



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

ARCHITECTURAL REVIEW BOARD

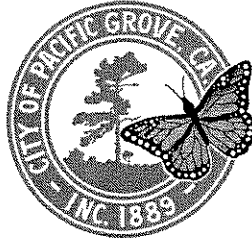
*****SPECIAL START TIME*****
(ONE MEETING ONLY)

**Notice is given that the regular hearing of the
Architectural Review Board (ARB)
scheduled for February 12, 2008,
shall commence at 4:00 p.m.
(instead of the regularly scheduled 6 p.m.)
at the direction of the Committee's Chairperson.**

The hearing shall be held in the
City Council Chambers, City Hall, first floor.

Lynn Burgess
Chief Planner

Posted February 4, 2008



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NOTICE OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, February 12, 2008 – 4:00 P.M. (SPECIAL MEETING TIME)

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

NOTE: The Architectural Review Board may move and reorder the items on the consent and regular agendas. The public is encouraged to be present at the start of the meeting to hear and comment on items of interest.

The Architectural Review Board will not begin consideration of any item on the agenda later than 8 p.m. unless, by majority vote, the Architectural Review Board decides to consider an item or items after 8 p.m. Any items on this agenda not considered this evening will be continued to a future meeting.

Architectural Review Board Members:

Jeff Becom
Darlene Billstrom
Ken Hinshaw
Doug Howe, Chair
Maryanne Larson Spradling, Vice Chair

Members of the audience may come forward to observe the presentation of agenda items. Comments may be made after the applicant has made his/her presentation.

1. APPROVAL OF MINUTES
2. COMMENTS FROM THE PUBLIC

(Comments from the audience may concern matters not on the agenda, but must deal with matters subject to the jurisdiction of the Board. Comments will not receive Board action.)

3. COMMUNICATIONS

4. **WRITTEN CORRESPONDENCE**
5. **CITY COUNCIL ACTIONS**
6. **PLANNING COMMISSION ACTIONS**
7. **SUBCOMMITTEE REPORTS**
8. **ITEMS WITHDRAWN**
9. **REQUESTS FOR CONTINUANCE**
10. **CONSENT AGENDA**

a. **Project Address: 118 Caledonia Street**

Architectural Approval Application No. 3732-07 (Final) for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory.

Applicant: Dana Annereau (Staff reference: Associate Planner, Tricia Wotan)

b. **Project Address: 519 Forest Avenue**

Sign Permit Application No. 08-1052 (Final) for proposed signage for a new business on a structure listed on the City's Historic Resources Inventory.

Applicant: Ariana Benech (Staff reference: Senior Planner, Sarah Hardgrave)

c. **Project Address: 562 Lighthouse Avenue**

Architectural Approval Application No. 3752-08 (Final) for a proposed awning for a new business on a structure listed on the City's Historic Resources Inventory.

Applicant: Glenn Gobel, Glenn Gobel Custom Frames
(Staff reference: Senior Planner, Sarah Hardgrave)

d. **Project Address: 212 Eardley Avenue**

Amendment of Architectural Approval Application No. 3606-06 (Final) for proposed exterior changes, enlargement, and footprint alteration to an approved project for an existing single-family dwelling.

Applicant: John Petrushkin (Staff reference: Associate Planner, Tricia Wotan)

e. **Project Address: 149 Evans Avenue**

Architectural Approval Application No. 3622-06 (Final) for proposed exterior changes and partial second-story addition to one unit of an existing duplex.

Applicant: Rick Steres (Staff reference: Associate Planner, Tricia Wotan)

11. REGULAR AGENDA**a. Project Address: 138 9th Street**

Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 (Concept) for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No additional parking will be provided on-site, which is less than the required two covered parking spaces per City code. (Continued from the January 22, 2008, ARB hearing.)

Applicant: Chris Stevens, Designer

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

b. Project Address: 176 Lighthouse Avenue

Architectural Approval Application No. 3730-07 (Concept) for proposed remodel and first- and second-story additions to an existing single-family dwelling. (Continued from the January 8, 2008, ARB hearing.)

Applicant: John Moore, Moore Design LLC

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

c. Project Address: 311 6th Street

Architectural Approval Application No. 3757-08 (Concept) for proposed ground-level-only expansion of non-historic single-story residence. Applicant: Rick Steres

Staff reference: Senior Planner, Sheila Stains-Ramp

Recommended action: Discuss and take appropriate action.

d. Project Address: 874 Gibson Avenue

Architectural Approval Application No. 3736-07 (Concept) for proposed addition of a second story and expansion of the first story to a one-story, single-family dwelling, and the addition of a detached one-car garage with workshop/storage space. Applicant: Joseph Rock, Architect, for the Higbie family

Staff reference: Senior Planner, Sheila Stains-Ramp

Recommended action: Discuss and take appropriate action.

e. Project Address: 381 Laurel Avenue

Architectural Approval Application No. 3355-05 (Final) for a proposed remodel and second-story addition to a one-story single-family dwelling.

Applicant: Domenica Gianino

Reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

f. Project Address: 615 17th Street

Architectural Approval Application No. 3715-07 (Final) for proposed remodel and addition to an existing single-family dwelling.

