

CITY OF PACIFIC GROVE  
APPLICATION FOR ARCHITECTURAL APPROVAL  
(Municipal Code Chapter 23.73)

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NOV 16 2009

COMMUNITY DEV. DEPT.

CDD Use only  
A.A. APPLICATION NO.  
3920-09

FEE  $275 + 15\% = \$431.25$   
ACCOUNT NO. 01-4402

Accepted for submittal by *C. Yamamoto*  
[CDD Staff person]

Project Location 221/223 SECOND ST. APN 006-242-009

Brief Description of Project EXPAND EXISTING DECK

Applicant BILL MEFFORD

Applicant's Address ~~2553~~ P.O. Box 1072  
PACIFIC GROVE, CA 93950

Applicant's E-mail Address: mefford4@sbcglobal.net \*

Applicant's Daytime Phone No. 831-484-6789

Property Owner ERICA GAMECHO

Property Owner's Address 221/223 SECOND ST. PACIFIC GROVE

Property Owner's Phone No. 241-4797

Property Owner's E-mail Address: ?

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.

11/13/09  
Date

*Bill Mefford*  
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please see attached submittal requirements for your project.

Items 1-8 on the submittal requirements checklist are minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 30-days of your submittal.

\*Applicant check here if you prefer to be contacted by e-mail

# ARCHITECTURAL REVIEW BOARD HEARING

The following application will be reviewed by the City of Pacific Grove Architectural Review Board at its meeting on **TUESDAY, December 8, 2009**. The meeting begins at **6:00 p.m.** in the *Pacific Grove City Hall Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue*.

**LOCATION:** 221/223 Second Street

**APPLICANT:** Bill Mefford, on behalf of Erica Gamecho

**APPLICATION:** Architectural Approval Application No. 3920-09

**PROJECT DESCRIPTION:** Proposed expansion of an existing deck.  
(CEQA Status: Class 1 Categorical Exemption).

The public is invited to submit written comments and to speak at the meeting. The plans are available for review at the Community Development Department, 300 Forest Avenue, from 8:00 a.m. to 2:00 p.m., Monday through Friday. Please phone (831) 648-3190 for further information.



VALERIE TALLERICO  
ASSOCIATE PLANNER

November 30, 2009

The Architectural Review Board will also meet in a plan and site review session on **Tuesday, December 8, 2009, at 12:00 p.m.** in the City Manager's Conference Room at City Hall, 300 Forest Avenue, Pacific Grove, CA. The limited purposes of this session are (1) to visit the site of the projects and (2) allow staff to respond to Board Member's questions regarding the factual aspects of the applications. The plan and site review is an open meeting. Members of the public may attend.

Note: The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove City Hall Council Chambers and Conference Room of the Community Development Department are accessible facilities. 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 at (831) 648-3190.

This Notice May Be Removed After: After the appeal period has expired

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PROJECT DATA SHEET

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PROJECT ADDRESS: 221/223 SECOND STREET

APPLICANT(S): BILL METFORD

DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: \_\_\_\_\_

PROJECT DESCRIPTION: ADD 251 SF TO EXISTING DECK

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2	R-2	R-2	
Site Area	4000	3972	3972	
Density (multi-family projects only)	2 UNITS	2 UNITS	2 UNITS	
Building Coverage	2383.2	1703.0	1703.0	
Paving Coverage		0	0	
Total Site Coverage	2383.2			ALL DRIVEWAYS & WALKS ARE PERMEABLE, SAND SET PAVERS
Floor Area				NO NEW FLR AREA PROPOSED
Total Exterior Lateral Wall Length to be demolished.	---	0	0	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	---	0	0	
Building Height				NO CHANGES
Number of stories	2	2	2	
Front Setback	15'	24'-10"	24'-10"	
<u>NORTH</u> Side Setback (specify side)	6'	7'-0"	7'-0"	
<u>SOUTH</u> Side Setback (specify side)	6'	6'-3"	6'-3"	
Rear Setback	10'	10'-6"	10'-6"	
Garage Door Setback		32'-0"	32'-0"	NO CHANGES
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	0	0	0	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1			
Driveway Width(s)	12'	12'	12'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves And Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections	3' MAX			
Architectural Feature Projections		N/A	N/A	
Number of Accessory Buildings		0	0	
Accessory Building Setbacks		N/A	N/A	
Accessory Building Height		N/A	N/A	
Fence Heights		N/A	N/A	

