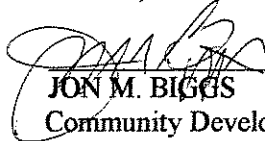


# CITY OF PACIFIC GROVE

## NOTICE OF PUBLIC HEARING

**PROJECT ADDRESS:** 714 Congress Avenue  
**APPLICANT:** Bob McIntyre  
**APPLICATION:** Use Permit Application No. 2876-05  
**PROJECT DESCRIPTION:** Establish a Second Unit within a portion of an existing accessory building. The project includes an uncovered parking pad that encroaches into required front and south side yard setbacks.  
**LEGAL DESCRIPTION:** Lot 11, Block 176, Fifth Addition to the Pacific Grove Retreat  
**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, September 22, 2005 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: August 11, 2005

**NOTE:** The Planning Commission will also meet in a plan and site review session on Tuesday, September 20, 2005 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: September 22, 2005



## CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

**TO:** PLANNING COMMISSION  
**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
**MEETING DATE:** SEPTEMBER 22, 2005  
**ADDRESS:** 714 CONGRESS AVENUE  
**APPLICANT:** BOB MC INTYRE

### I. RECOMMENDATION

Staff recommends approval of the use permit application.

### II. PROJECT DESCRIPTION

Establish a Second Unit within a portion of an existing accessory building. The project includes an uncovered parking pad that encroaches into required front and south side yard setbacks.

### III. BACKGROUND

<b>Zone District</b>	<b>R-1</b>
<b>General Plan Designation</b>	<b>Medium Density Residential</b>
<b>Lot Size</b>	<b>5,200 square feet</b>
<b>Historic Inventory</b>	<b>Yes</b>
<b>Coastal Zone</b>	<b>No</b>
<b>Archaeology Zone</b>	<b>No</b>
<b>Biological Zone</b>	<b>No</b>
<b>Nonconforming use</b>	<b>No</b>

### IV. APPLICATION REQUEST

Use Permit Application No. 2876-05 is a request to establish a Second Unit within a portion of an existing accessory building. The project includes an uncovered parking pad that encroaches into required front and south side yard setbacks. Use permit approval is required to allow exceptions from Second Unit development standards (Municipal Code Sections 23.16.060 and 23.80.040 (b)).

### V. DISCUSSION

The site is a street-to-street lot located between Congress and Cypress Avenues. Cypress Avenue is a 20' wide right-of-way. Although Cypress Avenue is a public street it functions as an alley in the subject block. The property is developed with a single-family

residence and a detached accessory building in the rear yard. The residence encroaches into the required 15' front yard setback and the accessory building encroaches into the 15' rear yard setback required for rear yards that front on public streets. The accessory building contains 2 garage spaces that are accessed from the rear of the property and a 400 square foot room attached to the garage that will be used as the Second Unit. Currently, the room is used as an illegal unit, the Second Unit and use permit applications have been filed to legalize the illegal unit. Second Units are permitted in legally constructed structures that are located within required setbacks (Municipal Code Section 23.80.040(d)). According to building permits on file the garage was constructed circa 1939 and the room was added to the garage in 1947. The bathroom in the room was constructed without required permits and approvals.

The minimum parking requirement for the property is one standard covered parking space and one standard uncovered parking space for the primary residence and one uncovered parking space (either standard or compact size) for the Second Unit (Municipal Code Sections .23.16.070 and 23.80.060 (g)). The garage provides two standard size garage spaces and there is an existing driveway approach on Congress Avenue that provides access to the proposed uncovered space. Currently, the location of the uncovered space is not improved with a permanent surface; pavers are proposed. On-street parking is permitted along both sides of Congress Avenue.

#### **VI. SUGGESTED FINDING**

Staff suggests the following finding in support of the application:

The establishment, maintenance or 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 to the general welfare of the city because: (1) the property has an existing driveway approach that provides access to an existing unimproved parking area, (2) the proposed parking pad will not alter existing parking patterns in the immediate neighborhood, (3) the site is 40' wide and the placement of existing buildings on the site limit opportunities to provide additional on-site parking spaces that do not encroach into required setbacks.

#### **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 uncovered parking space is to remain available for operable passenger vehicles. Recreational vehicles and/or equipment, and inoperable vehicles may not park on the uncovered parking space.
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 permit shall be revoked if not used within one year from date of approval. Application for extension of the 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 permits 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 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 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 owner and subsequent property owners shall comply with the requirements of Municipal Code Chapter 23.80, Second Units.

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)

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

CDD Use only  
USE PERMIT NO.  
2076-07-05

RECEIVED

JUN 24 2005

FEE 130.00  
01-4401

COMMUNITY DEV. DEPT.

Project Location 714 Congress APN 006-556-006

Lot(s) 11 Block 176 Tract 5TH ADD Lot Size 40' x 130'

Applicant Bob McIntyre

Applicant's Address PO Box 5145 - PG

Applicant's Daytime Phone No(s). 649-1333

Property Owner Shelly Flanigan

Property Owner's Address 714 Congress

Property Owner's Phone No. 649-4432

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

Legalize existing apartment &  
provide new driveway & parking space

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

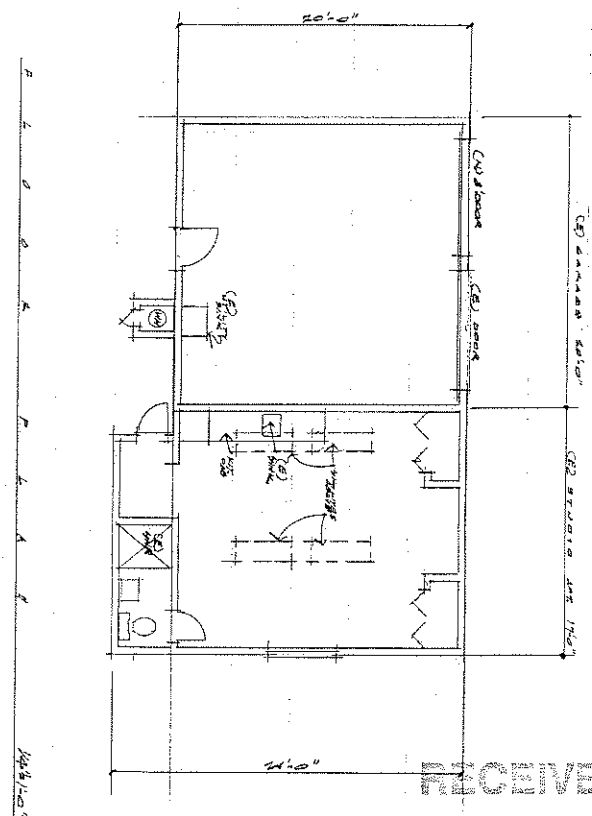
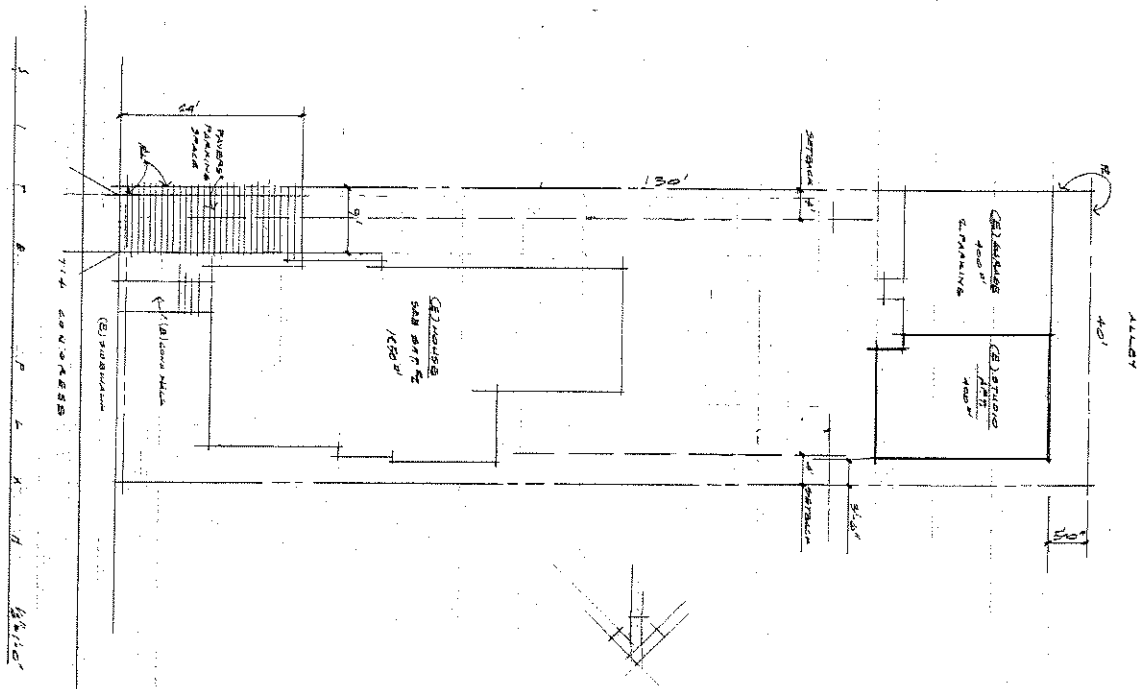
I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

JUN 14, 05  
Date

[Signature]  
Signature of Applicant  
06/27/2005 2:00 PM - USE  
RECEIPT NUMBER #02000023383

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.