Applicant: Diane Kremer

Staff reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

12. REPORTS OF BOARDMEMBERS

Boardmembers may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the members may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).

13. ADJOURNMENT

Note: Materials for this agenda, and copies of previous meeting agendas and minutes for the Architectural Review Board, are available for review at the Community Development Department, 300 Forest Avenue, Pacific Grove.

THE CITY OF PACIFIC GROVE DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. THE CITY MANAGER'S CONFERENCE ROOM AND CITY COUNCIL CHAMBERS IN PACIFIC GROVE CITY HALL ARE ACCESSIBLE MEETING PLACES. A LIMITED NUMBER OF DEVICES ARE AVAILABLE TO ASSIST THOSE WHO ARE HEARING IMPAIRED. IF YOU WOULD LIKE TO USE ONE OF THESE DEVICES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY AT (831) 648-3190.

NOTICE TO APPLICANTS

Applicants or their representatives must be present at the meeting for which their item, **including those items on the Consent Agenda**, is scheduled. **If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.** Decisions rendered by the Architectural Review Board may be appealed to the Planning Commission using a form available at the Community Development Department. The appeal form, plus an appeal fee, must be filed with the Community Development Department within 10 days (5 days in the case of a single-family dwelling in an R-1 zone as considered under the terms of subsection F. of Section 23.73.040 of the Municipal Code) of the action or decision being appealed. Notwithstanding the time limit for appeal set out in the above section, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following Architectural Review Board action to decide to review such action. No building permit pertaining to an Architectural Review Board action may be issued until the appeal period has passed. Applicants are requested to contact the Building Department for building permit requirements. No sign approved by the Architectural Review Board shall be painted, erected, or otherwise installed until the appeal period has passed. **Any proposed exterior changes from approved plans require Architectural Review Board review and approval.** There is a fee for design changes submitted after the architectural approval application has been granted final approval.

JUDICIAL TIME LIMITS

This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.



CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD AGENDA REPORT

TO: ARCHITECTURAL REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: February 12, 2008
ADDRESS: 138 9TH STREET
APPLICANT: CHRIS STEVENS, DESIGNER

I. RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) discuss the Historic Preservation Permit and Architectural Application requests, and take action as appropriate.

II. PROJECT DESCRIPTION

Proposed first-story remodel and addition and second-story remodel to an existing single-family dwelling that is listed on the Historic Resources Inventory. The project is located on a 5,400 square foot lot in the R-3-PGR zone. The proposed project is within the allowable floor area, building and site coverage limits, and the proposed addition meets the setback requirements for the rear and side yards.

No additional parking will be provided on-site, resulting in less than the required two covered parking spaces for lots larger than 4,000 square feet in the R-3-PGR zoning district per City Code 23.26.090. The site has an existing one car garage, with a driveway 38 feet in length.

APPLICATIONS: Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No additional parking will be provided on-site, which is less than the required two covered parking spaces per City code.

III. BACKGROUND

Zone District	R-3-Pacific Grove Retreat
General Plan Designation	High Density Residential
Lot Size	5,400 square feet
Historic Inventory	Yes
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Non-conforming use	Yes

IV. APPLICATION REQUEST

Historic Preservation Permit Application No. 07-0228 is a request to allow less than the required parking at 138 9th Street, a historic, single-family dwelling in the R-3-PGR zone district. The site has an existing one car garage, with a driveway 38 feet in length.

Architectural Approval Application No. 3738-07 is a request to allow exterior alterations to this historic home in order to accommodate a remodel and addition to the home. The proposed project shall add 160 square-feet (ft²) to the first floor to update the kitchen, dining and laundry areas, relocation of the stairs to the center of the home, relocation and remodel of two existing bathrooms with water conserving fixtures, and replacement of all windows with wood Kolbe windows consistent with the existing architectural character.

V. DISCUSSION

The site does not appear to be able to accommodate expansion of the covered parking to meet the parking requirements of the R-3-PGR zone for two covered parking spaces. Relocation or expansion of the existing garage would require removal of a developed patio and spa area as well as removal of an existing 30 foot oak tree.

In accordance with Municipal Code Section 23.76.060, the Architectural Review Board may grant a Historic Preservation Permit for exceptions to zoning district regulations when exceptions are necessary to preserve, restore or improve a building listed on the historic resource inventory. In considering an application for exception, the Architectural Review Board shall be directed and guided by the purposes found in section 23.76.010 and 23.04.010.

VI. SUGGESTED FINDINGS

Upon consideration of all appropriate evidence and testimony, the Board shall either make the following findings, citing supporting evidence, or find that the required findings cannot be made, citing specific reasons, deficiencies and evidence for the denial.

If the Board supports the historic preservation permit and architectural application as presented, the following findings are suggested:

Historic Preservation Permit Application No. 07-0228

In accordance with the requirements of Municipal Code Section 23.76.090 (e), the proposed project is consistent with the purposes of historic preservation as set forth in Section 23.76.010 and the historic preservation elements of the General Plan goals, policies and programs.

Architectural Approval Application No. 3738-07

The architecture and general appearance of the proposed remodel matches the exterior characteristics of the existing residence in terms of materials and finishes. The proposed remodel will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood.