**BUILDING DEPARTMENT NOTES**

1. NO PERSON SHALL TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY WATER SUPPLY. ANY SUCH TAPPING SHALL BE APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT.
2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION SHALL BE APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE. AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHER NOZZLES ARE AVAILABLE. THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
3. NO PORTABLE WATER TANKS SHALL BE USED FOR CONNECTION OR DUMPING OF WASTE WATER. WASTE WATER SHALL BE DISPOSED IN A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
4. LEAD IN TRANSPORTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (MS 64)
5. THE USE OF FLUORIDING PIPELINES AS AN ELECTRICAL GROUND SHALL BE PROHIBITED.
6. DOOR THRESHOLDS SHALL HAVE A MAX HEIGHT OF 1" AND SHALL HAVE A DRAINAGE TRIM.
7. CONTRACTOR TO PROVIDE ALL REQUIRED FLASHINGS AND STANDARDS FOR WEATHER TEST ASSEMBLY PER IBC/ASHRAE STANDARDS.
8. THIS PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE AND THE 2005 CALIFORNIA ENERGY CODE, 2005 CALIFORNIA MECHANICAL AND FIRE CODES, 2001 CALIFORNIA ELECTRICAL CODE AND THE 2001 CALIFORNIA PLUMBING CODE.

**GENERAL NOTES:**

1. ALL DIMENSIONS TO FACE OR STD UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT BY ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL NOT SCALE OFF THE DRAWINGS FOR ANY DIMENSIONS.

**PROJECT DATA**

APPLICANT: ERICA GARESDO  
271 2ND STREET  
COSTA MESA, CA 92626

SITE ADDRESS: 27123 2ND STREET  
PACIFIC GROVE, CA 93950

APN: 006-141-005

SITE AREA: 572 SF

ZONING: R-3

CONSTRUCTION TYPE: VB

COMPANYS GROUP: R-3 (PREVIOUS) (1) GARAGE

STORIES: 1

SPRINKLER SYSTEM: NO

CODE SECTIONS: 2007 CALIFORNIA BUILDING, MECHANICAL, PLUMBING AND FIRE CODES

PROJECT SCOPE: EXIST'G GARAGE, NEW GARAGE, EXIST'G DRIVEWAY TO MATCH EXISTING CONSTRUCTION + RE-BUILD EXISTING STAIRS TO DECK

