



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 7d AP 16-121
 Date: 2-10-16
 Total Fees: \$3,256.50
 Received by: _____

APPLICANT/OWNER:

Project Address: 301 Grand Ave. APN: 006-287-012 & 006

Project Description: ADD 5 SMALL 1 BEDROOM APARTMENTS TO 2ND FLOOR OF EXISTING BUILDING WITH RETAIL AND 3 APARTMENTS (EXISTING).

Applicant		Owner	
Name: <u>DARYL HAWKINS, AIA JHW ARCHITECTS</u>	Name: <u>Soren Sorensen Trust</u>	Name: _____	Name: _____
Phone: <u>831-649-1701</u>	Phone: <u>510 701 6675</u>	Phone: _____	Phone: _____
Email: <u>daryl@jhwarch.com</u>	Email: <u>Scott@rels-foods.com</u>	Email: _____	Email: _____
Mailing Address: <u>2400 GARDEN RD, SUITE C MONTEREY, CA 93940</u>	Mailing Address: <u>560 Mountain Ave Piedmont CA 94611</u>	Mailing Address: _____	Mailing Address: _____

PLANNING STAFF USE ONLY:

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"/> A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: Admin 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 type="checkbox"/> Other:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation Permit #: _____	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input type="checkbox"/> ARB		<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 1, 2 & 3 Block: 35 Tract: 1st Addition to PG

ZC: C-D GP: Commercial Lot Size: 7,560 sq.

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID
\$ 3,256.50
2-10-16

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: Daryl Hawkins **Date:** 2/10/2016

Owner Signature (Required): P. Sorensen Trust **Date:** Feb 2 2016

PROJECT DATA SHEET

Project Address: 301 ~~310~~ GRAND AVE Submittal Date: 2/10/2010
 Applicant(s): DARYL HAWKINS, AIA JHW ARCHITECTS Permit Type(s) & No(s): ARB

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	C-D			
Building Site Area		7,560sf	7,560sf	
Density (multi-family projects only)				
Building Coverage		4,280	4,280	56.7%
Site Coverage		6,173	6,537	
Gross Floor Area w/ 2ND FL		6,179	8,108	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			364	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	—	— ft/ — %	
Exterior Lateral Wall Length to be built				
Building Height	40'	27'	29'	
Number of stories	2	2	2	
Front Setback	0	0	0	
<u>GRAND</u> Side Setback (specify side)	0	0	0	
<u>FOUNTAIN</u> Side Setback (specify side)	0	0	0	
Rear Setback	5'	0	0	(EXISTING TO RES)
Garage Door Setback	—			
Covered Parking Spaces	0			
Uncovered Parking Spaces	10,4	5		
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1			
Driveway Width(s)	14'			
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	0	0	
Distances Between Eaves & Property Lines	3' minimum	0	0	
Open Porch/Deck Projections		0	0	
Architectural Feature Projections				
Number & Category of Accessory Buildings	0			
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.



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

Item 7d

ARCHITECTURAL PERMIT (AP) 16-121

FOR A COMMERCIAL PROPERTY LOCATED AT 301 GRAND AVENUE TO ALLOW THE ADDITION OF 1,929 SF TO CREATE FIVE 1 BEDROOM APARTMENTS TO THE SECOND FLOOR OF A 6,179 SF EXISTING COMMERCIAL BUILDING WITH THREE APARTMENTS AND RETAIL ON THE FIRST FLOOR FOR A TOTAL BUILDING SIZE OF 8,108SF

FACTS

1. The subject site is located at 14 Acropolis, Pacific Grove, 93950 APN 006-287-012 & 006
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-D zoning district.
4. The subject site is 7,560 square feet.
5. The subject site is developed with a 6,179 sf mixed use building with retail and apartments.
6. The subject site is an Area of Special Biological Significance.
7. The existing structure is on the Historic Resources Inventory.
8. A Phase II Historic Report was prepared by Seth Bergstein on February 8, 2016.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).
10. The subject site is located in the area of Special Biological Significance Watershed.

FINDINGS

1. The proposed development will meet the development regulations set forth in the C-D zoning district including setbacks and height requirements and;
2. The February 8, 2016 Phase II Historic Report by Seth Bergstein concluded the proposed project is in conformance with the Secretary of the Interior Standards and;
3. The proposed 8,108 sf mixed use-tenant retail service facility are consistent with the General Plan because mixed use implements General Plan Land Use Policy 12, 14 and 23
4. The establishment, maintenance, and operation of the 8,108 sf mixed use-tenant retail service facility, associated site improvements and restaurant uses will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
5. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, because the 8,108 sf mixed use-tenant retail service facility will enhance the commercial offerings for Pacific Grove residents, employees and tourists, a positive economic benefit.
6. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity in that the 8,108 sf mixed use-tenant retail service facility will contribute vitality to the downtown commercial area.
7. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should AP 16-121 be approved, the action would be a Class 1 S. 15301.e.1 Categorical Exemption under CEQA Guidelines Section.
8. 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;

PERMIT

Architectural Permit (AP) 16-121:

To allow the addition of 1,929 sf to create five 1 bedroom apartments to the second floor of a 6,179 sf existing commercial building with three apartments and retail on the first floor for a total building size of 8,108sf

CONDITIONS OF APPROVAL

1. **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.
2. **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.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community and Economic Development 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.
4. **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.
5. **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.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Parking:** A required 1.3 parking spaces per residential unit. The proposed project would require 10.4 spaces. The plans reflect 5 parking spaces on the property the additional 5.4 spaces will obtain City parking permits located in the 251 Fountain City owned parking lot. The project is located in the Downtown Parking District. Commercial uses may use City parking lots and on-street parking.
8. **Building 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.

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 Architectural Permit (AP) 16-121 To allow the addition of 1,929 sf to create five 1 bedroom apartments to the second floor of a 6,179 sf existing commercial building with three apartments and retail on the first floor for a total building size of 8,108sf
- 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 8, 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.

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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NOTICE OF EXEMPTION FROM CEQA

Item 7d

Property Address/Location: 301 Grand, Pacific Grove, CA 93950

Project Description: AP 160121

Description: To allow the addition of 5 small 1 bedroom apartments to the 2nd floor of existing building with retail and 3 apartments. For a total of 8 apartments.

APN: 006287012000

ZC: C-1

Lot Size: 7,560 SF

Applicant Name: Daryl Hawkins
Mailing Address: 2400 Garden Road
Email Address: daryl@jhwarch.com

Phone #: 649.1701

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number: Class 1 Section 15301(e)
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

The proposed project does not involve expansion of the existing use

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurie O'Halloran

Date: 2-25-16

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

RECEIVED

FEB 10 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

February 8, 2016

Daryl Hawkins, AIA
JHW Architects
2400 Garden Rd., Suite C
Monterey, CA 93940

Re: Phase Two Historic Assessment for 301 Grand Ave., Pacific Grove, CA
APN. 006-287-012-000

Dear Mr. Hawkins:

This letter evaluates the proposed alterations to 301 Grand Avenue, in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on November 4, 2015 to view the property's existing conditions. The modified circa-1925 mixed-use, commercial/residential building has received various alterations since its original construction.

The building is presently on the City of Pacific Grove's Historic Resources Inventory (HRI) and is considered to be locally significant. PAST attended a preliminary meeting with the project architect, Daryl Hawkins of JHW Architects and the City of Pacific Grove's Architectural Review Board (ARB) on December 8, 2015 to discuss the proposed rehabilitation design for the building. The ARB reacted favorably to the proposed rehabilitation design for the building. Design Drawings by JHW Architects, dated February 3, 2016 and submitted to the City of Pacific Grove's Planning Department were the design drawings reviewed for this document.

The subject property encompasses Lots 1 and 2, Block 35, of the First Addition to the Pacific Grove retreat grounds. Pacific Grove Heritage archives were contacted to gather existing research on the building. Their records, including Sanborn maps from 1905, 1914 and 1926, were reviewed showing that the present building first appears on the 1926 Sanborn map, showing the subject building, constructed circa-1925 spanning two lots along Laurel Avenue (**Figures 1 and 2**).

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

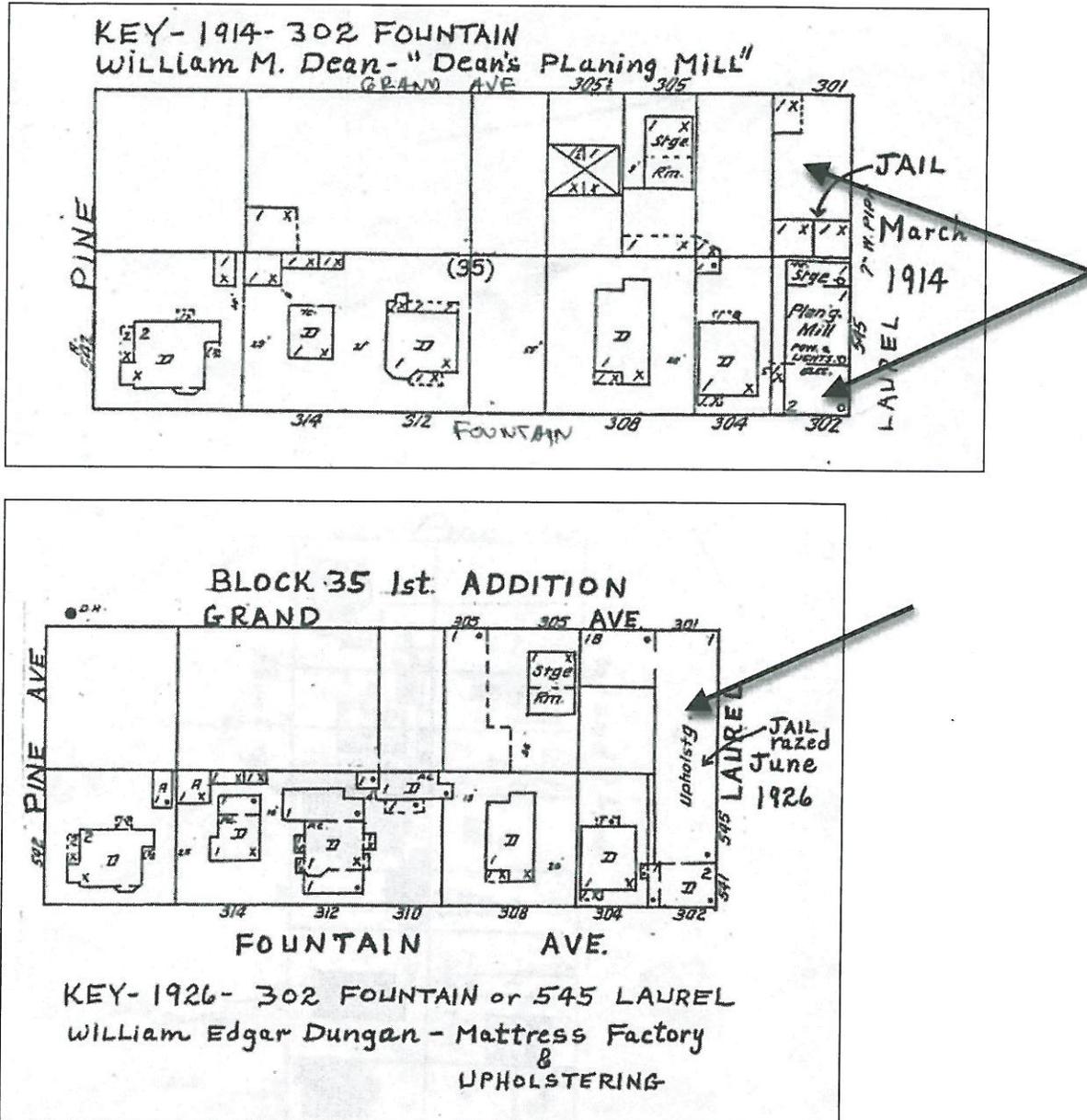
The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

