

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 229 7th Street
APPLICANTS: Rodney T. Wu and Mary C. Wu
APPLICATION: Use Permit Application No. 2907-06
PROJECT DESCRIPTION: Establish a Second Unit in a portion of an existing residence on a site that has less than the required number of off-street parking spaces.
LEGAL DESCRIPTION: Lots 15 and 17, Block 11, First Addition to the Pacific Grove Retreat
ZONE DISTRICT: R-2
GENERAL PLAN DESIGNATION: High Density Residential
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, April 20, 2006, at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGS
Community Development Director

Dated: April 3, 2006

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, April 18, 2006 at 4:00 p.m. in the Community Development Department Conference Room, at the Pacific Grove Civic Center, 300 Forest Avenue. 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 Commissioner 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 Planning Commission meeting the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190. If you have any questions about this item, please call Senior Planner Barbara Nelson at the Community Development Department (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. 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 City Hall 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: April 20, 2006



**CITY OF PACIFIC GROVE
PLANNING COMMISSION AGENDA REPORT**

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: APRIL 20, 2006
ADDRESS: 229 7TH STREET
APPLICANTS: RODNEY AND MARY WU

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Establish a Second Unit in a portion of an existing residence on a site that has less than the required number of off-street parking spaces.

III. BACKGROUND

Zone District	R-2
General Plan Designation	High Density Residential
Lot Size	3,600 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit Application No. 2907-06 to allow an exception from second housing unit development standards (Municipal Code Section 23.80.040 (b)).

V. DISCUSSION

The existing residence was constructed in 1964 according to the building permit on file. The recognized approved use of the property is a single-family residence. The residence has two levels and an attached one car carport. The subject unit is 590 square feet and is located on the lower level. The property is approximately 4'-6' above street level. The site contains cypress, pine, eucalyptus, olive, and palm trees.

The R-2 zone district requires a minimum building site area of 4,000 square feet for interior sites; the subject property is a substandard 3,600 square foot site. The R-2

district allows single-family residences, duplexes, and two-unit dwelling groups as permitted uses subject to compliance with the R-2 district requirements; however, duplexes and two-unit dwelling groups are not permitted uses on substandard size building sites. That being the case, a duplex or two-unit dwelling group would not be permitted on this site. Second units may be located on any residential property that is either undeveloped or developed with a legal single-family residence (Municipal Code Section 23.80.030).

The property does not comply with the current off-street parking requirement for a single-family residence and a second unit. The minimum off-street parking requirement for a single-family residence on a 3,600 square foot site in the R-2 district is one covered space and one uncovered parking space in tandem on a 20' driveway; a second unit requires one uncovered parking space. The minimum required size of each parking space is 9' x 20'; the existing carport is 13'3" x 19'4". The minimum required distance from the carport opening to the front property line is 20'. The distance from the carport opening to the front property line is 20'; however, the driveway slope makes it a less than ideal tandem parking space. The grade difference from street level and the trees on the site limit opportunities to provide additional off-street parking without substantial site disturbance. On-street parking is permitted only along the east side of Seventh Street. Requiring additional on-site parking would eliminate an on-street parking space.

By way of additional information, as noted on the use permit application the applicants currently reside outside the state but they have confirmed that the property will be their primary residence.

VI. SUGGESTED FINDING

Staff suggests the following finding in support of the application:

The establishment, maintenance and operation of the second unit applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because: (1) approval of the use permit application establishes a second unit that furthers the City's affordable housing goals, (2) the subject unit will not increase parking demand beyond existing conditions, (3) allowing a reduction in on-site parking on this property allows on-street parking to be retained at the existing condition which benefits the neighboring properties.

VII. RECOMMENDED CONDITIONS

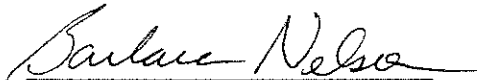
Should the Planning Commission agree with the recommendation of staff and seek to approve the application the following are recommended as conditions of approval:

1. The property owner and all subsequent property owners shall comply with the requirements of Chapter 23.80 Second Units.
2. The second unit may not be occupied unless and until the property owners reside on the property as their primary place of residence. The property owners are required to notify the Community Development Department in writing confirming their residency status prior to occupancy of the second unit.

3. The use permit shall be revoked if not used within one year from date of approval. Application for extension of the use permit must be made prior to the expiration date.
4. The applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.
5. The second unit is not authorized until a copy of the use permit resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of the terms and conditions, is returned to the Community Development Department.
6. The second unit is required to be used and occupied in strict compliance with the proposal as set forth in the application for the use permit, subject to these conditions. Any deviation from the approved plans and use permit application must be reviewed and approved by the staff and may require Planning Commission approval.
7. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON
SENIOR PLANNER



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

Agenda Item No. **6B**
Planning Commission

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by:

Bridget Luce
(CDD Staff person)

CDD Use Only
USE PERMIT NO. 2907-06

FEF 630⁰⁰
01-4401

Project Location 229 7TH ST, PACIFIC GROVE, CA APN 006 -252-10

Lot(s) 15 & 17 Block 11 Tract PACIFIC GROVE RETREAT Lot Size 60' x 60'

Applicant RODNEY T WU AND MARY C WU

Applicant's Address 1226 TURNBURY OAK LANE, HOUSTON, TX 77055

Applicant's Daytime Phone No(s) (713) 686-0861

Property Owner RODNEY T WU AND MARY C WU

Property Owner's Address 1226 TURNBURY OAK LN, HOUSTON, TX 77055

Property Owner's Phone No. (713) 686-0861

PROPOSED USE OR PROJECT (State in detail) - Attach additional sheets if necessary:
NEEDING TO LEGALIZE THE DUPLEX THAT WE
PURCHASE ON 8/7/87 AND REMOVE THE UPSTAIRS
SENIOR TENANT. AS WE WILL BE THE PRIMARY
OCCUPANT OF THE LOWER UNIT.
Indicate, if applicable: Days/hours of operation, number of employees:

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.

