



City of Pacific Grove
Architectural Review Board Report

March 8, 2016

To: Chair Steres and Members of the Architectural Review Board

Submitted By: Wendy Lao, Assistant Planner

Subject: Consideration of Architectural Permit (AP) #16-013 for a vacant site to construct a two-story, single-family residence of 1,980 gross square feet, including an underground water cistern of 1,700 gallons to encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback, and apply to be on the water waitlist.

Recommendation:

Final Approval subject to the attached conditions

Background and Project Description:

Application: Architectural Permit #16-013

Location: 506 Walnut Street. (Vacant lot adjacent to 516 Walnut Street)

APN: 006-446-014

Applicant: Hannah Miller & Kirstie Wilde

The project consists of the construction of a two-story residence, an underground water cistern, and an application to be on the water waitlist. The project proposes a 800 square foot first floor with a 286 square foot garage, and a 894 square foot second floor, creating a 1,980 gross square foot residence on a 3,600 square foot lot. The new structure will have horizontal lap, board and batten, and brick veneer siding. The roof material will be composition shingle. The project also consists of an underground water cistern of 1,700 gallons to encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback.

Staff Analysis:

R-1 Zoning Regulations: The proposed project is in conformance with all requirements of the R-1 zone including, but not limited to, setbacks, height limits, and site coverage.

Architectural Review Guidelines: In staff's findings, the project proposal adheres to the following Architectural Design Guidelines:

Guideline #25: If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.

Guideline #36: Design a façade to provide visual interest to the street.

Staff commends the design of the architecture in a neighborhood which consists of both one-story and two-story residences. Specifically, the proposed project will match board and batten siding materials similar to adjacent neighbors in order to create a harmonious design.

Water Cistern: The project proposes an underground water cistern of 1,700 gallons to encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback. P.G.M.C. 23.70.020(b)(6)(B) allows water cisterns of 1,500 gallons or less and if placed outside of the building setback areas. P.G.M.C. 23.70.030 (b)(2)(F) allows water cisterns to be larger and/or placed in the setback area with staff approval and public noticing, which is included in this permit. The City's Environmental Programs Manager and Building Department have reviewed the water cistern, and are satisfied with the proposed location and specification details.

Water Credits: The subject site currently has no water credits. The applicant will apply for water credits by being placed into the City of Pacific Grove's Water Waitlist after approval from the Architecture Review Board.

Public Comments: Staff has received one letter from a neighbor supporting the project (See Attachment F).

Alternatives:

The Architectural Review Board may:

- A. Recommend an alternative design or may include a condition to change minor aspects design
- B. Refer the approval back to staff or request a subcommittee made up of Architectural Review Board members for final approval
- C. Deny the application.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303(a) – New Construction of Small Structures. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

- Attachment A – Permit Application
- Attachment B – Draft Permit
- Attachment C – Project Data Sheet
- Attachment D – Residential Fixture Count Values
- Attachment E – Water Cistern Specifications
- Attachment F – Neighbor Letter of Support
- Attachment G – Project Plans & Rendering



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # Item 7a 16-013
 Date: 1-6-16
 Total Fees: \$3,110.65
 Received by: _____

APPLICANT/OWNER:	Project Address: <u>506 Walnut St.</u> APN: <u>006-446-014</u>										
	Project Description: <u>New two bedroom, two and a half bath SFID with den (or optional 3rd Bedroom) and single car garage.</u>										
	<table border="0"> <tr> <th style="text-align: left;"><u>Applicant</u></th> <th style="text-align: left;"><u>Owner</u></th> </tr> <tr> <td>Name: <u>Hannah Miller</u></td> <td>Name: <u>Hannah Miller</u></td> </tr> <tr> <td>Phone: <u>(831) 521-9680</u></td> <td>Phone: <u>(831) 521-9680</u></td> </tr> <tr> <td>Email: <u>Hannah.thrive@gmail.com</u></td> <td>Email: <u>Hannah.thrive@gmail.com</u></td> </tr> <tr> <td>Mailing Address: <u>239 Monroe St</u> <u>Monterey, CA 93940</u></td> <td>Mailing Address: <u>239 Monroe St</u> <u>Monterey, CA 93940</u></td> </tr> </table>	<u>Applicant</u>	<u>Owner</u>	Name: <u>Hannah Miller</u>	Name: <u>Hannah Miller</u>	Phone: <u>(831) 521-9680</u>	Phone: <u>(831) 521-9680</u>	Email: <u>Hannah.thrive@gmail.com</u>	Email: <u>Hannah.thrive@gmail.com</u>	Mailing Address: <u>239 Monroe St</u> <u>Monterey, CA 93940</u>	Mailing Address: <u>239 Monroe St</u> <u>Monterey, CA 93940</u>
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Permit Request:

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> VAR: Variance	<input checked="" type="checkbox"/> Other: <u>Water Wait List</u>

PLANNING STAFF USE ONLY:	CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
	<input type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Staff <input type="checkbox"/> ZA <input type="checkbox"/> SPRC <input checked="" type="checkbox"/> ARB	<input type="checkbox"/> HRC <input type="checkbox"/> PC <input type="checkbox"/> CC <input type="checkbox"/> _____	<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____

Property Information

Lot: 416 Block: 83 Tract: PG Retreat

ZC: R-1 GP: Pacific Grove Add Lot Size: 3,1000 sf

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only: Applicant requests to be on the water wait list pending ARB approval. 19.1 Fixture Units

PAID
\$3110.65
1-6-16

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: _____
Owner Signature (Required): Same

Date: 1/6/16
Date: 1/6/16



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) #16-013

FOR A VACANT SITE LOCATED AT 506 WALNUT STREET (APN 006-446-014) TO CONSTRUCT A TWO-STORY, SINGLE-FAMILY RESIDENCE OF 1,980 GROSS SQUARE FEET, INCLUDING AN UNDERGROUND WATER CISTERN OF 1,700 GALLONS TO ENCROACH 7 FEET INTO THE FRONT YARD SETBACK AND 3.75 FEET INTO THE SIDE YARD SETBACK, AND APPLICATION TO BE ON THE WATER WAITLIST.

FACTS

1. The subject site is located at 506 Walnut Street., Pacific Grove, 93950 (APN 006-446-014)
2. The subject site has a designation of Medium Density Residential 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is vacant and not development with any structures.
4. The subject site is an interior lot of approximately 3,600 square feet.
5. The project site is located in the R-1 zoning district.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15303.

FINDINGS

1. The subject site currently has no water credits, and the applicant will apply for water credits by being placed into the City of Pacific Grove's Water Waitlist, and;
2. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements, and;
3. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal will be consistent with Architectural Review Guidelines No. 25 and 36, and;
6. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
7. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) #16-013 to allow:

1. The construction of a two-story single-family residence of 1,980 gross square feet, per P.G.M.C. 23.70.060(c)(1).
2. The installation of a water cistern of 1,700 gallons and encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback, per P.G.M.C. 23.70.030(b)(6)(B).

CONDITIONS OF APPROVAL

1. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department
2. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a

result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

3. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
4. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
5. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
6. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
7. **Conformance to Plans.** Development of the site shall conform to approved plans for "Residence for Hannah Miller" dated 2/8/2016, on file with the Community Development Department, with the exception of any subsequently approved changes.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10, 11, 12.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 16-013 to permit the construction of a two-story, single-family residence of 1,980 gross square feet, including an underground water cistern of 1,700 gallons to encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback, and to apply for water credits.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE ON THE 8TH DAY OF MARCH, 2016, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

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.

Hannah Miller, Property Owner

Date

REVISED

PROJECT DATA SHEET

Project Address: 506 WALNUT AVENUE Submittal Date: 1-6-16
 Applicant(s): Hannah Miller Permit Type(s) & No(s): AP 16-013

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1	R-1	
Building Site Area		3,600 SQ. FT	3600 SQ FT	
Density (multi-family projects only)				
Building Coverage	45%	0%	30.5%	1,100 SQ. FT.
Site Coverage	60%	0%	53.2%	1916 SQ. FT.
Gross Floor Area	1,980 \pm	0 \pm	1980 \pm	
Square Footage not counted towards Gross Floor Area	-	0 \pm	152 \pm	SEE FLOOR PLAN SHEET FOR GFA DIAGRAM
Impervious Surface Area Created and/or Replaced	2160 \pm	0 \pm	1916 \pm	
Exterior Lateral Wall Length to be demolished in feet & % of total*	N/A	_____	_____ ft/ _____ %	
Exterior Lateral Wall Length to be built	_____	_____	APPROX 155'	
Building Height		-	\pm 25'	
Number of stories		-	2	
Front Setback	15'	15'	15'	
<u>LEFT</u> Side Setback (specify side)	6'	6'	6'	
<u>RIGHT</u> Side Setback (specify side)	6'	6'	6'	
Rear Setback	10'	10'	10'	
Garage Door Setback		-	\pm 20'-8"	
Covered Parking Spaces		-	1	
Uncovered Parking Spaces		-	1	
Parking Space Size (Interior measurement)	9' x 20'	-	9' x 20'	
Number of Driveways	1	-	1	
Driveway Width(s)		-	12'-0"	
Back-up Distance			-	
Eave Projection (Into Setback)	3' maximum	-	1'-4"	
Distances Between Eaves & Property Lines	3' minimum	-	8' Min.	
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights				

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

MILLER
506 WALNUT ST.