301 Grand Avenue: Property History

Copies of Sanborn maps from 1914 and 1926, annotated by archivists at Pacific Grove Heritage, appear below.

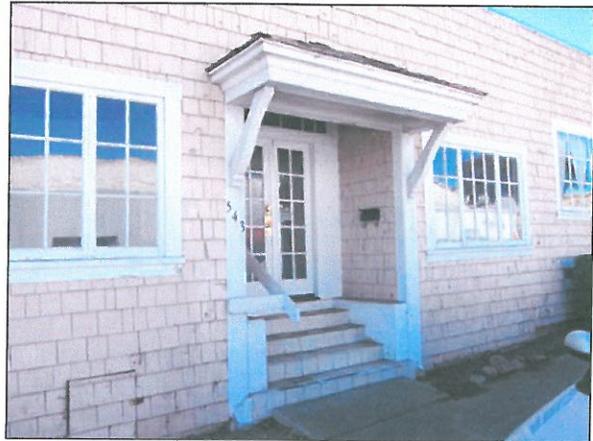


Figures 1 and 2. Top image shows the subject site on the 1914 Sanborn map. Two blue arrows indicate that the subject building was not constructed and the two lots contained the old jail and Dean's Planing Mill. Bottom image of 1926 Sanborn map shows that the previous buildings were removed and the two lots combined to create the present commercial upholstery building (blue arrow).

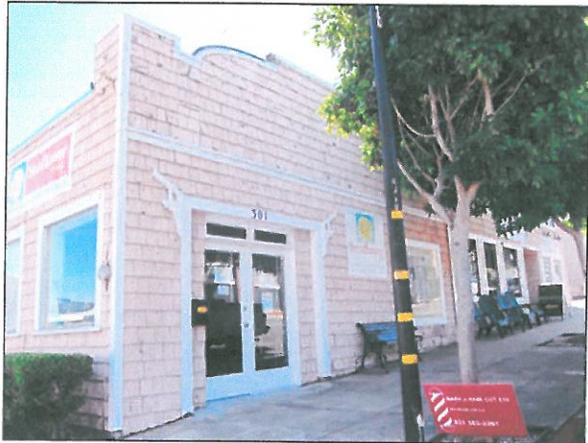
Previous Alterations to 301 Grand Avenue

Permits showing exterior modifications are minimal. Alterations to the subject building include:

- Remodel two-story element on Laurel and Fountain Avenues into apartments (1925).
- Remove and replace windows at various locations (no date).
- Install curved parapet onto Grand Avenue façade (no date).
- Convert upper story along Grand Avenue to apartments (circa-1970s).
- Apply shingles to entire building over circa-1925, 1x8” shiplap siding (circa-1990s).



Figures 3 and 4. Left image shows the Laurel and Fountain Avenue elevations. The two-story element at the corner of Laurel and Fountain avenues contains an upstairs apartment. Right image shows a detail of one of the Laurel Avenue shop entrances with circa-1926 hipped roof porch and multiple pane windows.



Figures 5 and 6. Left image shows the Grand Avenue elevation with two-story massing on the right containing apartments on the upper floor. Right image details the corner of Laurel and Grand Avenues showing storefront with curved parapet.

Remaining Character-Defining Features

In December 2015 representatives of JMW Architects and their contractor, Murrer Construction, performed exterior wall explorations to determine the existing conditions of the circa-1926 exterior walls beneath the newer wood shingles. The results of this work were summarized in a Field Report dated December 3, 2015 from JMW Architects. The letter report noted the existence of 1x8" shiplap siding beneath the shingles. It is the intent of the rehabilitation design to repair and retain this existing exterior siding.

The remaining character-defining features of the building are:

- Long, horizontal building spanning two lots along Laurel Avenue.
- Two-story mass (modified) at the corner of Laurel and Fountain avenues.
- Circa-1925 entrances on Laurel Avenue elevation.
- Circa-1925 multiple-pane windows and doors on Laurel Avenue elevation.
- Existing 1x8" shiplap siding boards beneath existing exterior shingles.

Summary of Proposed Alterations

Proposed alterations for 301 Grand Avenue affecting the exterior include:

- Rehabilitate existing building into a two-story, mixed-use commercial/residential building with remodeled storefronts on first floor and apartments on second floor.
- Construction of a second floor addition along Laurel Avenue for the apartments.
- Removal of existing, non-historic exterior shingles and rehabilitation of existing 1x8" shiplap siding and building corner boards.
- Rehabilitation of existing historic entrances, multiple-pane windows and multiple-pane doors on Laurel Avenue elevation.

Evaluation of Proposed Alterations to 301 Grand Avenue

For the proposed alterations to 301 Grand Avenue, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations will allow the building to retain its mixed use as a combined commercial and residential building. The proposed alterations will add apartments to the building allowing for more residential use, while retaining the existing character-defining features of the older building and satisfying this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed rehabilitation design will maintain the property's historic character by bringing the exterior siding of the earlier building back and restoring the existing character-defining features on the Laurel Avenue facade, satisfying this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the building that may have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed rehabilitation design rehabilitates the 1x8" exterior shiplap siding, wood windows and Laurel Avenue entrances, which are examples of craftsmanship, and satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will repair the existing 1x8" shiplap siding boards. Where the boards have been removed or are highly deteriorated, these boards will be replaced in-kind regarding material, board size and construction technique.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

This *Standard* does not apply, as chemical and physical treatments to historic fabric are not proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed second floor addition is set back from the street allowing it to be differentiated from the original building by using the setback and differentiating the second-story window treatments from the historic first story along Laurel Avenue. The proposed second-story addition is in keeping with the massing of the existing building. The proposed addition meets the *Standards*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed second-story addition will not be removable in the future. However, the proposed rehabilitation design will retain and rehabilitate the few existing exterior character-defining features of the property, satisfying this *Standard*.

Conclusion

In conclusion, the proposed design alterations to 301 Grand Avenue, Pacific Grove meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

Cc: City of Pacific Grove, Community Development Department



REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING

301 GRAND AVE,
PACIFIC GROVE, CA 93950

ARCHITECT :
DARYL L. HAWKINS,
AIA JHW ARCHITECTS, INC
2400 GARDEN ROAD, SUITE
C MONTEREY, CA 93940
831-649-1701

SURVEYOR:
MONTEREY BAY ENGINEERS, INC.

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Item 7d
JHW
ARCHITECTS INC. ■
2400 GARDEN ROAD
SUITE C
MONTEREY, CA 93940
(831) 649-1701
FAX (831) 649-3072
www.jhwarch.com



PROJECT/OWNER
**REMODEL &
ADDITIONS
TO EXISTING
MIXED-USE
BUILDING**
AT
301 GRAND AVENUE
PACIFIC GROVE, CA 93955

OWNER
SORENSEN FAMILY TRUST
560 MOUNTAIN AVE
PIEDMONT, CA 94611
(510) 834-2747

APN: 006-287-012 & 006

DRAWN BY: ES

PRINT DATE:

DRAWING DATE: 02-09-2016

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

INDEX LEGENDS & NOTES

SHEET NUMBER:

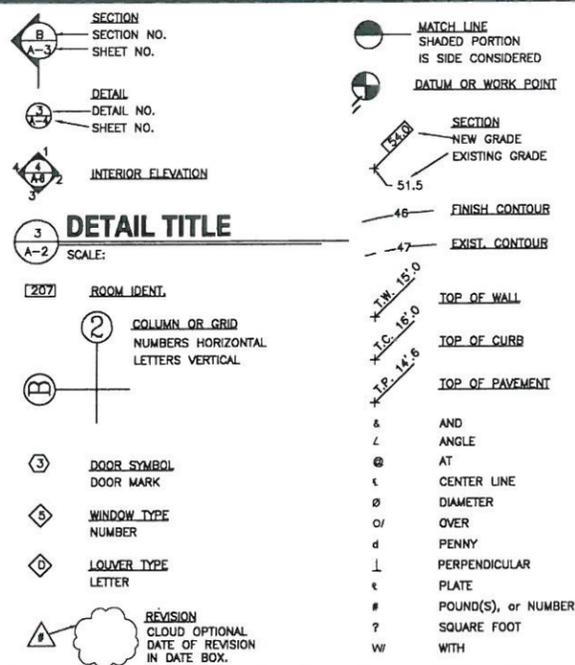
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ABBREVIATIONS