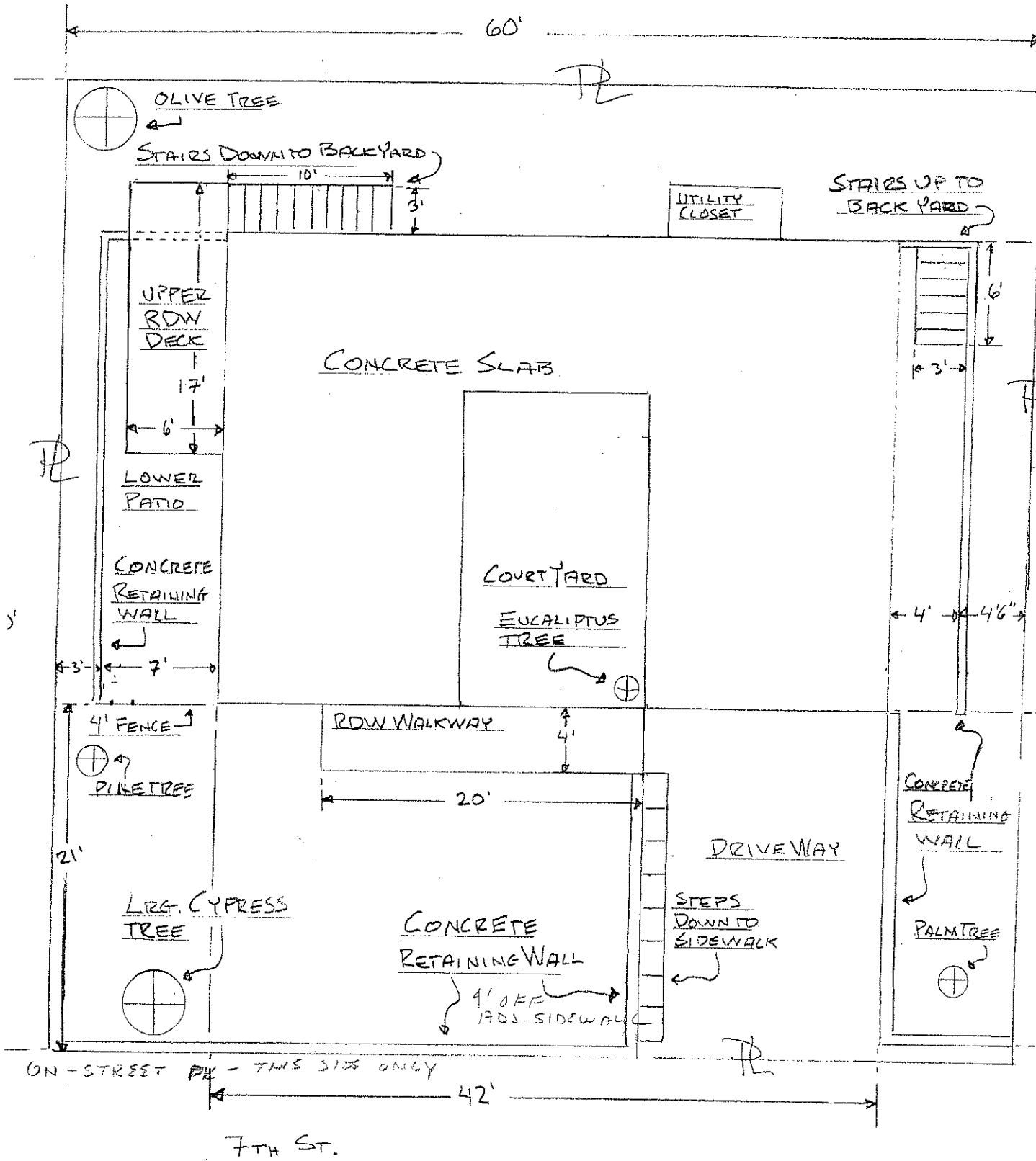
JAN. 18, 2006
Date

Mary C Wu
Signature of Applicant

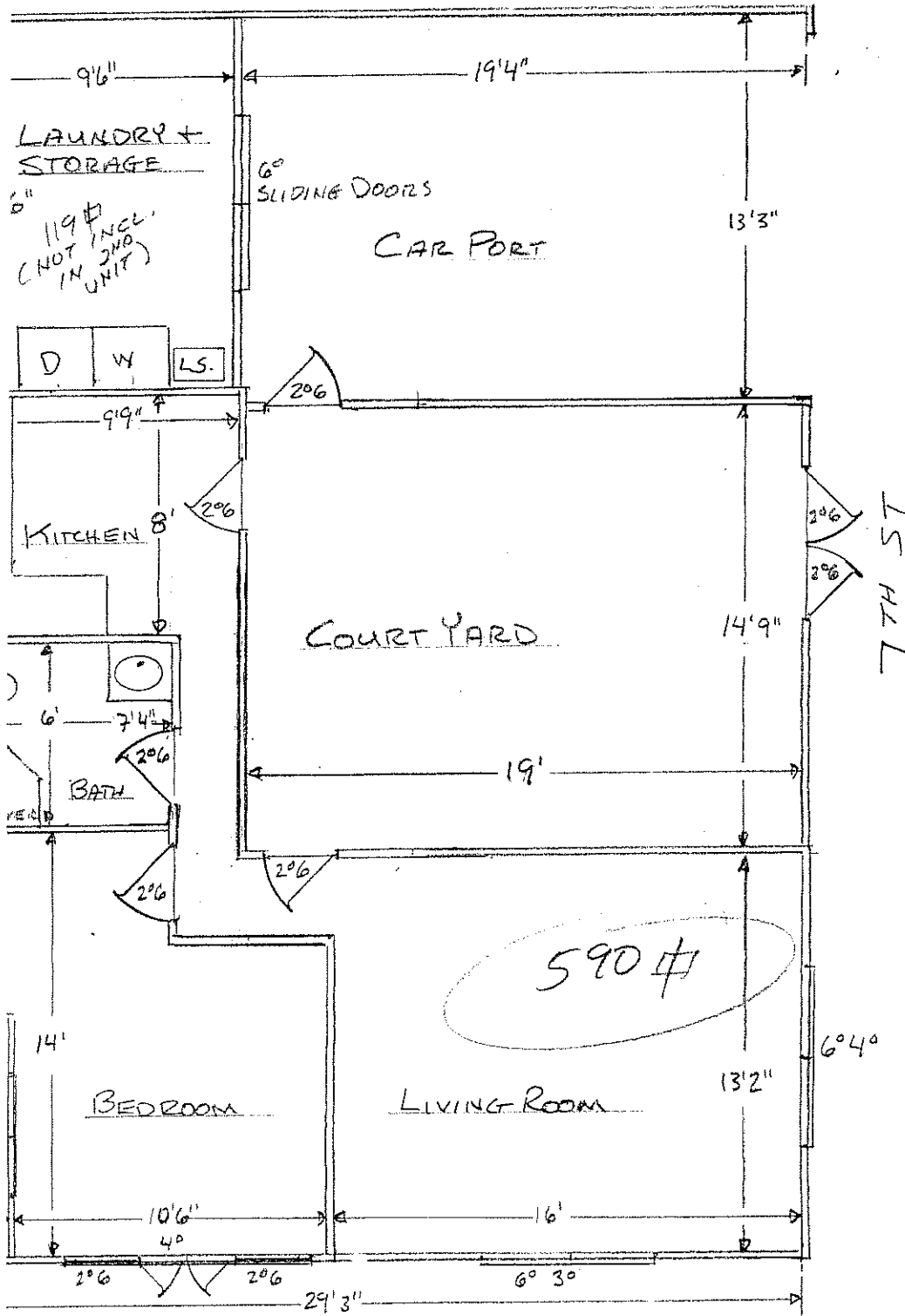
NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

FOR DEPOSIT ONLY
CITY OF PACIFIC GROVE
08559-80200
CR APT 4 430.00 02000029657
TRANSACTION DATE 02/14/2006

SITE PLAN



LOWER UNIT



City of Pacific Grove
 PLAN CHECK
 "APPROVED"
 Planning _____
 A.R.B. _____
 Engineer _____
 Fire _____
 Other _____

RECEIVED
 FEB 14 2006
 COMMUNITY DEV. DEPT.