VII. RECOMMENDED CONDITIONS

Should the Architectural Review Board seek to approve the applications, the following are recommended as conditions of approval:

1. No alteration and/or demolition are permitted except as shown on the approved permits and plans for this project.
2. The property owners shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and house traps.
3. Review and approval by the Public Works Department is required prior to issuance of a building permit. If required, the property owners shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
4. These permits shall be revoked if not used within one year from date of approval. Application for extension of these permits must be made prior to the expiration date.
5. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of all terms and conditions, is returned to the Community Development Department.
6. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Architectural Review Board approval.
7. These terms and conditions shall be perpetual, and it is the intention of the Architectural Review Board and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
8. Any proposal to add square footage to this home beyond the amount in this approved project shall be considered through an amendment to the Historic Preservation Permit.

RESPECTFULLY SUBMITTED BY:



SARAH HARDGRAVE
SENIOR PLANNER

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 138 9th STREET

APPLICANT(S): Chris Stevens, Designer

APPLICATIONS: Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No additional parking will be provided on-site, which is less than the required two covered parking spaces per City code.

LEGAL DESCRIPTION: Lots 6, 8, and 10; Block 20, Pacific Grove Retreat

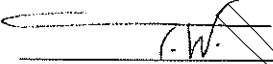
ZONE DISTRICT: R-3-PGR

GENERAL PLAN DESIGNATION: High Density Residential

ENVIRONMENTAL STATUS: Categorically Exempt, Class 1

WHERE AND WHEN: A public hearing by the Architectural Review Board on **Tuesday, January 22, 2008, at 6:00 P.M.** at the Pacific Grove City Hall Council Chambers, 300 Forest Avenue, Pacific Grove, California.

Dated: January 9, 2008


TRICIA WOTAN
ASSOCIATE PLANNER

NOTE: The Architectural Review Board will also meet in a plan and site review session on Tuesday, January 22, 2008, at 12:00 P.M. at the Pacific Grove City Manager's Conference Room, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California. The limited purposes of this session are (1) to visit the site of the projects listed on this meeting's agenda and (2) to allow staff to respond to board member inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.**

Should this item be continued at the Architectural Review Board meeting, the Chairperson will announce a specific date and time to which the item is continued. If you are unable to attend the meeting, you may learn if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190.

If you have any questions regarding this item, please call Tricia Wotan, Associate Planner, at the Community Development Department (831) 648-3190.

Any decision by the Architectural Review Board may be appealed to the Planning Commission within ten days of the decision of the Board. Please note that Section 65009 (b) (2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department Secretary at (831) 648-3190.

This notice may be removed after: January 22, 2008.

CITY OF PACIFIC GROVE
APPLICATION FOR HISTORIC PRESERVATION PERMIT
 (Exceptions to land use regulations per Municipal Code Section 23.76.060)

CDD Use only HISTORIC PERMIT NO. <u>07-0228</u>
--

FEE \$ <u>650.00</u> ACCOUNT NO. <u>01-4402</u>
--

Accepted for submittal by: Bridget Luce
 [CDD Staff person]

Project Address 138 9TH STREET APN 006-202-02

Lot(s) _____ Block _____ Tract _____

Applicant CHARL L STEVENS

Applicant's Mailing Address 180 PINE FOREST DR
APT 09 CA 95008

Applicant's Daytime Phone: (831) 662-1111 E-mail: charles@lucel.com

Legal Owner of Property BLAIR CARTER

Property Owner's Address 11080 CANTON DR
CA 95027

Property Owner's Phone: (408) 212-3062 E-mail: _____

Section 23.76.060 Incentive -- Exceptions to land use regulations. Following notice of hearing (ten days' published and posted), the planning commission may grant a historic preservation permit for an exception to zoning district regulations when such exception is necessary to permit the preservation or restoration of, or improvements to, a building listed on the Historic Resources Inventory. Such exceptions may include, but not be limited to, parking, yards, height and coverage regulations. Such exceptions shall not include approval of uses not otherwise allowed by the zoning district regulations. In considering an application for such exception, the planning commission shall be directed and guided by the list of purposes found in Section 23.76.010 and by section 23.04.010.

Please attach a statement that includes: (1) a description of the proposed project, (2) the exception requested, (3) why granting the requested exception furthers the purposes of Municipal Code Sections 23.04.010 and 23.76.010 (see reverse side), and (4) why the requested exception is necessary to permit the preservation or restoration of the structure.

CERTIFICATION: I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

Date: 11-28-07

Ch L Stevens
 Signature of Applicant

PROJECT DATA SHEET

PROJECT ADDRESS: 138 9TH STREET
 APPLICANT(S): CHRIS L STEVENS 831 662 9682
 DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: _____
 PROJECT DESCRIPTION: 160 SF ADDITION & INT. REMODEL
 PRELIMINARY VALUATION: \$ 125,000

