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CITY OF PACIFIC GROVE
APPLICATION FOR ARCHITECTURAL APPROVAL

(Municipal Code Chapter 23.73)

APR - 6 2010

COMMUNITY DEV DEPT.

CDD Use only
A.A. APPLICATION NO.
3945-10

FEE \$905 + 15% LRP (\$141.75) = \$1,046.75 / 2.2 = \$554.87*
ACCOUNT NO. 01-4402

109.75/2.2
\$554.87*
*multiple App disc

Accepted for submittal by: Cyanamite
[CDD Staff person]

Project Location 1104 AUSTIN AVENUE APN 007-601-34

Brief Description of Project ADDITION & REMODEL OF EXISTING RESIDENCE

Applicant JEFFREY KILPATRICK - ARCHITECT

Applicant's Address POST OFFICE BOX 51044
PACIFIC GROVE, CA 93950

Applicant's E-mail Address: jwkarch@redshift.com *

Applicant's Daytime Phone No. (831) 656-9356 ; CELL : (831) 601-7831

Property Owner FRANK & DEBBY KENWOOD

Property Owner's Address 1104 AUSTIN AVENUE, PACIFIC GROVE, CA 93950

Property Owner's Phone No. (831) 646-1247

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.

4/6/2010
Date

[Signature]
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, June 22, 2010**. The meeting begins at **6:00 p.m.** in the ***Pacific Grove City Hall Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue.***


LOCATION: 1104 Austin Avenue

APPLICANT: Jeffrey Kilpatrick, Architect, on behalf of Frank and Debby Kenwood

APPLICATION: Architectural Approval Application No. 3945-10 (Concept)

PROJECT DESCRIPTION: Proposed remodel and addition to an existing single-family dwelling (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 12:00 p.m., Monday through Friday. Please phone (831) 648-3190 for further information.



KAREN VAUGHN, AICP
SENIOR PLANNER

June 11, 2010

The Architectural Review Board will also meet in a plan and site review session on **Tuesday, June 22, 2010, 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 Five (5) Days After Final Approval

RESOLUTION NO. 10-12
RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PACIFIC GROVE, STATE OF CALIFORNIA

VARIANCE NO. 10-1731

WHEREAS, Jeffrey Kilpatrick, Architect on behalf of Frank and Debby Kenwood, has made an application to the Pacific Grove Planning Commission for Variance No. 10-1731 to reduce the number of required on-site parking spaces from two (one covered, one uncovered) to one single uncovered space and to allow an increase in the building height limit from 25 feet maximum to 33 feet maximum from natural grade.

WHEREAS, the proposed project is exempt from the California Environmental Quality Act under Categorical Exemption Class 1; and

WHEREAS, the Planning Commission, at its meeting of June 3, 2010, has found and determined that the granting of the Variance request to reduce the number of required on-site parking spaces from two (one covered, one uncovered) to one single uncovered space will be consistent with Section 23.72.090 of the Pacific Grove Municipal Code, and bases said findings and conclusions on the following facts:

Findings for Variance No. 10-1731 to reduce the number of required on-site parking spaces:

As conditioned, the operation of the use 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 the general welfare of the city, because the proposal complies with the required findings in Section 23.72.090 for a Variance application, as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district;

The site displays unique and extraordinary conditions due to the sloped topography. The lot is steeply sloped from front (street frontage) to back, which necessitated the construction of a "bridge" structure to be used as the on-site parking space when the house was originally built. The existing parking bridge is approximately 12.5' by 20', which allows parking space for a single vehicle. The remainder of the lot along the street frontage contains existing entry stairs to the lower level of the house, as well as significant oak trees.

- (b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;

In order to provide two on-site parking spaces, the property owner would need to replace the existing 1-car parking bridge structure with a structure capable of accommodating two vehicles, or install a second parking bridge next to the existing structure. Either of these options would incur significant costs to the owner, and both options would require the removal and realignment of the existing entry stairs to the lower level and the removal of existing oak trees along the front of the lot.

The non-conforming parking aspect of the property has existed since the lot was originally improved, and the request is that the existing condition be allowed to continue.