Item 7a

TABLE 1: RESIDENTIAL FIXTURE UNIT COUNT VALUES

	Water Fixture Description	#	Fixture Unit Value	SUB TOTAL
1	Washbasin (lavatory sink), each	3	1	3
2	Two Washbasins in the Master Bathroom		1	
3	Toilet, Ultra Low Flush (1.6 gallons per flush)	3	1.7	5.1
4	Toilet, High Efficiency (HET) (1.3 gallons maximum)		1.3	
5	Urinal (1.0 gallon-per-flush)		1	
6	Urinal, High Efficiency (0.5 gallon-per-flush)		0.5	
7	Urinal, Zero Water Consumption		0	
8	Bathtub, (may be Large with Showerhead above) & Separate Shower in the Master Bathroom	1	3	3
9	Bathtub, Large (may have Showerhead above)		3	
10	Bathtub, Standard (may have Showerhead above)	1	2	2
11	Shower, Separate Stall (one Showerhead)		2	
12	Shower, each additional fixture (including additional Showerheads, Body Spray Nozzles, etc.)		2	
13	Shower System, Rain Bars, or Custom Shower (varies according to specifications)		2	
14	Kitchen Sink (including optional adjacent Dishwasher)	1	2	2
15	Kitchen Sink with adjacent High Efficiency Dishwasher (5.8 gallons maximum per cycle)		1.5	
16	Dishwasher, each additional (including optional adjacent sink)		2	
17	Dishwasher, High Efficiency, each additional (including optional adjacent sink) [5.8 gallons maximum per cycle]		1.5	
18	Laundry Sink/Utility Sink (debit/Connection Charge applies to only one Laundry/Utility Sink per Residential Site)	1	2	2
19	Clothes Washer	1	2	2
20	Clothes Washer, High Efficiency (HEW) (Water Factor of 5.0 or less)		1	
21	Bidet		2	
22	Bar Sink		1	
23	Entertainment Sink		1	
24	Vegetable Sink		1	
25	Swimming Pool (each 100 square-foot of pool surface area)		1	
26	For all new Connections -- Refer to Rule 24-A-5, Exterior Residential Water Demand Calculations.			
			TOTAL	19.1

¹When a Kitchen Sink exists without the benefit of a Dishwasher, a Dishwasher may be added without a Water Permit.

Table Amended by Resolution 2009-11 (8/17/2009); Ordinance No. 140 (11/16/2009); Resolution 2009-13 (12/14/2009); Resolution 2010-15 (12/13/2010)



Professional Rainwater Harvesting Solutions

Item 7a



RAINWATER HARVESTING
STORMWATER MANAGEMENT

The Carat

The First Rainwater Tank of its Kind!

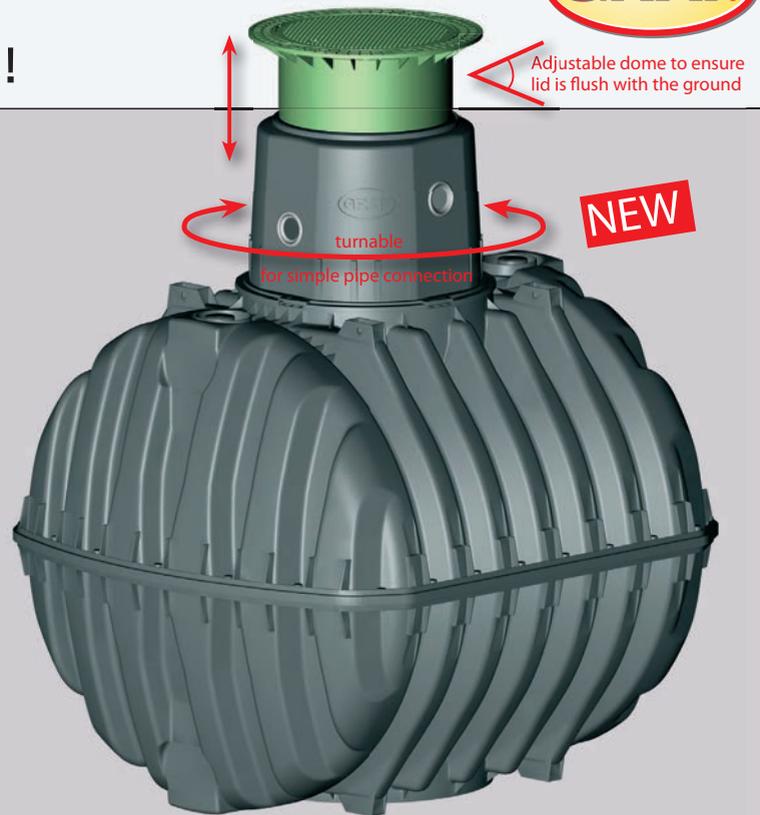


Unique manufacturing process

The GRAF Carat underground tank is unlike any other underground tank in the world. It is the largest tank of its kind to be manufactured by injection compression molding. This technique provides the tank with unbeatable stability and ensures that each component is produced with the highest of accuracy.

Unlike other underground tanks, the wall thickness is equal in all areas of the tank. The production tolerances are kept to a minimum, resulting in a product of the highest quality, which is strong, accurate, reliable and extremely user-friendly.

To manufacture the Carat range, one of the world's largest injection moulding systems was developed.



The Carat underground tank is made from Duralen®, a high quality material that is extremely rigid and impact resistant, ideally suited for producing underground tanks. With very low warping characteristics and high stiffness, this material provides high stability and a unique life expectancy. Duralen® can also be easily recycled which reduces waste and environmental impact.

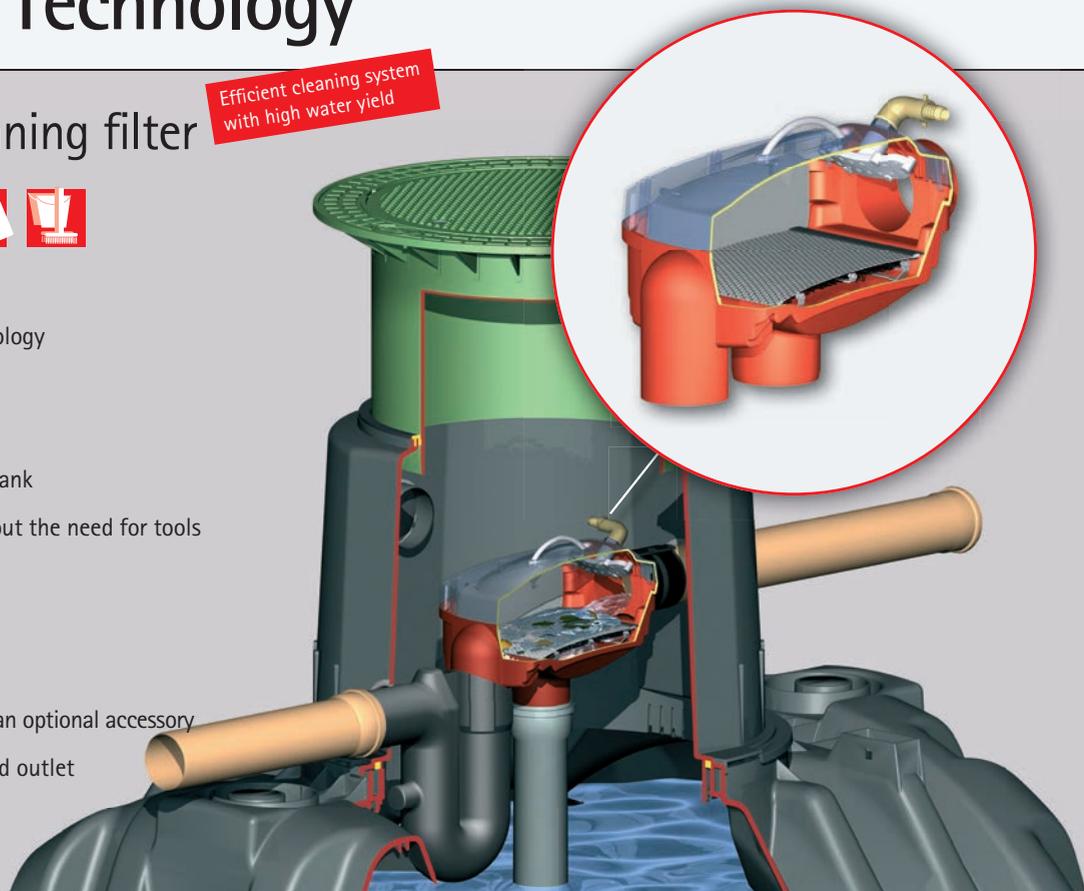
Internal Filter Technology

Optimax Pro, self-cleaning filter NEW Efficient cleaning system with high water yield