AP 004-550-000  
 OWNER: SHELLY PLANIGAN  
 714 CONGRESS  
 NO. 649-1333  
 LOT AREA: 2500 SQ FT  
 TRACT: 171.15 ACRES  
 TRACT AREA: 5200 SQ FT  
 2ND FLOOR OVER 2100 SQ FT  
 1500 SQ FT 2014"  
 1500 SQ FT 1500"  
 PROJECT: LEGALIZE EXISTING APARTMENT

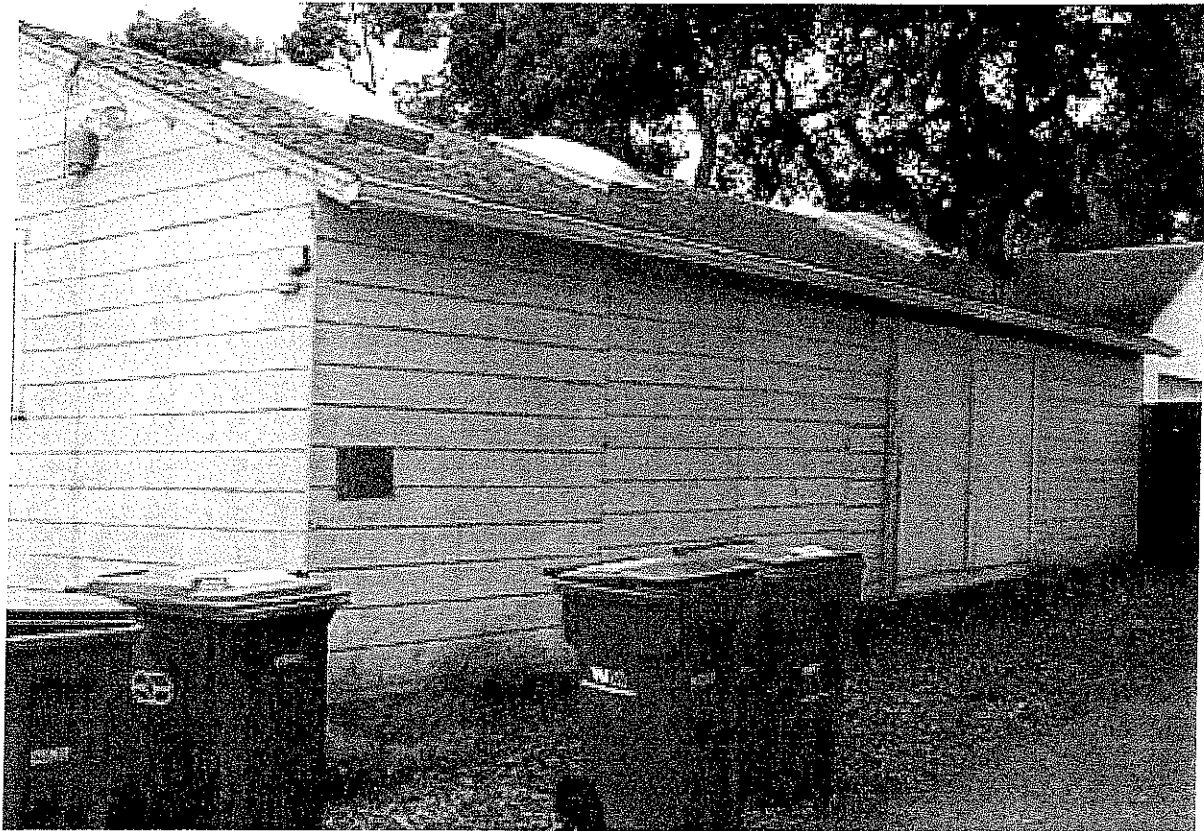
RECEIVED

JUL 22 2005

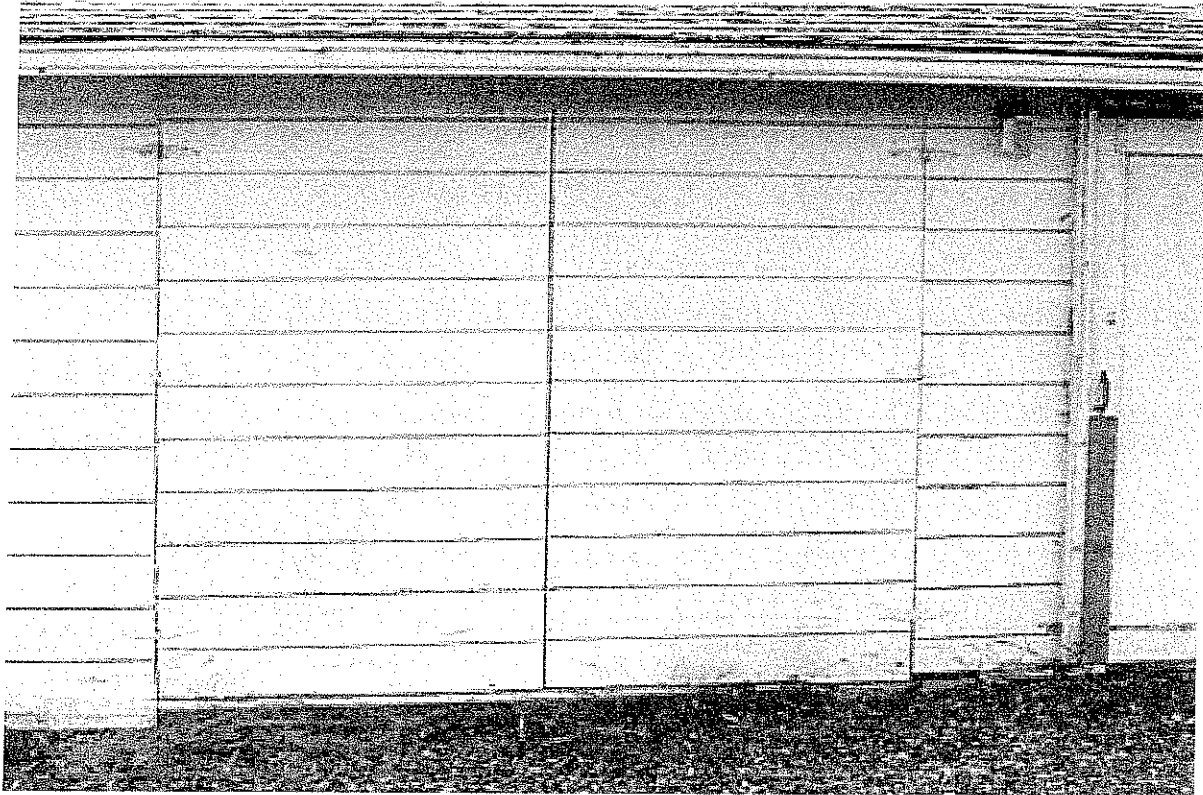
COMMUNITY DEV. DEPT.



714 CONGRESS AVENUE-FRONT



714 CONGRESS AVE.-ACCESSORY BUILDING



714 CONGRESS AVE.-GARAGE DOOR

# CITY OF PACIFIC GROVE

## NOTICE OF PUBLIC HEARING

**PROJECT ADDRESS:** 517 Monterey Avenue  
**APPLICANTS:** Jill Ingham and Mark Camacho  
**APPLICATION:** Variance Application No. 05-1687  
**PROJECT DESCRIPTION:** Convert a single-car attached garage to living space and add two bay windows to the front of a single-family residence. The residence encroaches into the required front yard setback and the proposed windows extend beyond the maximum permitted projection for architectural features into the required front yard setback.

**LEGAL DESCRIPTION:** Lot 17, Block 131, Third Addition to the Pacific Grove Retreat  
**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, September 22, 2005 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: September 6, 2005

**NOTE:** The Planning Commission will also meet in a plan and site review session on Tuesday, September 20, 2005, 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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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.

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This notice may be removed after: September 22, 2005



## CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

**TO:** PLANNING COMMISSION  
**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
**MEETING DATE:** SEPTEMBER 22, 2005  
**ADDRESS:** 517 MONTEREY AVENUE  
**APPLICANTS:** JILL INGHAM AND MARK CAMACHO

### I. RECOMMENDATION

Staff recommends approval of the variance application.

### II. PROJECT DESCRIPTION

Convert a single-car attached garage to living space and add two bay windows to the front of a single-family residence. The residence encroaches into the required front yard setback and the proposed windows extend beyond the maximum permitted projection for architectural features into the required front yard setback.

### III. BACKGROUND

<b>Zone District</b>	<b>R-1</b>
<b>General Plan Designation</b>	<b>Medium Density Residential</b>
<b>Lot Size</b>	<b>1,800 square feet</b>
<b>Historic Inventory</b>	<b>No</b>
<b>Coastal Zone</b>	<b>No</b>
<b>Archaeology Zone</b>	<b>No</b>
<b>Biological Zone</b>	<b>No</b>
<b>Nonconforming use</b>	<b>No</b>

### IV. APPLICATION REQUEST

Variance Application No. 05-1687 is a request to convert a single-car attached garage to living space and add two bay windows to the front of a single-family residence. The residence encroaches into the required front yard setback and the proposed windows extend beyond the maximum permitted 3' projection for architectural features into the required 15' front yard setback (Municipal Code Section 23.16.060(e)).