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3 PGR	-	-	
Site Area	5400	5400	-	
Density (multi-family projects only)				
Building Coverage		22.3	23.7%	
Paving Coverage		40%	40%	INCLUDES STRUCTURES
Total Site Coverage		62.3%	63.7%	
Floor Area	3000		1964	
Total Exterior Lateral Wall Length to be demolished.	-	320'	97'	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	-			
Building Height		25	25	
Number of stories		2	2	
Front Setback		9-6	9-6	
LEFT (S) Side Setback (specify side)		16-6	16-6	
RIGHT (V) Side Setback (specify side)		33'	33'	
Rear Setback		12'	8'-10"	
Garage Door Setback		37'	37'	
Covered Parking Spaces		1	1	
Uncovered Parking Spaces		1	1	
Parking Space Size (Interior measurement)	9' x 20'	11 x 21	11 x 21	
Number of Driveways	1	1	1	
Driveway Width(s)		10	10	
Back-up Distance		37	37	
Eave Projection (Into Setback)	3' maximum	6"	6"	
Distances Between Eaves And Property Lines	3' minimum	9'	7'	
Open Porch/Deck Projections				
Architectural Feature Projections				
Number of Accessory Buildings				
Accessory Building Setbacks				
Accessory Building Height				
Fence Heights		5'	5'	

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REVISION	

DATE: JUL 2007
 DRAWN BY: CLS

CARTER ADDITION
 128 9th Street
 Pacific Grove, CA
 APN 006-202-002

SITE PLAN

CHRIS L STEVENS
 DESIGNER - ARCHITECT

SHEET 2007A

CARTER ADDITION
 128 9th STREET PACIFIC GROVE, CA

OWNER:
 Brent & Jacque Carter
 10880 Canyon Drive
 San Jose, CA 95127-1338
 (408) 272-5262

APPLICANT:
 Chris L Stevens
 100 Pine Forest Drive
 Aptos, CA 95002
 (831) 662-9062

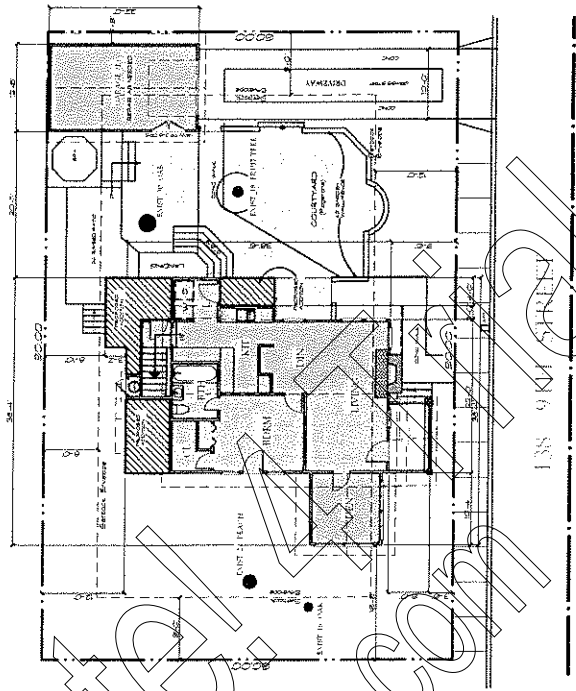
PROJECT DATA

APN 006-202-002
 ZONE R-3 ICR
 LOT SIZE 5400 SF
 BLDG COVERAGE
 1st FLOOR 1005 SF
 GARAGE 275 SF
 1280 SF (23.7%)

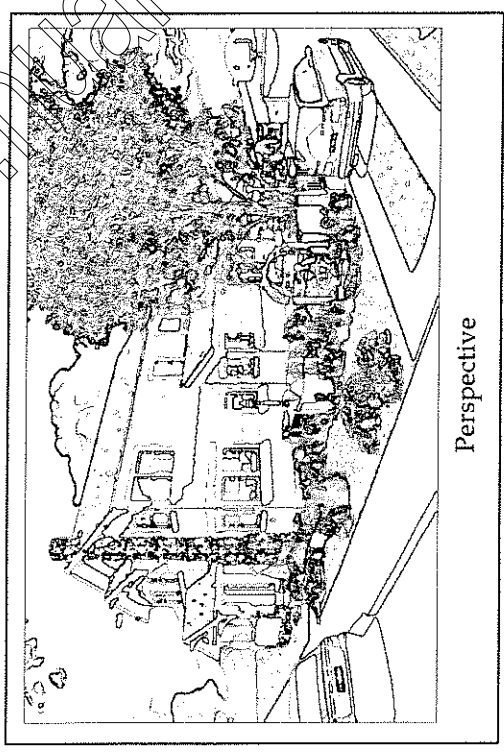
PAVING COVERAGE 1280 + 825 = 40%

FLOOR AREA (3000 allowed)
 1st FLR 1005
 2nd FLR 684
 GARAGE 275
 1964 SF

SCOPE OF PROJECT: Add 1650 sq ft to an existing two-story residence. Replace 1st floor wood and 2nd story alum. windows with Kalsbe Wood clad windows. Upgrade and modernize kitchen, baths, & interior stairs.