- (c) That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The granting of variance request to reduce the number of required parking spaces will not adversely affect the health and safety of persons residing in the neighborhood or the neighbors adjacent to the property as it is an existing condition that the applicant is requesting to remain; and

WHEREAS, the Planning Commission, at its meeting of June 3, 2010, has found and determined that the granting of the Variance request to allow an addition to an existing single-family dwelling that would exceed the maximum 25 foot height allowance for the zoning district will be consistent with Section 23.72.090 of the Pacific Grove Municipal Code, and bases said findings and conclusions on the following facts:

Findings for Variance No. 10-1731 to exceed the maximum height limits:

As conditioned, the operation of the use 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 the general welfare of the city, because the proposal complies with the required findings in Section 23.72.090 for a Variance application, as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district;

The site displays unique and extraordinary conditions because of the topography of the site. The lot is steeply sloped, dropping approximately 34 feet from the front property line at the street to the rear of the lot. Several properties, including the neighboring properties at 1034 Austin Avenue and 1106 Austin Avenue, have been granted variance approvals to exceed height requirements due to the steep topography. Furthermore, previous variance approvals granted for neighboring properties have

effectively walled-in the existing structure at 1104 Austin Avenue, depriving it of open air, sunlight and privacy enjoyed by other properties along the street.

- (b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;

The granting of the application is necessary in the specifics of this case and according to the proposed project application for the preservation and enjoyment of substantial property rights of the petitioner, because the petitioner's property is denied the possibility of achieving reasonable parity in terms of light and privacy with its immediate neighbors by the current zoning standards, and must remain walled-in between them in comparison, unless the standards are relaxed.

- (c) That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood because the project has been designed to maintain its neighbors' existing views, light, and air, because certain rooftop portions of this property already exceed the height limit, and because other structures in the immediate neighborhood enjoy this privilege.

In addition, the applicant has received letters of support from nine (9) neighbors along Austin Avenue, including the immediately adjacent properties at 1034 Austin Avenue and 1106 Austin Avenue. The proposed project has been designed in such a way as to minimally impact neighboring properties.

NOW, THEREFORE, the Planning Commission hereby grants and issues Variance No. 10-1731 subject to the following conditions of approval:

Conditions of Approval:

1. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit must be made prior to the expiration date.
2. The uses at the site 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.
3. All activities must occur in strict compliance with the proposal as set forth in the application(s) for permits, subject to any special conditions of approval.

Any deviation from approvals must be reviewed and approved by staff and may require Planning Commission approval.

- 4. This permit shall be conditioned upon the requirement that the project shall comply with any permit approval conditions of the Fire, Police or Public Works Departments.
- 5. 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.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacific Grove held on the 3rd day of June, 2010, by the following vote:

AYES: Bailey, Bluhm, Byrne, Miller, Riddell

NOES:

ABSTAIN:

ABSENT: Frederickson, MacDonald

Please note that this resolution does not take effect until the 10-day appeal period has expired.

Craig Riddell, Chairman

ATTEST:

Lynn Burgess, AICP, Secretary

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

By _____
Frank Kenwood, owner

Date

By _____
Debby Kenwood, owner

Date

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JUN 14 2010

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Jeffrey W. Kilpatrick - Architect
Post Office Box 51044
Pacific Grove, California 93950
Phone/Fax (831) 656-9356
Cell: (831) 601-7831

TRANSMITTAL

Date: June 14, 2010

To: Ms. Karen Vaughn - Senior Planner
City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

Regarding: Remodel and New Addition to Existing Residence at:
1104 Austin Avenue, Pacific Grove, California 93950
Residence Owners: Frank and Debby Kenwood

Memo:

Attached find (4) 24" x 36" plan sheets dated 6-10-10 that include A3.1, A3.2, A8.1 and A8.2. These were prepared for Architectural Approval by the Architectural Review Committee (ARB) this June. The plans describe:

- Sheet A3.1: Revisions to exterior siding as discussed with the owners last week. Revising the window at the Upper Level Lounge Addition as shown on the East Elevation. It has been revised to a high window as discussed during Planning Commission reviews earlier this month. This will allow for more privacy toward the neighboring residence to the east. Detail references to details on sheets A3.2, A8.1 and A8.2 were added to the elevations.
- Sheet A3.2: Building Sections "C" and "D". These were previously shown on 8 1/2" x 11" sheets as submitted for Planning Commission reviews to obtain Variance approvals. References to details shown on sheets A3.2 and A8.1 are added to the Building Sections.
- Sheet A3.2, A8.1 and A8.2: Exterior details are provided as required to obtain "Final Approval" vs. "Concept Approval" from the ARB.