### V. DISCUSSION

The property is an 1,800 square foot (30' x 60') interior site that is substandard in building site area. The R-1 zone district requires a minimum building site area of 3,600

square feet for lots in additions to the Pacific Grove Retreat that were originally subdivided as 30' x 60'. On-site parking is not required for building sites that are less than 2,700 square feet in area in the R-1 zone district; therefore, no exception is required to convert the garage to living space. The driveway approach to the former garage is required to be removed and replaced with curb and gutter that complies with City standards.

The residence was constructed in 1931 according to the building permit on file. The residence was constructed before site development standards were required by the City. The minimum required front yard setback in the R-1 zone district is 15' from the front property line; the residence is 6'6" from the property line at the closest point. The proposed bay windows project 8" and 1'6" from the front building walls and are 3'8" and 5'2" in interior height respectively and therefore do not increase the floor area of the residence. The residence, including the proposed bay windows, does not exceed the maximum permitted floor area or lot coverage established for 1,800 square foot sites in the R-1 zone district.

By way of background, the property owners began installing the bay windows without obtaining required City permits and approvals. The City Building Inspector observed the installation and directed the property owners to cease work and obtain required permits and approvals. The owners have complied with the stop work order and filed applications for required variance, architectural, and building permit approvals.

The issue for the Planning Commission to determine is whether or not to allow the requested increase for architectural features (bay windows) to project into the minimum required front yard setback. Design elements will be considered by the Architectural Review Board at a scheduled public hearing.

## **VI. SUGGESTED FINDINGS**

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 R-1 zone district because: (1) the subject property is one of two substandard 1,800 square foot site in the block, the other properties in the block are 3,600 square foot sites and (2) the residence was legally constructed in 1931 and has a nonconforming front yard setback.

Granting the variance application is necessary for the preservation and enjoyment of substantial property rights of the petitioner because the adjacent properties on each side of the subject property and other residences in the neighborhood have bay windows. Approval of the variance application allows the subject property to install architectural features similar to those present on adjacent and neighboring residences.

Granting the variance application will not, under the circumstances of this 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 this particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood because the project involves installation of two bay windows on the front of the residence and will not change or intensify the approved use of the property.

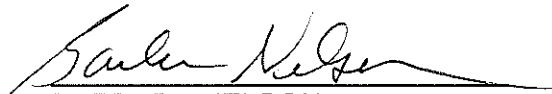
**VII. RECOMMENDED CONDITIONS**

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 driveway approach is required to be removed and replaced with concrete curb and gutter to City standards prior to final approval of the building permit.
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 permit 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 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 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 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

CITY OF PACIFIC GROVE  
APPLICATION FOR VARIANCE  
(Municipal Code Chapter 23.72.090)

Accepted for submittal by: Bridget Luce  
(CDD Staff person)

CDD Use only  
VARIANCE APPLICATION NO.  
05-1087

FEE ~~\$1,000.00~~ \$1,050  
ACCOUNT NO. 01-413-00

Project Location 517 MONTEREY AVE, PG APN 006-465-009

Lot(s) #17 Block #131 Tract THIRD ADDITION Lot Size 60' x 30'

Applicant JILL INGHAM AND MARK CAMACHO 1800

Applicant's Address 517 MONTEREY AVE PACIFIC GROVE, CA. 93950

Applicant's Daytime Phone No(s). (805) 766-1716

Property Owner JILL INGHAM AND MARK CAMACHO

Property Owner's Address 517 MONTEREY AVE, PACIFIC GROVE, CA. 93950

Property Owner's Phone No. (805) 766-1716

Proposed Variance Request and Reasons for Request: (See reverse side) →→→→→

This section to be completed by Planning Staff:  
Variance Section(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATION: 02

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.

8/24/2005  
Date

Jill Ingham  
Signature of Applicant

1,050.00  
08/24/2005 2 CDD-RES  
CHECK NUMBER #148  
RECEIPT NUMBER #02000025104

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.

RECEIVED

AUG 24 2005

I. PROPOSED VARIANCE REQUEST (state in detail):

ADDITION OF A BAY WINDOW THAT  
WILL EXTEND INTO THE FRONT YARD  
20".

II. REASONS FOR REQUEST (pursuant to Section 23.72.090 of the Municipal Code, a statement showing the following is required:

- 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; (explain)

SEE ATTACHED NOTE.

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

- 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 said neighborhood; (explain)

NOTE: Use Additional sheets if necessary.

VARIANCE APPLICATION NO:

APPLICANT: \_\_\_\_\_

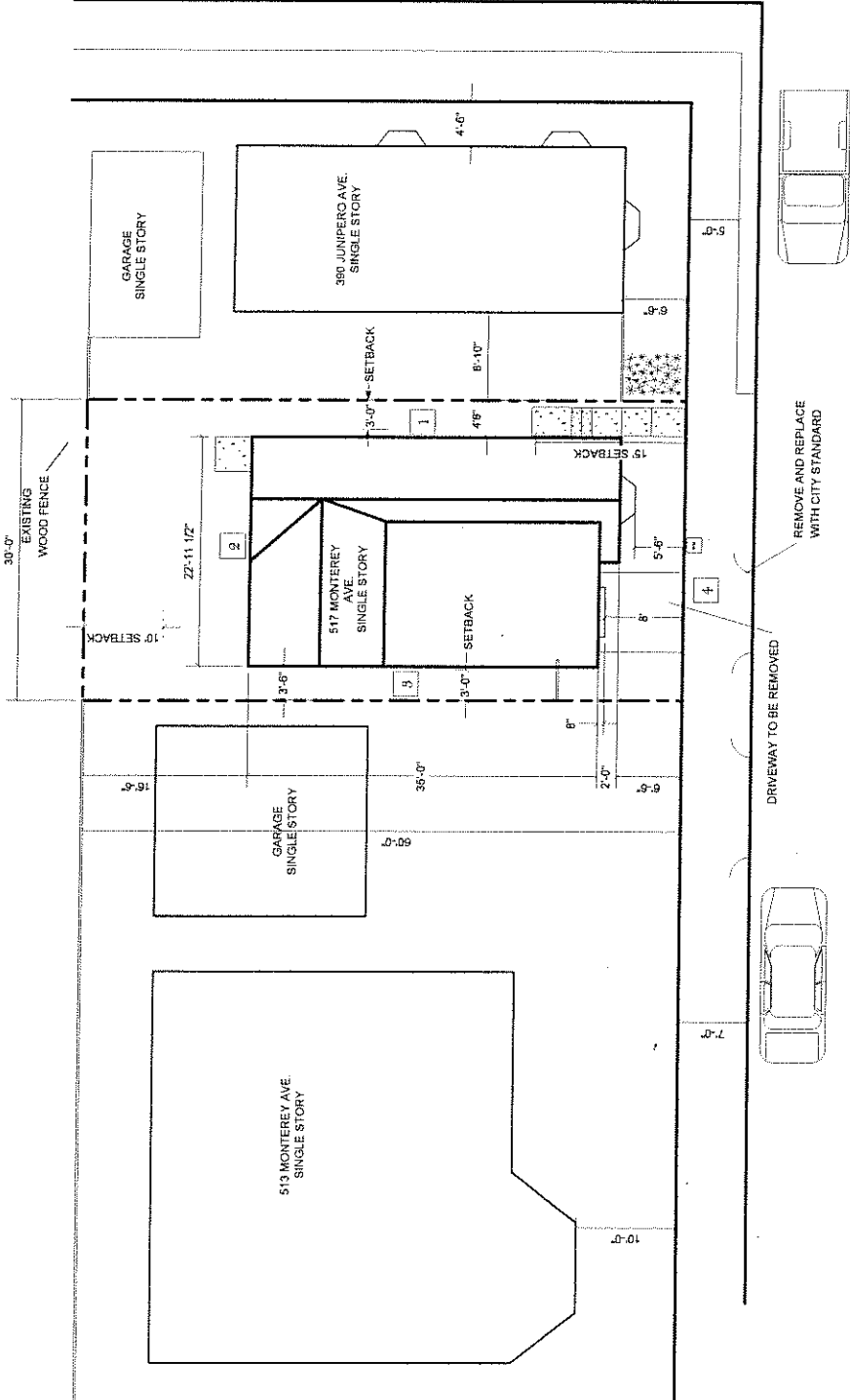
**NOTES:**

FLOOR AREA: 794 sq ft  
 TOTAL SQUARE FOOT OF PROPERTY:  
 1800 sq ft  
 TOTAL COVERAGE OF BUILDING:  
 44%  
 PAVING COVERAGE: 352 sq ft  
 THE PROPERTY LINES ARE DEFINED  
 BY THE WOOD FENCE.  
 THERE ARE NO EAVE PROJECTIONS.

**PROJECT DESCRIPTION**

1. CHANGE GARAGE INTO BEDROOM: ADD FOOTING IN FRONT, FRAMING, NEW FLOOR, WINDOWS, ELECTRICAL, HEATING AND FIRE ALARMS.
2. REMOVE FRONT WINDOW AND REPLACE WITH NEW BAY WINDOW.
3. MOVE WALL IN BATHROOM, TOILET, AND REPLACE OLD TUB AND SINK.
4. MOVE GAS METER TO SIDE OF HOUSE OR ELSEWHERE.