SITE PLAN
 SCALE 1/8" = 1'-0"



Perspective

PDF Create! www.pdfcreate.com

REVISION	
15-018	

DATE: JUL 2007
 DRAWN BY: CLS

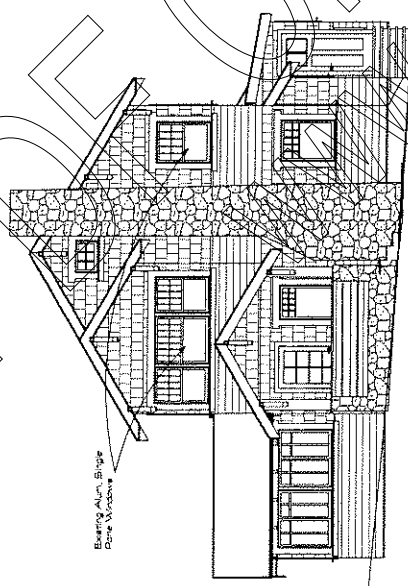
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 ADDITION
 1319 9th STREET
 PACIFIC GROVE, CA
 A/FN 006-20400

ELEVATIONS

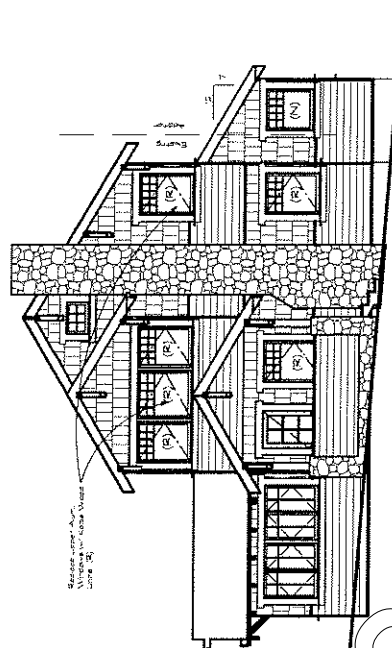
CHRIS L STEVENS
 DESIGNER - BUILDER
 1319 9th Street
 Pacific Grove, CA 93950
 TEL: 831.342.1111
 FAX: 831.342.1112

ISS: 2007A

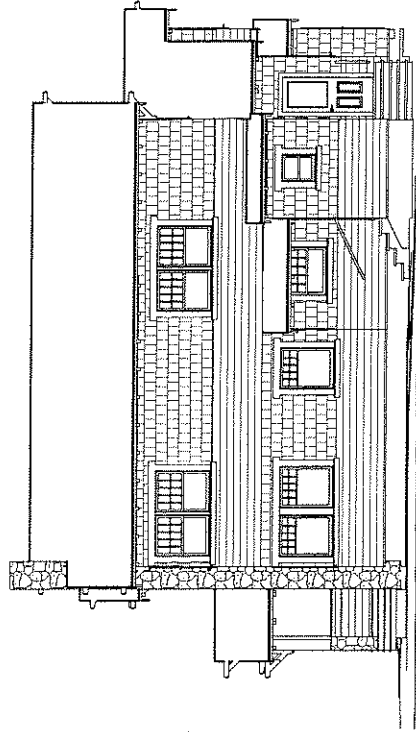
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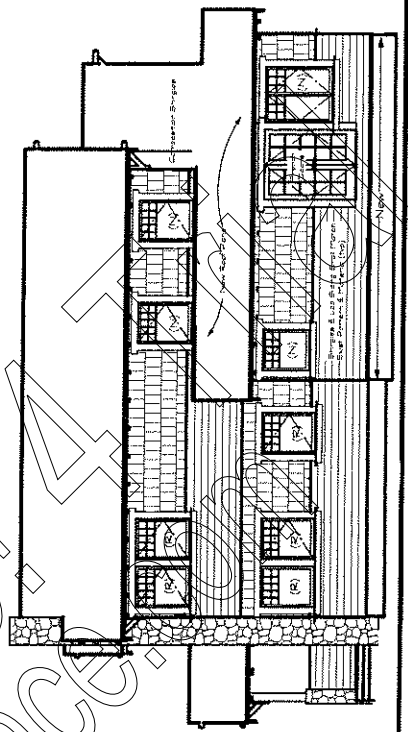
FRONT (Exist)



FRONT (Proposed)



RIGHT (Exist)

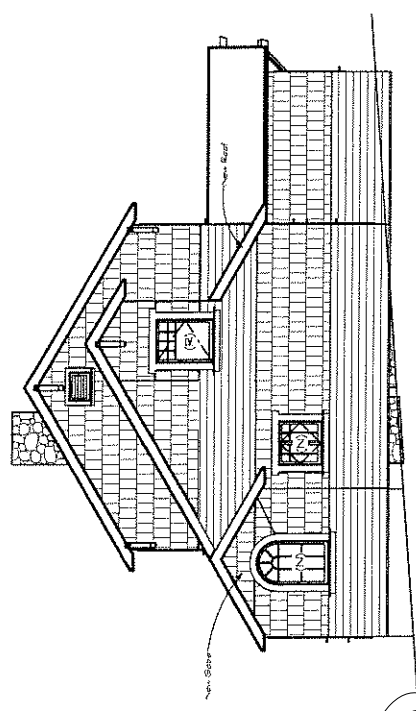


RIGHT (Proposed)