BUILDING SITE COVERAGE: 100% OF EXISTING GARAGE AND STAIRS

NEW DECK AREA: 751 SF

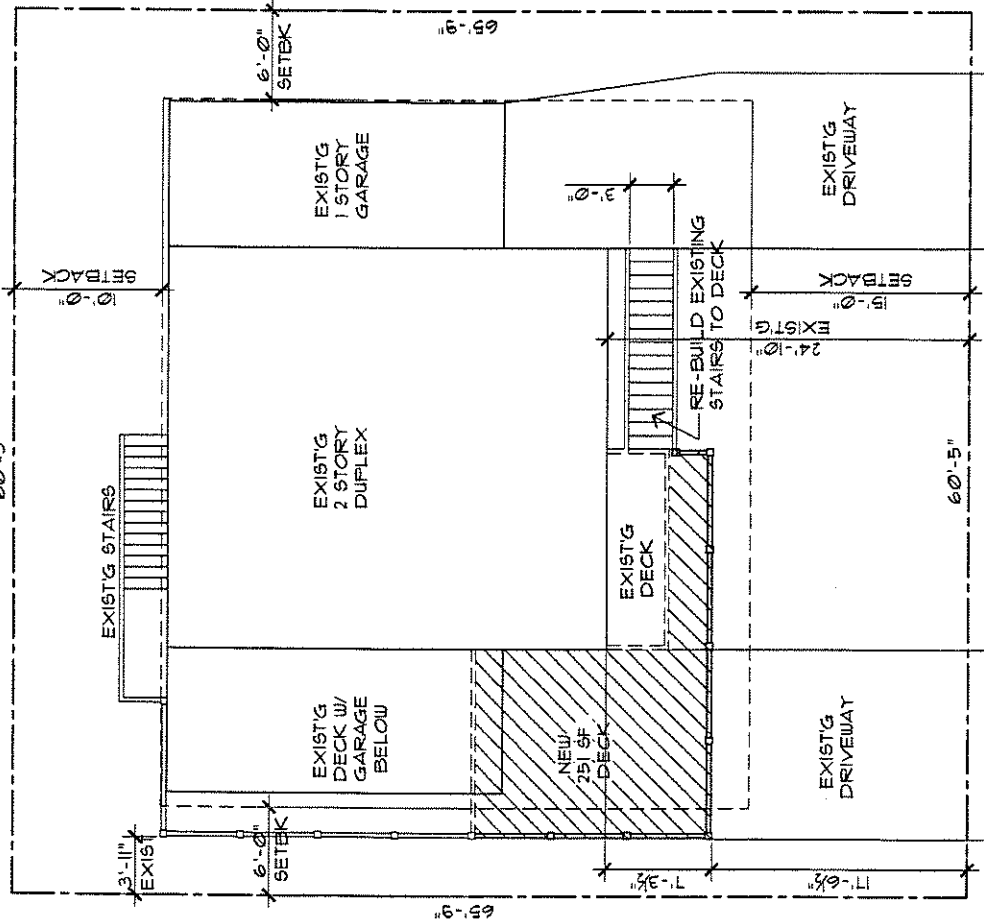
TOTAL SITE COVERAGE: 100% OF (751) 751 SF (751)

NO TREE REMOVAL

NO GRADING

**DRAWING INDEX**

- A-1 SITE PLAN GENERAL NOTES, PROJECT DATA
- A-2 EXTERIOR ELEVATIONS
- A-3 DECK FINISH PLAN AND DETAILS



60'-5" 2ND STREET

60'-5" SECOND STREET

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

REVISIONS	NO.	DATE

WILLIAM C MCFORD  
ARCHITECT  
P.O. BOX 1072  
PACIFIC GROVE, CA 93950  
(831) 464-0789  
LIC# 26789 C-C-2288

DECK ADDRESS FOR  
221/223 2nd Street  
PACIFIC GROVE, CA  
APN: 006-141-005

DATE: 05/09  
PROJECT NO: 09050  
DRAWN BY:  
CHECKED BY:  
SHEET TITLE: SITE PLAN  
SHEET NO: A-1  
OF THREE SHEETS

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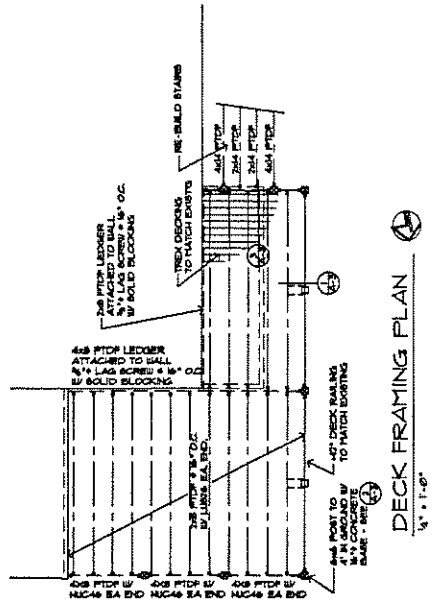
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Agenda Item 14

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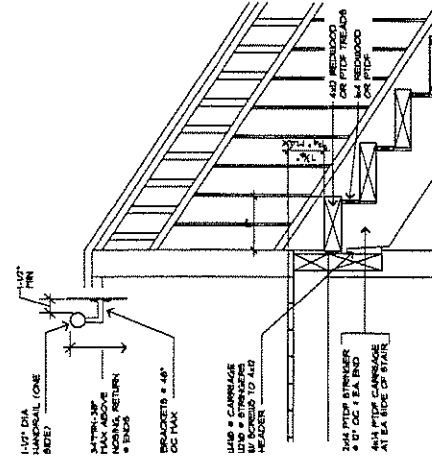
COMMUNITY DEV. DEPT.



