NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE
ZONING ADMINISTRATOR
DRAFT MEETING MINUTES
10:00 a.m., Thursday, October 10, 2019

City Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. **Call to Order – 10:00 a.m.**

2. **Public Comment**

   None.

3. **Approval of Minutes**
   a. **September 25, 2019 Regular Meeting**
      Recommended Action: Approve minutes as presented

   The Zoning Administrator approved the September 25, 2019, minutes as submitted.

4. **Regular Agenda**
   Address: 420 Monterey Avenue, Pacific Grove (APN 006-493-006)
   Application #: Parcel Map 19-0496
   Description: Subdivision of the property located at 420 Monterey Ave. into two (2) lots of 4,000 and 6,800 sq. ft. as shown on the Tentative Parcel Map dated September 2019, prepared by Monterey Bay Engineers, per PGMC Section 24.08 - *Parcel Map Procedures*.
   Zone District/General Plan Designation: Residential Single-Family (R-1) / Medium Density Residential
   Coastal Zone: No Archaeological Sensitivity: No Historic Resources Inventory: Yes
   Area of Special Biological Significance: Yes
   CEQA Status: Exempt per CEQA Guidelines, Section 15315, Minor Land Divisions
   Applicant/Owner: William C. and Helen K. Bluhm, owner(s)
   Staff Reference: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

   After receiving no public testimony other than one letter from a neighbor, the Zoning Administrator approved the proposed subdivision subject to findings, conditions of approval and a Class 15 CEQA exemption.

5. **Adjournment** – The Zoning Administrator adjourned the meeting at 10:10 am.

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Anastazia Aziz, AICP, Zoning Administrator
FROM:	Alex Othon, Assistant Planner
MEETING DATE:	August 7, 2020
SUBJECT:	Parcel Map 19-0659 to subdivide a 32,686 sf property into two (2) parcels of 22,676 and 10,010 sf, respectively.
ADDRESS:	1150 Pico Avenue (APN 006-391-013)
ZONING/ LAND USE:	R-1-B-3 / Low Density Residential (up to 4.4 DU/AC)
APPLICANT/ OWNER:	Gerald & Helen Beach
CEQA:	Categorical Exemption, Section 15315, Class 15, Minor Land Divisions

RECOMMENDATION

Approve the tentative parcel map as submitted subject to findings, conditions of approval, and a Class 15 CEQA exemption – Minor Land Divisions.

BACKGROUND

On October 24, 2019, a Parcel Map application No. 19-0659 was submitted to subdivide one existing 32,686 square foot parcel into two (2) parcels of 22,676 and 10,010 sf. The larger resultant parcel (Parcel 1) is currently developed with a 1,862.3 square foot single family residence and a 399 sf detached garage. No changes to either structure are proposed at this time. Proposed Parcel 2 is currently vacant. The property is planned and zoned for residential single-family use.

DISCUSSION

The subdivision proposes to subdivide the existing parcel to result in one approximately 128' x 205' parcel on the south side and one 70' by 143' parcel on the north side. In accordance to Pacific Grove Municipal Code (PGMC or Code) §23.16.100(1), the tentative map meets the minimum building site and width required in the Pacific Grove Acres Neighborhood of 10,000 sq. ft. and a 70' frontage.

Although City water has become available for sale, the issuance of a new meter by the water utility is still limited. All public utilities are available to the site and both parcels will continue to

be accessed by a public street which meets the required 40' right-of-way width. The City Engineer has reviewed the proposal and has recommended approval. Furthermore, the Public Works Department has reviewed the proposal and will not require the installation of curb, gutter, or sidewalks.

ZONING & GENERAL PLAN COMPLIANCE

Applicable General Plan Policies

The General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and polices that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. This proposed residential project helps the City achieve several of its housing goals as stated in the General Plan and is compatible with the Residential Low-Density land use designation.

The policies of the General Plan are implemented through the R-1-B-3 zoning district, which allows low-density single-family development in the Pacific Grove Acres neighborhood. Although the subdivision itself does not result in a net increase in housing units, the provision of two lots each with one single-family residence plus Accessory Dwelling Unit (ADU) is allowed within the General Plan designation of Residential Low-Density.

Water & Sewer – The existing residence on Parcel 1 is served by public water and sewer. Proposed Parcel 2 will need to connect to water and sewer at the time of development. This project will not need to be placed on the water wait list.

Public/Private Easements or Improvements – As indication in the preliminary title-report dated September 24, 2019, there are no easements of record across the property. Any new driveway curb cuts for Parcel B will require an encroachment permit for work in the public right-of-way, as will the extension of utilities to the street.

