



## PLANNING PERMIT APPROVALS REQUIRED<sup>1</sup> - BY PROJECT TYPE

### R-1 Zoning Districts, Outside of Coastal Zone

Project Type	Historic Property – on HRI <sup>2</sup>	Undetermined Historic Status <sup>3</sup>	Non-Historic – not on HRI <sup>4</sup>
<b>Interior Only Modification</b>			
Interior only remodel	Exempt <a href="#">§20.70.015</a>		
<b>Exterior Modification, No Addition</b>			
Awning	AP (ARB) <a href="#">§23.70.060(c)(1)</a> Exempt <a href="#">§23.70.015(e)(4)</a>		
Chimney replacement, in-kind or matching: 1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. & 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(3)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(i)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Chimney replacement, different design or material	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Color of building	Exempt <a href="#">§20.70.015</a>		
Deck replacement, in-kind or matching: 1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(3)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(i)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Deck replacement, different design or material	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Door replacement, in-kind or matching: 1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. CRD (OTC) <a href="#">§23.70.020(b)(2)(C) &amp; (D)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(3)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(i)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Door replacement, different design or material	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Foundation, skirting	Exempt <a href="#">§20.70.015</a>		
Gutter, new - and - replacement, different material	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		Exempt <a href="#">§20.70.015</a>
Gutter, replacement, in-kind or matching material	Exempt <a href="#">§20.70.015</a>		
Hardscape, new impervious surface, new paving	CRD (OTC) <a href="#">§23.70.020(b)(2)(F)</a>	CRD (OTC) <a href="#">§23.70.020(b)(3)(C)</a>	CRD (OTC) <a href="#">§23.70.020(b)(1)(A)(iii)</a>
Landscaping, no tree removal, no new hardscape	Exempt <a href="#">§20.70.015</a>		
Landscaping, with tree removal not related to development, no new hardscape	City Arborist approves TP <a href="#">§12.16.200</a>		
Landscaping, with tree removal related to development, no new hardscape	Review authority for required planning permit also approves TP <a href="#">§12.16.210</a>		
Mobile home: Roof overhang, roofing material, or siding material modification for any mobile home installed in other than the M-H district	N/A		AAP (Staff) <a href="#">§23.70.030(b)(2)(D)</a>
Porch replacement, in-kind or matching: 1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. CRD (OTC) <a href="#">§23.70.020(b)(2)(C) &amp; (D)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(3)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(i)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Porch replacement, different design or material	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Repair or maintenance, ordinary	Exempt only if necessary to correct unsafe condition, and in-kind or matching material is used		Exempt <a href="#">§20.70.015</a>
Restoration of existing architectural element	Exempt only if consistent with the Secretary of Interior's Standards <a href="#">§23.70.015(d)(2)</a>	Exempt <a href="#">§20.70.015</a>	
Re-roofing, in-kind or matching material	Exempt <a href="#">§20.70.015</a>		

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Re-roofing, different material and/or roof pitch change:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(iii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(iii)</a>
Satellite dish, less than 1 meter in diameter		Exempt <a href="#">§20.70.015</a>	
Satellite dish, 1 meter or greater in diameter		AP (ARB) <a href="#">§23.70.060(c)(1)</a>	
Siding, historic: Repair or patching individual areas of historic siding, if Chief Building Official determines too deteriorated to restore		CRD (OTC) <a href="#">§23.70.020(b)(2)(E)</a>	CRD (OTC) <a href="#">§23.70.020(b)(3)(D)</a>
Siding replacement, in-kind or matching:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. & 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(i)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Siding replacement, different design or material		AP (ARB) <a href="#">§23.70.060(c)(1)</a>	AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(i)</a>
Skylight, new or replacement:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> 2. AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(A)(ii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(A)</a>
Solar energy equipment		AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	Exempt <a href="#">§20.70.015</a>
Water cistern, rain collection, 1500 gallons or less in capacity:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. CRD (OTC) <a href="#">§23.70.020(b)(6)(B)</a> 2. AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(6)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(F)</a>
Water cistern, rain collection, more than 1500 gallons in capacity		AP (ARB) <a href="#">§23.70.060(c)(1)</a>	AAP (Staff) <a href="#">§23.70.030(b)(2)(F)</a>
Water heater/utility enclosure, if exterior material matches existing siding		CRD (OTC) <a href="#">§23.70.020(b)(5)</a>	
Water heater/utility enclosure, not matching existing siding:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> 2. AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(A)(ii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(E)</a>
Window, historic: In-kind replacement of original historic window, if Chief Building Official determines too deteriorated to restore		CRD (OTC) <a href="#">§23.70.020(b)(2)(A)</a>	N/A
Window, non-historic: Replacement of non-historic window on a single-family home, duplex or triplex, if the replacement materials are either in-kind, matching or are considered an upgrade of the existing or original materials:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. CRD (OTC) <a href="#">§23.70.020(b)(2)(B)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(ii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(ii)</a>
Window location change, up to 12 inches:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	1. & 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(B)(ii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(B)(ii)</a>
Window location change, more than 12 inches		AP (ARB) <a href="#">§23.70.060(c)(1)</a>	AAP (Staff) <a href="#">§23.70.030(b)(2)(A)</a>
All other exterior modifications, no addition		See planner for planning permit requirements	
<b>Addition to a Building, not on HRI</b>			
Addition of any size which creates or enlarges a second story		AP (ARB) <a href="#">§23.70.060(c)(1)</a>	
Addition to a single family home of less than 25% of floor area which does not enlarge or create a second story:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>	N/A	1. & 2. CRD (OTC) <a href="#">§23.70.020(b)(1)(A)(i)</a>