DRAWING BY: GRAY RUESE
 SCALE: 3/16" = 1'
 DATE: 2-2-06



229 7TH STREET

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 811 Walnut Street
APPLICANT: Jerry Whitney
APPLICATIONS: Use Permit Application No. 2913-06 and Tree Permit Application No. CDD 58231
PROJECT DESCRIPTION: Remodel and construct additions to a single-family residence on a site that has less than the required number of off-street parking spaces. The project includes demolition and reconstruction of more than 25% of the existing nonconforming residence and removal of a 5" diameter oak tree.
LEGAL DESCRIPTION: Lot 4, Block 339, Pacific Grove Acres
ZONE DISTRICT: R-1
GENERAL PLAN DESIGNATION: Medium Density Residential
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, April 20, 2006, at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGS
Community Development Director

Dated: March 30, 2006

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, April 18, 2006 at 4:00 p.m. in the Community Development Department Conference Room, at the Pacific Grove Civic Center, 300 Forest Avenue. 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 Commissioner inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.**

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This notice may be removed after: April 20, 2006



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: AUGUST 20, 2006
ADDRESS: 811 WALNUT STREET
APPLICANT: JERRY WHITNEY

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Remodel and construct additions to a single-family residence on a site that has less than the required number of off-street parking spaces. The project includes demolition and reconstruction of more than 25% of the existing nonconforming residence and removal of a 5" diameter oak tree.

III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium Density Residential
Lot Size	4,181 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit Application No. 2913-06 is a request to remodel and construct additions to a single-family residence on a site that has less than the required number of off-street parking spaces (Municipal Code Section 23.16.070(b)). The project includes demolition and reconstruction of more than 25% of the existing nonconforming residence (Municipal Code Section 23.68.050(c)).

Tree Permit Application No. CDD 58231 is a request to removal a 5" diameter oak tree (Municipal Code Section 12.16.210).

V. DISCUSSION

The existing residence was constructed in 1939, a bedroom was added in 1968, and the garage was built in 1970 according to building permits on file. The proposed project reduces the number of bedrooms in the residence from two to one. The subject property is an interior building site and the property frontage is angled because of the street curve. Walnut Street is improved with curb, gutter and sidewalk along the property frontage. The predominant development pattern in the immediate neighborhood is modest, one-story, single-family residences. Visual observation along Walnut Street determined that garage openings with less than the minimum required 20' setback appear to be a typical condition in the neighborhood. The existing and proposed garage opening setback on the subject property is 17'11" at the closest point because of the angle of the front property line extending to the full 20' length. There is sufficient space to park a full size car in tandem on the driveway without encroaching on to the public sidewalk; on-street parking is permitted on both sides of Walnut Street.

Portions of the existing residence encroach into the required front yard and north side yard setbacks. The proposed project includes retention of the existing footprint plus the proposed additions; however, the existing walls will be demolished and rebuilt as part of the proposed project. Use permit approval is required to demolish and reconstruct more than 25% of the floor area and/or lateral length of exterior walls of a nonconforming building. The Planning Commission is to determine whether exceptions to R-1 district standards should be granted for a project that essentially involves construction of a new residence. The proposed project maintains the existing 10' distance to the front property line at the closest point and does not encroach farther into the minimum required 15' front yard setback for the existing and proposed 38 square foot portion of the residence that encroaches into the front yard setback. . An 11 square foot portion of the existing residence that encroaches into the required 5'8" north side yard setback is to be removed thus reducing the nonconforming north side yard setback encroachment. The proposed additions do not encroach into required setbacks. Allowing the requested front yard setback encroachment for the proposed one-story residence retains the existing building line and scale of the streetscape; therefore, it is appropriate to include a condition of approval that limits the proposed residence to one-story. If in the future a two-story element to the residence is proposed the subject area of front yard setback encroachment should be removed and brought in to compliance with R-1 standards as part of that project. Exterior design elements of the project are required to be reviewed and approved by the Architectural Review Board prior to issuance of a building permit.

There are two trees on the property, a large cypress tree and a small oak tree. The project includes removal of the oak tree because it is within the footprint of a proposed addition to the residence. The trees have been evaluated by a licensed arborist to determine potential project-related impacts. The arborist determined that the oak tree measures 3 1/2" in diameter at a height of 4'6" above grade; this measurement was also confirmed by staff. A tree permit is required to remove trees that measure 4" in diameter at a height of 4'6" above grade (Municipal Code Section 12.16.190). Based on the size of the oak tree a tree permit is not required for removal; therefore, the Planning Commission action is not required.

As a point of information, the arborist noted the poor condition of the cypress tree and recommended that the owner apply for a permit to remove this tree because it is a hazard. The owner is required to obtain a tree permit for removal from the Public Works

Department prior to removal since the cypress tree is not related to the proposed project (Municipal Code Section 12.16.200).

VI. SUGGESTED FINDING

Staff suggests the following finding in support of the application:

The establishment, maintenance, operation and use of the single-family residence applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because: (1) the existing use of the property as a single-family residence is unchanged by the proposed project and is a permitted use in the R-1 district, (2) the existing and proposed driveway parking space length is sufficient to park a full-size vehicle without encroaching onto the public sidewalk, (3) the proposed project reduces the number of bedrooms in the residence from two to one which reduces on-site parking demand, (4) the proposed project retains the existing building line and scale that contribute to the visual character of the neighborhood.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the application, the following are recommended as conditions of approval:

1. The subject encroachment into the front yard setback is required to be removed and brought in to compliance with R-1 standards as part of any project involving a second-story addition to the residence unless Planning Commission approval is obtained to modify or eliminate this condition.
2. The applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.
3. Review and approval by the Public Works Department is required prior to issuance of a building permit. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
4. The use permit shall be revoked if not used within one year from date of approval. Application for extension of the use permit 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 use permit and acceptance of the 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 the use permit, subject to the conditions of approval. Any deviation from the approved plans must be reviewed and approved by the staff and may require Planning Commission approval.

7. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
8. The property owners shall record a deed restriction to be prepared by the Community Development Department containing the conditions of this use permit with the Monterey County Office of the Recorder prior to issuance of the building permit. The conditions of this use permit are applicable to all subsequent property owners, heirs, assigns and successors in interest.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON
SENIOR PLANNER



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

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

CDD Use only
USE PERMIT NO.
2913-06

FEE \$630.00
01-4401

Project Location 311 WALNUT ST. APN 006-631-16

Lot(s) 4 Block 339 Tract PACIFIC GROVE AC Lot Size 4,181 ^{sq}

Applicant JERRY L. WHITNEY

Applicant's Address 3332 Polo Road Ct., Sparks, NV, 89436

Applicant's Daytime Phone No(s). (775) 348-8179

Property Owner Barbara Wheeler
PACIFIC GROVE,

Property Owner's Address 311 WALNUT ST., CA., 9436

Property Owner's Phone No. (931) 644-9780

PROPOSED USE OR PROJECT (State in detail) - Attach additional sheets if necessary:

1 STORY REMODEL & ADD TO
S.R.D. w/ 1 CAR. PARKING &
1 UNCOVERED PARKING (EXIST.)

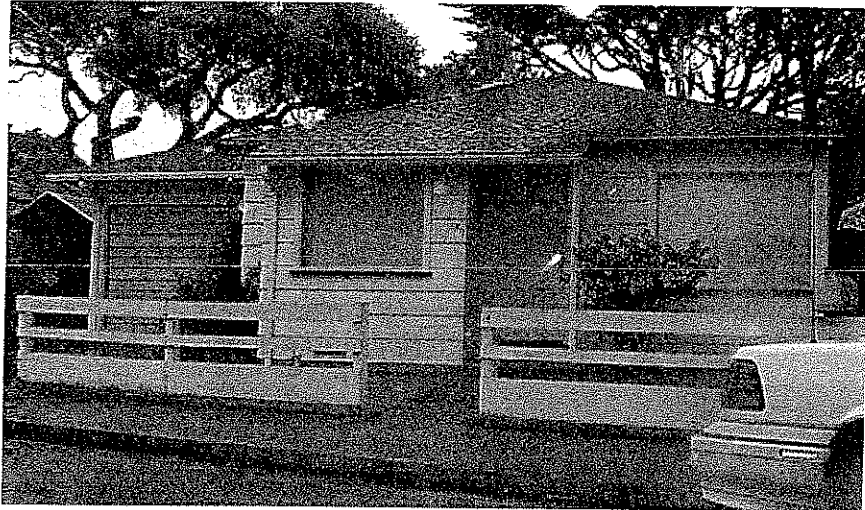
Indicate, if applicable: Days/hours of operation, number of employees:

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.