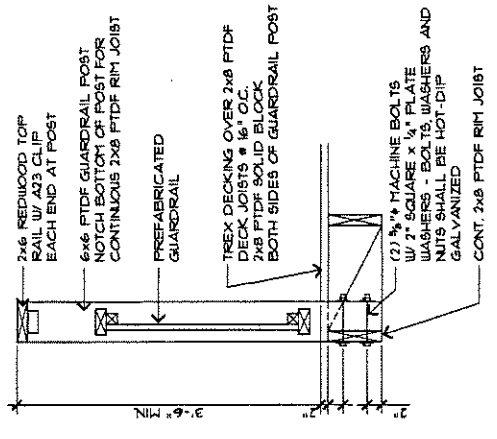
DECK FRAMING PLAN  
1/4\"/>

STRUCTURAL NOTES

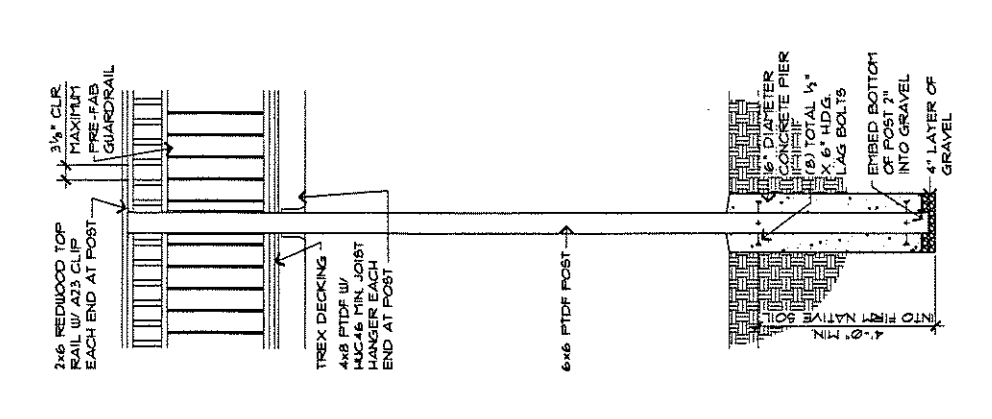
1. FORMS SHALL BE USED WITH A MINIMUM 1/2\"/>
2. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
3. REINFORCING STEEL SHALL BE DECORATED BARS CONFORMING TO ASTM A648, GRADE 60 FOR 1/2\"/>
4. PRECAST CONCRETE SHALL BE CAST IN ACCORDANCE WITH BEST PRACTICES AND SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
5. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
6. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
7. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
8. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
9. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>
10. ALL REINFORCING SHALL BE PROTECTED TO A MINIMUM OF 4\"/>



EXTERIOR STAIR  
1/4\"/>



GUARDRAIL POST CONNECTION  
1/4\"/>



CONNECTION/FOOTING  
1/4\"/>

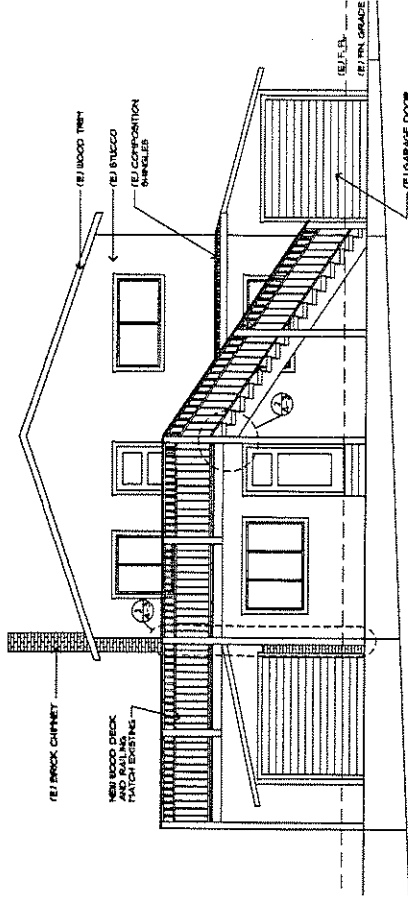
REVISIONS  
NO. \_\_\_\_\_ DATE \_\_\_\_\_