Advantages



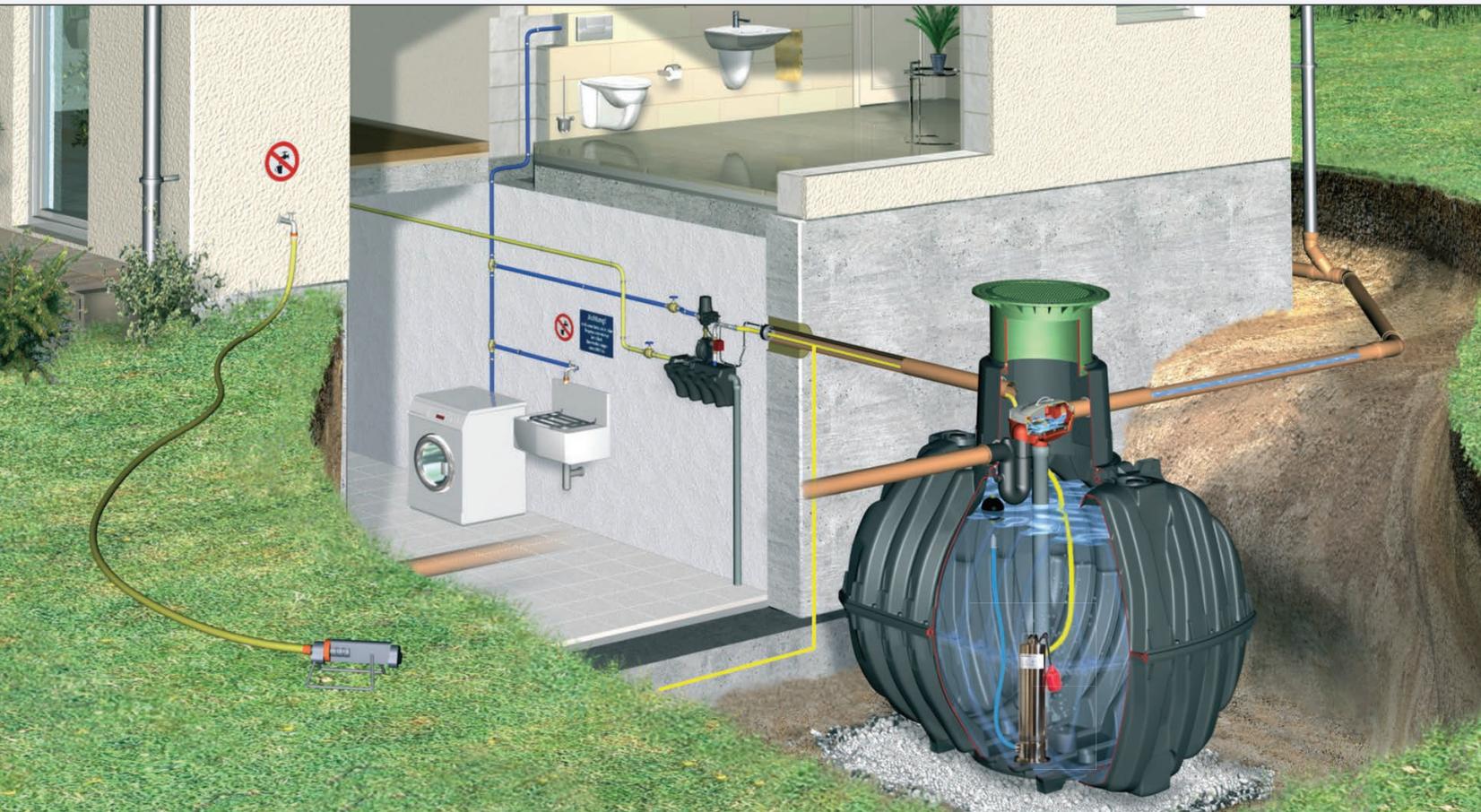
- Provides over 95% water yield
- Utilizes patented, high quality filter technology
- Low-maintenance (self-cleaning)
- TUV-tested to German standards
- Space-saving filter technology inside the tank
- Filter housing can be easily removed without the need for tools
- Transparent lid for filter visibility
- Can manage roof areas up to 3,750 sq.ft.
- Standard 4" connections
- Self cleaning Opticlean system available as an optional accessory
- Low offset height of 6.5" between inlet and outlet



Eco-Plus Package

Item 7a

The Ideal Solution for use in the Home and Garden



Carat Underground Tank Package



- Economic package solution
- Patented self cleaning filter technology
- Automatic 1.25HP pump system
- Easy to assemble with modular and compatible components
- Only one cover viewable on the surface
- Mosquito proof design



Scope of Supply

- 1,700 gallon Carat underground tank
- Mini telescopic dome shaft for pedestrian loading with an adjustable PE lid and convenient hose connection access in lid
- Eco-Plus package, consists of:
 - Internal Optimax-Pro (self-cleaning) filter
 - Inflow stilling system for controlling water inflow
 - Overflow siphon and rodent guard
 - Spannfix pipe connection sleeve
- Eco-Plus pump package consists of:
 - 1.25HP, 115V automatic pump system
 - Stainless steel floating extractor
 - 40 ft. cord

Optional Accessories

Rainwater System Controller

The Rainwater System Controller manages all of the functions required in a typical residential or commercial rainwater collection system.



Digital Water Level Indicator

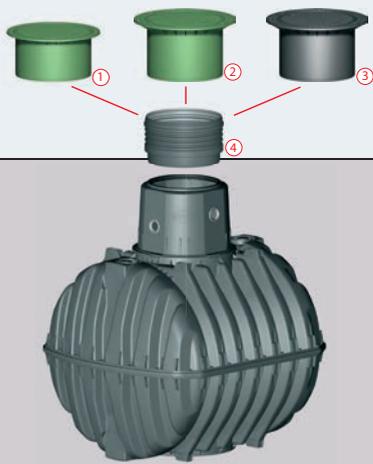
The Digital Water Level Indicator accurately displays the water level in a rainwater tank from 0 to 100%.



Vehicle Loading Option

Heavy duty riser with cast iron lid.





Benefits of the Carat System

Strong, User-Friendly and Better for the Environment

- ① **Mini telescopic dome shaft with PE lid (green)**
Designed for non-vehicle loading and ideal for garden use, the shaft can be adjusted from 29.5"- 37.5" and tilted up to 5% to sit flush with the ground level. Includes a PE lid with child safety lock.
- ② **Maxi telescopic dome shaft with PE lid (green)**
Designed for non-vehicle loading and ideal for the Complete Package (Eco-Plus), the shaft can be adjusted from 29.5"- 41" and tilted up to 5% to sit flush with the ground level. Includes PE lid with child safety lock.
- ③ **Vehicle loading telescopic dome shaft with cast iron lid**
Designed for vehicle loading applications, the tank can be adjusted from 29.5"- 41" and tilted up to 5% to sit flush with the ground level. Includes child-safe cast iron cover. This item is supplied in dark grey.
- ④ **Extension**
For use with the telescopic dome shaft to increase the overall height by 19". Always refer to installation instructions when using this item.



Shown with optional car-bearing cast iron lid.

The Modular Carat System

Choose Your Tank Size (1,700 - 3,400 US-Gallons)

Carat, vehicle bearing underground tank

Designed to be used in conjunction with the vehicle loading telescopic dome shaft. The access dome is designed in accordance with German DIN testing. Up to 8 ton max. axle loading and 12 ton max. total weight.

Technical data

Dimensions/weight	1,700 US Gallons
Length	94 inches
Width	86 inches
Height (including tank dome)	107 inches
Weight	485 lbs.
Earth covering	31.5 - 47.2 inches
Groundwater stable	up to the mid. of tank
Required earth covering	31.5 inches



Variable dimensions



GRAF – Setting the Standards in Quality



Production site at Teningen (Germany) near Freiburg

High Quality Manufacturing

GRAF has invested more than \$30 million in a new production site specially set up for

the new CARAT range. The new facility has an approximate surface area of 1.6 million sq.ft. – one of the most modern production facilities for plastic products in the world.

For over 45 years, Otto Graf GmbH has been offering high-class plastic products to its customers. In 1974 GRAF developed its first pioneering range of rainwater harvesting products. Now GRAF is recognized as Germany's number one rainwater harvesting brand and proudly presents the new premium Carat range of the tanks. A range which is manufactured in one of the most modern and efficient plastic manufacturing facilities in the world!

Warranty clause:

The warranty mentioned in this brochure only refers to the tank in question and not to the accessories or installation labor. Within the warranty period we grant free replacement of the material. Further benefits are excluded. Pre-condition for warranty benefits are proper handling, assembly and installation according to the installation guidelines.

For all indications of measurements in this brochure we reserve a tolerance of +/- 3%. The useful volume of the tanks may be up to 10% lower than the tank capacity, according to the connecting option.

Always consult local building codes for specific requirements in your area.

Imported in the US by:
RainHarvest Systems
6075 Parkway North Dr.
Cumming, GA 30040
770-889-2533
www.RainHarvest.com



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From the Desk of Larry Scholink

Jan 25 2016

Ref: 506 Walnut, Pacific Grove/ Miller property

Dear Members of the Architectural Review Board,

As the owner of the only undeveloped and contiguous parcel to the Miller property at 506 Walnut, what occurs on the Miller site will greatly affect my property, possible more than anyone else.