Hazards – According to the Monterey County Hazards Mapping, the neighborhood is in a low liquefaction zone and outside all mapped fault hazards areas, the Alquist-Priolo Quake Zone, the high and very high fire hazard severity zones, and the tsunami inundation zone. The property is flat.

The project does not include tree removal.

Applicable Zoning Code and Subdivision Ordinance Regulations

The General Plan Land Use Map designates the subject parcel as Residential Low-Density. This designation provides for residential development up to 4.4 dwelling units per acre.

The subdivision will meet the building site area minimum of 10,000 sq. ft. for properties located in the Pacific Grove Acrea, per PGMC §23.16.100(1).

The project complies with the City's Subdivision Ordinance, Title 24, Chapter 24.08 – *Parcel Map Procedures*, including the additional provisions in §24.08.070 as applicable:

(a) Curbs and sidewalks shall be installed along all public street frontages, unless waived by the zoning administrator after finding that such requirement unfairly discriminates against the subdivider in relation to other developed properties in the neighborhood;

(b) Sanitary sewer facilities and connections of each lot;

(c) Each unit or parcel of land shall contain a minimum frontage of 40 feet along a dedicated street;

(c) Access to the land shall be by dedicated street of a minimum right-of-way of 50 feet; provided, that the minimum right-of-way in the R-1-B-3 zone district shall be 40 feet;

(e) Provisions for fire mains including fire hydrants as may be required by the fire chief.

ENVIRONMENTAL DETERMINATION

The proposed parcel map subdivision qualifies for a Class 15 exemption from CEQA requirements, pursuant to Guidelines 15315 – Minor Land Divisions. The subdivision consists of four or fewer parcels, no variances or exceptions are required, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The exceptions described in §15300.2 of the CEQA Guidelines do not pertain to the Class 15 categorical exemption.

ATTACHMENTS

A. PM 19-0659 – Draft Permit
B. PM 19-0659 – Tentative Parcel Map
C. Application

RESPECTFULLY SUBMITTED:

_____

Alex Othon, Assistant Planner

CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

PARCEL MAP PERMIT NO. 19-0659
FOR A PROPERTY LOCATED AT 1150 PICO AVENUE
TO SUBDIVIDE A 32,686 SQ. FT. PARCEL INTO TWO (2) PARCELS OF 22,676 AND 10,010 S.F., RESPECTIVELY.

FACTS

1. The subject site is located at 1150 Pico Avenue, Pacific Grove, 93950 (APN 006-391-013).
2. The subject site has a designation of Low Density Residential (up to 4.4 DU/AC) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1-B-3 zoning district within the Map of Pacific Grove Acres, which allows minimum parcel sizes of 10,000 sf.
4. The property is proposed to be divided into two parcels of 22,676 sf and 10,010 sf.
5. The larger parcel, Parcel 1, is developed with a 1,862.3 sf single family residence and a 399 sf detached garage. No changes to the residence or garage are proposed at this time.
6. The proposed parcel (B) is currently vacant. Proposed Parcel B will have frontage on Crocker Avenue and a lot width of 70', which complies with the requirements of the zoning district.
7. The property is not located in the Coastal Zone, the Area of Special Biological Significance, or an Environmentally Sensitive Habitat Area.
8. The parcel map subdivision is exempt from environmental review per § 15315 of the CEQA Guidelines – Minor Land Divisions.

FINDINGS - PGMC § 23.70.040

(A) The proposed division conforms to the applicable provisions of the General Plan, the Local Coastal Program, any applicable specific plan, and these regulations;

Both proposed new lots will meet the requirements of the R-1-B-3 zoning district and will conform to the applicable measures of the General Plan.

(B) The proposed division is located on a legally created lot;

Per the "Map of Pacific Grove Acres" filed in Vol. 3 – Cities & Towns – PG. 13" in the official records of Monterey County, the division will occur on a legally created lot.

(C) The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this code, and all applicable zoning violation enforcement and processing fees have been paid; and

The subject property is currently in compliance with all applicable laws and regulations, no part of either property will be nonconforming after the subdivision has taken place.

(D) The proposed division is in compliance with all citywide permits, including, but not limited to; the National Pollutant Discharge Elimination System (NPDES) permit.

The proposed division will not bring either property out of compliance with the National Pollutant Discharge Elimination System permit.