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Exterior modification and addition to a single-family home, duplex or triplex, that adds 25% or more to existing floor area and does not enlarge or create a second story:	1. Visually insignificant <sup>5</sup> 2. Visually significant <sup>5</sup>  N/A	1. CRD(Staff) <a href="#">§23.70.020(b)(3)(A)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a> or AP (ARB) <a href="#">§23.70.060(c)(1)</a>	1. CRD (OTC) <a href="#">§23.70.020(b)(1)(A)(ii)</a> 2. AAP (Staff) <a href="#">§23.70.030(b)(2)(A)</a>
<b>Addition to a Building, on HRI</b>			
Addition on the front elevation, or addition that is 400 square feet or larger or 10% or more of existing floor area, whichever is less, or addition that creates or enlarges a second story	AP (ARB) <a href="#">§23.70.060(c)(1)</a>		N/A
An exterior modification to side and/or rear elevation, or an addition to side and/or rear elevation where the addition is less than 400 square feet or 10% of existing floor area, whichever is less, of a single family home, duplex, or triplex that does not enlarge or create a second story	AAP (Staff) <a href="#">§23.70.030(b)(1)(A)</a>		
<b>Architectural Design Change</b>			
Revision to AAP or AP prior to building permit being finalized	ADC (Staff) <a href="#">§23.70.030(b)(4)</a> (see exception)	ADC (Staff) <a href="#">§23.70.030(b)(4)</a>	
<b>New Construction</b>			
New construction		N/A	AP (ARB) <a href="#">§23.70.060(c)(1)</a>
<b>Demolition</b>			
Demolition and reconstruction	HDP & AP (ARB) <a href="#">§23.70.060(c)(1)</a> & <a href="#">(5)</a>	Historic status must first be established by IHS and/or HD, then refer to applicable column	AP (ARB) <a href="#">§23.70.060(c)(1)</a>
Demolition of 1-story detached garage, shed, or other accessory building: 1. With no identified historic, cultural or architectural value <sup>5</sup> 2. With identified historic, cultural or architectural value <sup>5</sup>	1. Exempt <a href="#">§20.70.015</a> 2. HDP (ARB) <a href="#">§23.70.060(c)(5)</a>		1. Exempt <a href="#">§20.70.015</a> 2. N/A
<b>Relocation, on HRI</b>			
Relocation of historic structure:  1. On-site 2. Off-site	1. HRP (ZA) <a href="#">§23.70.040(c)(1)(B)</a> 2. HRP (ARB) <a href="#">§23.70.060(c)(6)</a>	Historic status must first be established by IHS and/or HD, then refer to applicable column	N/A
<b>Accessory Building, New</b>			
Category 1 detached accessory structure, pursuant to <a href="#">Table 23.64.180</a> : 1. 70 to 120 square feet in area 2. larger than 120 square feet in area	1. First structure is Exempt; each additional requires AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(iii)</a> 2. First structure is Exempt; each additional requires UP (PC) & AAP (Staff) <a href="#">§23.70.030(b)(1)(B)</a>		1. First structure is Exempt; each additional requires AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(iii)</a> 2. First structure is Exempt; each additional requires UP (PC) & AAP (Staff) <a href="#">§23.70.030(b)(2)(G)</a>
Category 2 detached accessory structure (less than 70 square feet in area), pursuant to <a href="#">Table 23.64.180</a>			
Category 3 accessory structure (hot tub), pursuant to <a href="#">Table 23.64.180</a>		First structure is Exempt; each additional requires AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(iii)</a>	
<b>Subdivision or Lot Line Adjustment</b>			
Lot merger		LM (Staff) <a href="#">§23.70.030(b)(5)</a>	
Lot line adjustment		LLA (SPRC) <a href="#">§23.70.050(c)(1)</a>	
Parcel map		PM (ZA) <a href="#">§23.70.040(c)(1)(C)</a>	
Tentative tract map/Final tract map		TTM/FTM (PC) <a href="#">§23.70.080(c)</a>	