1.27.06
Date

[Signature]
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

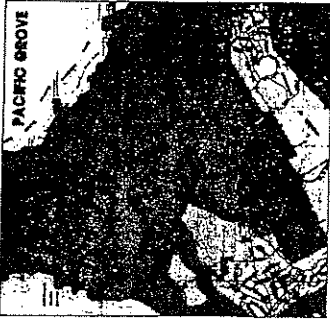


811 WALNUT STREET

RECEIVED

MAR 07 2006

SHEET INDEX
COMMUNITY DEV. DEPT.



VICINITY MAP

SQUARE FOOTAGES & COVERAGES

LOT	4,181 SQ. FT.
LYING AREAS	903 SQ. FT.
EXISTING BLDG.	514 SQ. FT.
ADDITIONS	1,419 SQ. FT.
TOTAL	2,416 SQ. FT.
BARBAR (E)	244 SQ. FT.
COVERAGES BY BUILDINGS	1,499 SQ. FT. (36.7%)
CROSS FLOOR AREA	1,499 SQ. FT.
PAVING COVERAGES	920 SQ. FT.
SITE COVERAGES (BUILDINGS & PAVING)	2,419 SQ. FT. (58.1%)

- 6C-101 TITLE PAGE & GENERAL INFORMATION
- S-101 SITE PLAN
- S-102 EXISTING FLOOR PLAN
- A-101 WALL DEMO & ADD PLAN
- A-102 FLOOR PLAN & ROOF PLAN
- A-103 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- A-203 EXTERIOR ELEVATIONS
- A-304 BUILDING SECTIONS
- ARCHITECTURAL DETAILS

A PROPOSED REMODEL & ADDITION LOCATED AT:

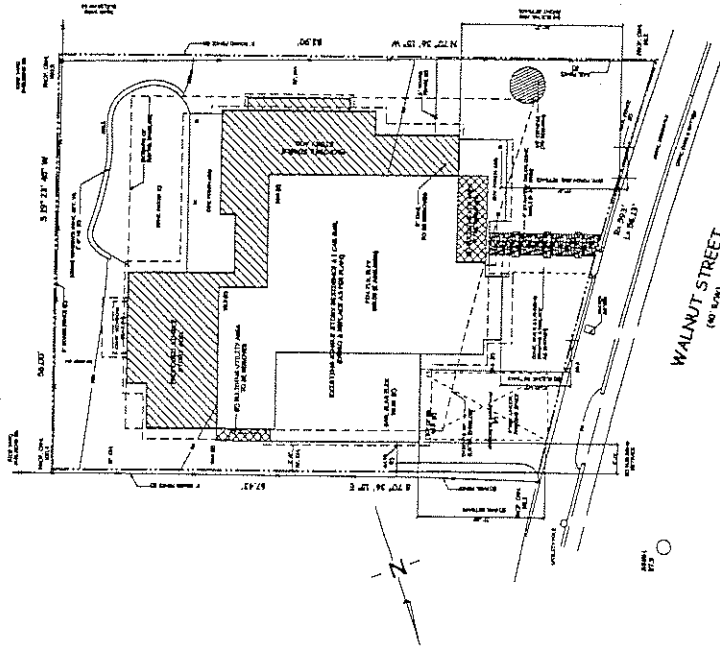
811 WALNUT STREET, PACIFIC GROVE, CA.
LOT #4, BLOCK 339, PACIFIC GROVE ACRES
A.P. NO. 006-631-016

OWNER:

MR. & MRS. ROGER WHEELER
811 WALNUT STREET
PACIFIC GROVE, CA. 93950
(408) 373-8884

DESIGN BY:

JERRY L. WHITNEY
3332 POCO DOVE CT.
SPARKS, NV. 89436
(775) 848-8179 (775) 626-9990 FAX

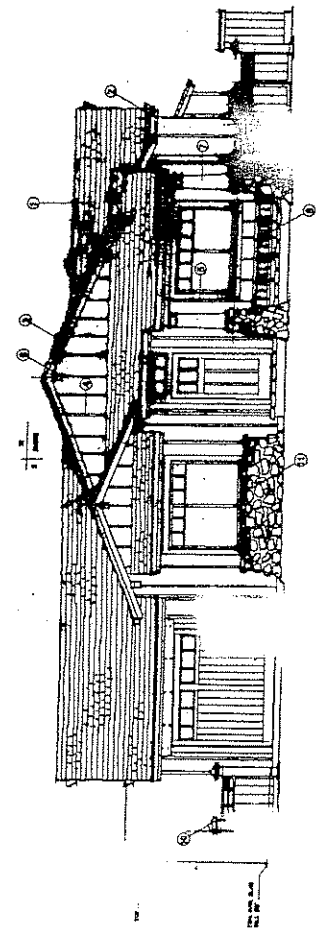


SITE PLAN
1/8"=1'-0"

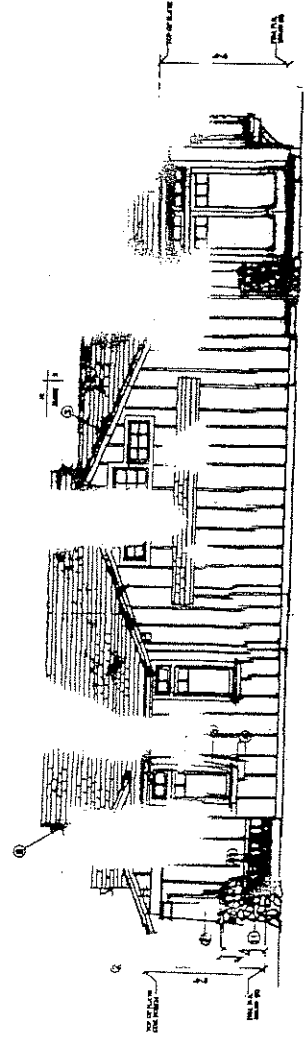
RECEIVED

MAR 07 2006

COMMUNITY DEV. DEPT.



WEST



SOUTH

EXTERIOR ELEVATIONS

EXTERIOR ELEVATION KEY

ALL EXTERIOR MATERIALS, COLORS AND TEXTURES OF ADDITION TO MATCH EXISTING STRUCTURE UNLESS NOTED OTHERWISE.