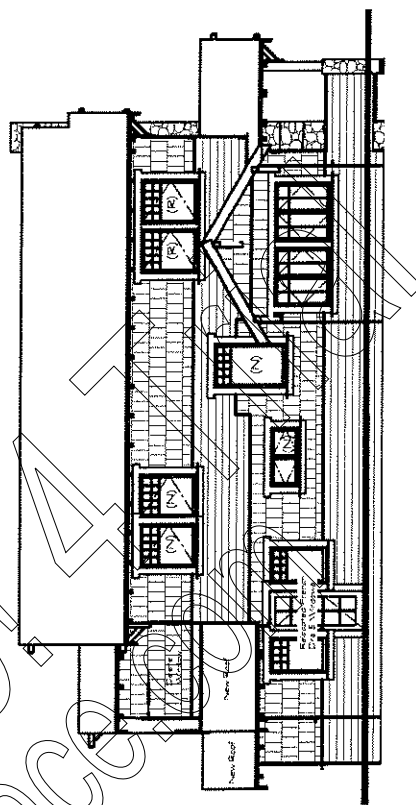
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REAR (Proposed)

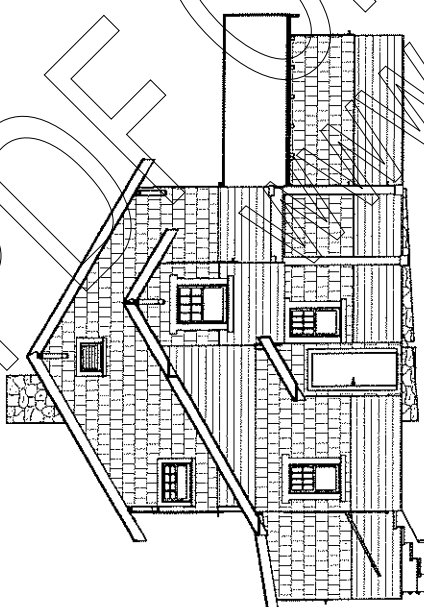


LEFT (Proposed)

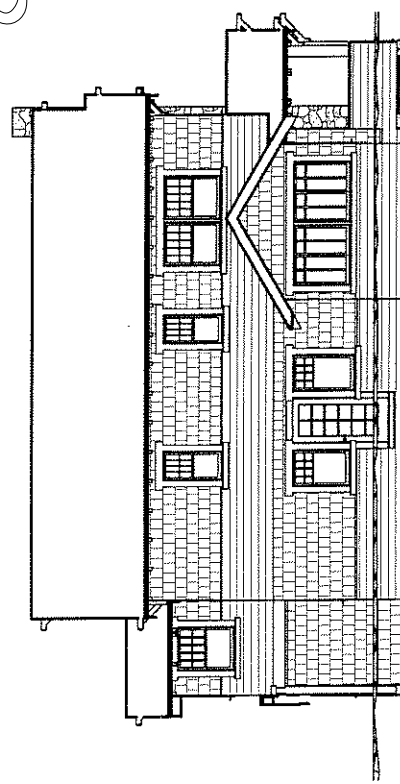
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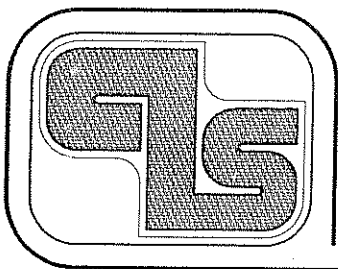
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REAR (Exist)



LEFT (Exist)



CHRIS L. STEVENS

DESIGNER - BUILDER

Jan 6, 2008

Project:

Carter Addition
138 9th Street
Pacific Grove, CA

PROJECT STATEMENT:

This residence was originally constructed in 1920. The architectural style is defined by the Historical Resource Inventory (Doc.# 6-202-2) as a typical Pacific Grove bungalow with a "western stick style" emphasis. The original one-story structure contained 1,071 sq. ft. In 1936 a 896 SF. 2nd story addition was constructed. The purpose of this addition is believed to create a second floor dance studio having an open plan with interior partitions not extending to the ceiling. Egress to this floor was from a rear stairway accessible from the rear yard. Although increasing the total square footage to a comfortable 2,000 sq. ft, the floor plan resulted in a very clumsy traffic flow. Two items of note, are walking through a bedroom to get to the only downstairs bathroom and accessing the stairs through the kitchen and laundry areas are quite troubling. Architecturally, the addition maintained the craftsman style detailing of exposed tails, gable brackets, window trim, and shingle and lap siding. Even though, the approved plans by Mike D. McNally AIA, showed compatible looking windows designed for the 2nd floor, white aluminum double hungs were permitted and installed not matching the wood material or 1/3 sliding proportion of the original bungalow.

Our proposed design to rectify these deficiencies:

1. Relocate stairs to center of the home to improve circulation.
2. Add 160 1st floor sq. ft. to update kitchen, dining, and laundry areas.
3. Relocate/remodel 2 bathrooms with water conserving fixtures.
4. Replace all windows with wood Kolbe windows to retain original design and character of the residence.

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COMMUNITY DEV. DEPT.

Carter Addition (cont.)