Having said that, after review of the project proposal and elevations, I would like to offer my support on two levels:

1. I like the project elevations and finishes and believe they are in keeping with the surrounding homes.
2. Given the relatively high cost of local housing, I applaud this young lady for taking on such a project in order to have a home in our community. I encourage those involved in review and who offer comment to consider supporting this project and Ms. Miller

We need more young and bold individuals like Hannah Miller if we don't want to end up as a community of only old people.

If I can offer any further assistance, please don't hesitate to contact me.

Sincerely,


Larry Scholink
Owner, 503 Chestnut Street (APN# 006-446-013),

Mailing Address: 1011 Cass St. #109 , Monterey CA. 93940
Phone 831 601-7555/ E-mail: Scholink@gmail.com



hybridCoreTM
HOMES

RESIDENCE FOR:

HANNAH MILLER

506 WALNUT AVENUE
PACIFIC GROVE, CALIFORNIA

DATE 8/15

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

NOTES
△
△
△

1022 Mendocino Avenue
Santa Rosa, CA 95401
TEL: 707.579.3811
www.farrellfaber.com

FARRELL-FABER
& ASSOCIATES IN C.
ARCHITECTURE - PLANNING

HANNAH MILLER
506 WALNUT AVENUE
PACIFIC GROVE, CALIFORNIA

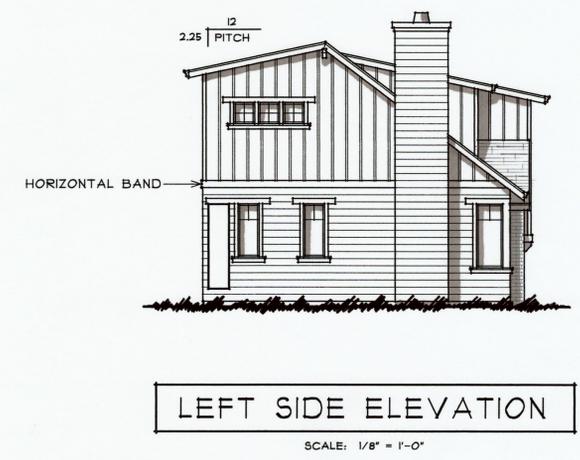
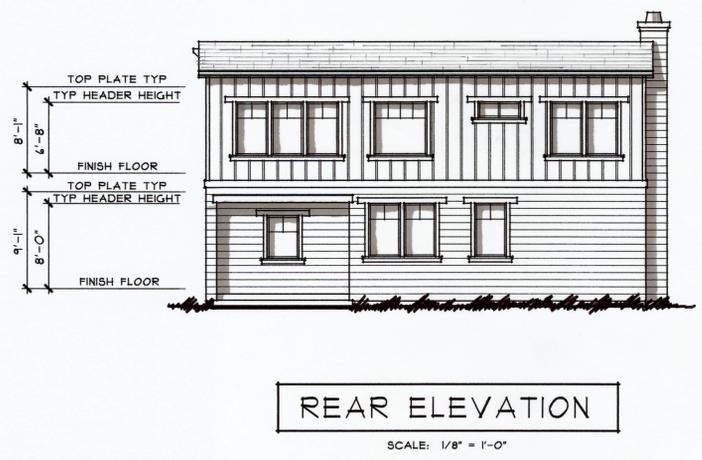
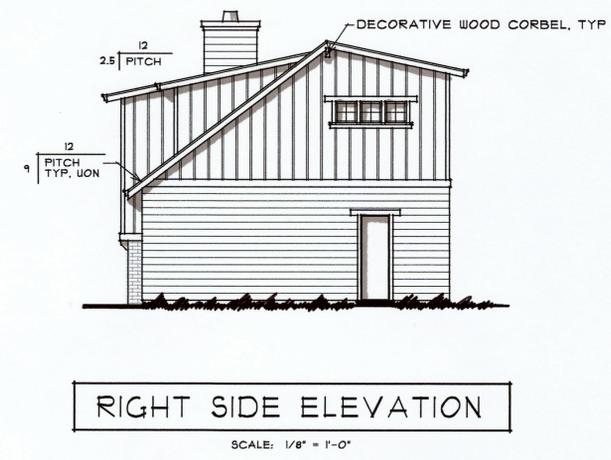
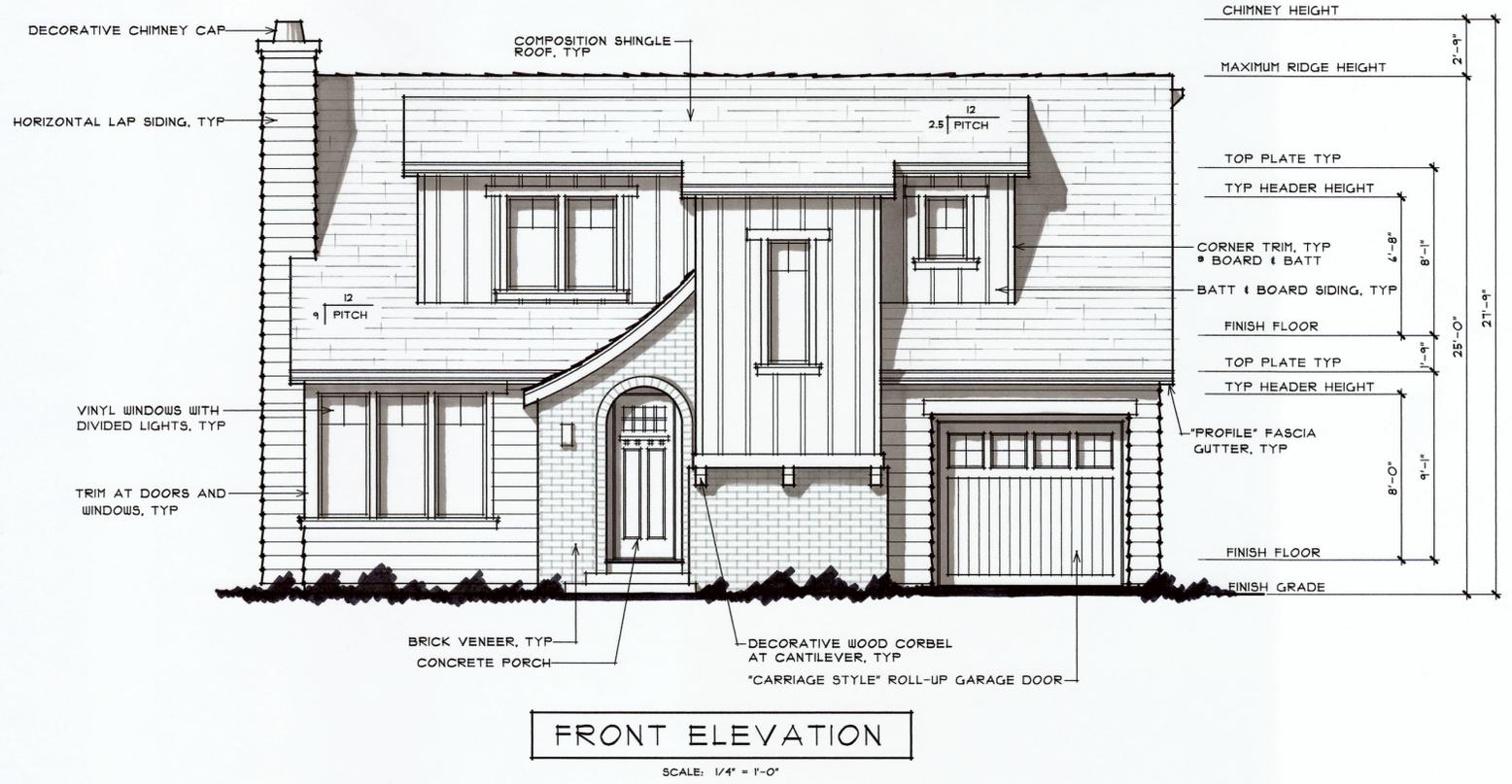
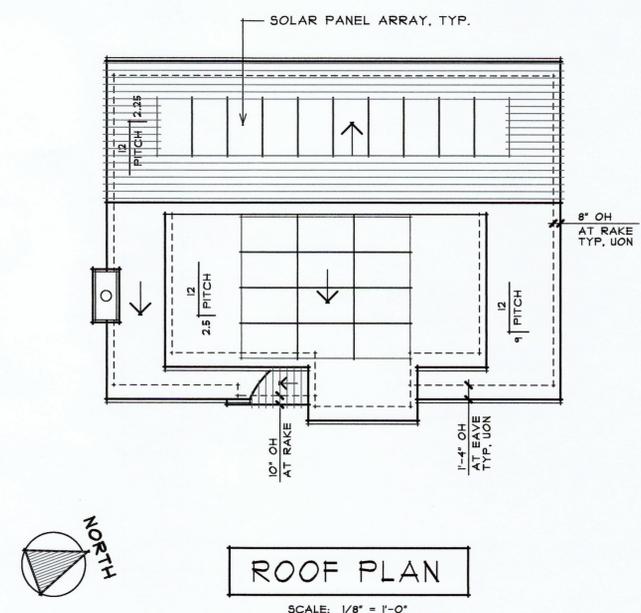
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DO NOT SCALE PLANS