SEE NUMBERED PHOTOS FOR ELEVATIONS



**SITE PLAN** Scale: 1"=32'  
 • LOT # 17 IN BLOCK # 131, THIRD ADDITION  
 • REGISTERED PLAN NO.  
 • TOWN OF PACIFIC GROVE  
 • ASSESSOR'S PARCEL# 000-465-009

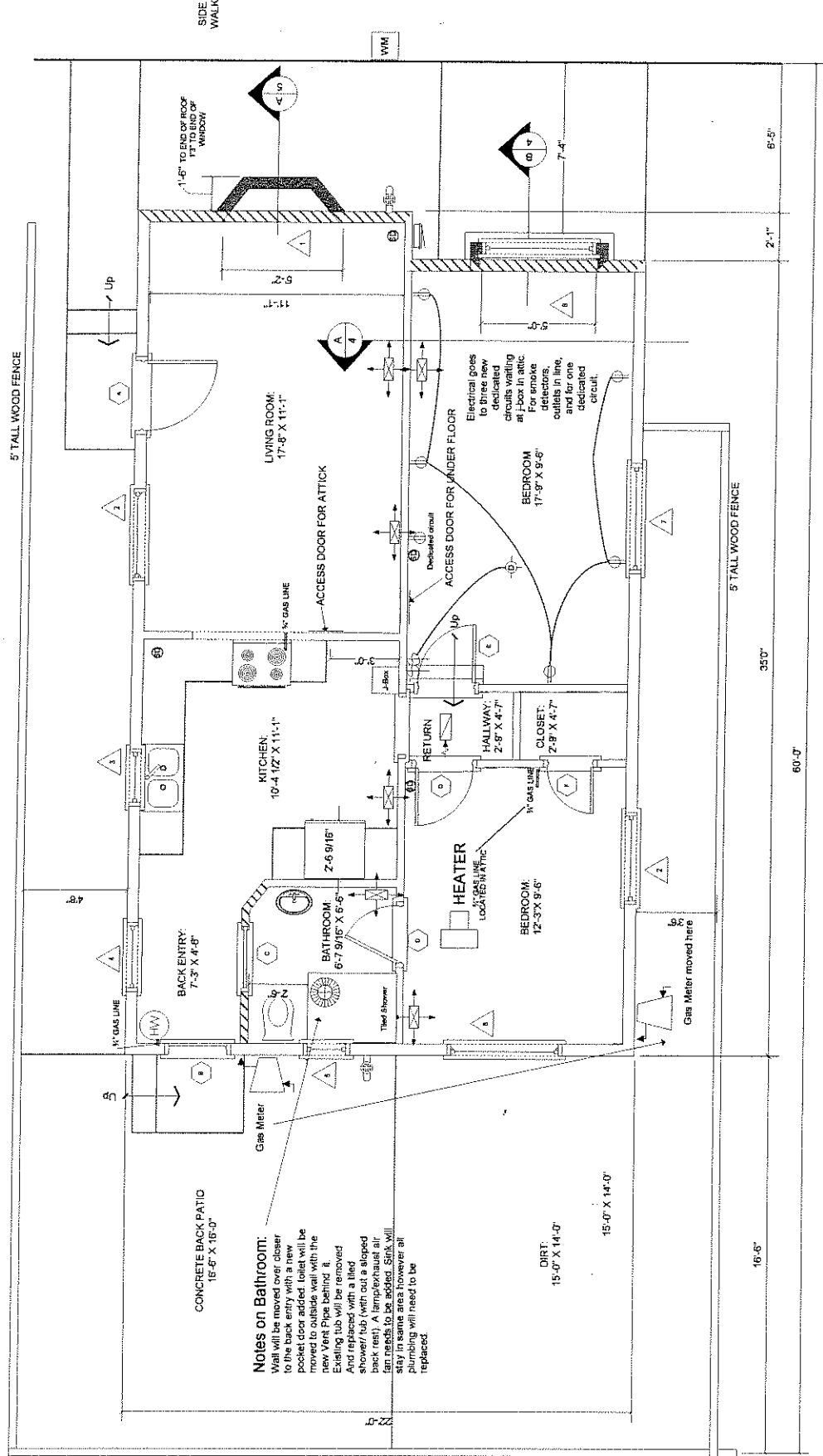
<b>CAMACHO RESIDENTS</b> 517 MONTEREY AVE. FOR MARK CAMACHO AND JILL INGHAM CAMACHO PHONE#: (805)766-1716		DRAWN: JILL INGHAM CAMACHO
		DATE: AUGUST 22 <sup>ND</sup> , 2005
		SCALE: 1"=81/32"
		DRAWING NO. <b>1 of 5</b>

**RECEIVED**  
 AUG 24 2005  
 COMMUNITY DEV. DEPT.

**RECEIVED**

AUG 24 2005

COMMUNITY DEV. DEPT.



**Notes on Bathroom:**  
Wall will be moved over closer to the back entry with a new pocket door added. Toilet will be moved to outside wall with the existing tub. Existing tub will be replaced with a black shower/tub (with out a sloped back rest). A lamp/exhaust air fan needs to be added. Sink will stay in same area however all plumbing will need to be replaced.

**FLOOR PLAN**

Scale: 1"=4'

**CAMACHO RESIDENCE**  
517 MONTEREY AVE.  
FOR MARK CAMACHO AND JILL INGHAM  
PHONE# (805)766-1716

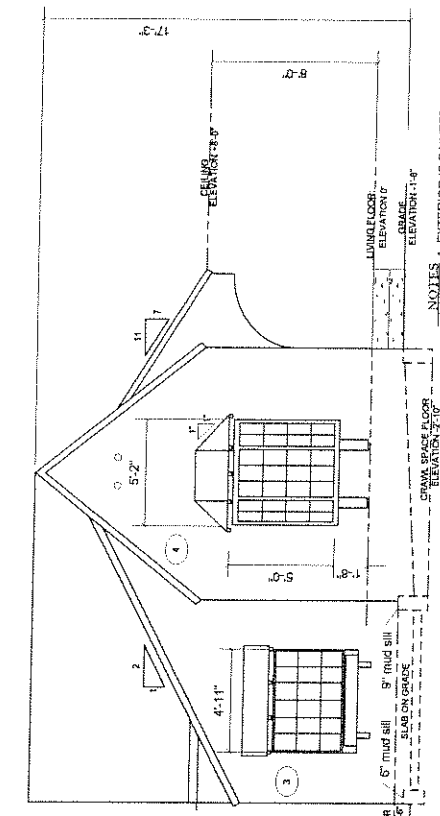
DRAWN: JILL INGHAM CAMACHO  
DATE: AUGUST 22nd, 2005  
SCALE: 1"=4'

3 of 3

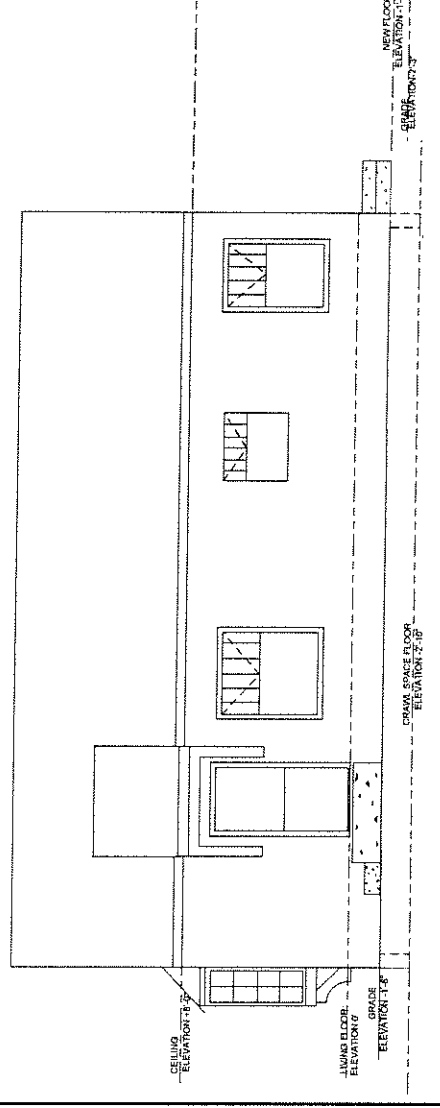
**RECEIVED**

AUG 24 2005

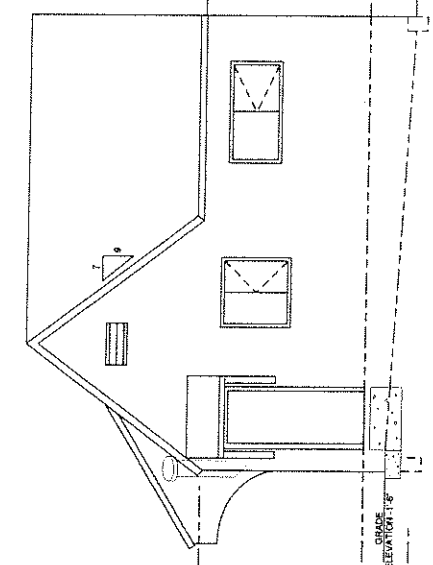
COMMUNITY DEV. DEPT.