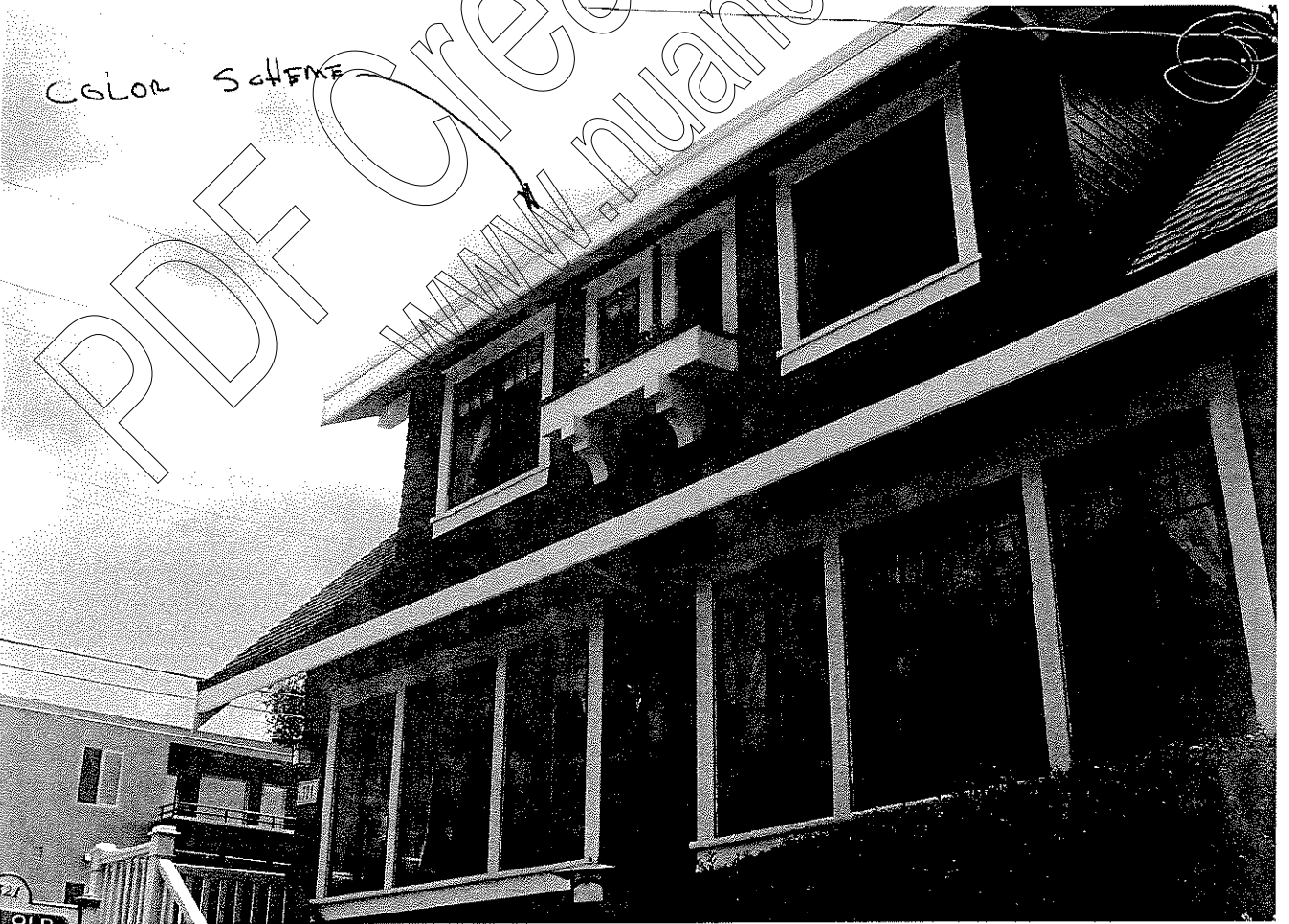
Great care and attention has been given to maintain, what we believe, is the bungalow style of the early 1900's. The gable roof addition, although not easily visible from the street because of the heritage oak tree, "cleans up" the existing disjointed shed roofs. Lot coverage, floor area ratios, building mass, and setbacks to main house are all within Pacific Grove guidelines.

One aspect, however, of the existing property is deficient. The existing one car garage, located at the rear of the property, believed to be constructed prior to 1950 is within the side and rear yard setbacks. No alterations to this structure is being requested as part of this permit, other than installing two access doors to the backyard that are not visible from the front. Given the fact that the lot is over 4,000 sq. ft. two covered spaces are required under current PG standards (sec. 23.26.090). As is obviously evident by a visit to the lot, or a cursory look at the site plan the existing garage can not be moved and widened without destroying the 24" 30 foot tall heritage oak tree. All can see, from every point of view this would be totally unacceptable. As you can see by the accompanying courtyard design, the intent is to de-emphasize the automobile footprint on the site and maintain the open village feel of Pacific Grove. The existing setback of 40' to the garage door provides two tandem uncovered spaces, as well as the one covered. We believe this is more than sufficient for typical use, and it is refreshing not to have double wide garage doors and 20' wide driveways dominate a streetscape.

We think this is a neighborhood compatible design that updates existing deficiencies, yet is sensitive to the historical roots of Pacific Grove. We appreciate your consideration and allowing the opportunity to present our design for your review.