SHEET JOB NO 5018-HCH



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 TEL: 707.579.9811
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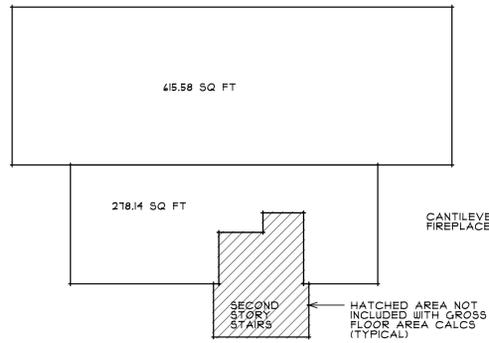
FARRELL-FABER
 & ASSOCIATES INC.
 ARCHITECTURE • PLANNING

DESIGN FOR

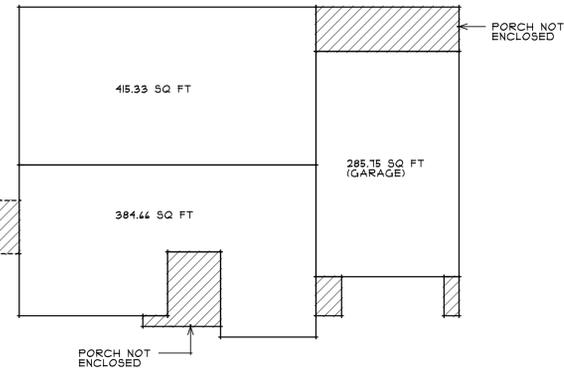
HANNAH MILLER
 506 WALNUT AVENUE
 PACIFIC GROVE, CALIFORNIA

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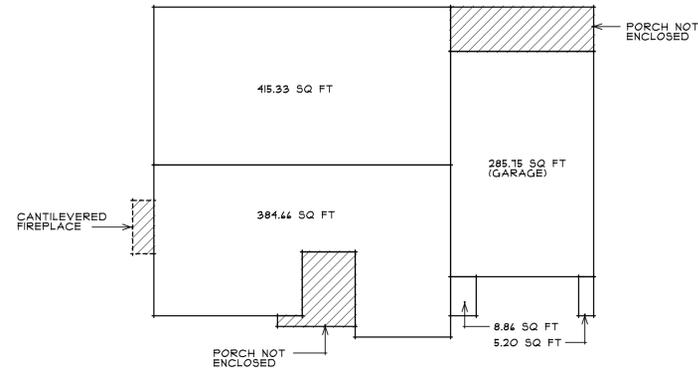
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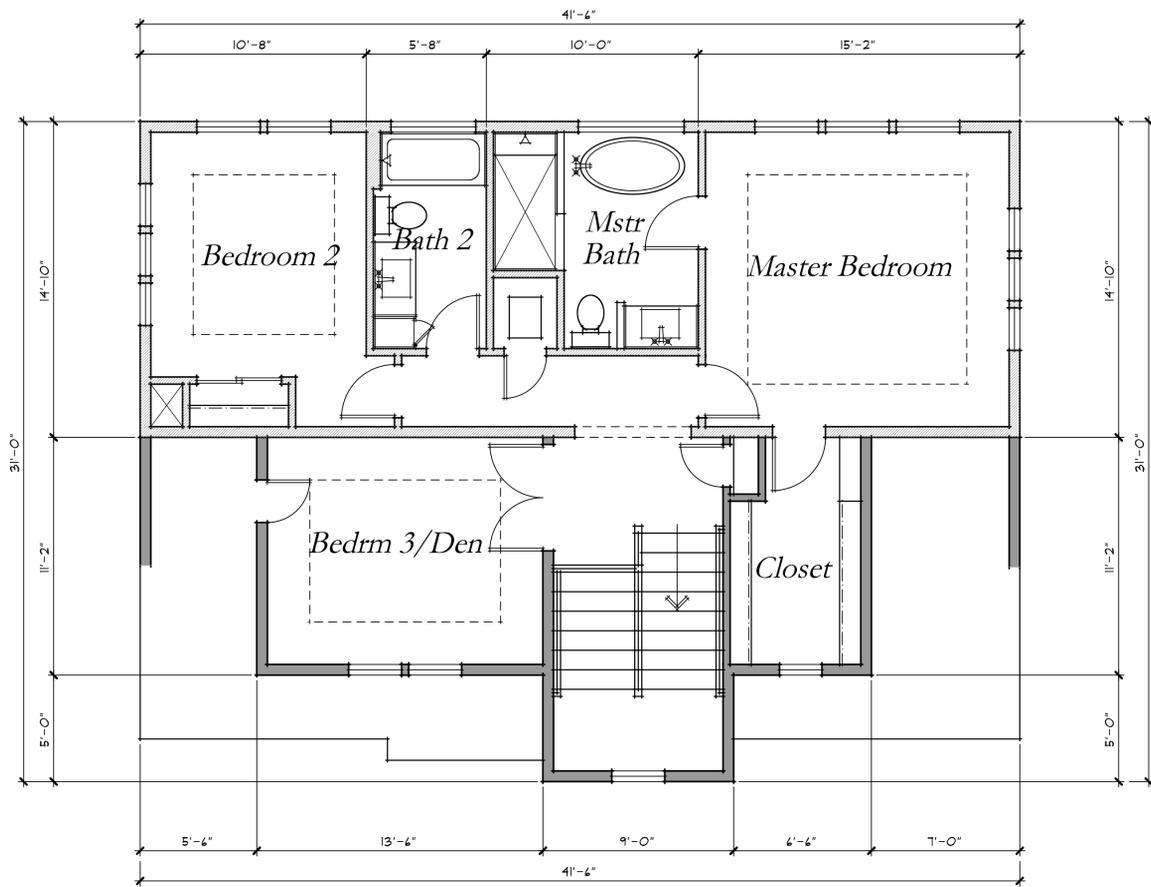
UPPER FLOOR GROSS FLOOR AREAS



LOWER FLOOR GROSS FLOOR AREAS

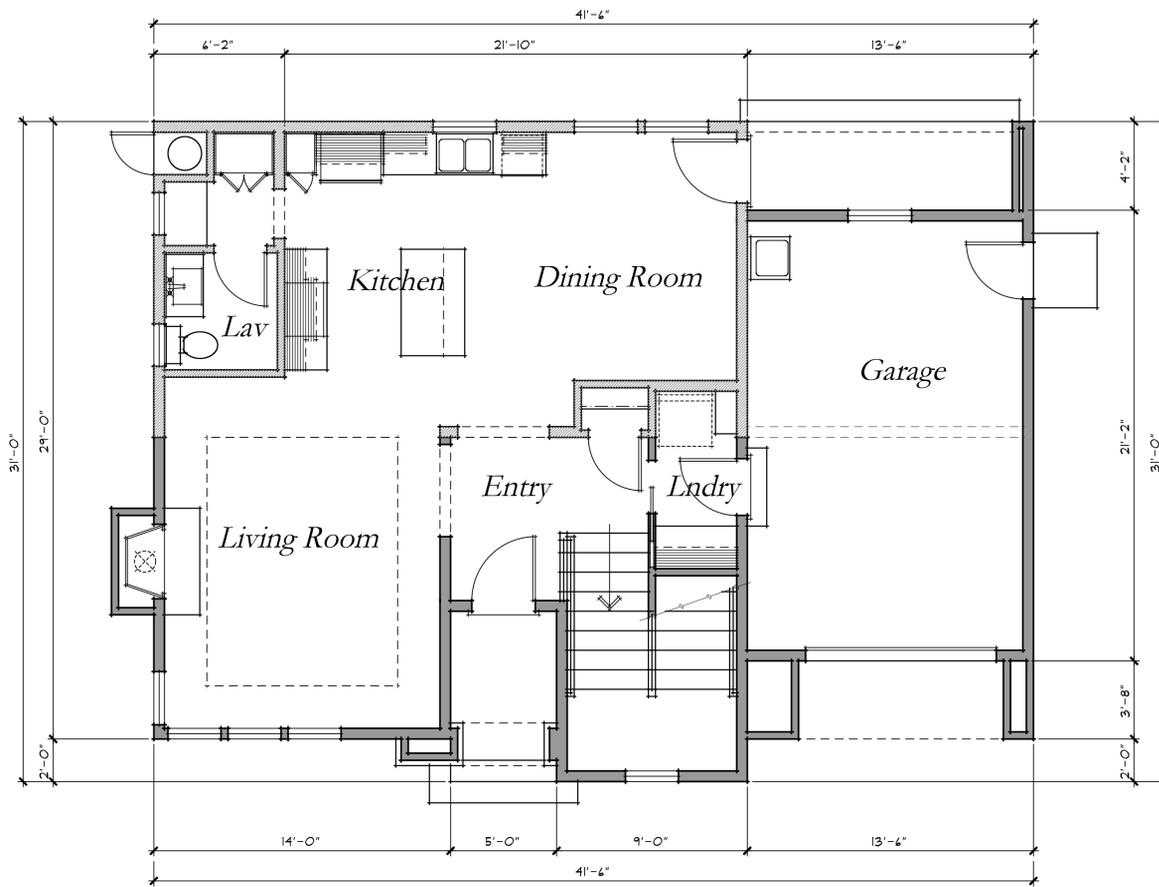


BUILDING COVERAGE FLOOR AREAS



Upper Floor Plan

Scale: 1/4" = 1'-0"