WILLIAM (M)FFORD  
ARCHITECT  
P.O. BOX 1072 PACIFIC GROVE, CA 93950  
(805) 464-6789 LICENSE # C-22893

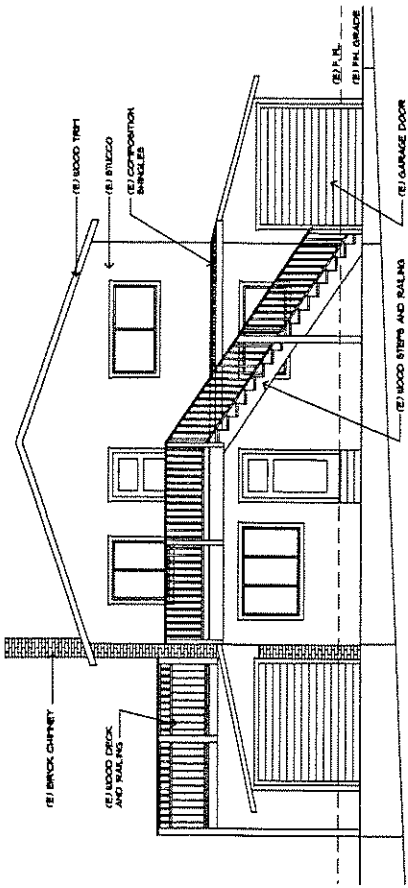
DECK ADDITION FOR:  
PACIFIC GROVE, CA  
APN 006-217-009  
221/223 2nd Street

DATE: 11/16/09  
PROJECT NO.: 09002  
DRAWN BY:  
CHECKED BY:  
SHEET TITLE:  
ELEVATIONS  
14P

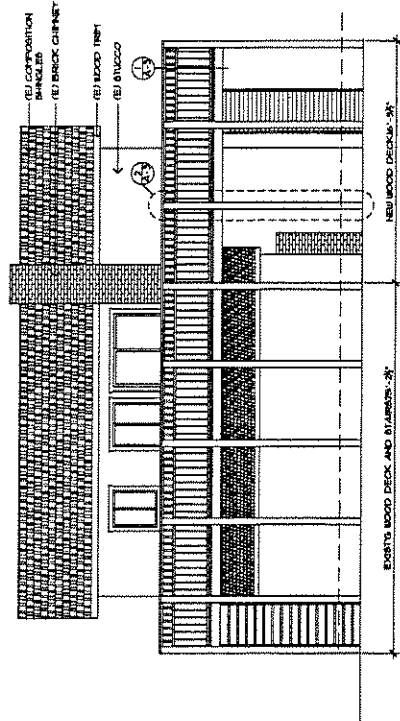
SHEET NO. A-2  
OF THREE SHEETS



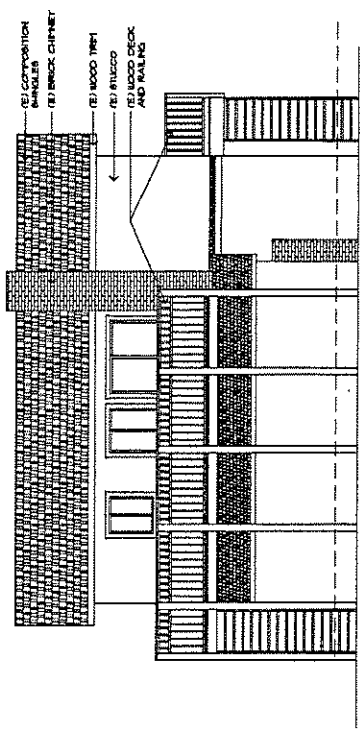
WEST ELEVATION - PROPOSED  
1/4" = 1'-0"



WEST ELEVATION - EXISTING  
1/4" = 1'-0"



NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"



NORTH ELEVATION - EXISTING  
1/4" = 1'-0"

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W I L L I A M C M E F F O R D

A R C H I T E C T



Existing Photos for  
221/223 Second Street, Pacific Grove



Front View



Front View