Thank You,

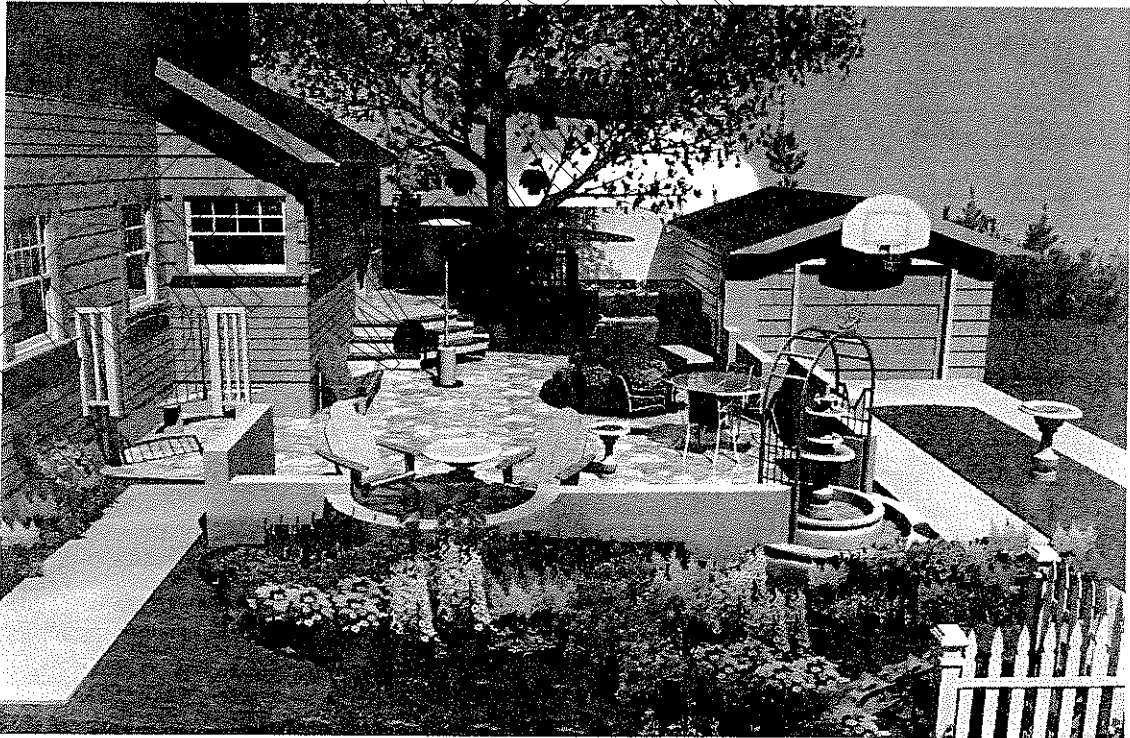
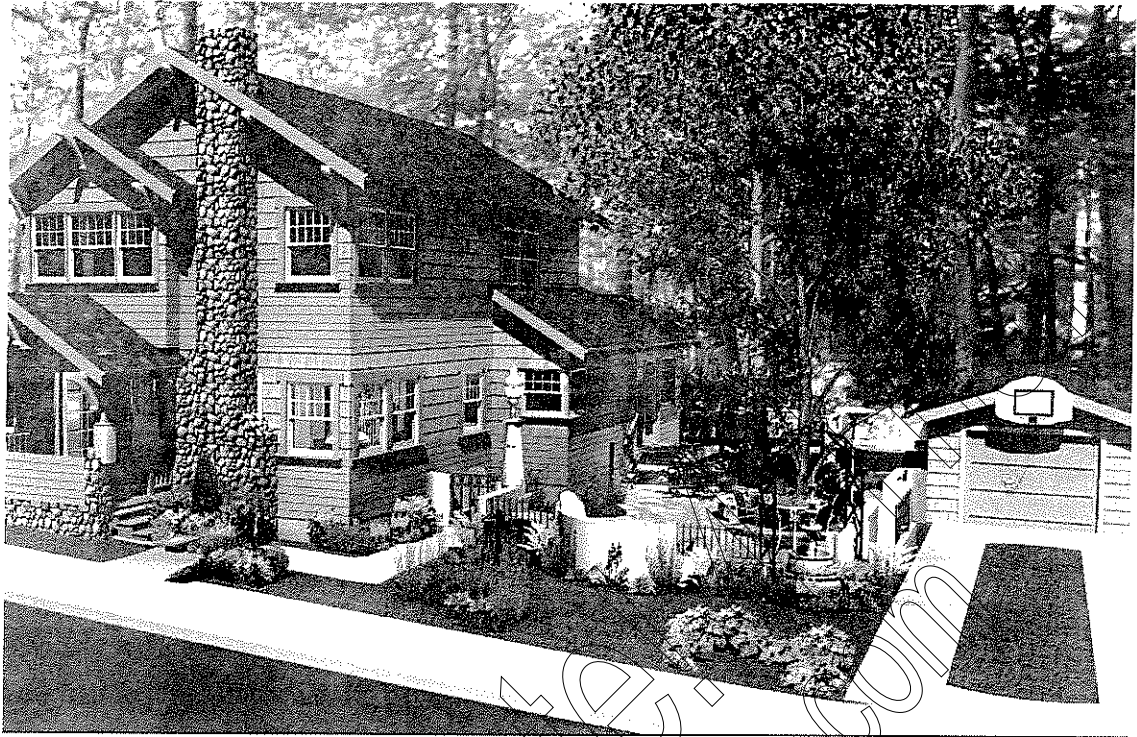
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