1. COMPOSITION RIBBLE ROOF
2. 4" OSB GUTTER OVER 2x4 INS. FASCIA & SHALE SHINGLES
3. 100' INS. SHINGLE SIPS OVER 2x4 INS. FASCIA & SHALE SHINGLES
4. 2x6 INS. BATTING 1/2" OSB OVER 2x4 INS. SHINGLES, SHINGLES, 1/2" OSB
5. 2x6 INS. TRUSS, 2x4 GIRDERS, 2x4 SILL & JOIST
6. 4x4 BRACE
7. 2x4x8 BRACE TRUSSING, COLUMNS W/ WOOD CAP AND BASE
8. 2x4x8 BRACE
9. CORNER STYLE ONE (WOOD SHEATHING) 2x4x8
10. 2x4x8 BRACE
11. 2x4x8 BRACE & 2x4x8 BRACE

FOR THE CITY OF SAN ANTONIO
 COMMUNITY DEVELOPMENT DEPARTMENT
 1000 NORTH LOOP WEST, SUITE 1000
 SAN ANTONIO, TEXAS 78205
 TEL: (214) 535-2000
 FAX: (214) 535-2001
 WWW.SANANTONIO.GOV

Jerry L. Whitney
 DESIGN & DEVELOPMENT

MR. & MRS. ROGER WHEELER
 CLIENT

811 GRANITE ST, PACIFIC GROVE
 PROJECT LOCATION

FOR ELEVATIONS

Agenda Item No. 9C

EO203

Planning Commission

PROJECT DATA SHEET

PROJECT ADDRESS: 311 WALNUT STR.

APPLICANT(S): JERRY L. WHITNEY

DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: 1 STORY

PROJECT DESCRIPTION: ADDITION TO FAMILY RES.

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1	R1	R1	✓
Site Area	4,000 [#]	4,181 [#]	4,181 [#]	
Density (multi-family projects only)		90/L		
Building Coverage	1,672 [#]	1,137 [#]	1,663 [#]	✓ 40%
Paving Coverage		629 [#]	520 [#]	
Total Site Coverage	2,509 [#]	1,766 [#]	2,183 [#]	
Floor Area	2,269 [#]	901 [#]	1,639 [#]	✓
Total Exterior Lateral Wall Length to be demolished.	---		79'-0"	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	---		91'-8"	
Building Height	25'-1"	13'-9"	17'-8"	
Number of stories	2	1	1	
Front Setback	15'	9'-10"	9'-10"	✓
LEFT Side Setback (specify side)	5'-8"	4'-0"	5'-8"	✓
RIGHT Side Setback (specify side)	5'-8"	15'-11"	5'-8"	✓
Rear Setback	10'-0"	22'-7 1/2"	10'-0"	✓
Garage Door Setback	20'-0"	16'-8"	16'-8"	✓
Covered Parking Spaces	1	1	1	✓
Uncovered Parking Spaces	1	1	1	SUB. LENGTH
Parking Space Size (Interior measurement)	9' x 20'	11 ⁸ x 20	11 ⁸ x 20	
Number of Driveways	1	1	1	
Driveway Width(s)	9'-0"	12'-05"	12'-5"	
Back-up Distance	N/A			
Eave Projection (Into Setback)	3' maximum	2'-0"	1'-6"	
Distances Between Eaves And Property Lines	3' minimum	3'-4"	3'-10"	✓
Open Porch/Deck Projections		2'-0"	2'-0"	
Architectural Feature Projections		2'-0"	2'-0"	✓
Number of Accessory Buildings	1	2	2	
Accessory Building Setbacks	---	N/A	N/A	
Accessory Building Height	---	N/A	N/A	
Fence Heights	6'-0"	6'-0"	6'-0"	

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 319 Forest Avenue
APPLICANT: Bruce E. Rivers
APPLICATION: Use Permit Application No. 2905-06
PROJECT DESCRIPTION: Establish an automobile detailing service on an existing commercial property.
LEGAL DESCRIPTION: Lots 15-20, Block 36, First Addition to the Pacific Grove Retreat
ZONE DISTRICT: C-1
GENERAL PLAN DESIGNATION: Downtown Commercial
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, April 20, 2006, at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGS
Community Development Director

Dated: March 29, 2006

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, April 18, 2006 at 4:00 p.m. in the Community Development Department Conference Room, at the Pacific Grove Civic Center, 300 Forest Avenue. 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 Commissioner 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 Planning Commission meeting the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190. If you have any questions about this item, please call Senior Planner Barbara Nelson at the Community Development Department (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. 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 City Hall 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: April 20, 2006



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: APRIL 20, 2006
ADDRESS: 319 FOREST AVENUE
APPLICANT: BRUCE E. RIVERS

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Establish an automobile detailing service on an existing commercial property.

III. BACKGROUND

Zone District	C-1
General Plan Designation	Downtown Commercial
Lot Size	11,520 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit Application No. 2905-06 is a request to establish an automobile detailing service on an existing commercial property (Municipal Code Section 23.32.020(c)).

V. DISCUSSION

The applicant has filed a use permit application to establish an automobile detailing service on an existing commercial property. The property is a street-to-street corner site located between Forest and Fountain Avenues and abuts Pine Avenue to the south. The surrounding area is developed with commercial buildings to the north and east, the Pacific Grove Civic Center is located across Forest Avenue to the west, and the neighborhood across Pine Avenue to the south is developed with residential and professional office uses. The property is developed with two small buildings, a 653 square foot office building and a 96 square foot storage room. The property was most recently occupied by a drive-in bank that vacated the site a number of years ago. The

property has driveway access from both Forest and Fountain Avenues and on-street parking is permitted along all three street frontages. Each of the streets abutting the property allows two-direction traffic. A public transit stop is located on the Fountain Avenue frontage of the property.

The proposed business is an automobile detailing service that will be operated between 9:00 a.m.-5:00 p.m. Monday-Saturday and will be closed on Sunday. The following information regarding the business operation has been provided by the applicant:

- It is anticipated that between two and four vehicles will be serviced each hour on both an appointment and a drive-in basis with a maximum of forty vehicles per day. Service for one vehicle typically takes one-half hour; however, service times will vary due to vehicle condition and type of service selected.
- Eight full-time and four part-time automobile detailers will be employed by the business.
- Vehicle parking for employees and customers will be contained on site driveways.

The proposed application has been reviewed by the Pacific Grove Fire, Police, and Public Works Departments; no issues have been identified by any of the reviewing departments. Since the proposed business involves the use of cleaning products the application, including the Material Safety Data Sheets analysis prepared by DWG International, was referred to the Monterey County Health Department, Division of Environmental Health, for review and comment. The County Health Department did not identify any issues regarding the proposed materials; however, consultation with the Fire Department was recommended to review materials storage requirements.

The proposed automobile detailing business uses cleaning products instead of water to clean vehicles. The Monterey Peninsula Water Management District has evaluated the proposed use and determined that it is categorized as a Group I-Low to Moderate Use. Since the former drive-in bank use was also a Group I use the proposed business does not result in a change in classification with respect to water demand. A copy of the letter from the MPWMD is included in the agenda packet materials for this item.