Lower Floor Plan

Scale: 1/4" = 1'-0"



Lower Floor Living Area = approx 800 sq ft
 Upper Floor Living Area = approx 894 sq ft
 Total Living Area = approx 1,694 sq ft
 Garage Area = approx 286 sq ft
 Gross Floor Area = approx 1,980 sq ft
 Building Coverage Area = approx 1,100 sq ft (30.5%)
 Site Coverage Area = approx 1,916 sq ft (53.2%)

DATE: 8/15
 DRAWN BY:
 CHECKED BY:
 REVISIONS: DATE:

NOTES

1022 Mendocino Avenue
 Santa Rosa, CA 95401
 TEL: 707.579.3911
 www.farrillfaber.com

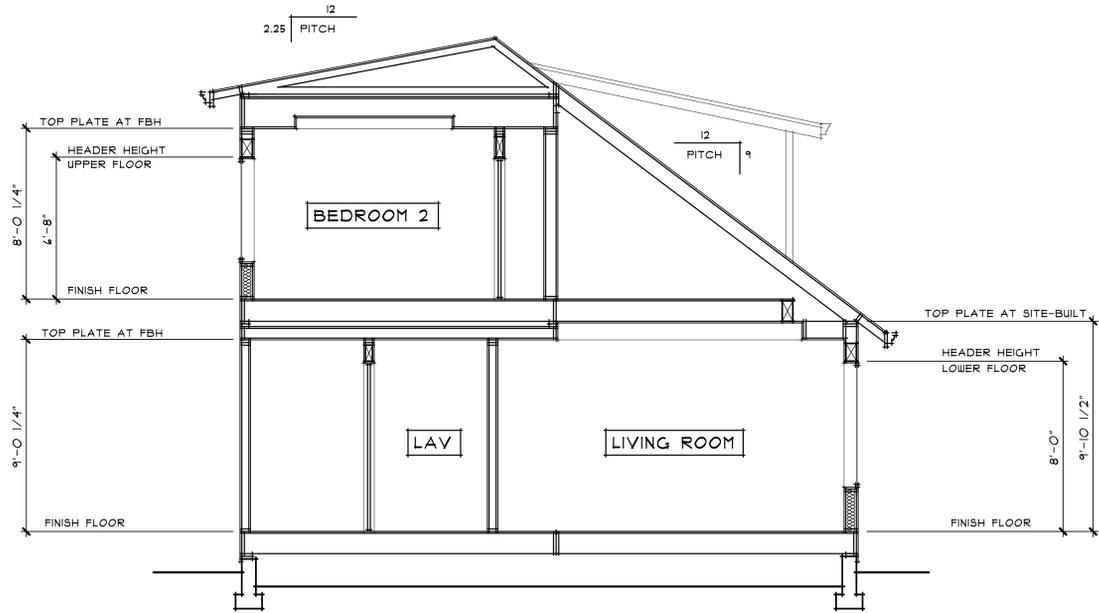
FARRELL-FABER
 & ASSOCIATES IN C.
 ARCHITECTURE - PLANNING

HANNAH MILLER
 506 WALNUT AVENUE
 PACIFIC GROVE, CALIFORNIA

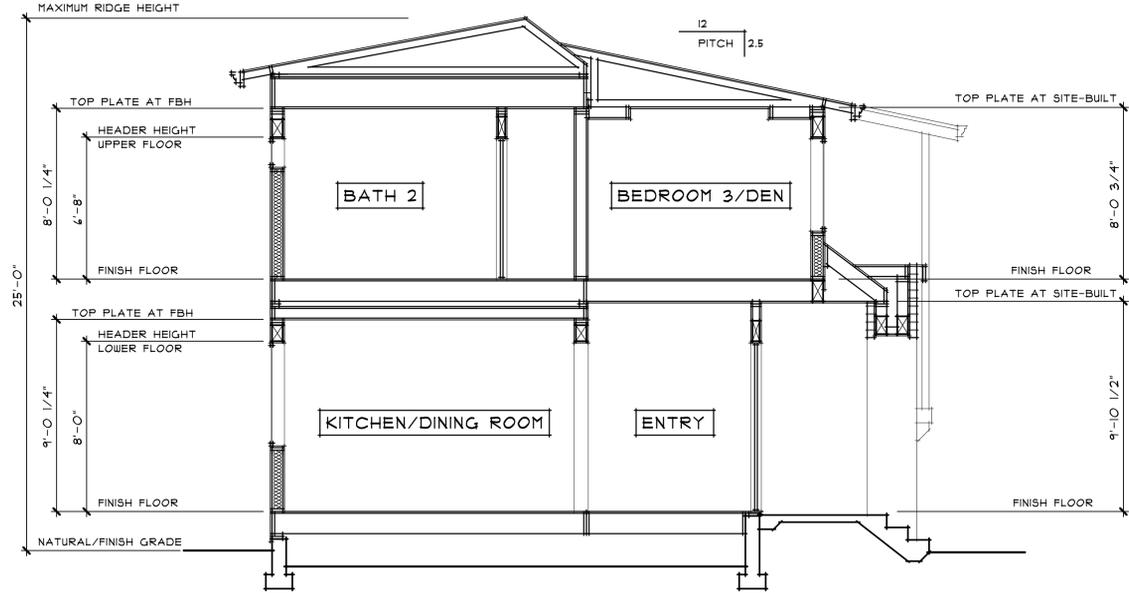
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SECTION B-B
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"

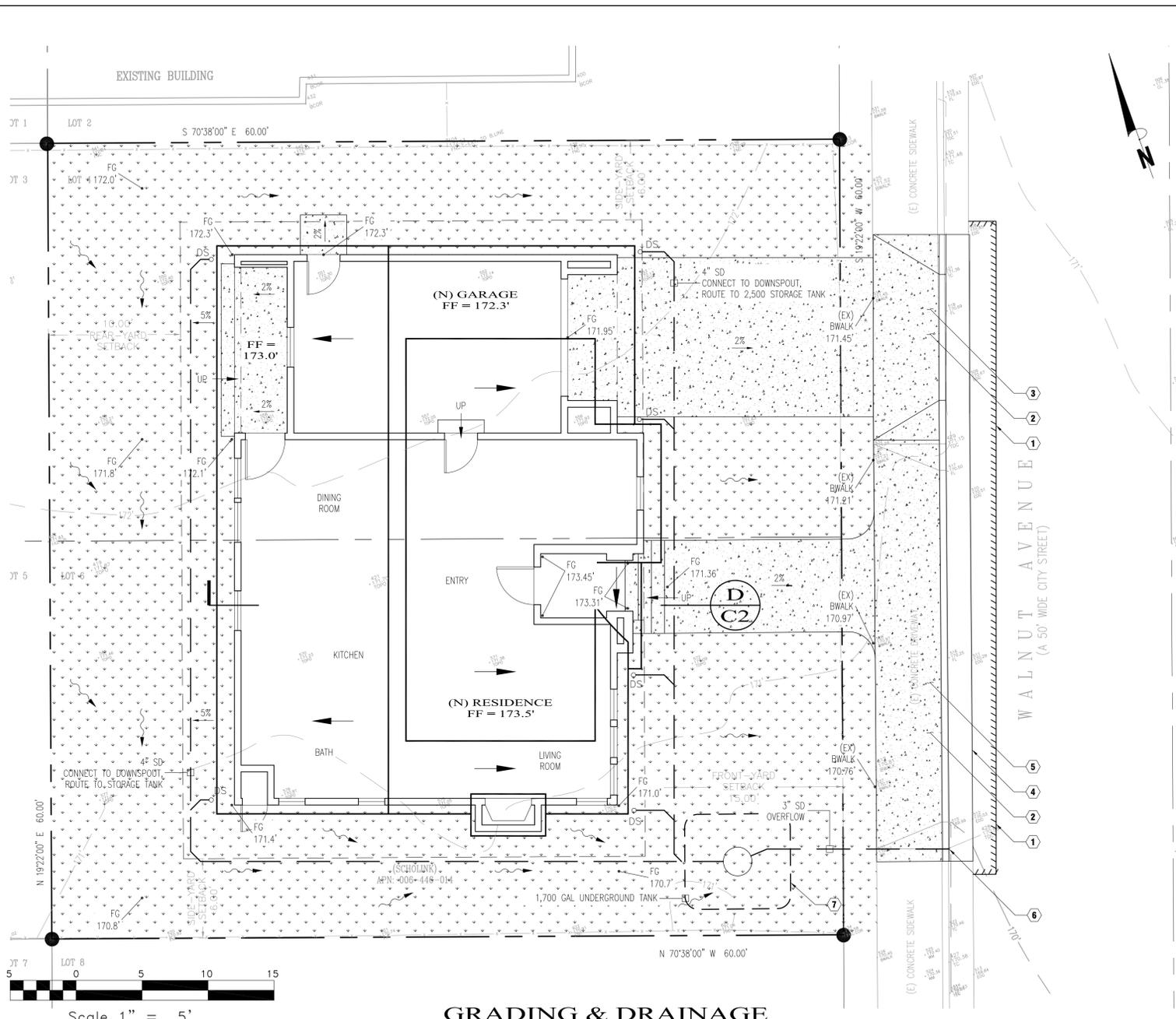
1022 Mendocino Avenue
Santa Rosa, CA 95401
TEL: 707.579.3811
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FARRELL-FABER
& ASSOCIATES IN C.
ARCHITECTURE - PLANNING