Also provided is a cut sheet for wood paneling to be mounted to new railings to occur at the new exterior deck and at the sides of the existing parking bridge as noted on detail 3/A3.2.

Please notify me of the date and time for the upcoming ARB meeting later this month. We will be submitting a materials board at the ARB meeting to show exterior siding, composition roofing, doors and windows as noted on the attached plans and as selected by the owners.

If you need any additional materials or have any questions, please contact me at (831) 601-7831.

Thank you,

Jeffrey W. Kilpatrick

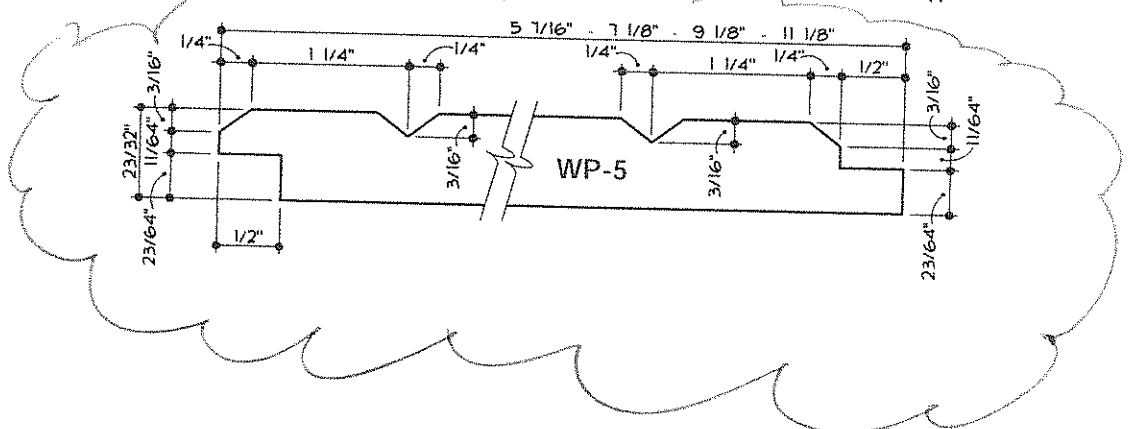
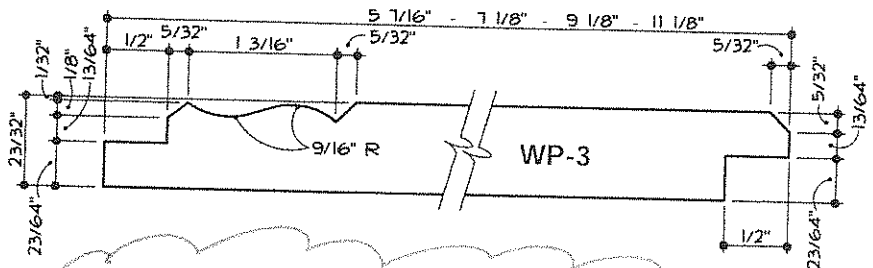
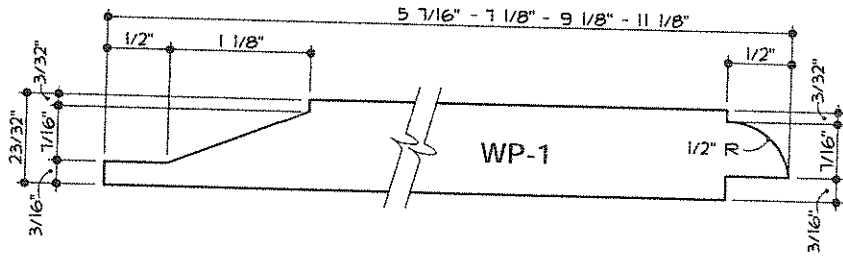
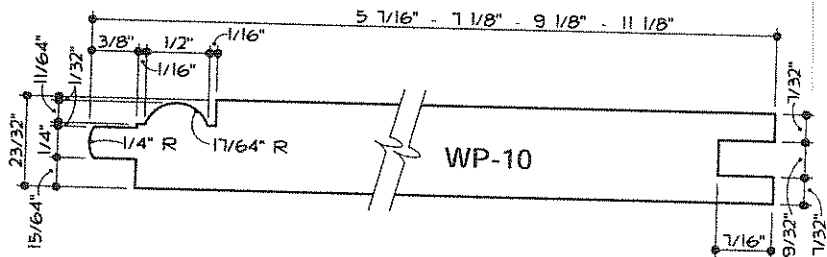
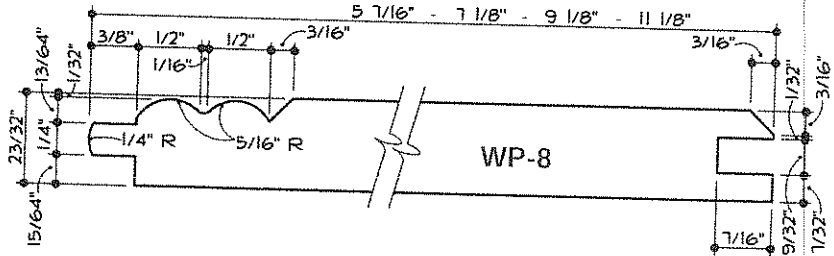
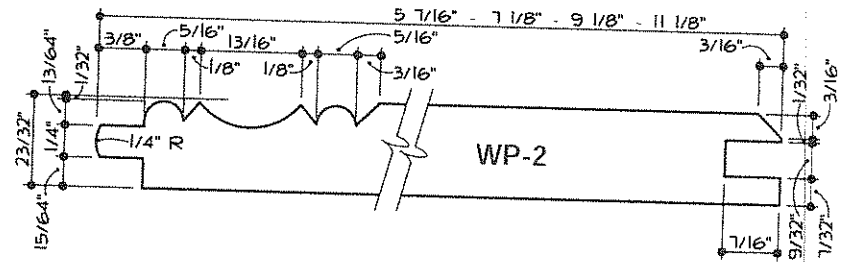