VI. SUGGESTED FINDING

Staff suggests the following finding in support of the application:

The establishment, maintenance or operation of the use or building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because subject to the recommended conditions, the proposed business will not generate excessive noise, light, or odors that will be detrimental to the surrounding neighborhood.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the application, the following are recommended as conditions of approval:

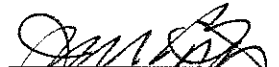
1. All cleaning supplies stored in excess of 10 gallons shall be stored in a non-flammable storage locker to the satisfaction of the Pacific Grove Fire Department.
2. No amplified sound equipment may be used outside the enclosed building on the property.
3. Days and hours of operation are limited to 9:00 a.m.-5:00 p.m. Monday-Saturday.
4. The applicant shall comply with Public Works Department requirements related to the sewer lateral.
5. The use permit shall be revoked if not used within one year from date of approval. Application for extension of the use permit must be made prior to the expiration date.
6. The business shall not commence operation until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.
7. The approved use must operate in strict compliance with the proposal as set forth in the applications for permits, subject to the required conditions. Any deviation from the approved proposal must be reviewed and approved by the staff and may require Planning Commission approval.
8. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:



BARBARA NELSON
SENIOR PLANNER

REVIEWED BY:



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Agenda Item No. **6D**
Planning Commission

Accepted for submittal by: MARILYN SCHULTZ
[CDD Staff person]

CDD Use only
USE PERMIT NO. 2905-06

FEE \$1,050
01-4401

Project Location 319 Forest Ave APN 006-288-008

Lot(s) 15-20 Block 36 Tract FIRST ADD Lot Size 11,520 sq feet

Applicant BRUCE E. RIVERS

Applicant's Address 1860 Sonoma Ave, Los Banos, CA. 93635

Applicant's Daytime Phone No(s). ~~831-227-6273~~ (831) 535-9022

Property Owner Gregg BEARDSLEY

Property Owner's Address # 36 Castro rd Monterey, CA 93940

Property Owner's Phone No. 831 655-5100

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

Waterless Auto Detailing Concession

Monday thru SAT 9 to 5, 8 Independent Distributors

MSDS supplied for all product

Indicate, if applicable: Days/hours of operation, number of employees:

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.

JAN 26 - 2005

Date

Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

FOR REQUEST ONLY
CITY OF PACIFIC GROVE
08559-00200
CR AM # 1-250 JO 6200000002
TRANSACTION DATE 02/17/05

Rev. 5/12/04 [SS-Blue]

RECEIVED
BY BARRAZA 2/17/05

.....
RIVERSHINE

January 25, 2006

Community Development Department, City Of Pacific Grove, CA.

300 Forest Avenue, Pacific Grove, CA. 93950

Planning Department/Building Department

This letter is a request for a Determination of Proposal for a commercial Waterless Auto Detailing Operation at Property in the City of Pacific Grove, CA. Located on the corner of Forest & Pine across from the Pacific Grove Police Department.

The entrance to the former bank Kiosk is from Forest..

Sincerely,

Bruce E. Rivers
CEO
Bruce & Emily Rivers Enterprises
1860 Sonoma Ave.
Los Banos, CA.
209-829-0461
rivershine@2by2.net

NARRATIVE



*Rev. Bruce & Emily Rivers
Founder/CEO & CFO*

Rivershine Waterless Auto Detailing is a comprehensive turnkey, Waterless Auto Detailing business. *Waterless Auto Detailing* is a new and growing business enterprise. Across the USA, water solutions are being researched on a daily basis. With less than 1% of the earth's water suitable for human use the need for water conservation, is undeniable. This field is taking off.

Visiting a conventional car wash, one can spend anywhere from \$5 to \$25 per visit, and waste 65 to 100 gallons of water, thereby providing an inefficient use of one of our most precious natural resources.

Using our exclusive line of products from DWG™ International, & becoming a part of our growing voluntary Association of Professional Detailers, We can detail a full size car, polish and UV protect in the same step, waste no water, in only 1/3 of the time.

Our proposal for this site is a month-to-month lease agreement with the property owner until either BER Enterprises or another favorable entity can accomplish a sale.

We propose to offer on site hand washing, cleaning, polishing and UV protecting of autos, trucks, SUV's and boats on trailers. We also offer mobile services for RV's.

.....
RIVERSHINE

March 15, 2006

City of Pacific Grove, Community Development Department

300 Forest Ave., Pacific Grove, CA. 93950-3396

Re: Incomplete Application Items

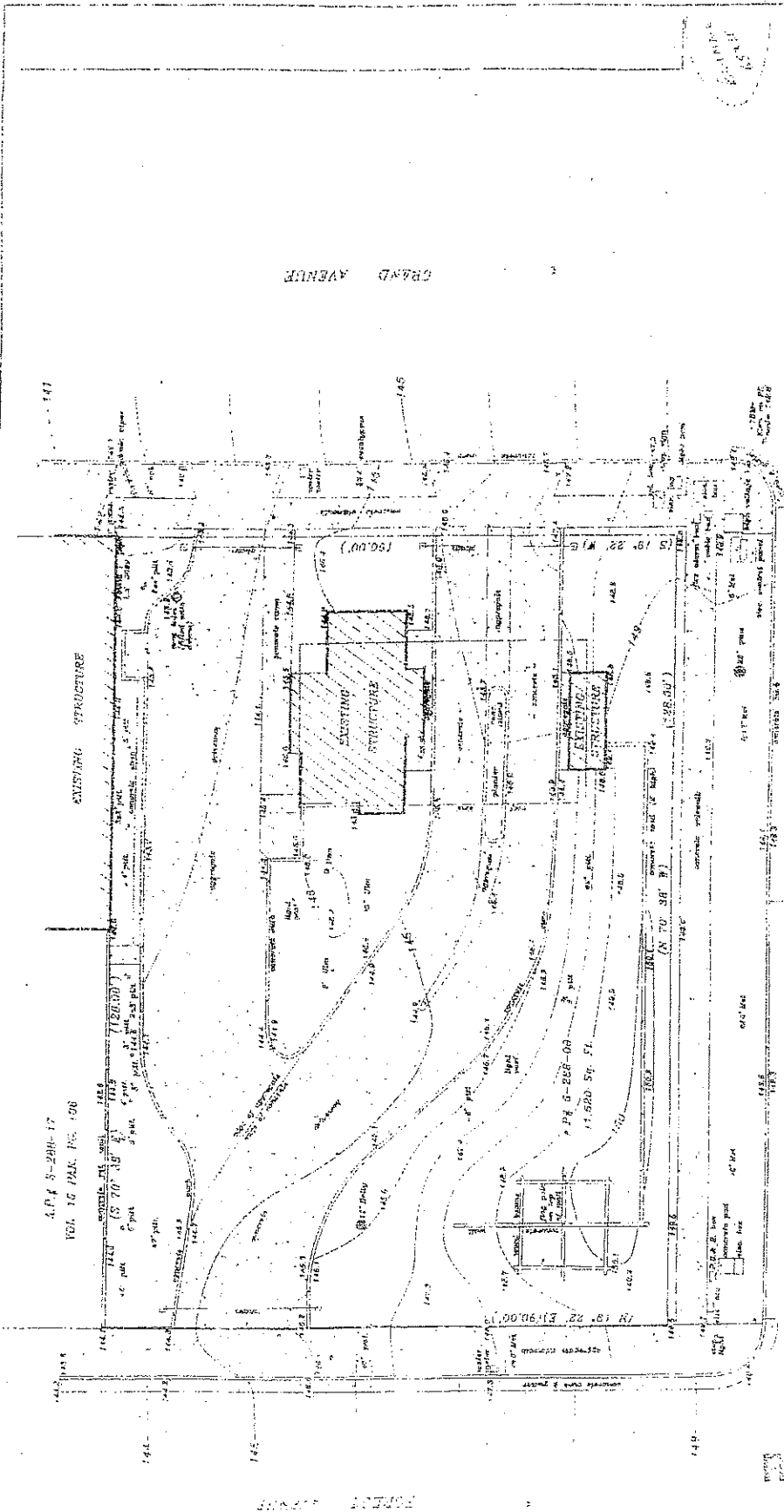
Attn. Ms. Barbara Nelson, Senior Planner

This letter will address to your satisfaction items one through six in your letter dated March 7, 2006

1. The total number of Full-time Detailers will be eight with four Part-time Detailers in reserve.
2. Parking will be relegated to the property on the driveway next to the existing building next door.
3. The daily maximum detailing will be 40 vehicles.
4. Only Exclusive Dri Wash n Guard™ detailing products are for sale.
5. Upon Grand Opening, we will be on a first come-first served basis, which will change to a blend of appointments first, with drive-in's between appointments available.
6. Based on past operations at NPGS Post Exchange, Monterey, The Ord Military Community, Exchange, Seaside, the number of vehicles has never exceeded 40 per day.