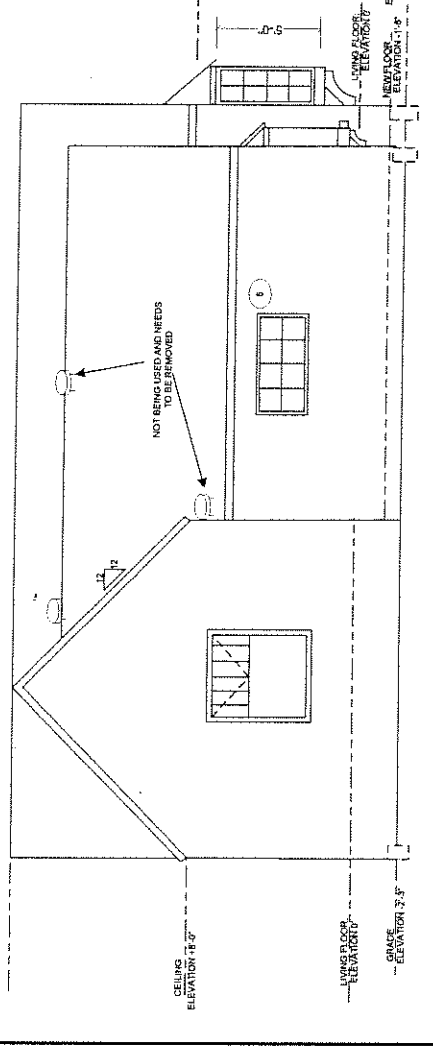
West Elevation 2



North Elevation 1



East Elevation 4



South Elevation 3

- NOTES
1. EXTERIOR IS PAINTED STUCCO
  2. ROOFING IS ASPHALT SHINGLES. WILL USE SAME FOR NEW FRONT WINDOWS
  3. NO CHANGES WITH THE DOORS
  4. DOORS ON GARAGE WILL BE REMOVED AND REPLACED WITH A OPENABLE CASEMENT WINDOW
  5. WINDOW IN LIVING ROOM WILL BE REMOVED AND REPLACED WITH A NEW BAY STYLE WINDOW
  6. GARAGE WINDOW AT SOUTH WALL WILL BE REPLACED WITH NEW WINDOW

SEE NUMBERED PHOTOS FOR CURRENT PHOTOS AND ELEVATIONS

DRAWN: JILL INGHAM CAMACHO  
 DATE: AUGUST 22<sup>ND</sup>, 2005  
 SCALE: 1"=8'/16"

**CAMACHO RESIDENTS**  
 517 MONTEREY AVE.  
 FOR MARK CAMACHO AND JILL INGHAM CAMACHO  
 PHONE# (805)766-1716



517 MONTEREY AVENUE

## ADJACENT RESIDENCES



330 JUNIPERO AVENUE



513 MONTEREY AVENUE

PROJECT DATA SHEET

PROJECT ADDRESS: 517 MONTEREY AVE

APPLICANT(S): MARK CAMACHO AND JILL INGHAM

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

PROJECT DESCRIPTION: BAY WINDOW FOR FRONT OF HOUSE, GARAGE CHANGED TO BEDROOM

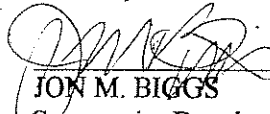
	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Site Area	3,600 <del>sq ft</del>	<del>1800</del> <u>1800</u> <del>sq ft</del>	1800 <del>sq ft</del>	
Density (multi-family projects only)	0	0	0	
Building Coverage	<del>45%</del> <u>44%</u>	44%	44%	
Paving Coverage	?	352 <del>sq ft</del>	287 <del>sq ft</del>	- NO DRIVEWAY
Total Site Coverage	794 <del>sq ft</del>	794 <del>sq ft</del>	794 <del>sq ft</del>	
Floor Area	990 <del>sq ft</del>	<del>689</del> <u>689</u> <del>sq ft</del>	689 <del>sq ft</del>	
Total Exterior Lateral Wall Length to be demolished.	—		10'	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	—		10'	
Building Height	25' <del>17'3"</del>	17'3"	17'3"	
Number of stories	1	1	1	
Front Setback	15' <del>6'6"</del>	6'6"	4'6"	BAY WINDOW
<u>NORTH</u> Side Setback (specify side)	3' <del>4'6"</del>	4'6"	4'6"	
<u>SOUTH</u> Side Setback (specify side)	3' <del>3'6"</del>	3'6"	3'6"	
Rear Setback	10' <del>16'6"</del>	16'6"	16'6"	
Garage Door Setback	20' <del>8'6"</del>	8'6"	7'6"	- NEW WINDOW
Covered Parking Spaces	NONE	NONE	NONE	CAR WILL NOT FIT
Uncovered Parking Spaces		STREET PARKING ONLY		
Parking Space Size (Interior measurement)	9' x 20' 9'6" x 17'9"	9'6" x 17'9"	ON STREET	
Number of Driveways	1	1	0 NONE	CAR WILL COVER SIDE WALK
Driveway Width(s)	8'6" x 10'	8'6" x 10'	NONE	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves And Property Lines	3' minimum	3'6" / 4'6"	3'6" / 4'6"	- SIDES OF HOUSE NORTH & SOUTH
Open Porch/Deck Projections	?	16'6"	16'6"	
Architectural Feature Projections	NONE	NONE	20" / 12"	WINDOWS ADDED AT FRONT
Number of Accessory Buildings	NONE	NONE	NONE	
Accessory Building Setbacks	—	—	—	
Accessory Building Height	—	—	—	
Fence Heights	5'	5'	5'	

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AUG 24 2005

# CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

**PROJECT ADDRESS:** 407 10<sup>th</sup> Street  
**APPLICANT:** David Prew  
**APPLICATION:** Use Permit Application No. 2885-05  
**PROJECT DESCRIPTION:** Construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.  
**LEGAL DESCRIPTION:** Lots 5 and 7, Block 132 Third Addition to the Pacific Grove Retreat  
**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, September 8, 2005 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: August 12, 2005

**NOTE:** The Planning Commission will also meet in a plan and site review session on Tuesday, September 6, 2005 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: September 8, 2005

**Distribution-Planning Commission Packet/Agenda:**

- CDD Director re PC meeting of \_\_\_/\_\_\_/\_\_\_  
 PC Members  Planners  
 Library  CDD Public Info Binder  
 Owner  Applicant  Appellant

Name: \_\_\_\_\_



## CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION  
FROM: COMMUNITY DEVELOPMENT DEPARTMENT  
MEETING DATE: SEPTEMBER 8, 2005  
ADDRESS: 407 10<sup>TH</sup> STREET  
APPLICANT: DAVID PREW

### I. RECOMMENDATION

Staff recommends approval of the use permit application.

### II. PROJECT DESCRIPTION

Construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.

### III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium 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. 2885-05 is a request to construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.

### V. DISCUSSION

The subject property is a 3,600 square foot (60' x 60') interior building site that is developed with a single-family residence and an attached two-car carport. The existing carport encroaches 3' into the required 6' north side yard setback. Encroachment into the required north side yard setback for the existing carport was approved as part of Variance No. 83-813 at a public hearing held by the Planning Commission on June 23, 1983.

The property owners have filed a use permit application to enclose the carport to create a garage. Use permit approval is required to allow first floor additions to single-family residences that follow existing nonconforming building lines (Municipal Code Section 23.68.050 (d)(2)). The proposed garage does not encroach farther into the north side yard setback than the existing carport, does not reduce the existing parking area, and does not result in an increase in floor area or lot coverage. The distance from the front property line to the proposed garage opening remains 22'3".

The project includes a new deck above the proposed garage. In the R-1 zone district decks, balconies, and open porches may project 3' into required front or side yards but may not be located closer than 3' to a property line (Municipal Code Section 23.64.160). The proposed deck follows the building line of the proposed garage and projects 3' into the required 6' minimum north side yard setback; therefore, the proposed deck is an allowed projection.

## **VI. SUGGESTED FINDINGS**

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 the proposed garage follows the building line of an existing carport and does not encroach farther into the north side yard setback, does not reduce the existing covered parking area, and does not result in an increase in floor area or lot coverage.

## **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 applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.
2. 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.
3. The permit 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.
4. 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 the terms and conditions, is returned to the Community Development Department.
5. 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 Planning Commission approval.

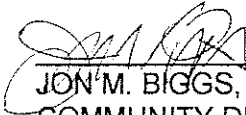
6. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON  
SENIOR PLANNER



JON M. BIGGS,  
COMMUNITY DEVELOPMENT DIRECTOR

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

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

Accepted for submittal by: [Signature]  
[CDD Staff person]

CDD Use only  
USE PERMIT NO.  
2885-05

FEE ~~\$630.00~~ 315  
01-4401

Project Location 407 10th ST P.G. APN 006-501-10  
Lot(s) 5+7 Block 132 Tract 3RD ADD Lot Size 3600 SF  
Applicant DAVID PREW  
Applicant's Address 542 LIBERTY HOUSE  
Applicant's Daytime Phone No(s). 373-1874  
Property Owner ROBERT SANCHEZ  
Property Owner's Address 407 10th ST. P.G.  
Property Owner's Phone No. 375-8217

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:  
ENCLOSE EXISTING CHAIPORT, AND GARAGE DOOR  
& REBUILD EXISTING ROOF DECK & GUARDRAILS  
  
Indicate, if applicable: Days/hours of operation, number of employees:

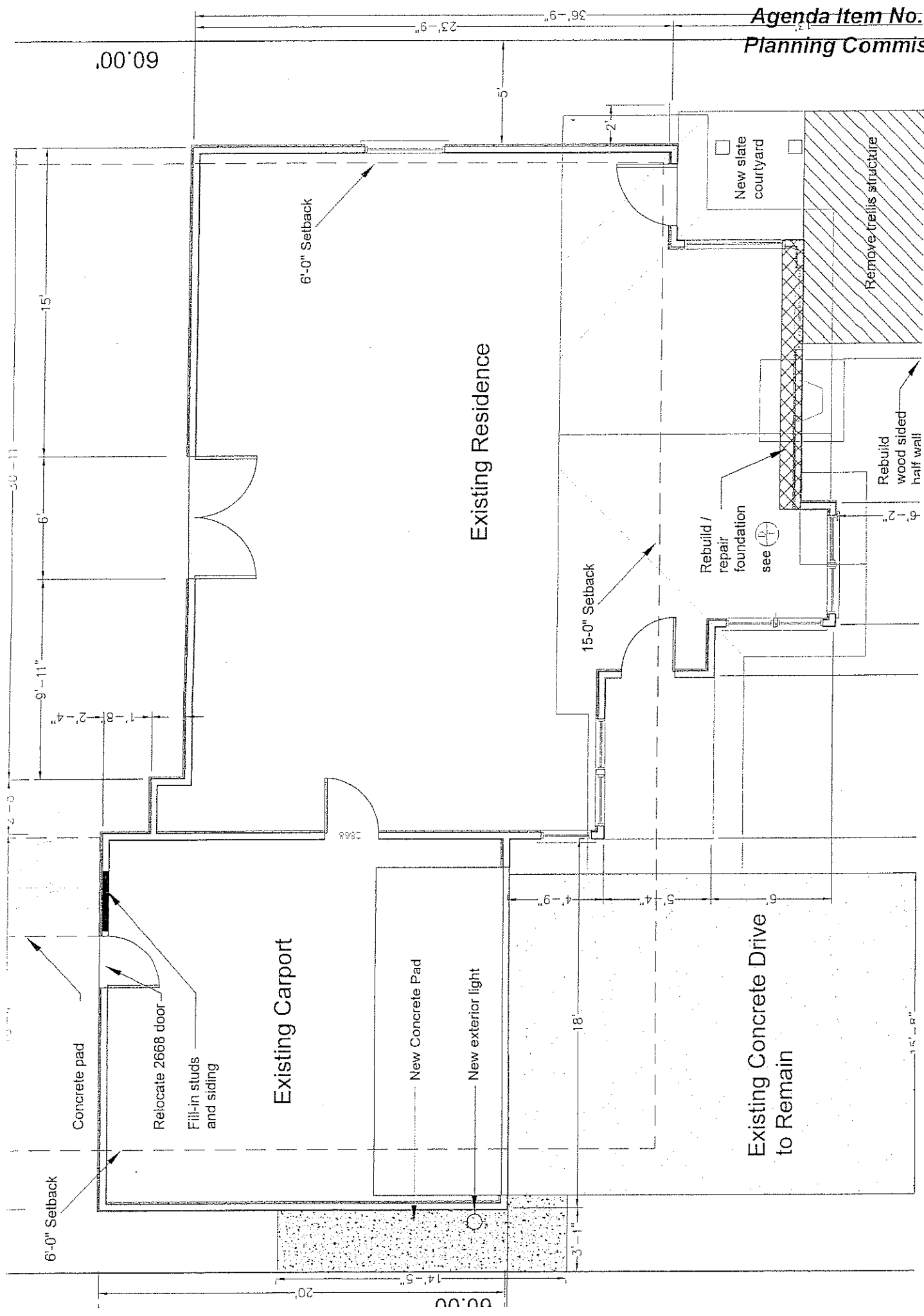
I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

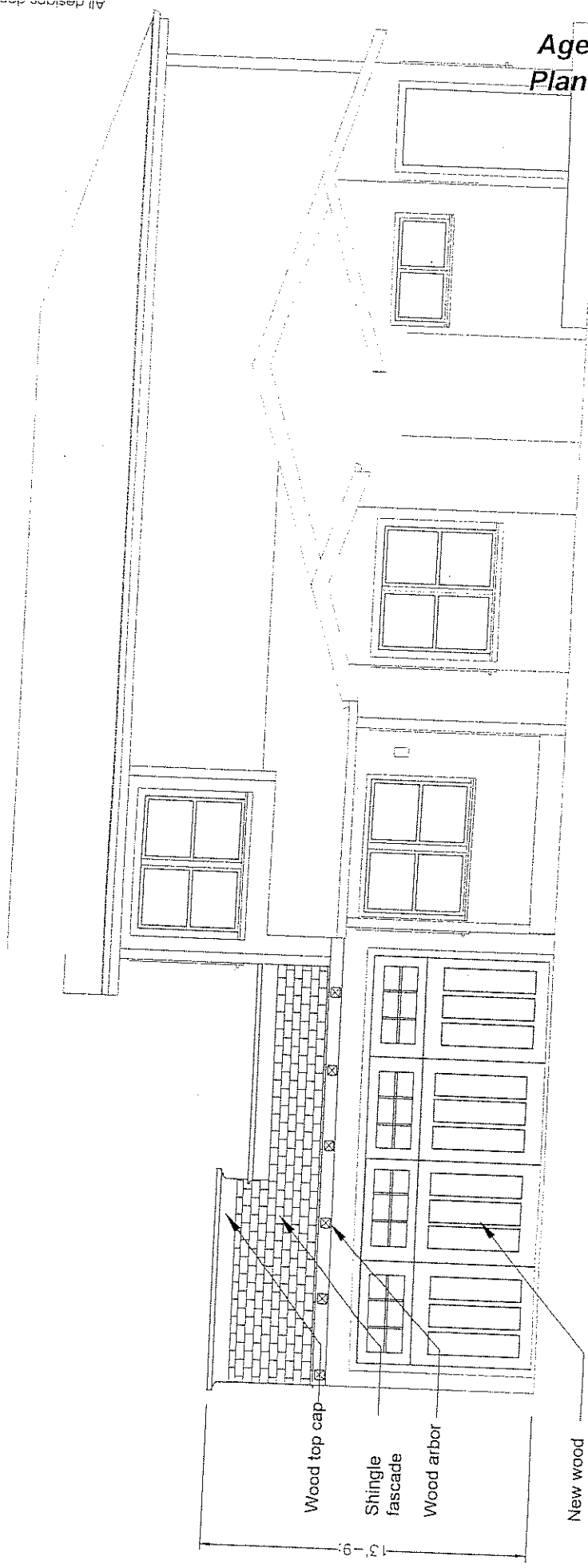
7/2/05  
Date

[Signature]  
Signature of Applicant  
02 08/12/2005 5 CDD-USE  
7315.00  
CHECK NUMBER #  
RECEIPT NUMBER #02000024829

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.

**RECEIVED**  
AUG 12 2005 5/12/04 [SS-Blue]  
COMMUNITY DEV. DEPT.





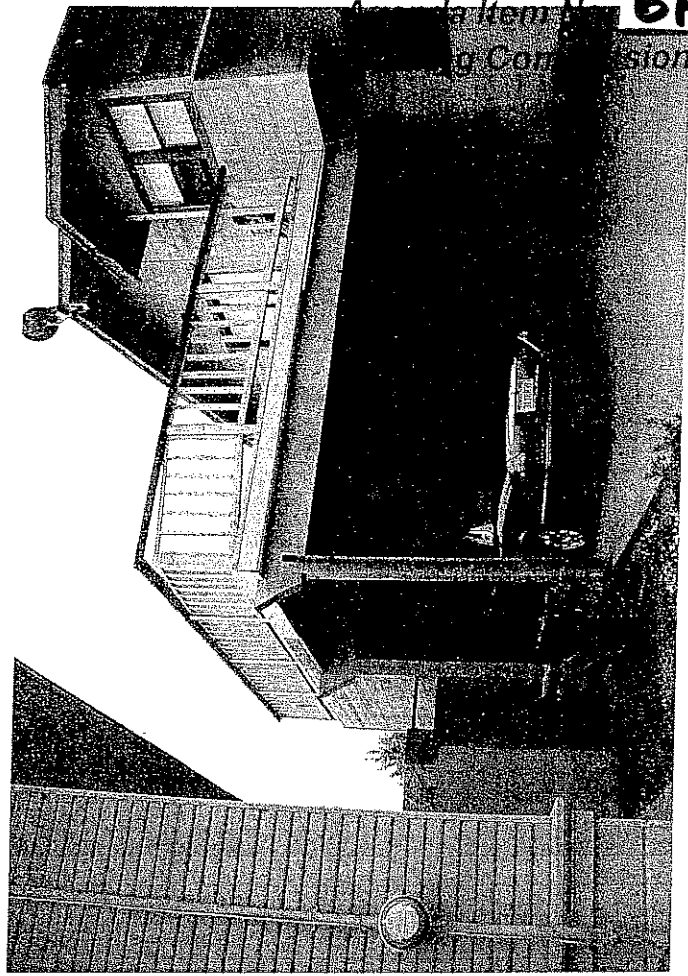
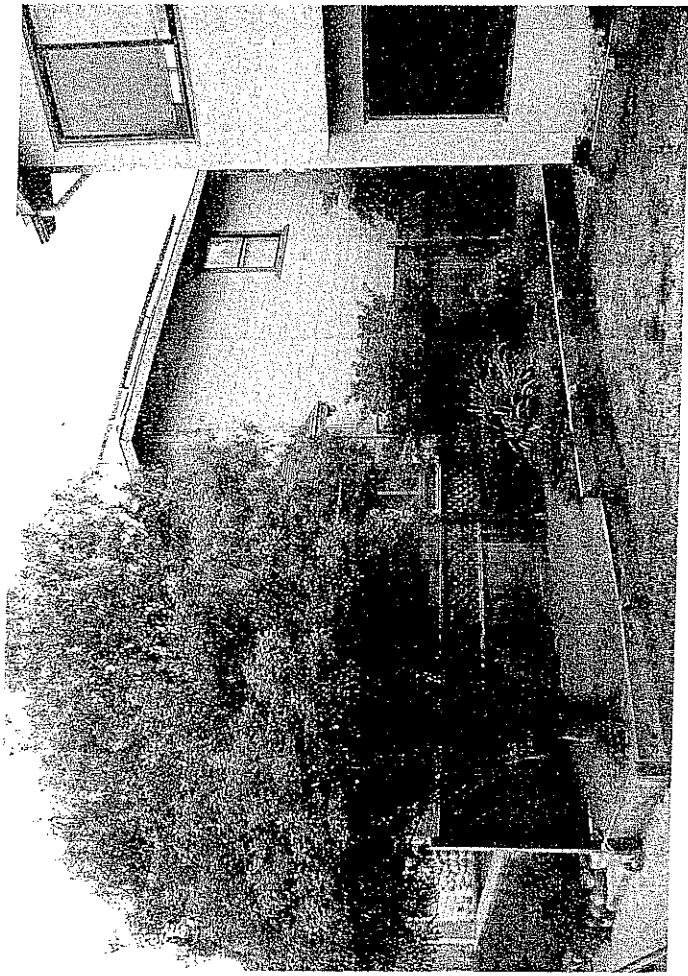
Wood top cap

Shingle fascade

Wood arbor

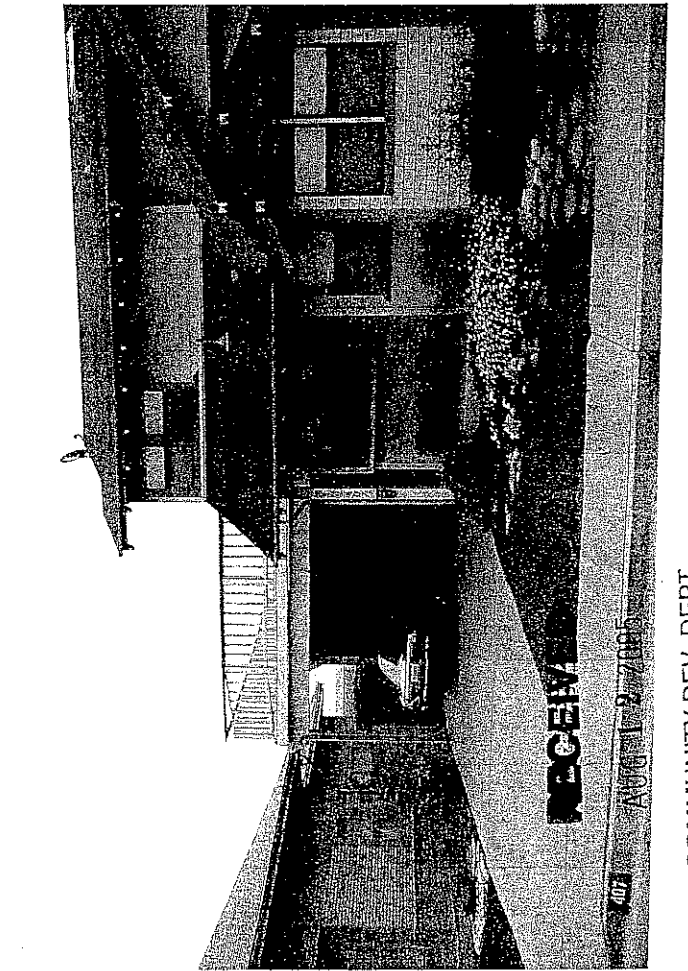
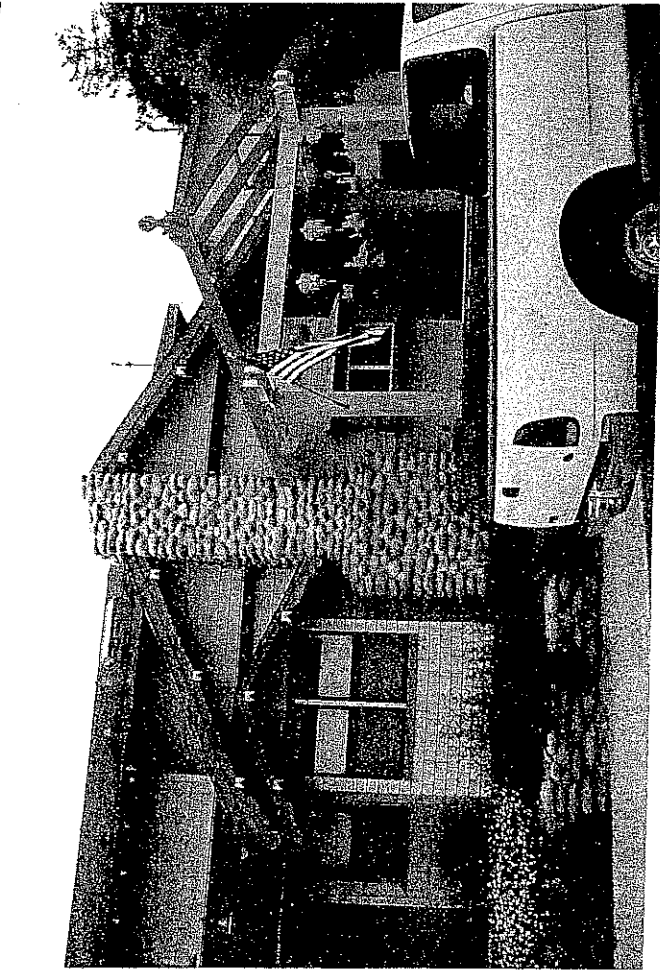
New wood sectional door

1  
2



6F

107 TERRY



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PROJECT DATA SHEET

PROJECT ADDRESS: 407 10th St

APPLICANT(S): DAVIS PREW

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

PROJECT DESCRIPTION: ADD. TO ENCLOSE (E) CARPORT TO CREATE A(N) GARAGE

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Site Area	3400 sq ft			
Density (multi-family projects only)				
Building Coverage		1332 sq ft	1332 sq ft	
Paving Coverage		400 sq ft	450 sq ft	
Total Site Coverage		1732 sq ft	1782 sq ft	
Floor Area		2000 sq ft	2000 sq ft	
Total Exterior Lateral Wall Length to be demolished.	/			
Total Exterior Lateral Wall Length to be demolished and rebuilt.	/			
Building Height <u>Garage</u>		13'-0"	13'-9"	
Number of stories	2			
Front Setback	15'	6'-2"	6'-2"	
<u>L</u> Side Setback (specify side)	6'-0"	3'-1"	3'-1"	
<u>R</u> Side Setback (specify side)	6'-0"	5'-0"	5'-0"	
Rear Setback	18'-0"	17'-9"	17'-9"	
Garage Door Setback	20'	22'-3"	22'-3"	
Covered Parking Spaces		2	2	
Uncovered Parking Spaces		2	2	
Parking Space Size (Interior measurement)	9' x 20'	18' x 20'	18' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		15'-8"	15'-8"	
Back-up Distance	<u>GARAGE</u>			
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves And Property Lines	3' minimum	VARIABLES		
Open Porch/Deck Projections				
Architectural Feature Projections				
Number of Accessory Buildings				
Accessory Building Setbacks				
Accessory Building Height				
Fence Heights				

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AUG 12 2005

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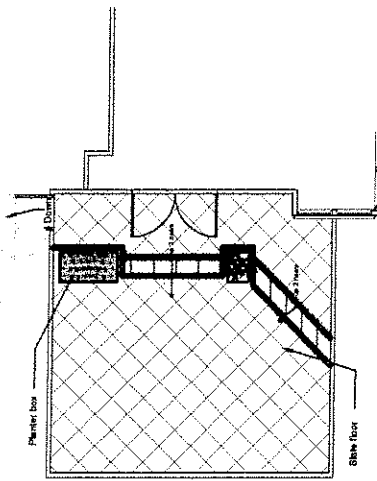
Sanchez Garage Renovation

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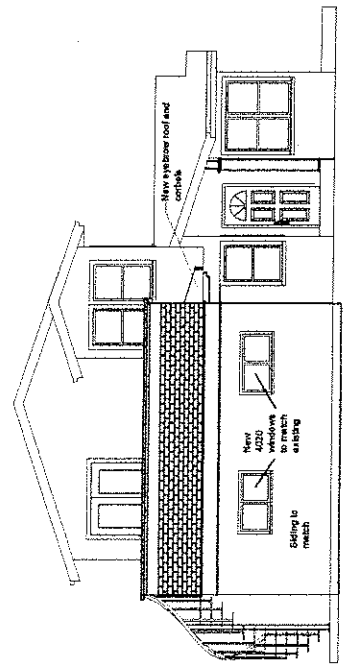
SEP 16 2005

COMMUNITY DEV. DEPT.