Paneling

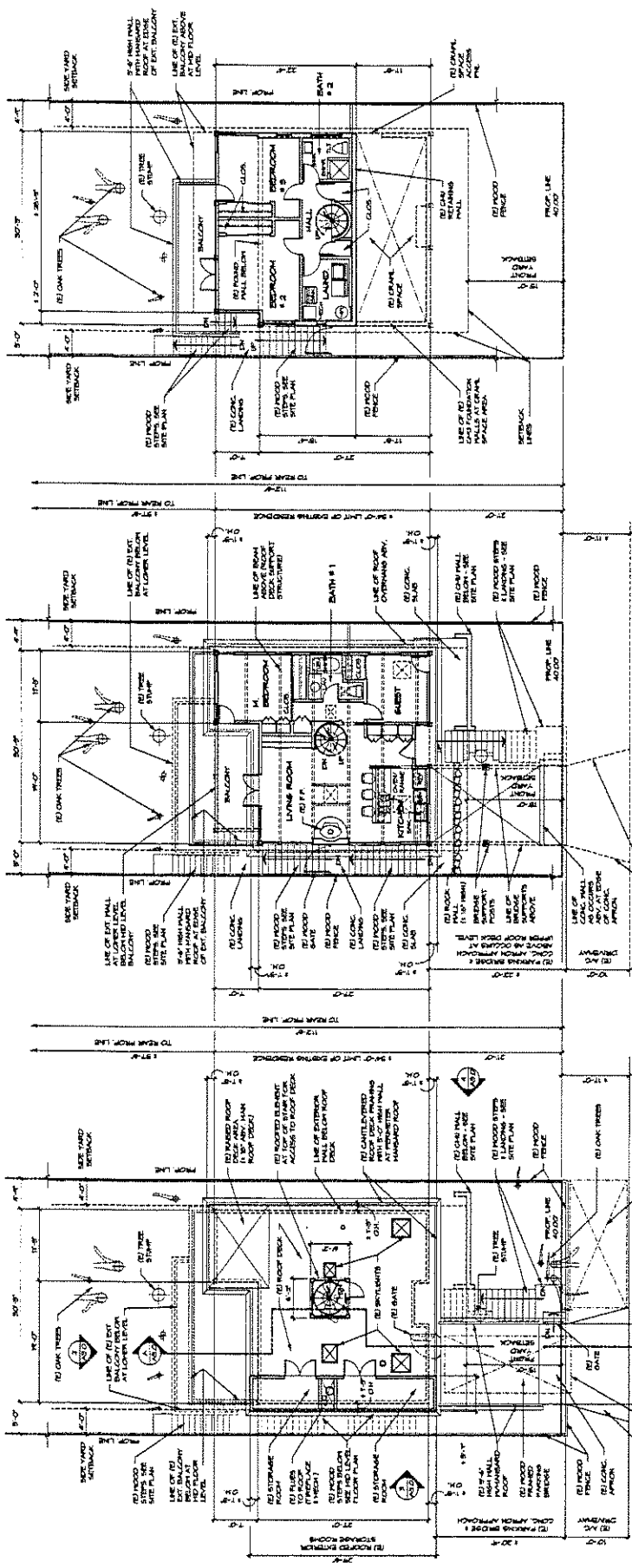
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WESTERN WOOD PRODUCTS ASSOCIATION
 PORTLAND, OREGON (503) 224-3930
 www.wupa.org.