Sincerely,

Bruce E. Rivers
CEO
Bruce & Emily Rivers Enterprises
1860 Sonoma Ave.
Los Banos, CA.
209-829-0461
831-535-9022
rivershine@2by2.net



TOPOGRAPHIC MAP
 Prepared by: [Name]
 Date: [Date]

- NOTES:**
1. Elevation shown is based on Mean Sea Level.
 2. Proposed site is shown in parentheses ().
 3. Proposed site is shown in solid lines.
 4. Proposed site is shown in dashed lines.
 5. Proposed site is shown in dotted lines.
 6. Proposed site is shown in solid lines with a different pattern.

RECEIVED
 FEB 6 9 2004
 COMMUNITY DEV. DEPT.





MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5601
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

November 29, 2005

Bruce E. Rivers, CEO
Bruce & Emily Rivers Enterprises
1860 Sonoma Avenue
Los Banos, CA 93635

Subject: Commercial Water Use Factor for 319 Forest Avenue, Pacific Grove APN: 006-288-008

Dear Reverend Rivers:

This letter responds to your November 28, 2005 request for a determination of water classification for a commercial Waterless Auto Detailing Operation. The existing building on the subject property was previously used as a drive-through bank, which is categorized as Group I – Low to Moderate Use, according to District Rule 24, Table II, Commercial Water Use Factors. In the *Rivershine Waterless Carwash Proposal* provided to the District, the operation is described as a waterless detailing operation, in which DWG™ products will be used instead of water. Based on this information, a classification of Group I – Low to Moderate Use would be applied to the proposed use.

The District will require a water permit for any change in commercial use. The District must review the final plans for possible water use intensification, and issue a water permit for the project prior to issuance of a permit by the City of Pacific Grove. Please refer to the enclosure, Table II – Commercial Water Use Factors, for more information about the calculation of projected water use for commercial properties.

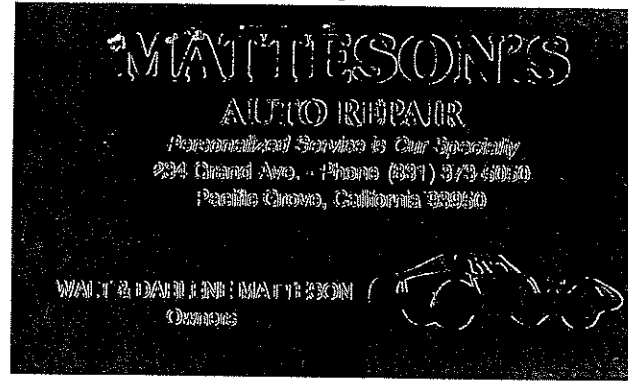
The information provided in this letter is based on the District's current rules and policies. The District's Rules and Regulations are subject to revision by action of the Board of Directors. New water permit applications submitted to the District are subject to the rules in effect at the time the complete application is received. Therefore, it is possible that at the time an application is received, the previously discussed processes may have changed.

The determination of the classification of commercial use for your proposal is a final determination of the Water District's General Manager. Final determinations of the General Manager may be appealed to the District Board within twenty-one (21) days after any such determination pursuant to District Rule 70. If you have questions about this letter or you need information about the appeal process, contact the District office at (831) 658-5601.

Sincerely,

Robert Cline
Conservation Representative

Enclosure



Date: 2 / 7 / 06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: _____

(831) _____

cc: Planning Department, Building Department

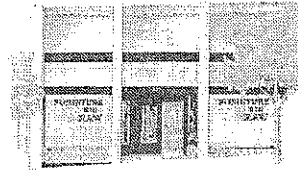
To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,



**FURNITURE
IN THE
RAW**

Date: 2/7/06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

305 Forest Ave.
Pacific Grove, CA 93950

fax: (831) 649-0304
phone: (831) 649-1990

From: _____

(831) _____

[Faint, illegible text, possibly a stamp or watermark]

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

Renee a Craker

JR Medina
Owner

229 Grand Ave
Pacific Grove, CA 93955

Phone: 831-375-7474
Cell: 831-760-2900

Fax: 831-375-2166

E-mail: pgliquors@sbcglobal.net



Fine Wines & Spirits
Micro Brews & Beer
Gourmet Deli

Date: 2/7/06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: JR Medina

229 Grand Ave
Pacific Grove, CA 93950

(831) 375-7474

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

JR Medina



Time after Time
LADIES RESALE BOUTIQUE

Beautiful Clothing and
Accessories for Every Prince
No Appointment Necessary Wed-Sat

Nancy McConchie 643-274
Tues-Sat 10:00-5:00
301 Grand Ave. Pacific Grove

Date: 2/7/06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: _____

(831) _____

cc: Planning Department, Building Department

To Whom It May Concern:

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Feel free to contact me for additional comments.

Respectfully,

Holly M. Gentry

Agenda Item No. **6D**
Planning Commission



- Quality Bicycles & Components
- Expert Service for Road & MTB
- Custom Built Bikes & Wheels

Hector Chavez

(831) 375-4322
318 Grand Avenue
Pacific Grove, CA 93950

Date: 7/2/06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: HECTOR CHAVEZ

WINNING WHEELS BICYCLE SHOP

(831) 375-4322

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

Hector Chavez



Date: 2/7/66

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

Juanita Coleman 543 Lighthouse Ave.
Pacific Grove, CA 93950
Owner (831) 372-6625

From: _____

(831) _____

cc: Planning Department, Building Department

To Whom It May Concern:

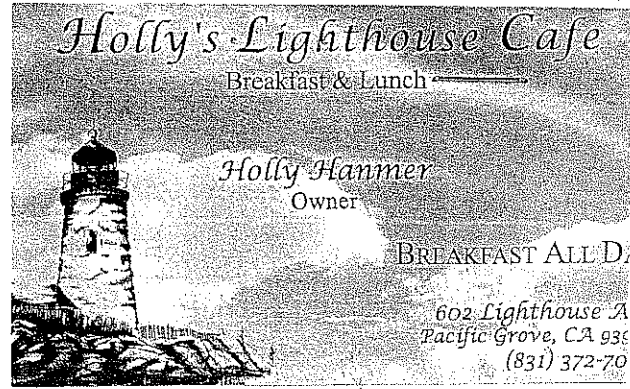
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We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

Juanita Coleman



Date: 2.7.06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: Holly's Lighthouse
Cafe

602 Lighthouse Ave. P.G.

(831) 372-7006

cc: Planning Department, Building Department

To Whom It May Concern:

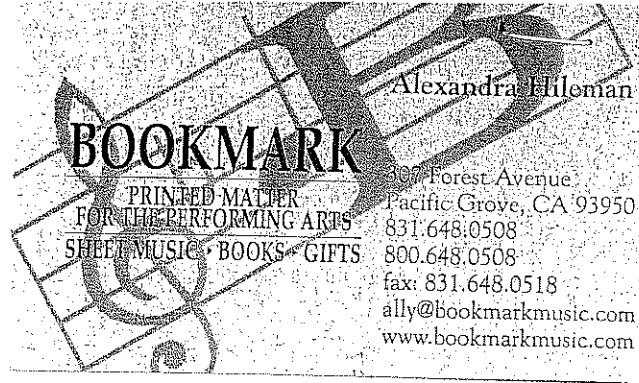
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Feel free to contact me for additional comments.