The Project is further subject to the Additional provisions of PGMC § 24.08.070 as applicable:

(a) Curbs and sidewalks shall be installed along all public street frontages, unless waived by the zoning administrator after finding that such requirement unfairly discriminates against the subdivider in relation to other developed properties in the neighborhood;

Per the Public Works Department, the installation of curb, gutter, and sidewalk will not be required as a part of this subdivision.

(b) Sanitary sewer facilities and connections of each lot;

Prior to the construction of any buildings on proposed Parcel 2, sanitary sewer connections will be required. Parcel 1 is already connected to the City's sanitary sewer system.

(c) Each unit or parcel of land shall contain a minimum frontage of 40 feet along a dedicated street;

Per the requirements of the R-1-B-3 zoning district, both proposed parcels will have a frontage of at least 70 feet along a dedicated street.

(d) Access to the land shall be by dedicated street of a minimum right-of-way of 50 feet; provided, that the minimum right-of-way in the R-1-B-3 zone district shall be 40 feet; and

The proposed division will have frontages along Pico and Crocker Avenues, both of which have 40' wide rights-of-way.

(e) Provisions for fire mains including fire hydrants as may be required by the fire chief.

There is currently a fire hydrant at the intersection of Pico & Crocker Avenue.

PERMIT

Subdivision Permit 19-0659 to allow: Subdivision of the property located at 1150 Pico Ave., Pacific Grove (APN 006-391-013) into two (2) parcels as shown on the Tentative Parcel Map of the Pacific Grove Acres dated March 2020, prepared by Central Coast Surveyors, per PGMC Section 24.08 - *Parcel Map Procedures*.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit will expire and be null and void if the Parcel Map does not record within one (1) year from the date of approval. Application for extension of this approval must be made prior to the expiration date.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require additional approvals.

3. **Terms and Conditions**. These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Parcel Map.** A qualified land surveyor shall prepare a Parcel Map in accordance to the requirements of PGMC §24.08 and the Subdivision Map Act for recordation by the Monterey County Recorder. The Parcel Map shall include the following notes as applicable:
    a. Permitee shall install all street improvements (driveway approaches) and other utility connections as required by the City under a valid encroachment permit.
    b. Provide all necessary utility easements as required across adjacent parcels.
    c. Site drainage facilities for mitigating excess runoff as required by the City.

5. **Property Taxes.** The owner shall obtain a tax certificate from the County of Monterey Tax Collector's Office indicating that all property taxes have been paid.

6. **Indemnification.** Pursuant to Government Code §66474.9(b), the subdivider shall defend, indemnify, and hold harmless the City or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time period provided for in Gov. Code §66499.37.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE:

1. The Administrator determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Administrator authorizes APPROVAL of Parcel Map File No. 19-0659.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This approval shall expire and be null and void if the Parcel Map does not record within one (1) year from the date of approval. Application for extension of this approval must be made prior to the expiration date.
5. This permit shall not take effect until the subdivider acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

PASSED AND ADOPTED AT A SPECIAL MEETING OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE ON THE 7th DAY OF AUGUST, 2020.

APPROVED: _____ _____
Anastazia Aziz, AICP, Zoning Administrator Date

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

_____ _____
Gerald and Helen Beach, Owners Date

PROJECT INFORMATION

SITE ADDRESS

1150 PICO AVENUE
PACIFIC GROVE, CA 93950
MONTEREY COUNTY

OWNER:

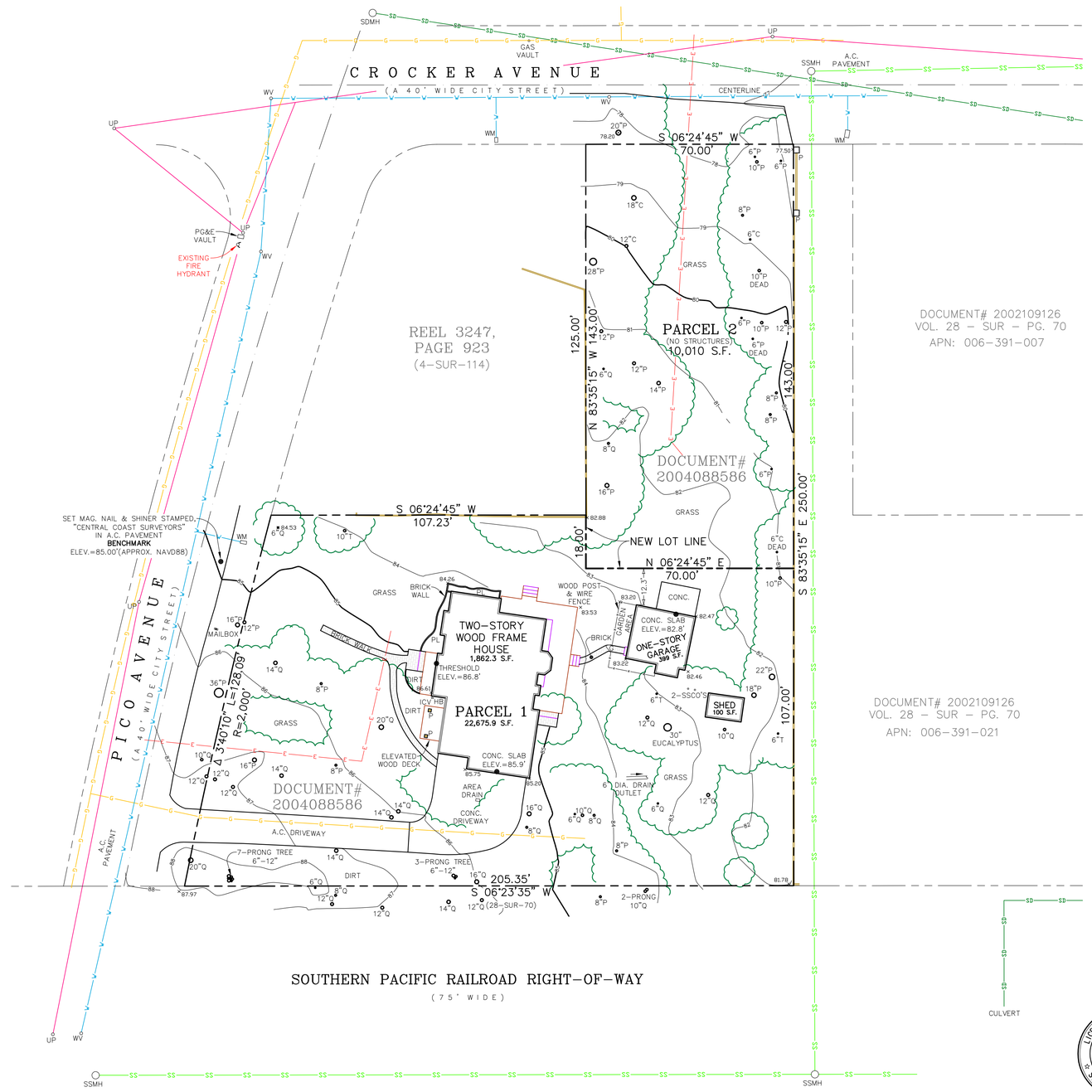
GERALD & HELEN BEACH
1150 PICO AVENUE
PACIFIC GROVE, CA 93950
MONTEREY COUNTY

SURVEYOR:

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBER

006-391-013



PARCEL AREA TABULATION

EXISTING AREA (SF)		PROPOSED AREA (SF)	
DOCUMENT#	SQ. FT.	PARCEL	SQ. FT.
2004088586	32,685.9'	PARCEL 1	22,675.9'
——	——	PARCEL 2	10,010'
TOTAL	32,685.9'	TOTAL	32,685.9'

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PICO AVENUE, AS SHOWN.

   ELEVATION = 85.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. UNDERGROUND ELECTRICAL & GAS SHOWN PROVIDED BY PACIFIC GAS & ELECTRIC COMPANY 356 EAST ALISAL STREET, SALINAS, CA 93901 AND IS APPROXIMATE.
7. UNDERGROUND STORM DRAIN & SANITARY SEWER SHOWN PROVIDED BY CITY OF PACIFIC GROVE PUBLIC WORKS 2100 SUNSET DR, PACIFIC GROVE, CA 93950 AND IS APPROXIMATE.
8. UNDERGROUND WATER LINE SHOWN PROVIDED BY CALIFORNIA AMERICAN WATER 511 FOREST LODGE ROAD #100 PACIFIC GROVE, CA 93950 AND IS APPROXIMATE.