EXISTING UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

30 SQUARE FEET FLOOR AREA
 PLAN AT STREET LEVEL ROOF DECK

EXISTING MID LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

60 SQUARE FEET FLOOR AREA

EXISTING LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

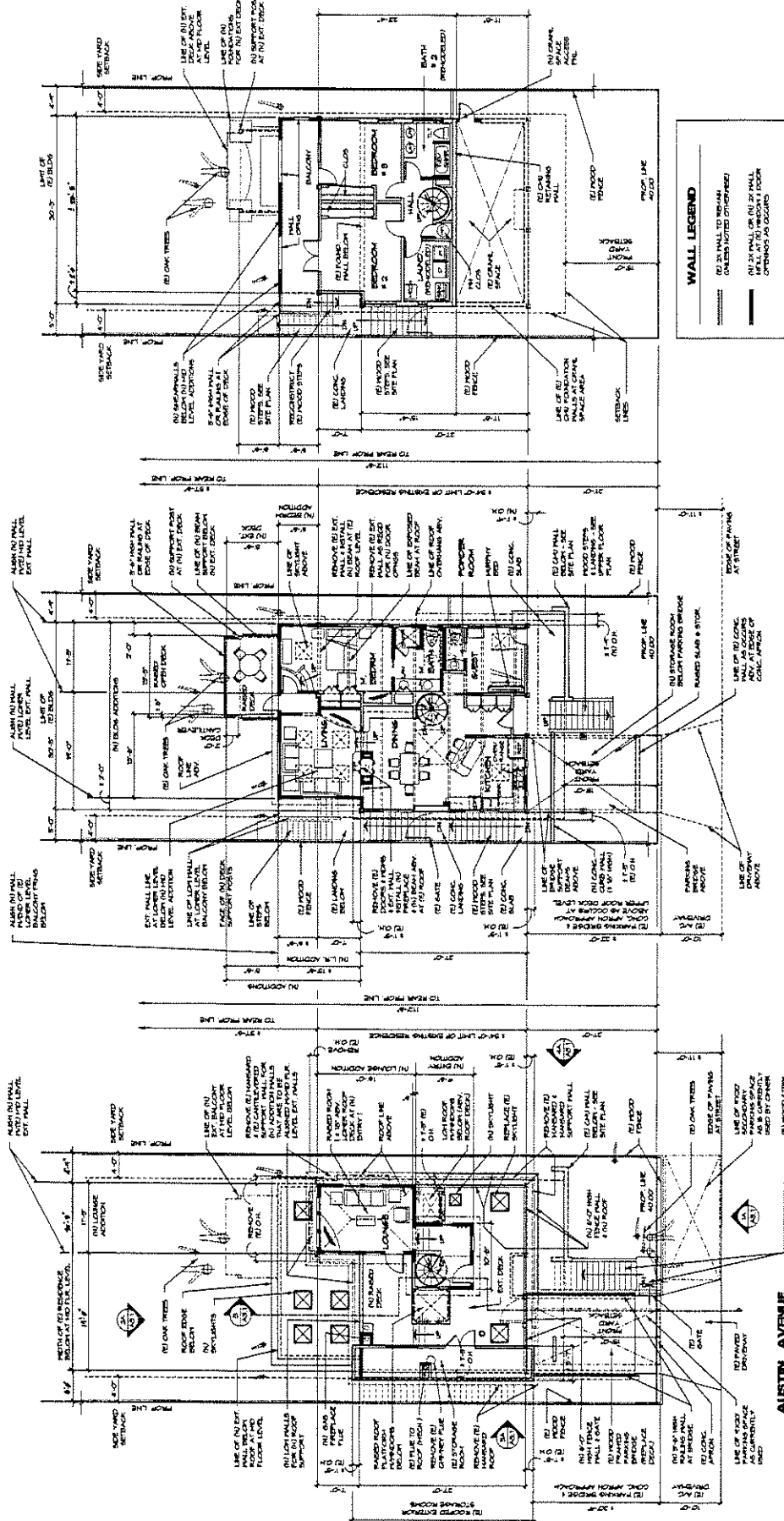
100 SQUARE FEET FLOOR AREA

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JEFFREY W. KILPATRICK - ARCHITECT
 1104 Austin Avenue
 Pacific Grove, California 93950
 Phone/Fax (408) 698-2255

Kenwood Residence
 Frank and Debby Kenwood
 1104 Austin Avenue
 Pacific Grove, California 93950

DATE: 04/21/10
 DRAWING NO.: 0300
 SHEET TITLE: Proposed Floor Plans
 SHEET NO.: A2.2



WALL LEGEND

- 1/2" THICK WALL WITH FINISH (DASHED LINED OUTLINE)