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<b>Historic Resource Determination</b>			
IHS request – determination if ineligible as a historic resource	N/A	HRC review, Chief Planner decision <a href="#">§23.70.070(c)(2)</a>	N/A
HD – addition or deletion to HRI	HD (HRC) <a href="#">§23.70.070(c)(1)</a>		
<b>Reconstruction to Pre-existing Condition</b>			
Of destroyed use or structure (fire or natural disaster): 1. In compliance with Zoning Code before destruction 2. Not in compliance with Zoning Code before destruction	1) Exempt <a href="#">§23.70.015(b)</a> and <a href="#">§23.76.070</a> 2) AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(xii)</a> & <a href="#">§23.68.040</a>	1) Exempt <a href="#">§23.70.015(b)</a> 2) AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(xii)</a> & <a href="#">§23.68.040</a>	
<b>Special Use</b>			
Home business		CRD (OTC) <a href="#">§23.70.020(b)(4)</a>	
Detached or semi-detached room		AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(i)</a>	
Foster and daycare home		AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(ix)</a>	
Accessory storage of portable or movable object		AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(xi)</a>	
Extension, change or restoration of a non-conforming use		AUP (Staff) <a href="#">§23.70.030(b)(7)(A)(xii)</a>	
Second Units		SU (Staff) <a href="#">§23.80.040</a>	
All other special uses		UP (PC) <a href="#">§23.70.080(a)(2)</a>	
<b>Exception to Zoning Code Standard</b>			
Structure, appurtenance, fence, and hedge in excess of height limit		AUP (Staff) <a href="#">§23.70.030 (b)(7)(j)</a>	
Garden structure exceeding the standards		AUP (Staff) <a href="#">§23.70.030(b)(7)(B)(ii)</a>	
Averaging of side yards for interior site		AUP (Staff) <a href="#">§23.70.030 (b)(7)(A)(ii)</a>	
Projection of open porches, stairways, etc. into required yards		AUP (Staff) <a href="#">§23.70.030 (b)(7)(A)(x)</a>	
Reduction in required yard or setback that is 20% or less of the required distance		AVAR (Staff) <a href="#">§23.70.030(b)(8)(A)</a>	
Increase in allowable Building Site Coverage of 5% or less for addition to an existing structure		AVAR (Staff) <a href="#">§23.70.030(b)(8)(B)</a>	
Occupancy of any part of a required side or rear yard by a driveway or parking pad		AVAR (Staff) <a href="#">§23.70.030(b)(8)(C)</a>	
Elimination of a required covered parking space where the absence of the space is a legal nonconforming condition of an existing single family use and where a parking space is not physically possible		AVAR (Staff) <a href="#">§23.70.030(b)(8)(D)</a>	
Exception to zoning standard involving a structure on the HRI	HPP (ARB) <a href="#">§23.70.060(c)(4)</a>		N/A
All other exceptions to Zoning Code standards		VAR (PC) <a href="#">§23.70.080(b)(2)</a>	

Notes:

- Grading, building, and/or other construction permits may be required prior to starting any work, according to the requirements of the PGMC. For nonconforming uses and buildings, see also [Chapter 23.68](#).
- Building, Historic: A building that has been placed on the City of Pacific Grove's HRI, pursuant to the Historic Preservation Ordinance evaluation criteria ([§23.76.025](#)) and state and federal eligibility criteria.
- Building, Undetermined Historic Status: Buildings 50 years of age or older that are not on the City's HRI and have not gone through a HD process and/or had a Phase 1 Historic Assessment prepared to determine historic status. If an IHS is inconclusive as to the property's ineligibility as a historic resource, it will continue to have an undetermined historic status until a HD process is carried out and/or a Phase 1 Historic Assessment prepared.
- Building, Non-Historic: A building that is less than 50 years old, except those that have been determined to be historic, and buildings that are 50 years of age or older and have been determined to be non-historic. If an IHS concludes that the property is ineligible as a historic resource, it is deemed non-historic for a period of 5 years, after which it will revert to an undetermined historic status until a HD process and/or Phase 1 Historic Assessment is carried out or another IHS conducted.
- As determined by the Chief Planner.

**Acronyms:** AAP = Administrative AP; ADC = AP Design Change; AP = Architectural Permit; ARB = Architectural Review Board; ASP = Administrative SP; AUP = Administrative UP; AUP-A = AUP Amendment; AVAR = Administrative VAR; AVAR-A = AVAR Amendment; COC = Certificate of Compliance; CRD = Counter Determination; FTM = Final Tract Map; HD = Historic Determination; HDP = Historic Demolition Permit; HPP = Historic Preservation Permit; HRC = Historic Resources Committee; HRI = Historic Resources Inventory; HRP = Historic Relocation Permit; LLA = Lot Line Adjustment; LM = Lot Merger; OTC = Over the Counter; PC = Planning Commission; PGMC = Pacific Grove Municipal Code; SPRC = Site Plan Review Committee; SU = Second Unit; TP = Tree Permit; TTM = Tentative Tract Map; UP = Use Permit; UP-A = UP Amendment; VAR = Variance; VAR-A = VAR Amendment; ZA = Zoning Administrator