Respectfully,

Holly Hanmer



Date: 2 / 7 / 06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: _____

(831) _____

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,



Awesome 😊

Date: 2-7-06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: Tony Gamaelo
Grand Ave Floorscar
314 Grand Ave
(831) 372-0521

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

Tony Gamaelo

Date: 2-7-06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: Len Chodosh
Central Coast silkscreen
215 Forest Avenue
(831) 372-1401

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

S. Chodosh

Date: 2-7-06

To: The City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

From: _____
Oh Flowers
_____~~560 Lighthouse Ave.~~_____
Pacific Grove, CA 93950
_____~~(888) 888-FLOR~~_____
(831) _____

cc: Planning Department, Building Department

To Whom It May Concern:

We endorse the proposed Waterless Carwash Concession from Bruce E. Rivers & Rivershine Waterless Auto Detail.

We feel this environmentally sound business will not only provide a valuable service to the community but, it will also establish a functional use to an empty business parcel.

Feel free to contact me for additional comments.

Respectfully,

John Oh

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

April 11, 2006
City Manager Conference Room
Pacific Grove City Hall
300 Forest Avenue, Pacific Grove
12:00 PM

Boardmembers Present: Darlene Billstrom
Scott Hall
Ken Hinshaw
Doug Howe, Vice Chair
Maryanne L. Spradling
Dennis Tarmina, Chair

Absent: Jeff Becom

Staff: Garcia and Rideout

1. Public Comments

None

2. Agenda Item Presentations

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

3. Site Review

Boardmembers Billstrom, Hall, Hinshaw, Howe, Spradling and Tarmina visited all of the following sites.

- a. 1202 Patterson Lane
- b. 874 Marino Pines
- c. 1258 Shell Avenue

4. Adjournment

There being no further business, the meeting was adjourned in the field at 1:15 p.m.

ARCHITECTURAL REVIEW BOARD MEETING

April 11, 2006
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 06-07

Boardmembers Present: Darlene Billstrom
Scott Hall
Ken Hinshaw
Doug Howe, Vice Chair
Maryanne L. Spradling
Dennis Tarmina, Chair

Absent: Jeff Becom

Staff: Garcia and Rideout

1. APPROVAL OF MINUTES

On a motion by Howe-Billstrom, the Board voted 6-0, to approve the minutes of the March 28, 2006 Architectural Review Board meeting subject to the following correction.

**Item 10 b., 1264 Del Monte Boulevard
Subcommittee Hinshaw and Howe**

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported

7. SUBCOMMITTEE REPORTS

Project Address: 125 Ocean View Boulevard, American Tin Cannery

Sign Permit Application No. 05-0995 for a proposed Master Sign Program for the American Tin Cannery. (Applicant: Foursome Development Company)

Staff reported subcommittee approval of tenant sign standards.

Subcommittee: Billstrom and Hinshaw

8. ITEMS WITHDRAWN

None

9. REQUESTS FOR CONTINUANCE

a. **Project Address: 304 Prescott Lane**

Architectural Approval Application No. 3552-06 for a proposed remodel and additions, including a partial second-story addition, to a one-story single-family dwelling. (Applicant: Ramona Lowe)

b. **Project Address: 1015 Del Monte Boulevard**

Architectural Approval Application No. 3521-05 for a proposed new two-story single-family dwelling. (Applicant: Brian Spector)

On a motion by Howe-Hall, the Board voted 6-0 to continue 304 Prescott Lane and 1015 Del Monte Boulevard to the April 25, 2006 Architectural Review Board meeting.

10. CONSENT AGENDA

Boardmember Billstrom requested that 1258 Shell Avenue be moved to the regular agenda.

Project Address: 1258 Shell Avenue

Architectural Approval Application No. 3559-06 (Final) for proposed first and second-story additions to a one-story single-family dwelling. (Applicant: Adrian Lopez)

a. Project Address: 1202 Patterson Lane

Architectural Approval Application No. 3547-06 for a proposed addition to a single-family residence to enlarge an existing attached one-car garage to create an attached two-car garage. (Applicant: Thomas and Louise Christian)

On a motion by Howe-Hall, the Board voted 6-0 to approve the consent agenda. Approval is based on the standard finding for approval of an architectural approval application.

11. REGULAR AGENDA

a. Project Address: 1258 Shell Avenue

Architectural Approval Application No. 3559-06 (Final) for proposed first and second-story additions to a one-story single-family dwelling. (Applicant: Adrian Lopez)

Adrian Lopez, designer, and Ronny Haraldsvik, property owner presented the application.

Spradling and Hinshaw stated concerns with the mass of the expanded second-story.

All the board members agreed that additional details were needed for the materials and styles of the windows, doors and garage door.

On a motion by Hall-Howe, the Board voted 5-1, with Spradling voting no, to grant final approval subject to subcommittee approval of the windows, doors, and garage door. Approval is based on the standard finding for approval of an architectural approval application.

Subcommittee: Billstrom and Hall

a. Project Address: *409 Congress Avenue

Architectural Approval Application No. 3551-06 for a proposed addition to the first floor of the residence that maintains an existing nonconforming north side yard setback. (Applicant: Rick Steres, Architect)

Sharon Sadler, property owner, presented the revised window designs.

All the Boardmembers agreed that the window and garage door changes responded to their concerns stated at the March 28, 2006 meeting.

On a motion by Billstrom-Hinshaw, the Board voted 6-0 to grant concept approval.

b. Project Address: 927 Syida Drive

Architectural Approval Application No. 3550-06 (Final) for proposed first and second-story additions to a one-story single-family dwelling. (Applicant: James and Victoria Courtney)

Ed Nimis, architect, presented the design changes.

Howe and Spradling remained concerned with the proportions of the second-story addition.

On a motion by Hall-Hinshaw, the Board voted 4-2, Howe and Spradling voting no, to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.

c. Project Address: 874 Marino Pines

Architectural Approval Application No. 3555-06 (Final) to enclose and existing one-car carport. (Applicant: Henry Rhee Design (Bill Eason))

Henry Rhee, designer, presented that application.

Several Boardmembers requested that additional information regarding the garage door material.

On a motion by Tarmina-Hinshaw, the Board voted 6-0 to grant final approval subject to subcommittee approval of the garage door details. Approval is based on the standard finding for approval of an architectural approval application.

12. REPORTS OF BOARDMEMBERS

None

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:45 p.m.

**SALLY RIDEOUT
ACTING SECRETARY**

*Building identified on the Pacific Grove Historic Resources Inventory.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) 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.