- 1/2" THICK WALL OR 1/4" THICK WALL WITH FINISH (SOLID LINED OUTLINE)
- 1/2" THICK WALL OR 1/4" THICK WALL WITH FINISH (DOTTED LINED OUTLINE)

PROPOSED LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED MID LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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1164 SQUARE FEET FLOOR AREA

200 SQUARE FEET FLOOR AREA (STREET LEVEL PLAN AT UPPER ROOF DECK)

PROPOSED FLOOR PLANS
 SCALE: 1/8" = 1'-0"

APR - 6 2010

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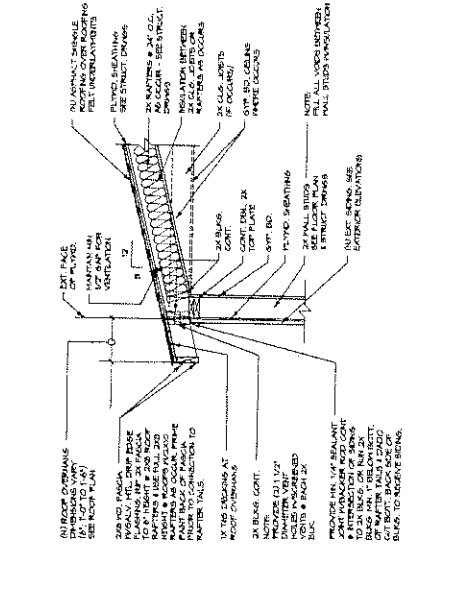
JEFFREY W. MILPATRICK - ARCHITECT
POST OFFICE BOX 5104
PACIFIC GROVE, CALIFORNIA 93950
PHONE FAX (701) 554-2535

Kenwood Residence
Frank and Debby Kenwood
1104 Aubrey Avenue
Pacific Grove, California 93950