N

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

CB	CATCH BASIN
G	GATE
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
P	PILLAR
PL	PLANTER
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
12"C	DENOTES A 12" DIA. CYPRESS TREE (TYP.)
12"Q	DENOTES A 12" DIA. OAK TREE (TYP.)
12"P	DENOTES A 12" DIA. PINE TREE (TYP.)
12"T	DENOTES A 12" DIA. TREE (TYP.)
	DENOTES A DRIPLINE
	DENOTES A OVERHEAD WIRE
	DENOTES A STEP
	DENOTES A WOOD DECK
	DENOTES A WOOD FENCE
E	DENOTES A UNDERGROUND ELECTRICAL LINE
G	DENOTES A UNDERGROUND GAS LINE
SD	DENOTES A UNDERGROUND STORM DRAIN LINE
SS	DENOTES A UNDERGROUND SANITARY SEWER LINE
W	DENOTES A UNDERGROUND WATER LINE

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP

OF

THE PARCEL DESCRIBED IN
DOCUMENT# 2004088586
ALSO SHOWN ON THE
"MAP OF PACIFIC GROVE ACRES..."
FILED IN VOL. 3 - C&T - PG. 13
OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 94-12 OCTOBER 2019

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # SUB 19-0659
Date:
Total Fees: $2834.25

APPLICANT/OWNER:

Project Address: 1150 Pico AVE. **APN:** 006-391-013

Project Description:

Will the project create, add, or replace impervious surface? ☐ Yes ☐ No

Will the project impact any tree(s) on site? ☐ Yes ☐ No

Applicant	**Owner**
Name: GERALD R. + HELEN C. BEACH	Name: GERALD R. + HELEN C. BEACH
Phone: 831-372-3481	Phone: 831-372-3481
Email: JANDHBEACH@COMCAST.NET	Email: JANDHBEACH@COMCAST.NET
Mailing Address: 1150 PICO AVE PACIFIC GROVE CA. 93950	Mailing Address: 1150 PICO AVE. PACIFIC GROVE CA. 93950

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☐ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ A: Appeal	☐ Stormwater Permit
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ TPD: Tree Permit W/ Dev't	☐ Other: _____
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other: _____

CEQA Determination:
☐ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☐ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: _____

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 11 Block: 320 Tract: PG ACRES
ZC: R-1-B-3 GP: Lot Size: ~33766.05

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:

Received by:
Assigned to:

RECEIVED
OCT 24 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PAID
2834.25
10-24-19

*Need Prelim. Title Report that's less than 6 mos. old

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: Israel R Beach **Date:** 10/24/2019

Owner Signature (Required): Helen E Beach **Date:** 10/24/2019

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Application # SVB

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	☐	$3,052
Administrative Architectural Permit	☐	$1,469
Architectural Design Change	☐	$1,469
Counter Review & Determination – no new square footage	☐	$212
Counter Review & Determination – new square footage	☐	$856
Initial Historic Screening	☐	$452
Sign Permit	☐	$2,241
Administrative Sign Permit	☐	$1,241
Use Permit and Amendments – Single Family	☐	$1,832
Major Administrative Use Permit	☐	$1,184
Minor Administrative Use Permit	☐	$1,199
Variance and Amendment	☐	$2,548
Administrative Variance and Amendment	☐	$1,425
Inquiry Fee	☐	$334
Historic Preservation Permit	☐	$1,735
Accessory Dwelling Unit Permit	☐	$1,783
Tree Permit with Development	☐	$272
Appeal	☐	25% of base permit fee or $1,045 whichever is greater plus noticing costs
Other	☒	$2,005

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	☒	$100.25
CEQA Exemption Fee	**$278**	☒	$278
Butterfly Buffer Zone	5% of Permit Fee	☐	
Coastal Zone	25% of Permit Fee	☐	
Area of Special Biological Significance	5% of Permit Fee	☐	
Environmentally Sensitive Habitat Area	15% of Permit Fee	☐	
Noticing – Mailings	$0.55 * (# of Mailings)	☐	
Noticing – Herald Ad	$349	☒	$349
Stormwater Fee	Varies	☐	
County filing fee	Varies	☒	$51
File maintenance fee	Varies	☒	$51
Other	Varies	☐	

Total Fees: $2,834.25

revised 6/28/2019

PROJECT DATA SHEET

Project Address: _____ **Submittal Date:** _____

Applicant(s): _____ **Permit Type(s) & No(s):** _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District				
Building Site Area				
Density (multi-family projects only)				
Building Coverage				
Site Coverage				
Gross Floor Area				
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	___ft/___%	
Exterior Lateral Wall Length to be built	_____	_____		
Building Height				
Number of stories				
Front Setback				
_____**Side Setback** (specify side)				
_____**Side Setback** (specify side)				
Rear Setback				
Garage Door Setback				
Covered Parking Spaces				
Uncovered Parking Spaces				
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1			
Driveway Width(s)				
Back-up Distance				
Eave Projection (Into Setback)	3' maximum			
Distances Between Eaves & Property Lines	3' minimum			
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights				

**If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.*

[Rev. 01/14/14]