DESIGN FOR
HANNAH MILLER
506 WALNUT AVENUE
PACIFIC GROVE, CALIFORNIA

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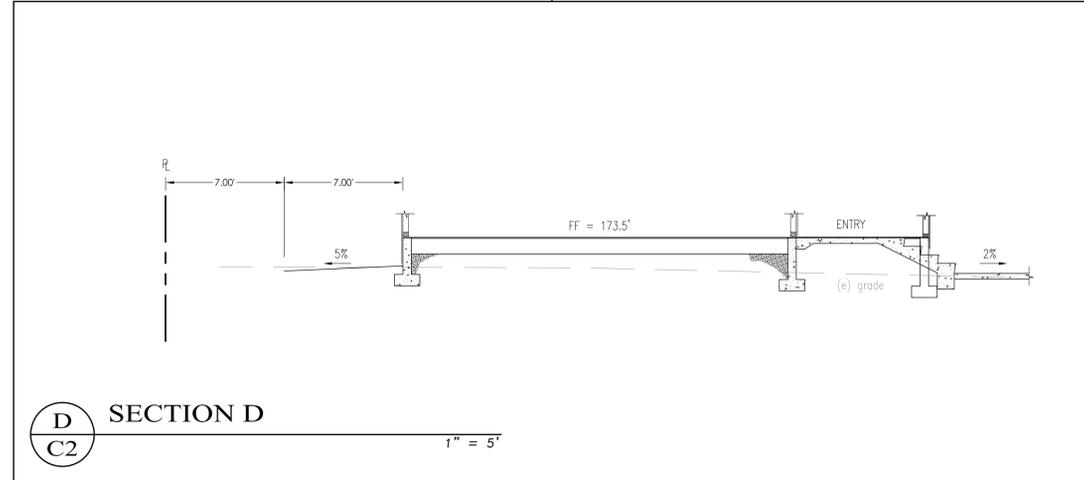
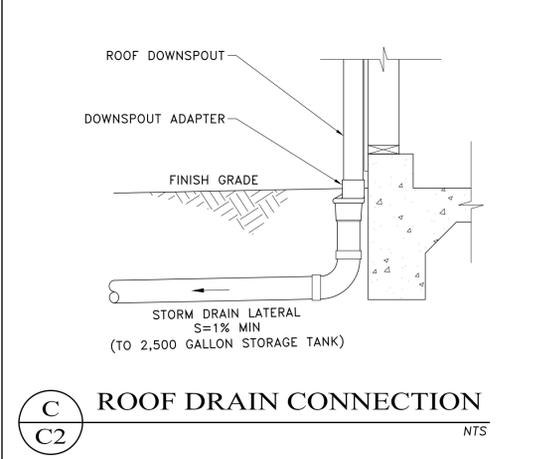
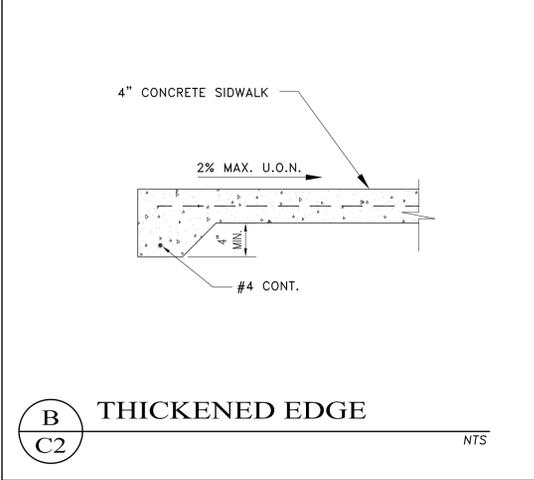
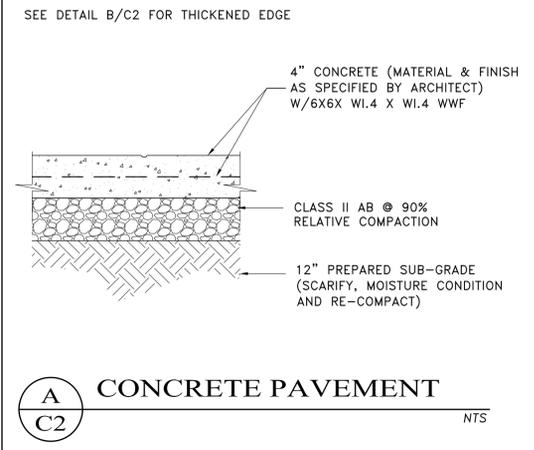
GRADING & DRAINAGE

LEGEND

- CONCRETE PAVEMENT
- LANDSCAPE (BY OTHERS)

KEY NOTES

- SAW-CUT (E) AC PAVEMENT & INSTALL CONFORM (N) AC PAVEMENT. MATCH (E) SECTION.
- REMOVE (E) CURB & GUTTER, SIDEWALK/DRIVEWAY (SEE CITY STANDARD DETAIL# 110)
- INSTALL (N) DRIVEWAY APRON, (SEE CITY STANDARD DETAIL# 101)
- INSTALL (N) CURB & GUTTER, (REFERENCE CITY STANDARD DETAIL 101 & 106)
- INSTALL (N) SIDEWALK, (SEE CITY STANDARD DETAIL# 106)
- INSTALL (N) SIDEWALK UNDER-DRAIN, (SEE CITY STANDARD DETAIL# 107)
- 1700 GALLON RAIN WATER COLLECTION SYSTEM (RAINFLO 1700IG SEE DETAIL -/C2)



THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR RECALCULATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Legend

- GRAF Curb S 1700 Gallon Underground Tank.
- GRAF Optimax Top mounted High efficiency self-cleaning, In Tank Filtration System.
- 4" overflow drain to storm drain or effluent. Typically 4" PVC Sear and Drain.
- 1-4" Bulkhead Fitting for plumbing thru tank or floor assembly.
- 1 1/2" Power supply.
- Overflow alarm.
- GRAF 1-1/4" Floating Pump Extractor with 1300 Micron Coarse Screen.
- RainFlo 1.25 HP 1.5" Stormwater Rainwater Pump.
- High performance submersible rainwater pump with sealless steel housing and 1-1/4" threaded flange for use with a floating filter.
- 4" Pipe Gasket.
- 4" PVC Storm Roof Outlets and Downspouts (By Others).
- 1 1/4" Schedule 40 PVC Pump outlet to use.
- Cleaning tabs to prevent the disturbance of the fine sediment layer at bottom of tank.
- Adjustable Filter and Children's L.L.D.
- 4" Pipe Coupler.
- Pump Output Line to Irrigation (By Others).
- Dome and Shell Seal Gaskets.

RAINFLO 1700IG GRAF Rainwater Collection System

GRAF Optimax High efficiency, Self-Cleaning, In Tank Filtration System

- Filter specially developed for rain water harvesting
- Low maintenance self-cleaning
- Only 6.5" height offset between inlet and outlet
- 3.5mm (1/8") mesh filter
- Transparent cover for easy maintenance
- Optional Cyclonair® Sprayhead
- Clear 2.5" head
- Self-cleaning filter
- Max. 1.75" w.g. @ with 4" connections
- Space saving filter technology integrated to the tank

GRAF Curb S 1700 Gallon Tank Specifications

- Variable burial depth: 30" to 42" (3P) Max. with optional force excavation and "blast" resistance (4P).
- Unique in the world - a global innovation unique manufacturing process produce the highest stability due to latest technology.
- Unique fit assembly of the components thanks to new production process.
- Consistent quality due to TUV safety testing and production monitoring.
- Validating with telescopic cast iron mounting kit. Groundwater stops up to the middle of the tank due to extremely rigid construction.
- Source to purchase with market leading 15-year warranty. Made from high quality Densitac easy to repair.
- Can be equipped as required.