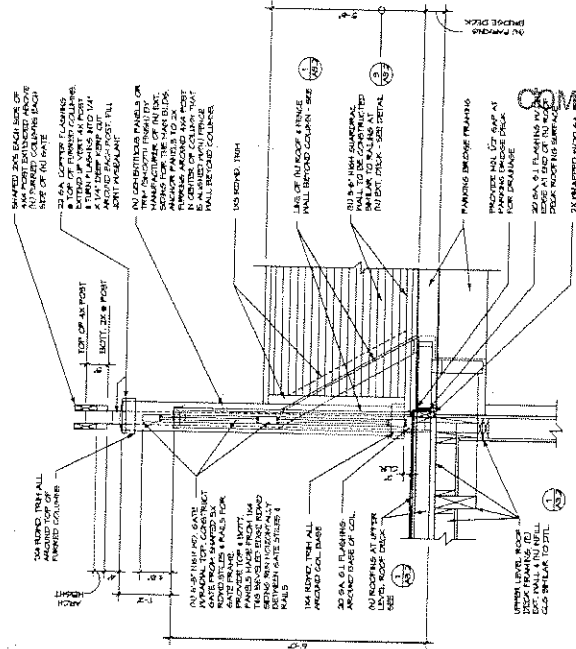
SHEET TITLE
Exterior
Details
A8.1

JUN 4 2010

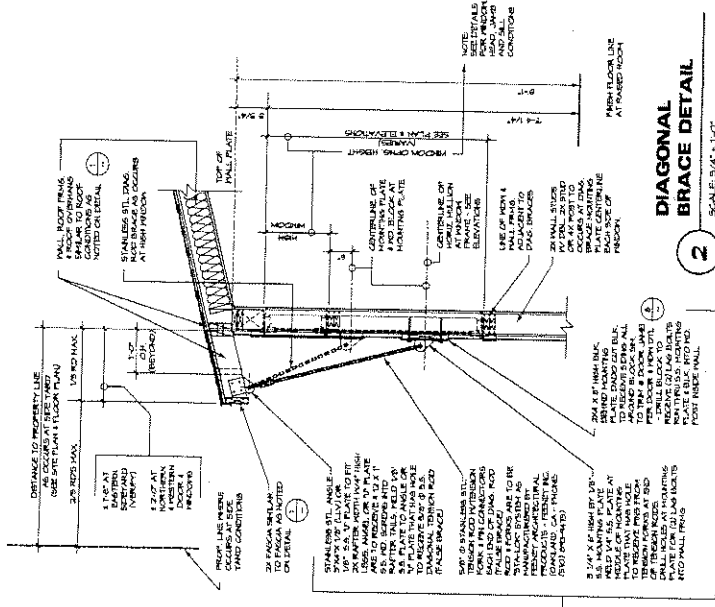
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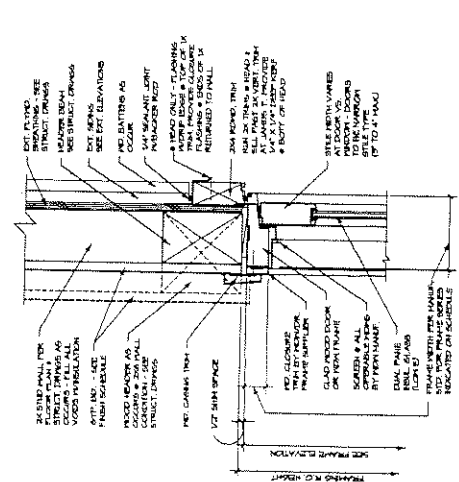
1 ROOF OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



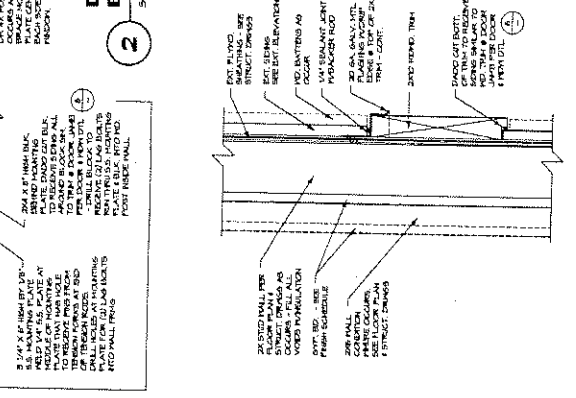
4 GATE AT ENTRY DETAIL
SCALE: 3/4" = 1'-0"



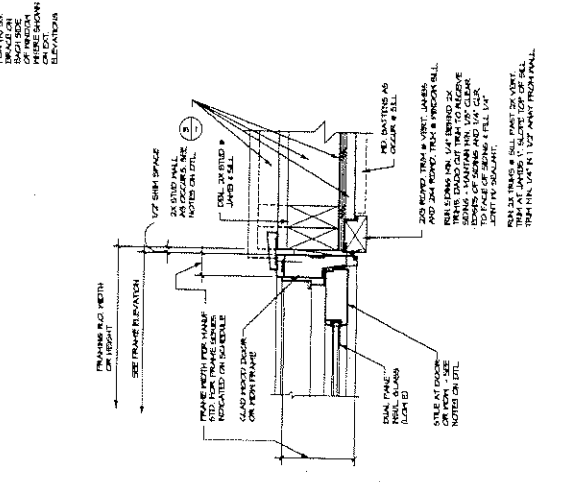
2 DIAGONAL BRACE DETAIL
SCALE: 3/4" = 1'-0"