A.B.	ANCHOR BOLT	LAV.	LAVATORY
A.C.	ASPHALTIC CONCRETE	LB, LBS	POUND(S)
A.D.	AREA DRAIN	LT.	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
ANOD.	ANODIZED	M.C.	MEDICINE CABINET
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MEMB.	MEMBRANE
BLK.	BLOCK	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
C.B.	CATCH BASIN	MISC.	MISCELLANEOUS
CEM.	CEMENT	(N)	NEW
C.I.	CAST IRON	N.I.C.	NOT IN CONTRACT
C.J.	CONSTRUCTION JOINT	NO.	NUMBER
C.G.	CEILING	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	OBS.	OBSCURE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CONN.	CONNECTION	OFI	OWNER FURNISHED, OWNER INSTALLED
CONT.	CONTINUOUS	PL.	PLATE
C.O.	CLEAN OUT	P.LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PLAST.	PLASTER
D.F.	DRINKING FOUNTAIN	PMD.	PLYWOOD
D.F.	DOUGLAS FIR	PR.	PAIR
DET.	DETAIL	P.S.F.	POUNDS PER SQUARE FOOT
DI.	DIAMETER	P.S.I.	POUNDS PER SQUARE INCH
DN.	DOWN	P.T.	PRESSURE TREATED
DR.	DOOR	P.V.C.	POLY VINYL CHLORIDE PLASTIC
DS.	DOWN SPOUT	R.	RISER
DWG.	DRAWING	R.D.	ROOF DRAIN
(E)	EXISTING	REF.	REFRIGERATOR
E.A.	EACH	REIN.	REINFORCED
E.J.	EXPANSION JOINT	RM.	ROOM
E.P.D.M.	SYNTHETIC RUBBER CLOSURE STRIP	R.O.	ROUGH OPENING
EQ.	EQUAL	RWD.	REDWOOD
EXT.	EXTERIOR	S.B.	SOLID BLOCKING
F.A.	FIRE ALARM	S.C.	SOLID CORE
F.D.	FLOOR DRAIN	S.F., SF	SQUARE FOOT (FEET)
F.E.	FIRE EXTINGUISHER	SH.	SHEET
EWC.	ELECTRIC WATER COOLER	SIM.	SIMILAR
F.E.C.	FIRE EXTINGUISHER CAB	S.M.	SHEET METAL
FIN.	FINISH	S&P	SHELF AND POLE
FLR.	FLOOR	SPEC.	SPECIFICATION
FLASH	FLASHING	SQ.	SQUARE
FLUOR	FLUORESCENT	S.S.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	T.	TREAD
F.O.M.	FACE OF MASONRY	T.B.	TYPICAL BOUNDARY NAILING
F.O.S.	FACE OF STUD	T.C.	TOP OF CURB
F.R.P.	FIBER REINFORCED PLASTIC	T.E.N.	TYPICAL EDGE NAILING
FT.	FOOT or FEET	T&G	TONGUE AND GROOVE
FURR.	FURRING	T.S.	TUBE STEEL
GA.	GAUGE	T.V.	TELEVISION
GALV.	GALVANIZED	TYP.	TYPICAL
G.I.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTED
G.B.	GRAB BAR	V.G.	VERTICAL GRAIN
GL.	GLASS	W/	WITH
GYP.	GYP-SUM	WD.	WOOD
GWB.	GYP-SUM WALL BOARD	W.H.	WATER HEATER
H.B.	HOSE BIB	W/O	WITH OUT
H.C.	HOLLOW CORE	W.P.M.	WATERPROOF MEMBRANE
HDR.	HEADER	WT.	WEIGHT
H.M.	HOLLOW METAL	W.W.M.	WELDED WIRE MESH
HORIZ.	HORIZONTAL	W.W.F.	WELDED WIRE FABRIC
HR.	HOOR	JM.	JOINT
INSUL.	INSULATION	LAM.	LAMINATE
INT.	INTERIOR		
JOINT	JOINT		
JM.	JOINT		
LAM.	LAMINATE		

SYMBOLS



CODE COMPLIANCE

2013 CALIFORNIA BUILDING CODE (CBC),	C.C.R. T-24 PART 2
2013 CALIFORNIA ELECTRICAL CODE (CEC),	C.C.R. T-24 PART 3
2013 CALIFORNIA MECHANICAL CODE (CMC),	C.C.R. T-24 PART 4
2013 CALIFORNIA PLUMBING CODE (CPC),	C.C.R. T-24 PART 5
2013 CALIFORNIA ENERGY CODE,	C.C.R. T-24 PART 6
2013 CALIFORNIA FIRE CODE,	C.C.R. T-24 PART 9
2013 CALIFORNIA GREEN BLDG STDS CODE,	C.C.R. T-24 PART 11

MATERIALS

EARTH	WOOD, FINISH
ROCK	WOOD FRAMING
SAND, MORTAR, PLASTER	WOOD BLOCKING
CONCRETE BLOCK, BRICK	PLYWOOD
CONCRETE	GYP-SUM WALLBOARD
(E) STUD WALL. ADD BATT INSUL.	RIGID INSULATION
REMOVE EXISTING STUD WALL	ACOUSTIC TILE
NEW STUD WALL W/ BATT INSUL.	A.C. PAVING
STUD WALL 1 HR. CONSTRUCTION	METAL
STUD WALL W/ BATT INSULATION	

SCOPE OF WORK

FIRST FLOOR: Remove all existing wall shingles on both floors. Examine condition of existing redwood 1x8 ship lap siding and repair or replace with matching cedar siding as necessary. Where appropriate provide plywood sheathing underneath any new horizontal siding or provide the plywood siding on the interior of the existing walls to provide seismic reinforcing. Provide new anchor bolts and seismic connections as necessary.

FIRST FLOOR WINDOWS: All existing wood mullion windows as noted to be rehabilitated and to remain in place. Windows that have been replaced with solid glass to be replaced with wood mullions and dual glazing. See drawings and exterior elevations.

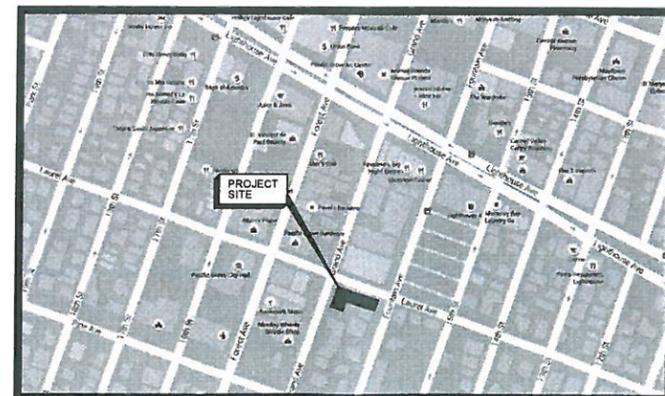
SECOND FLOOR: In between the existing second story corner apartments provide four new apartments with new structural floor as shown in section 1/A-6 with new floor framing. Provide new roof construction, with proper slope to drain. All new windows to match the existing in character with wood mullions with dual glazing for energy and sound control. All new construction to have the required one hour fire rated wall and floor separation, as well as the STC 50 sound rating between all units and between retail tenants and apartments. Provide a new complete automatic fire sprinkler system throughout the new and existing building.

SECOND FLOOR WALLS: Provide new plywood sheathing, with building paper and 1x8 horizontal cedar siding to match existing original siding.

The basic concept is to maintain and/or match the existing historic exterior design consistent throughout.

AREAS:
EXISTING LOT AREA: 7,560 s.f.
EXISTING FIRST FLOOR BUILDING AREA: 4,342 s.f.
NEW FIRST FLOOR AREA: 4,145 s.f.
EXISTING 2ND FLOOR AREA: 1,893 s.f.
NEW 2nd FLOOR AREA: 3,822 s.f.

VICINITY MAP

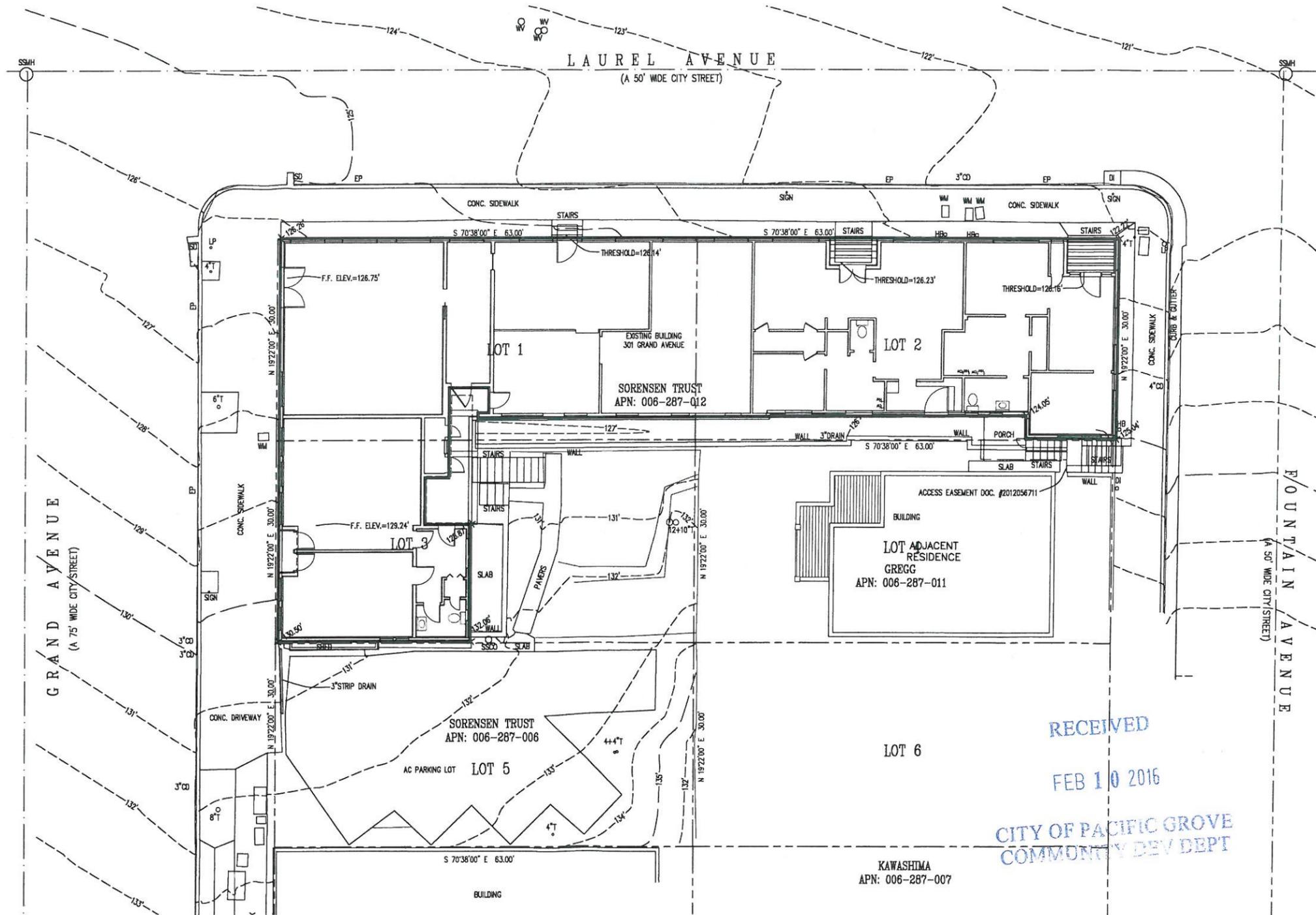


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COMMUNITY DEV DEPT

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 2400 GARDEN ROAD
 SUITE C
 MONTEREY, CA 93940
 (831) 649-1701
 FAX (831) 649-3072
 www.jhwarch.com



PROJECT OWNER
REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING
 AT
 301 GRAND AVENUE
 PACIFIC GROVE, CA 93955
 OWNER
 SORENSEN FAMILY TRUST
 560 MOUNTAIN AVE
 PIEDMONT, CA 94611
 (510) 834-2747

APN: 006-287-012 & 006

DRAWN BY: ES
 PRINT DATE:
 DRAWING DATE: 02-09-2016
 DATE ISSUED FOR CONSTRUCTION:
 REVISIONS:

INFORMATION FROM SITE SURVEY BY
 MONTEREY BAY ENGINEERS, INC.

SHEET TITLE
EXISTING SITE PLAN & FIRST FLOOR PLAN

SHEET NUMBER:

A-2

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 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

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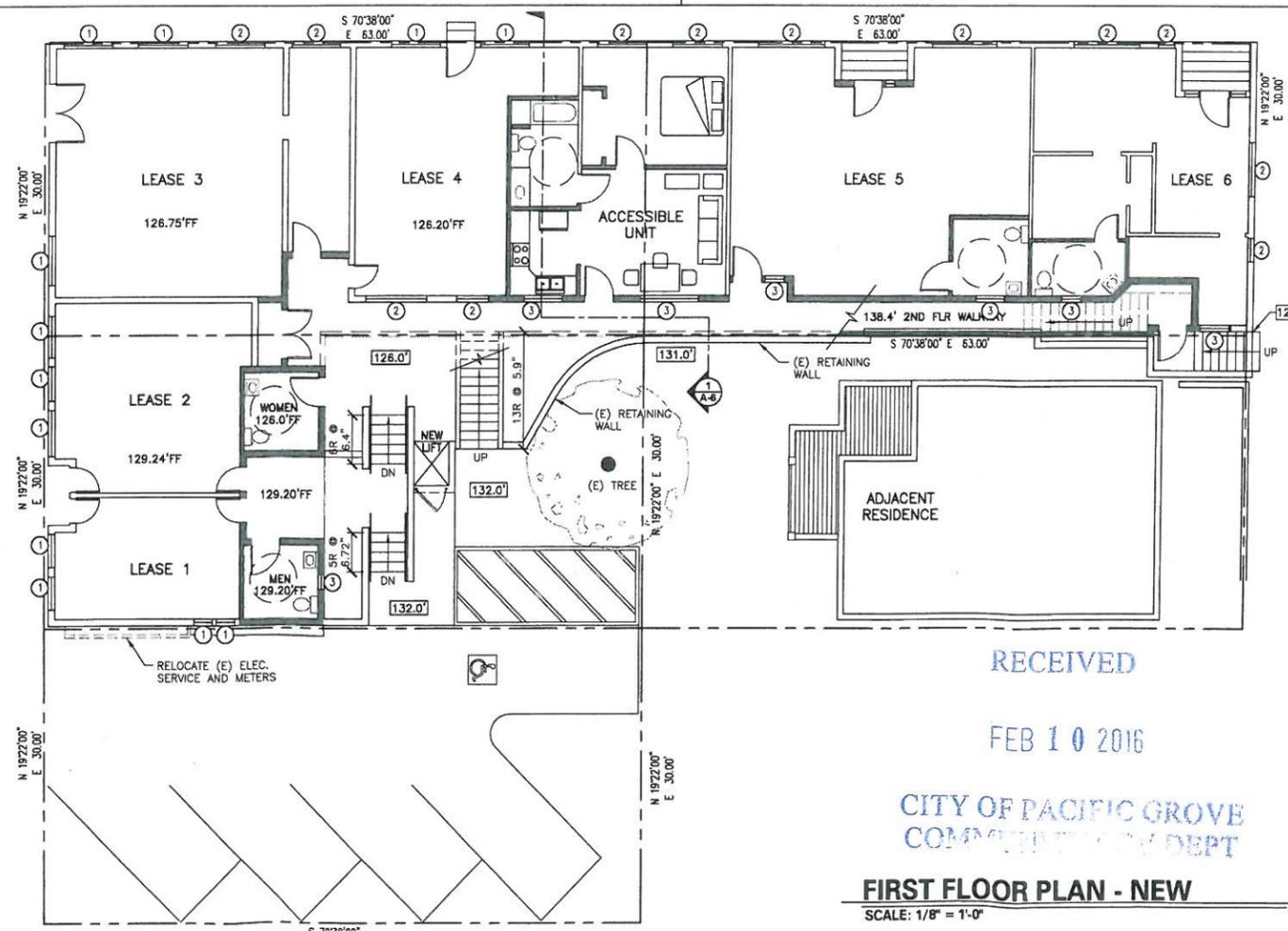
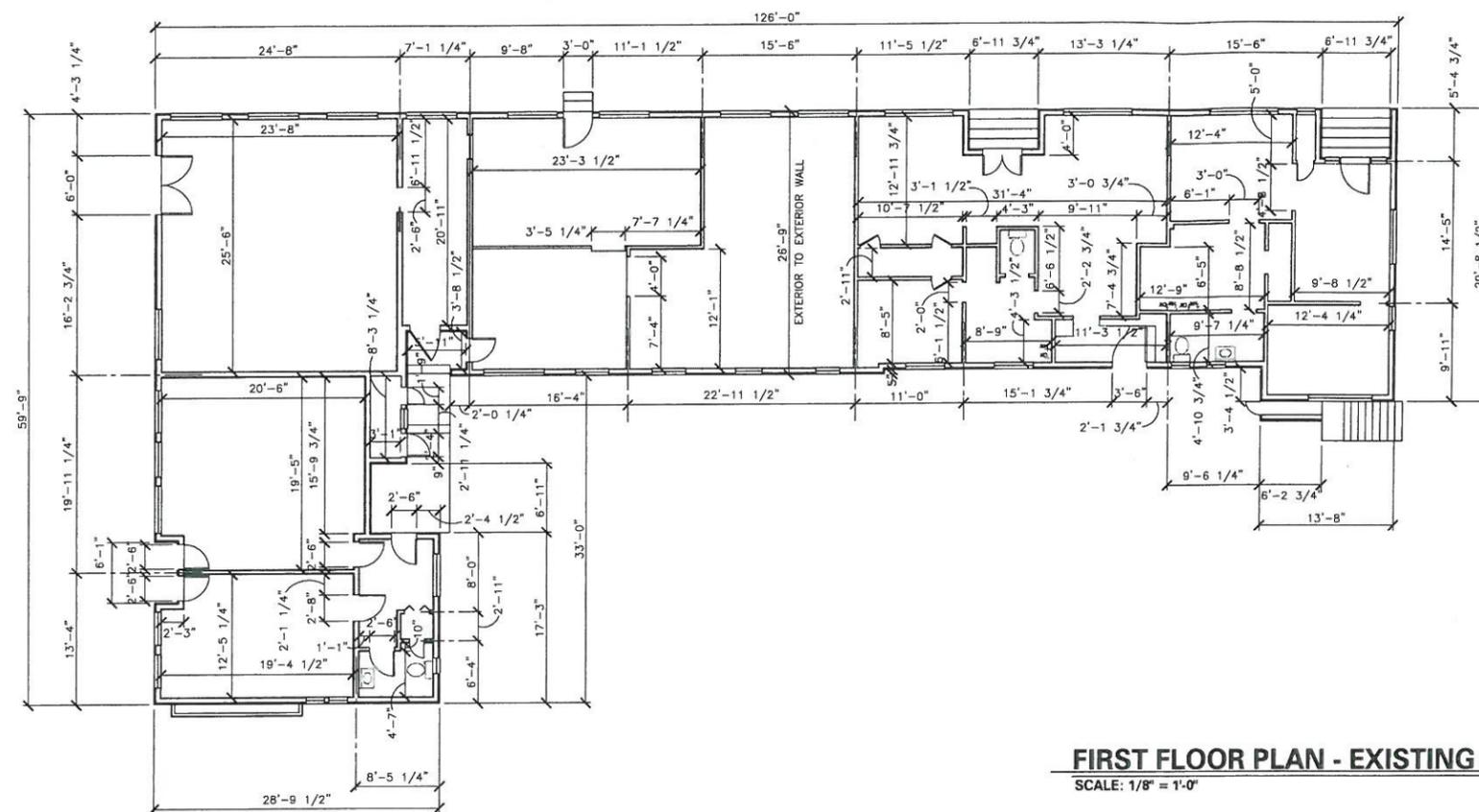
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PRINT DATE:
DRAWING DATE: 02-09-2016
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SHEET TITLE:
**FIRST FLOOR PLAN
EXISTING & NEW**

SHEET NUMBER:
A-3

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① SHEETNOTES:

- ① REPLACE (E) GLASS WINDOWS W/ WOOD WINDOWS W/ MULLIONS TO MATCH THE OTHER ORIGINAL HISTORICAL DESIGN WINDOWS.
- ② EXISTING MULTI-PANE WOOD WINDOW TO BE RETAINED AND REHABILITATED.
- ③ NEW WOOD WINDOW WITH WOOD MULLIONS TO MATCH ORIGINAL.

FIRST FLOOR PLAN - NEW
SCALE: 1/8" = 1'-0"



PROJECT OWNER
REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING
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301 GRAND AVENUE
PACIFIC GROVE, CA 93955
OWNER
SORENSEN FAMILY TRUST
560 MOUNTAIN AVE
PIEDMONT, CA 94611
(510) 834-2747

APN: 006-287-012 & 006

DRAWN BY: ES
PRINT DATE:
DRAWING DATE: 02-09-2016
DATE ISSUED FOR CONSTRUCTION:
REVISIONS:

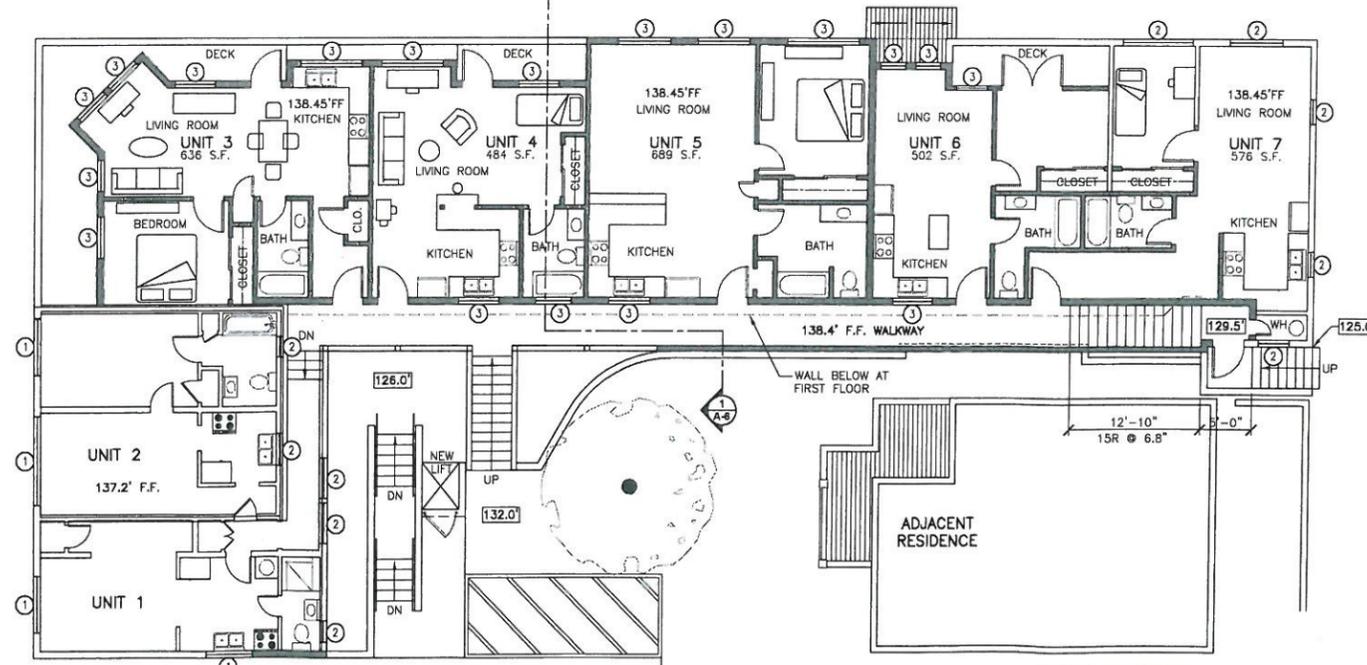
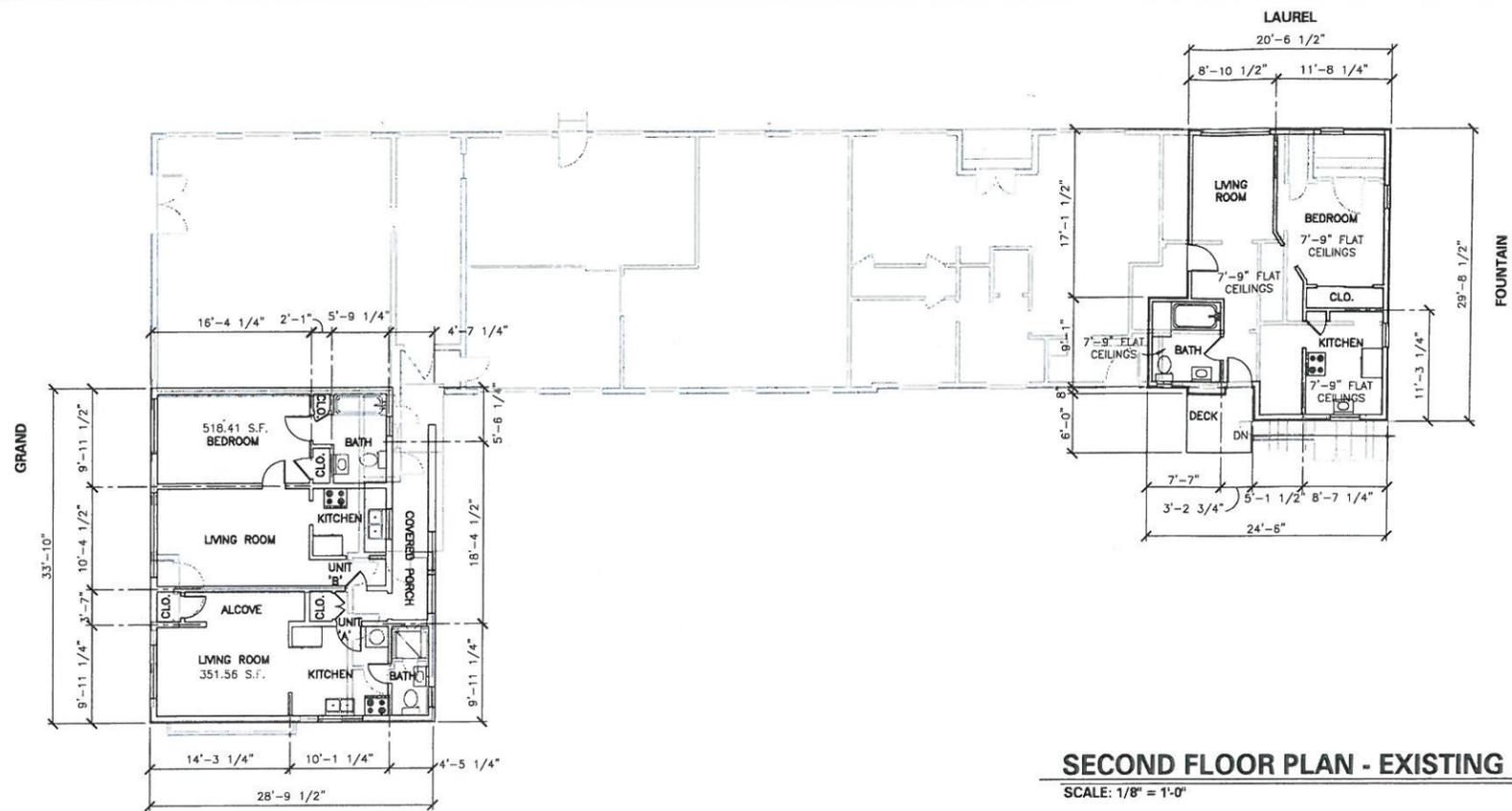
SHEET TITLE:

SECOND FLOOR PLANS EXISTING & NEW

SHEET NUMBER:

A-4

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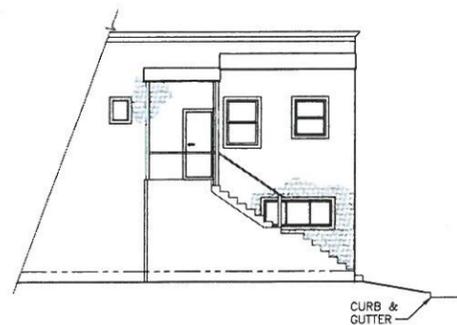


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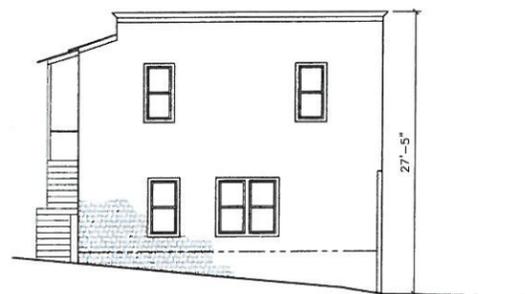
- ① REPLACE (E) GLASS WINDOWS W/WOOD WINDOWS W/MULLIONS TO MATCH THE OTHER ORIGINAL HISTORICAL DESIGN WINDOWS.
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OVERALL SECOND FLOOR PLAN - NEW
SCALE: 1/8" = 1'-0"

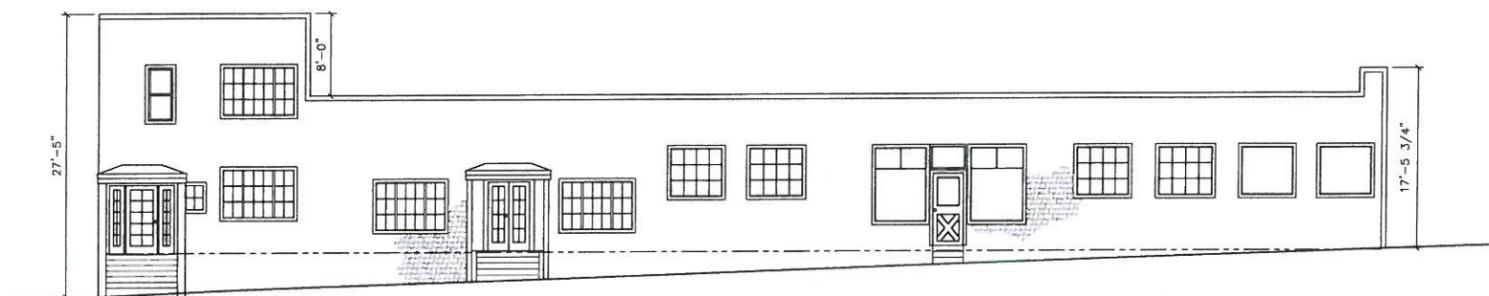
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(831) 649-1701
FAX (831) 649-3072
www.jhwarch.com



SOUTH FOUNTAIN ST. ELEVATION
SCALE: 1/8" = 1'-0"



EAST FOUNTAIN ST. ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT OWNER
REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING
AT
301 GRAND AVENUE
PACIFIC GROVE, CA 93955

OWNER
SORENSEN FAMILY TRUST
560 MOUNTAIN AVE
PIEDMONT, CA 94611
(510) 834-2747

APN: 006-287-012 & 006

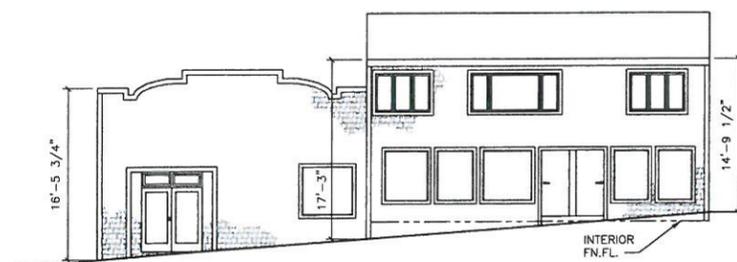
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PRINT DATE:

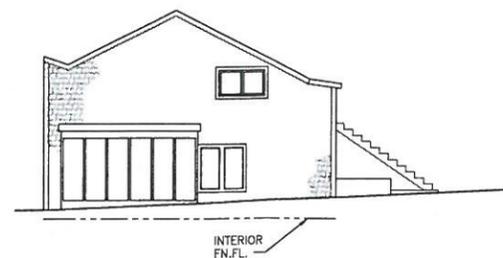
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DATE ISSUED FOR CONSTRUCTION:

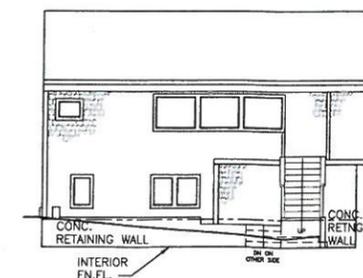
REVISIONS:



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST GRAND ST. ELEVATION
SCALE: 1/8" = 1'-0"

SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A-5

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PROJECT/OWNER
REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING
AT
301 GRAND AVENUE
PACIFIC GROVE, CA 93955

OWNER
SORENSEN FAMILY TRUST
560 MOUNTAIN AVE
PIEDMONT, CA 94611
(510) 834-2747

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DRAWING DATE: 02-09-2016
DATE ISSUED FOR CONSTRUCTION:
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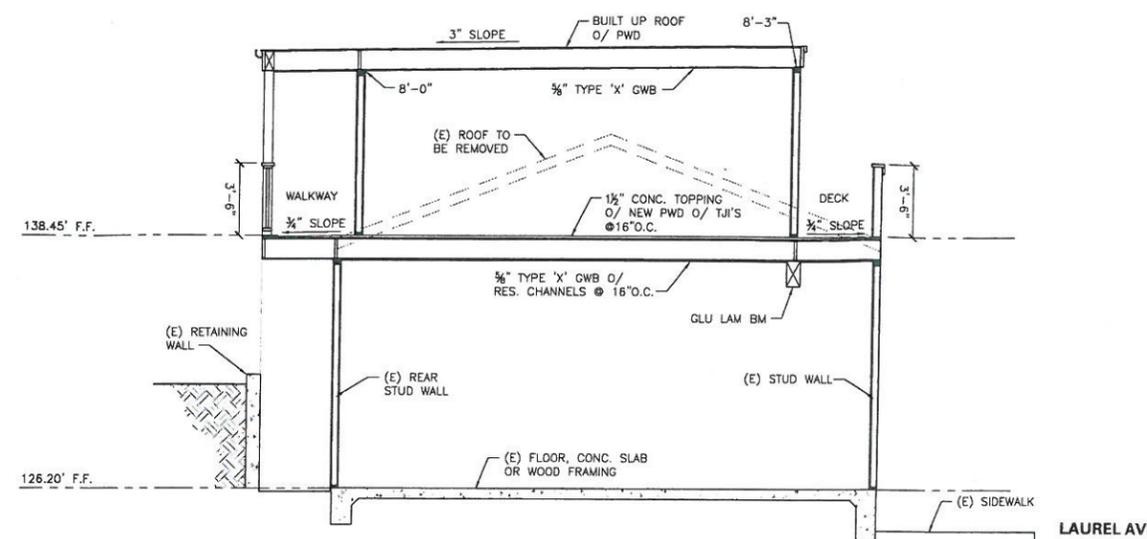
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

SHEET TITLE:
EXTERIOR ELEVATIONS NEW

SHEET NUMBER:

A-6

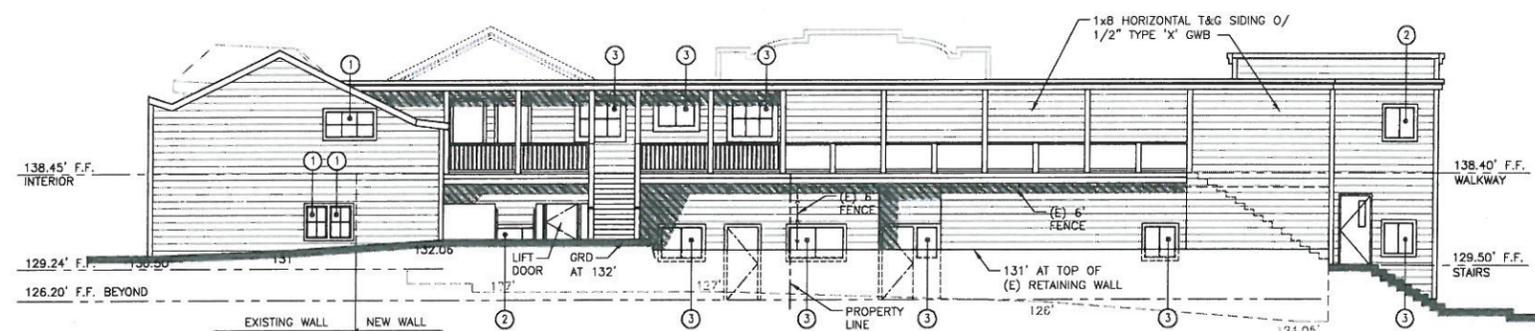
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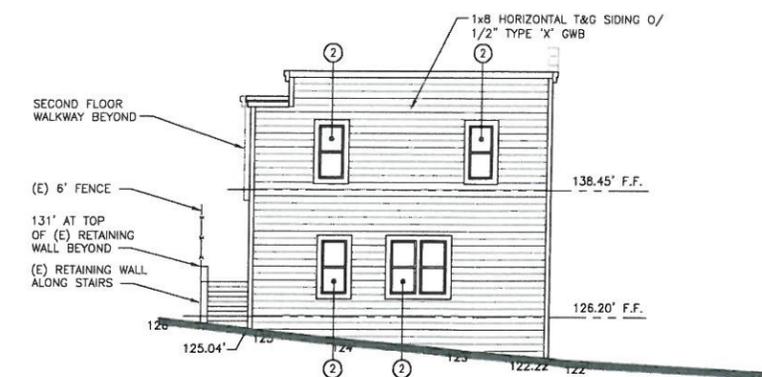
1 BUILDING SECTION
A-6 SCALE: 1/4" = 1'-0"

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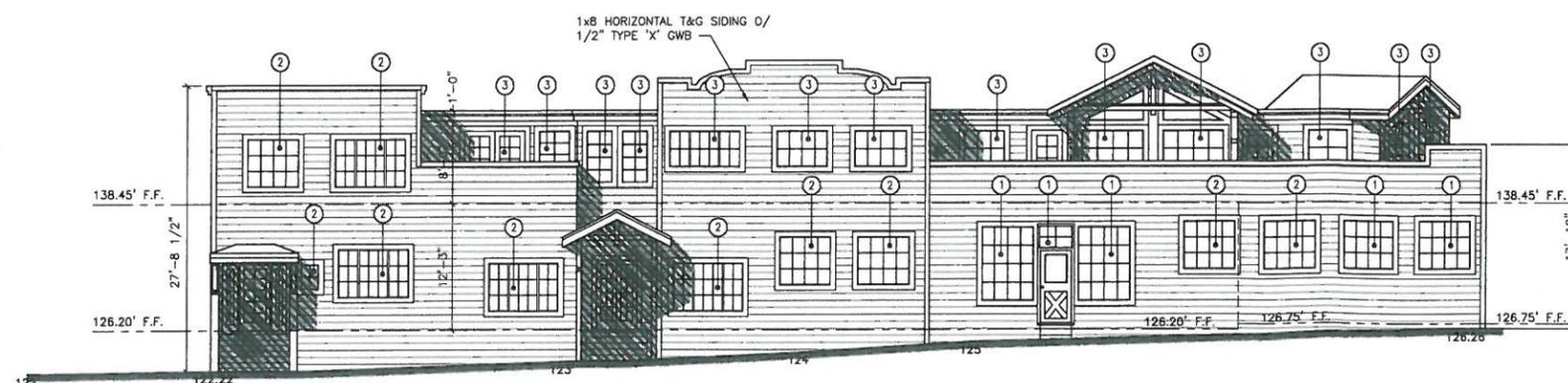
- 1 REPLACE (E) GLASS WINDOWS W/WOOD WINDOWS W/MULLIONS TO MATCH THE OTHER ORIGINAL HISTORICAL DESIGN WINDOWS.
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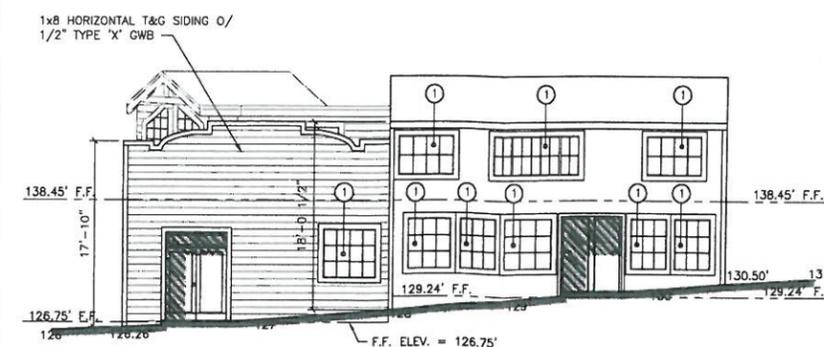
SOUTH ELEVATION - NEW
SCALE: 1/8" = 1'-0"



EAST ELEVATION - NEW
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - NEW
SCALE: 1/8" = 1'-0"



WEST ELEVATION - NEW
SCALE: 1/8" = 1'-0"

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PROJECT/OWNER

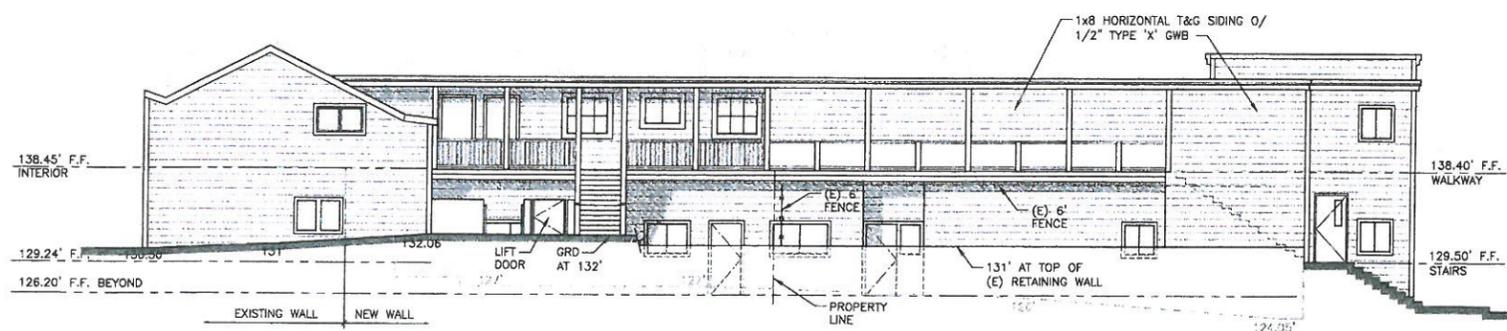
REMODEL & ADDITIONS TO EXISTING MIXED-USE BUILDING

AT
 301 GRAND AVENUE
 PACIFIC GROVE, CA 93955

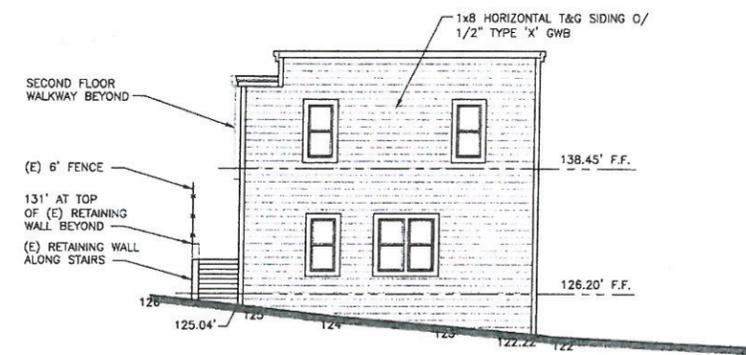
OWNER
 SORENSEN FAMILY TRUST
 560 MOUNTAIN AVE
 PIEDMONT, CA 94611
 (510) 834-2747

APN: 006-287-012 & 006

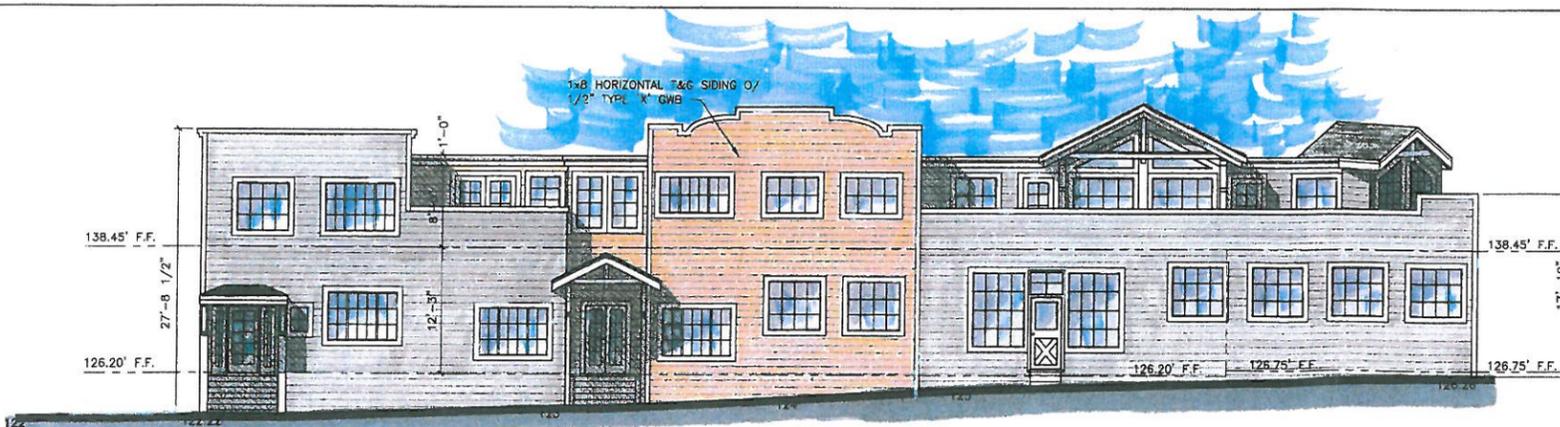
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 PRINT DATE:
 DRAWING DATE: 11-04-2015
 DATE ISSUED FOR CONSTRUCTION:
 REVISIONS:



SOUTH ELEVATION - NEW
 SCALE: 1/8" = 1'-0"



EAST ELEVATION - NEW
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION - NEW
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - NEW
 SCALE: 1/8" = 1'-0"

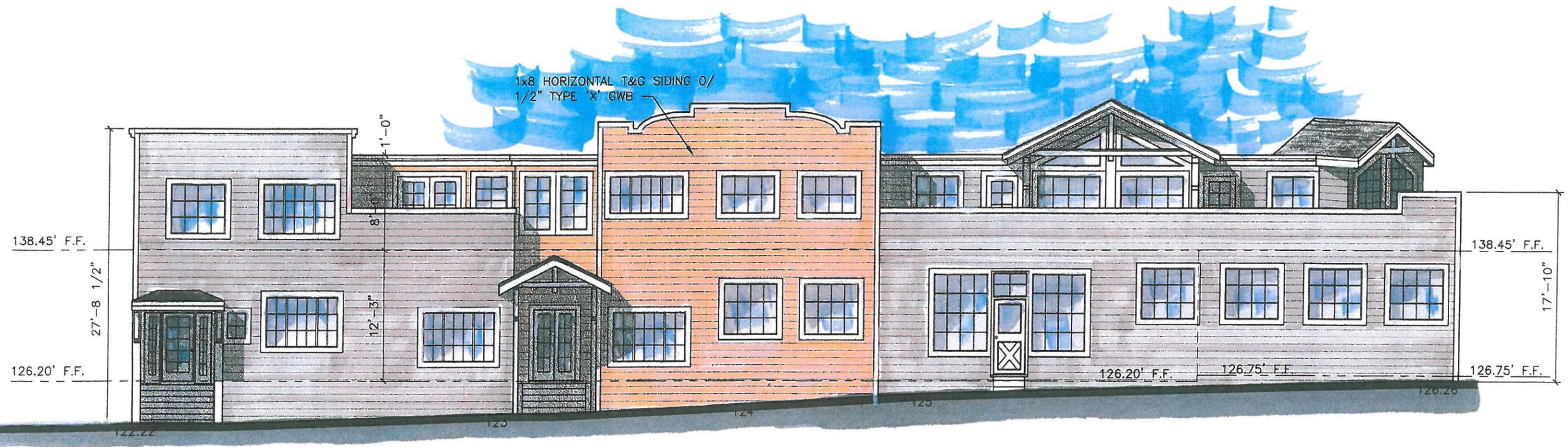
SHEET TITLE:

EXTERIOR ELEVATIONS NEW

SHEET NUMBER:

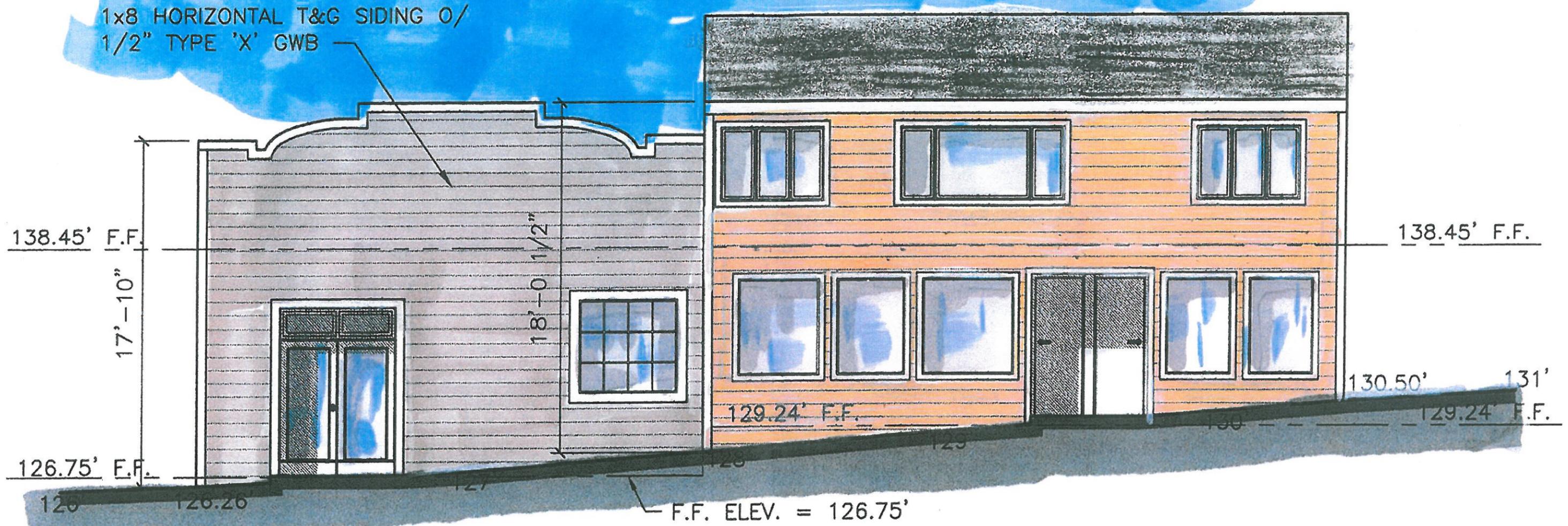
A-6

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NORTH ELEVATION - NEW

SCALE: 1/8" = 1'-0"



WEST ELEVATION - NEW

SCALE: 1/8" = 1'-0"

Item 7d





September 13, 2012

Mr. Anthony Davi, Jr.
A.G. Davi Real Estate & Property Management
481 Washington Street
Monterey, California 93942

Subject: 301 Grand Avenue and 541 Laurel Avenue, Pacific Grove APN: 006-287-012

Dear Anthony:

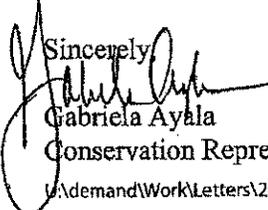
This letter responds to your request for confirmation on the potential Water Credits for the former Nile Restaurant located at 301 Grand Avenue, Pacific Grove. You provided information in the form of the City of Pacific Grove's Application for a Use Permit dated October 30, 1984, a City of Pacific Grove's Community Development Director's Findings and Decisions dated November 15, 1984, stating that the Nile Restaurant existed in 1984, and a November 29, 1984, Application for Alcoholic Beverage License listing the business as the Nile Restaurant. This documentation was submitted to substantiate the historical use of a 30-seat restaurant. You also requested confirmation of the former beauty salon located at 541 Laurel Avenue, Pacific Grove. These two properties are located on the same Site.

The District acknowledges that the former Nile Restaurant was a lawful use as of March 1, 1985, pursuant to Rule 25.5 J. Furthermore, District records indicate that Water Permit No. 11222 issued on February 13, 1990, permitted a three cutting station beauty salon at 541 Laurel Avenue, Pacific Grove. The current water use factors are listed on Table 2, Non-Residential Water Use Factors (Rule 24).

The District's Rules and Regulations, including the Non-Residential Water Use Factors are subject to change by action of the District's Board of Directors. Changes in the factor could reduce or increase the amount of Water Credits available, as the final determination of credit will be made when the use is permanently abandoned or the use changes to a less intensive use.

The decision to classify a restaurant and a beauty salon as lawful uses at 301 Grand Avenue and 541 Laurel Avenue Pacific Grove is a determination of the Water District's General Manager. Determinations of the General Manager may be appealed to the District Board, in writing, within twenty-one (21) days after any such determination pursuant to District Rule 70. An appeal may be filed by the applicant or any other person.

If you have any questions, please call me at the Permit and Conservation Office at 658-5601.

Sincerely,

Gabriela Ayala
Conservation Representative

\\demand\Work\Letters\2012\006287012_20120118_301Grand_Ayala.docx

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net ~ Fax (831) 658-5601
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:
 Name: SCOTT SORENSEN FAMILY TRUST
 Daytime telephone: 510-834-2747
 Mailing Address: 560 MOUNTAIN AVE, PIEDMONT

2. AGENT/REPRESENTATIVE INFORMATION:
 Name: DARYL HAWKINS
 Daytime telephone: 831-649-1701
 Mailing Address: 2400 GARDEN RD, S. C MONTEREY, CA

3. PROPERTY INFORMATION:
 Year building was constructed? 1925 Existing Square-footage 6,179 Proposed Square-footage 8,108
 Address: 301 GRAND AVE, P.G. Assessor Parcel Number 06-287-012/006
 Is a water meter needed? (Circle one) (YES) (How Many 11) NO NOTE: Separate water meters are required for each User.
 Water company serving parcel: CAL AM

4. Type of Non-Residential Use: MIXED USE

5. Project Description (Be thorough and detailed): ADD 2ND FL APARTMENTS TO (E) 2 STORY BUILDINGS

Any Change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Table No. 1 Existing Group I (All Uses before project)				Table No. 2 Post Project Group I (All Uses after project)			
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Auto Uses		x 0.00007	=	Auto Uses		x 0.00007	=
Bank		x 0.00007	=	Bank		x 0.00007	=
Convenience Store		x 0.00007	=	Convenience Store		x 0.00007	=
Church		x 0.00007	=	Church		x 0.00007	=
Dental/Medical/Vet Clinic		x 0.00007	=	Dental/Medical/Vet Clinic		x 0.00007	=
Dry Cleaner (No onsite laundry)		x 0.00007	=	Dry Cleaner (No on-site laundry)		x 0.00007	=
Family Grocery		x 0.00007	=	Family Grocery		x 0.00007	=
Fast Photo		x 0.00007	=	Fast Photo		x 0.00007	=
Gym		x 0.00007	=	Gym		x 0.00007	=
Nail Salon		x 0.00007	=	Nail Salon		x 0.00007	=
Office		x 0.00007	=	Office		x 0.00007	=
Retail	<u>2847</u>	x 0.00007	= <u>0.20</u>	Retail	<u>3622</u>	x 0.00007	= <u>1.25</u>
School		x 0.00007	=	School		x 0.00007	=
Supermarket		x 0.00007	=	Supermarket		x 0.00007	=
Warehouse		x 0.00007	=	Warehouse		x 0.00007	=

Existing Group II (All Uses before project)				Post Project Group II (All Uses after project)			
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Bakery		x 0.0002	=	Bakery		x 0.0002	=
Bistro		x 0.0002	=	Bistro		x 0.0002	=
Catering		x 0.0002	=	Catering		x 0.0002	=
Coffee House		x 0.0002	=	Coffee House		x 0.0002	=
Deli		x 0.0002	=	Deli		x 0.0002	=
Ice Cream Shop		x 0.0002	=	Ice Cream		x 0.0002	=
Pizza		x 0.0002	=	Pizza		x 0.0002	=
Sandwich Shop		x 0.0002	=	Sandwich		x 0.0002	=

Existing Group III (All Uses before project)				Post Project Group III (All Uses after project)			
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)		x 0.085 bed	=	Assisted Living (6+beds)		x 0.085 bed	=
Beauty Shop	<u>3</u>	x 0.0567 station	= <u>0.17</u>	Beauty Shop		x 0.0567 station	=
Child Care		x 0.0072 child	=	Child Care		x 0.0072 child	=
Dog Grooming		x 0.0567 station	=	Dog Grooming		x 0.0567 station	=
Dormitory		x 0.040 room	=	Dormitory		x 0.040 room	=
Gas Station		x 0.0913 pump	=	Gas Station		x 0.0913 pump	=
Irrigated area (within 10 ft. of bldg.)		x ETWU	=	Irrigated area (within 10 ft. of bldg.)		x ETWU	=
Laundromat		x 0.20 machine	=	Laundromat		x 0.20 machine	=
Meeting Hall		x 0.00053 sf	=	Meeting Hall		x 0.00053 sf	=
Motel Large Tub		x 0.03 tub	=	Motel Large Tub		x 0.03 tub	=
Motel/Hotel/B&B		x 0.1 room	=	Motel/Hotel/B&B		x 0.1 room	=
Plant Nursery		x 0.00009 sf	=	Plant Nursery		x 0.00009 sf	=
Public Toilets		x 0.058 toilet	=	Public Toilets		x 0.058 toilet	=
Public Urinals		x 0.036 urinal	=	Public Urinals		x 0.036 urinal	=
Restaurant (Fast Food)		x 0.038 seat	=	Restaurant (Fast Food)		x 0.038 seat	=
Restaurant/Bar (General)	<u>330</u>	x 0.02 seat	= <u>1.60</u>	Restaurant/Bar (General)		x 0.02 seat	=
Self-Storage		x 0.0008 unit	=	Self-Storage		x 0.0008 unit	=
Skilled Nursing		x 0.120 bed	=	Skilled Nursing		x 0.120 bed	=
Spa		x 0.05 spa	=	Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=	Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=	Theater		x 0.0012 seat	=
Zero Water Urinal		no value	=	Zero Water Urinal		no value	=
EXISTING Quantity		TOTAL		PROPOSED Quantity		TOTAL	<u>1544</u>

Group IV - Modified Uses (E) APTS 20.4 x .01 = 0.20 AF **12 = 1.17 AF** **APTS. 54,400 / 7 = 7,771 AF**
 Reduced water Capacity from types of uses listed in Groups I-III and have received a Water Use Credit for modifications
 New Connections - Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"
PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE - POST PROJECT USE) 70.01
 (Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. In addition, Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent: Daryl Hawkins Date: 2/10/16

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

___ AF Paralta Allocation ___ AF Public Credits ___ AF Pre-Paralta Credits ___ WDS (Private Well) ___ No water needed

Notes: _____ Authorized by: _____ Date: _____