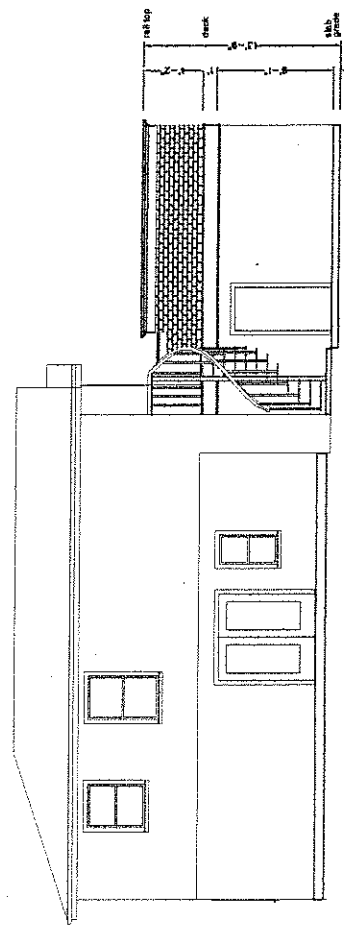
All designs depicted in these drawings are owned by and the property of the designer and shall remain the property of the designer. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the designer. The designer shall not be responsible for any errors or omissions in these drawings and shall not be liable for any consequences arising from the use of these drawings.



**Deck Plan**  
 10/4/05



**Left Elevation**  
 10/4/05



**Back Elevation**  
 10/4/05



*Arleen Hardenstein*  
Property Management

Bratty and Bluhm Real Estate  
574 Lighthouse Ave.  
Pacific Grove, CA 93950  
(831) 372-6400  
FAX: (831) 375-7790

*Specializing in Monterey Peninsula Real Estate*

September 15, 2005

To Whom It May Concern:

My family lives at 369 Pine Ave, which is on the corner of Pine and 10<sup>th</sup>, in Pacific Grove. Our immediate neighbors at the back of our house, are Robert and Connie Sanchez. Their address is 407-10<sup>th</sup> Street.

We are aware of the small remodeling project that they are seeking approval on from the City of Pacific Grove. We fully understand that the railing on their upstairs deck would be replaced with a solid rail, and I believe, be slightly higher than what's existing. My family and I do not have any problem with the Sanchez's proposal. We are the neighbors that would be impacted the most by the architectural change, and once again we are not concerned with their proposal. In fact we are very happy for the Sanchez's and look forward to the completion of the project.

Please feel free to contact me with any further questions or concerns that you may have.

Sincerely,

*Arleen A Hardenstein*

Arleen Hardenstein  
369 Pine Avenue  
Pacific Grove, CA 93950  
831 372-5694  
831 915-8989

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 9/22/05
- PC Members     Planners
- Library     CDD Public Info Binder
- Owner     Applicant     Appellant

Name: \_\_\_\_\_

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SEP 21 2005

COMMUNITY DEV. DEPT.

*E-mail- Arleen@BrattyandBluhm.com*

406 10th Street  
Pacific Grove, CA 93950  
September 21, 2005

Subject: Home alteration at 407 10th Street, Pacific Grove, CA 93950

To whom it may concern,

My wife and I reside at 406 10<sup>th</sup> Street. Our immediate neighbors across the street at 407 10<sup>th</sup> Street, Robert and Connie Sanchez are planning a remodeling project. We fully understand that the railing on their upstairs deck would be replaced with a solid rail. We do not have a problem with the Sanchez's proposal. We will have no impact to their architectural modifications. The view will not be obstructed in any way. In fact, it will provide more privacy for all residents in the area. We have been aware of this project for some time. All notices have been properly placed. The addition will add a tremendous amount of value to the neighborhood. The Sanchez's are wonderful neighbors. Their home is very beautiful and contributes to the charm and allure of Pacific Grove in many ways. Please feel free to contact myself or my wife, Angela Duff in regards to this matter.

Sincerely,

Willard E. Duff, III

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 9/22/05  
 PC Members     Planners  
 Library     CDD Public Info Binder  
 Owner     Applicant     Appellant

Name: \_\_\_\_\_

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SEP 21 2005

COMMUNITY DEV. DEPT.

**MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD**

**SITE REVIEW**

**September 13, 2005**  
**City Manager Conference Room**  
**Pacific Grove City Hall**  
**300 Forest Avenue, Pacific Grove**  
**12:00 PM**

**Boardmembers Present:** Darlene Billstrom  
Ken Hinshaw  
Doug Howe, Chair  
David Prew  
Maryanne L. Spradling  
Dennis Tarmina, Vice Chairman

**Vacancies:** 1

**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**

All of the Boardmembers present visited 511 Monterey Avenue.  
Boardmembers Billstrom, Hinshaw, Howe, Spradling and Tarmina visited 708 Forest Avenue and 622 Congress Avenue.

**4. Adjournment**

**There being no further business, the meeting was adjourned at 1:10 p.m.**

**ARCHITECTURAL REVIEW BOARD MEETING**

**September 13, 2005**  
**City Council Chambers**  
**300 Forest Avenue, Pacific Grove**  
**4:00 p.m.**

Tape: 05-16

**Boardmembers Present:** Darlene Billstrom  
Ken Hinshaw  
Doug Howe, Chair  
David Prew  
Maryanne L. Spradling  
Dennis Tarmina, Vice Chair

**Vacancies:** 1

**Staff:** Garcia and Rideout

**1. APPROVAL OF MINUTES**

**On a motion by, the Board voted 5-0-1, with Billstrom abstained from voting, to approve the minutes of the August 23, 2005 Architectural Review Board meeting.**

**2. COMMENTS FROM THE PUBLIC**

None.

**3. COMMUNICATIONS**

Staff reported that the Building Division issued a record 112 building permits for the month of August and congratulated Mr. Ben Mosely for being the recipient of the 100<sup>th</sup> building permit issued in August.

**4. WRITTEN CORRESPONDENCE**

None.

**5. CITY COUNCIL ACTIONS**

Staff reported.

**6. PLANNING COMMISSION ACTIONS**

Staff reported

**7. SUBCOMMITTEE REPORTS**

None.

**8. ITEMS WITHDRAWN**

None.

**9. REQUESTS FOR CONTINUANCE**

**BOARDMEMBER PREW STEPPED DOWN BEFORE A VOTE WAS TAKEN DUE TO A FINANCIAL CONFLICT.**

**a. Project Address: 407 10<sup>th</sup> Street**

Architectural Approval Application No. 3488-05 for proposed exterior alterations to a two-story single-family dwelling, including enclosing an existing carport to create a garage and reconstructing a roof top deck over the proposed garage. (Applicant: David Prew)

**On a motion by Billstrom-Hinshaw, the Board voted 5-0 to continue the item to the September 27, 2005 Architectural Review Meeting.**

**BOARDMEMBER PREW RETURNED TO HIS SEAT.**

**10. CONSENT AGENDA**

**Boardmember Hinshaw requested that 708 Forest Avenue be moved to the regular agenda.**

**Project Address: 708 Forest Avenue**

Architectural Approval Application No. 3505-05 (Final) for a proposed one-story addition to a single-family dwelling. (Applicant: F. Terry Wilson, Architect)

**On a motion by Tarmina-Billstrom, the Board voted 6-0 to grant final approval of the remaining items on the consent agenda. Approval is based on the standard finding for approval of an architectural approval application.**

**a. Project Address: \*622 Congress Avenue**

Architectural Approval Application No. 3506-05 (Final) to increase the pitch of a portion of the roof on a single-family residence that is listed on the City's Historic Resources Inventory. (Applicant: Bart Meza)

**b. Project Address: 1250 Sinex Avenue**

Architectural Approval Application No. 3433-05 (Final) for proposed first and second story additions to a one-story single-family residence (previously used as a meeting facility for an existing hotel). (Applicant: G. D. Case)

**11. REGULAR AGENDA**

**a. Project Address: 708 Forest Avenue**

Architectural Approval Application No. 3505-05 (Final) for a proposed one-story addition to a single-family dwelling. (Applicant: F. Terry Wilson, Architect)

Terry Wilson, architect, answered questions from the Board.

Hinshaw and Billstrom were concerned with the differing window materials on the north elevation.

**On a motion by Prew-Tarmina, the Board voted 5-1, with Hinshaw voting no, to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.**

**BOARDMEMBER HOWE STEPPED DOWN BEFORE DISCUSSION OF THE NEXT ITEM DUE TO OWNING PROPERTY WITHIN 500 FEET.**

**b. Project Address: \*511 Monterey Avenue**

Architectural Approval Application No. 3497-05 (Final) for proposed construction of a sun room addition at the rear of a single-family residence that is listed on the City's Historic Resources inventory. (Applicant: John Larson of Day Construction)

David Yatsko, representing the applicants, presented materials.

Spradling stated that the sun room materials are not in keeping with the historic home.

Hinshaw and Prew were concerned with the rooflines.

Billstrom state that the sunroom is located at the rear and is a reversible alteration to the historic residence.

**On a motion by Hinshaw-Billstrom, the Board voted 5-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.**

**BOARMEMEBER HOWE RETURNED TO HIS SEAT.**

**c. Project Address: 130 19<sup>th</sup> Street**

Architectural Approval Application No. 3503-05 for proposed exterior alterations to a two-story single-family dwelling. (Applicant: Rick Steres)

Rick Steres, architect, presented the project.

Several Boardmembers suggested eliminating the arched windows and shutters, simplifying the details and using different garage doors.

Spradling was concerned that the alterations are not compatible with the older homes in the neighborhood.

**On a motion by Prew-Billstrom, the Board voted 6-0 to grant concept approval subject to elimination of the shutters, using different garage doors and taking into consideration, the recommendations of the Board.**

**d. STAFF PRESENTATION: APPLICATION REVIEW PROCESS FOR PROJECTS IN THE COASTAL ZONE. (Rideout)**

Rideout presented an overview of the process and answered questions from the Board.

**12. REPORTS OF BOARDMEMBERS**

None.

**13. ADJOURNMENT**

There being no further business the meeting was adjourned at 5:35 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.