5 DOOR OR WINDOW HEAD
SCALE: 3/4" = 1'-0"



5 HORIZ. BELLY BAND TRIM
SCALE: 3/4" = 1'-0"



6 DOOR OR WINDOW JAMB
SCALE: 3/4" = 1'-0"

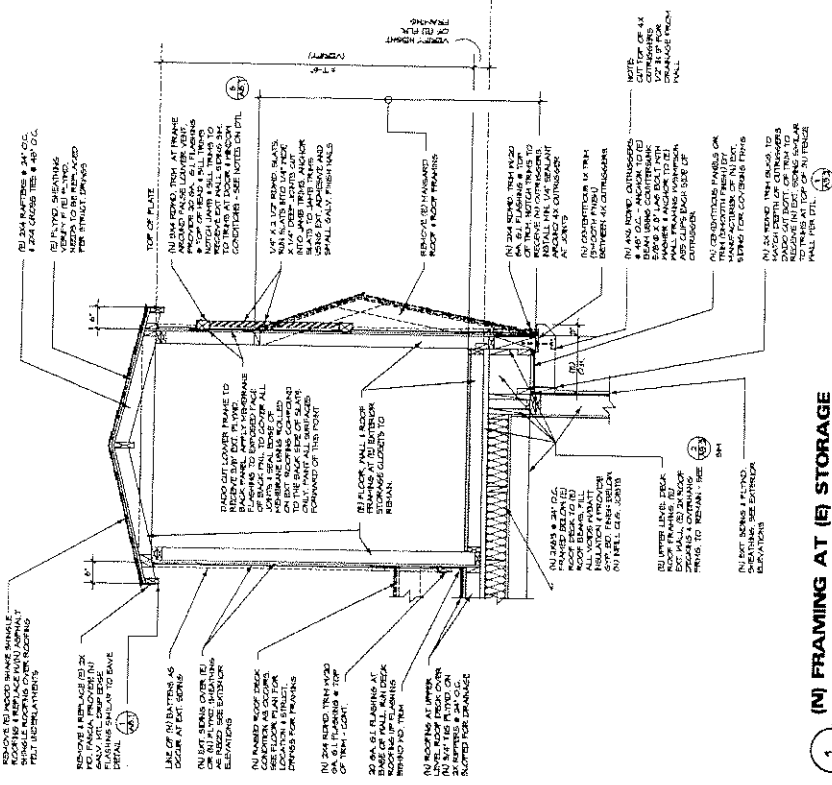
180201

JEFFREY W. KEPAPRICK - ARCHITECT POST OFFICE BOX 57044 PACIFIC GROVE, CALIFORNIA 93950 (PHONEXX) (415) 858-8330	Kenwood Residence Address & Parcel For 1104 Arroyo Avenue Pacific Grove, California 93950	DATE: 8/20/09 DRAWN BY: JWB SHEET TITLE: Exterior Details SHEET NO.: A8.2
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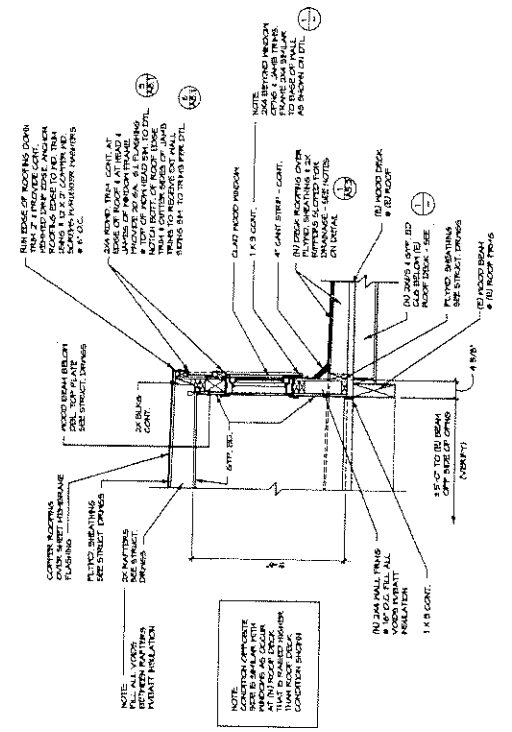
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(N) FRAMING AT (E) STORAGE
 SCALE: 3/4" = 1'-0"



2 RAISED ROOF DETAIL
 SCALE: 3/4" = 1'-0"

10/2010