RAINFLORAINFLO

Manufactured by Rainflo Systems LLC
 6037 Parkway North, Irvine, CA 92618
 Copyright © 2016
 Tel: 714-941-2222 Fax: 714-941-2377

Item 1a

BY

MADE IN USA

DESCRIPTION

REV. DATE

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development Stormwater Control
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 647-1152 Fax: (831) 647-1154
 m@rainflo.com rainflo.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 50817
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 50817

COVER SHEET & GENERAL NOTES

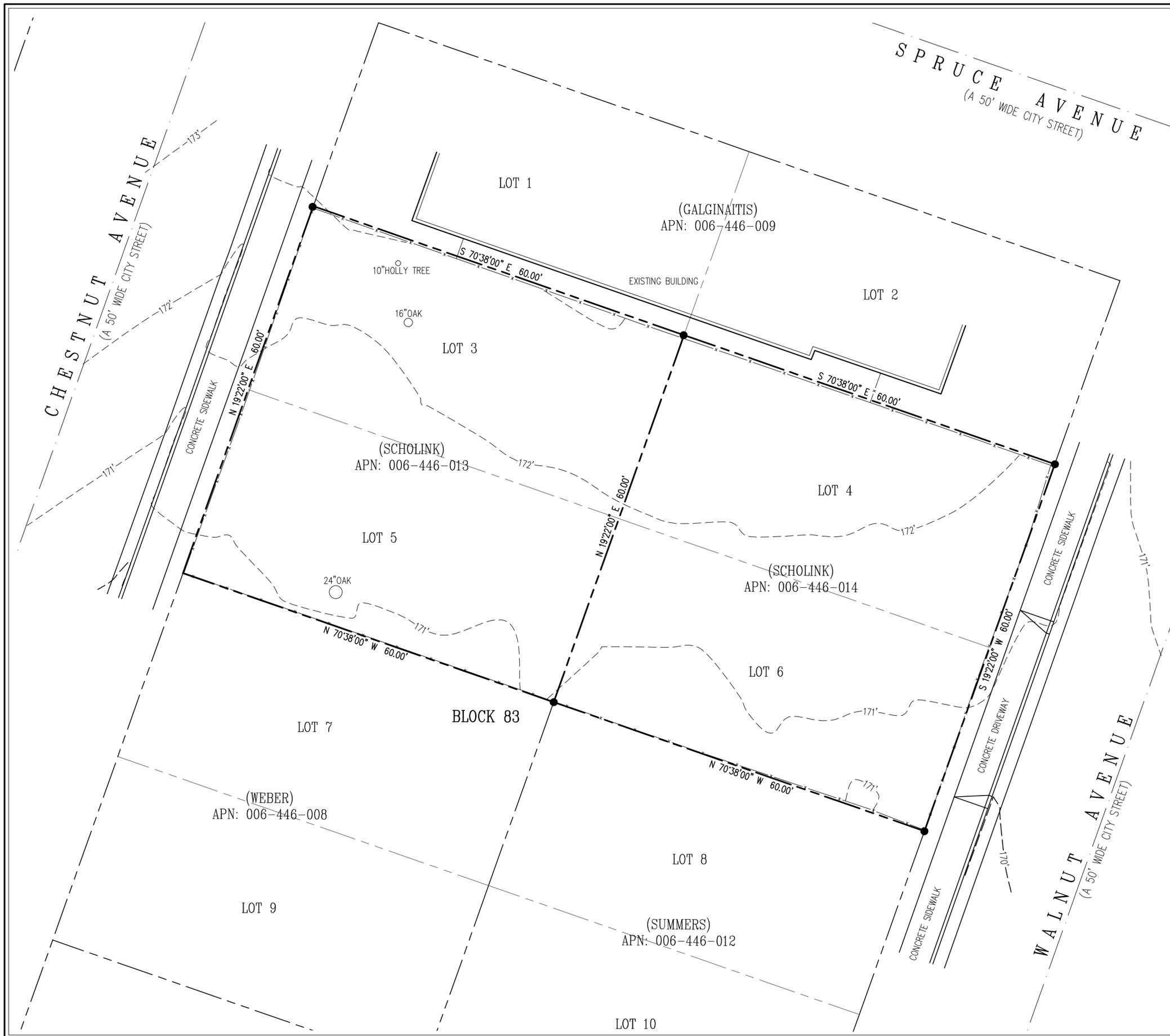
MILLER RESIDENCE
 APN# 006-446-014-000

506 WALNUT ST., PACIFIC GROVE, CA. 93905
 PREPARED FOR: MILLER, HANNAH

SCALE: AS NOTED
 DATE: 02/02/2016
 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC
 SHEET NUMBER:

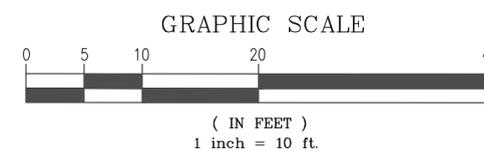
C2

OF 3 SHEETS
 PROJECT# 115-165



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
5. ELEVATIONS SHOWN ARE BASED ON NGVD 29. THE BENCHMARK IS A SQUARE ON THE TOP OF CURB LOCATED AT THE WEST END OF THE NORTHWEST CURB RETURN OF THE INTERSECTION OF SPRUCE AVENUE AND WALNUT AVENUE. ELEVATION = 171.98'.
6. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 4974", PER CORNER RECORD #878, MONTEREY COUNTY RECORDS.
7. —x—x—x— INDICATES WOODEN FENCE LINE
8. CONTOUR INTERVAL = 1 FOOT.



TOPOGRAPHIC SURVEY

OF
LOTS 3, 4, 5 & 6, BLOCK 83
MAP OF PACIFIC GROVE RETREAT
(Filed in Vol. 1 of Cities & Towns at Page 10, Records of Monterey County)

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
HANNAH MILLER

BY
MONTEREY BAY ENGINEERS, INC.
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

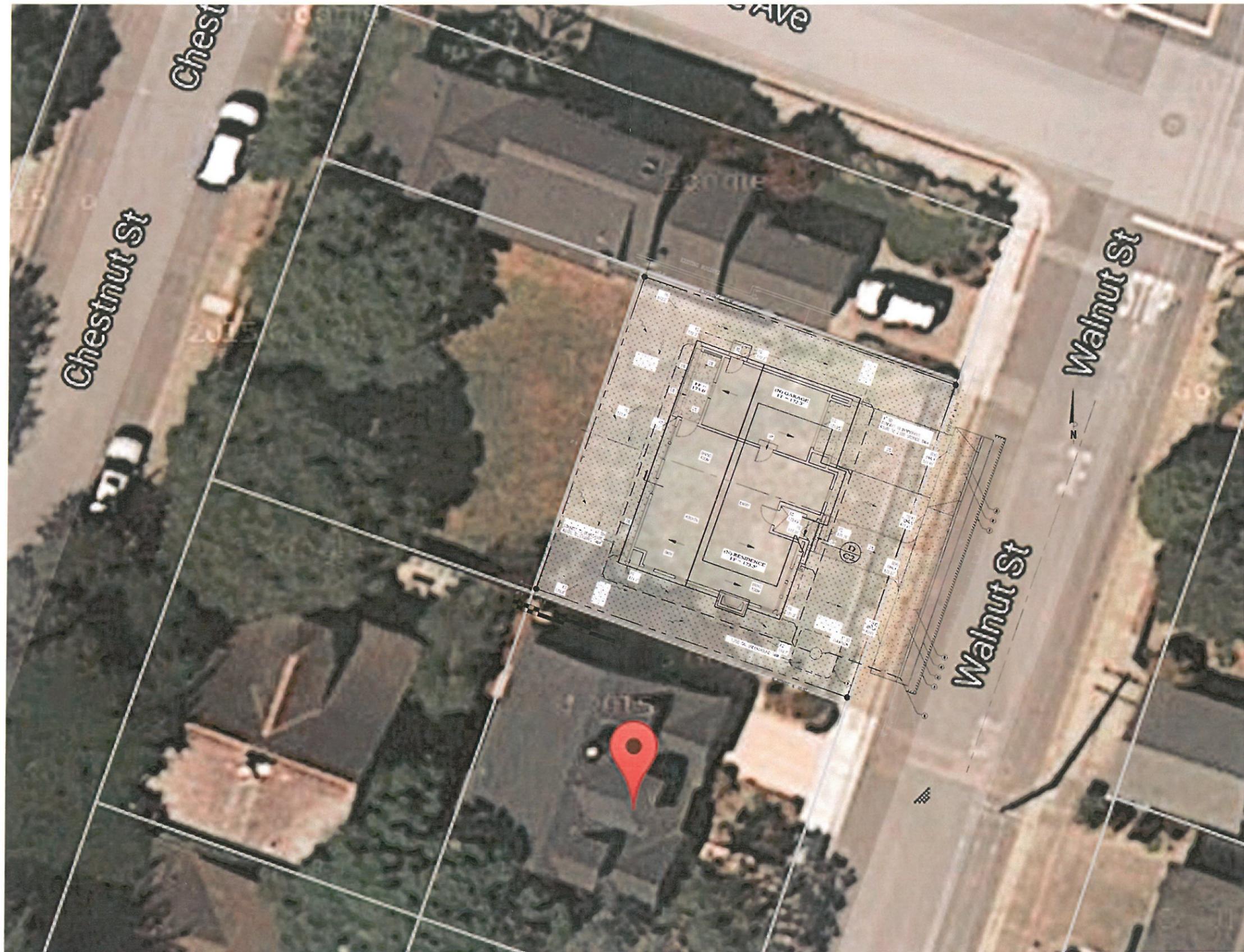
SCALE: 1" = 10' JOB No. 15-076 JULY 2015
FIELD: TDM & END DRAWN BY: TDM



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FEB -8 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



Miller Residence
506 Walnut St, Pacific Grove, CA. 93905

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FEB - 8 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT