



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Architectural Review Board  
**FROM:** Laurel O'Halloran, Associate Planner  
**MEETING DATE:** August 9, 2016  
**SUBJECT:** Consideration of Architecture Permit No. 16-281 for a property located at 231 Crocker Avenue.  
**CEQA STATUS:** Exempt

**RECOMMENDATION**

Review the application and consider a recommendation of approval.

**BACKGROUND**

**Application:** AP 16-281

**Location:** 231 Crocker Avenue

**APN:** 006-381-017

**Applicant:** Peggy Lee

The proposed development would allow the demolition of the existing residence and to build a new 2,051 sf one story residence with an attached 2<sup>nd</sup> unit and a 510 sf garage for a total of a 2,561 sf one story residence.

The 2nd unit application was approved July 20, 2016.

The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district including setbacks and height requirements

**DISCUSSION**

**Staff Analysis**

**R-1-B-3 Zoning Regulations:** The allowable maximum building coverage is 40% and the proposed project site will have a building coverage of 25%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 41%. The allowable maximum gross floor area is 4,448 sf and the proposed project site will create a 2,561 sf residence.

***Architectural Design Guidelines:***

***Guideline # 1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.***

The design complements the existing design and architectural style of the neighborhood.

***Guideline #4: The location and size of the garage should not dominate the street view of the structure.***

The proposed garage is located toward the rear of the site which reduces its impact on the streetscape.

***Guideline #21: The design and siting of a dwelling should take into consideration all existing trees in order to avoid unneeded cutting and trimming.***

The proposed addition and design maintains all the existing trees and creates a Stormwater and landscaping plan.

***Guideline #24: A new structure should appear similar in scale to those seen as traditional in the neighborhood.***

The proposed addition and design enhances the rhythm and scale of the existing neighborhood streetscape through the use of similar proportions.

## **ENVIRONMENTAL REVIEW**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

## **ATTACHMENTS**

1. Draft AP
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:



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Laurel O'Halloran, Associate Planner



# 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 # AP 16-281  
 Item 7b  
 Date: 4-12-16  
 Total Fees: \$3,717.55  
 Received by: LOH

**APPLICANT/OWNER:**

Project Address: 231 Crocker Ave. APN: 006-381-017

Project Description: Application for a Second Unit  
Architectural Permit to demo existing house  
and build a new 2,561 sf house.

<b>Applicant / Architect</b>	<b>Owner</b>
Name: <u>Shaun Faber (Farrell-Faber &amp; Assoc Inc.)</u>	Name: <u>Peggy &amp; James Lee</u>
Phone: <u>707-579-3811</u>	Phone: <u>707-<del>303</del>953-1224-Peggy</u> <u>707-953-8053-James</u>
Email: <u>shaun@farrellfaber.com</u>	Email: <u>j+lee@yahoo.com</u>
Mailing Address: <u>1022 Mendocino Ave</u> <u>Santa Rosa, CA 95401</u>	Mailing Address: <u>2004 Eagle Court</u> <u>Santa Rosa, CA 95403</u>

**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 type="checkbox"/> Other:

**PLANNING STAFF USE ONLY:**

<b>CEQA Determination:</b>	<b>Review Authority:</b>	<b>Active Permits:</b>	<b>Overlay Zones:</b>
<input checked="" 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	<input type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: 3 Block: 320 Tract: PA Acres

ZC: A-1-B-3 GP: Low Dens 5.4 d/lac Lot Size: 10,306 SF

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

APR 13 2016

**\$ PAID**  
3,719.55  
4-13-16

Contractor → Bob@hybridcorehomes.com  
Bob Brandstad

CITY OF PACIFIC GROVE  
 COMMUNITY DEV DEPT

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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature (Required): P. Lee Date: 4-12-16



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**Community Development Department - Planning Division**  
300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd  
**Permit & Request Application  
for a Second Unit (SU)**

Item 7b  
App. # AP16-281

Please submit 4 copies of the site plan, floor plan, and exterior elevations drawn to scale, and one full set of 8.5" x 11" reductions. Drawings should reflect both existing and proposed site conditions.

## 23.80.050 SUBMITTAL REQUIREMENTS AND APPLICATION PROCESSING

STEP ONE - SUBMITTAL: The application package for a second unit permit to the CDD shall include:

1. Pre-application Meeting: Meet with Housing Division staff to discuss the residency and occupancy requirements of the second unit ordinance; (831) 648-3199.

  
\_\_\_\_\_  
**Housing Division Sign-off**

2. Site Plan (drawn to scale): Dimension the perimeter of parcel on which the second unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site. Include all easements, building envelopes, trees, and features in the adjacent public right-of-way.
3. Floor Plans: Each room shall be dimensioned and the resulting floor area calculation included. The use of each room shall be identified. The size and location of all windows and doors shall be clearly depicted.
4. Elevations: North, south, east and west elevations which show all openings, exterior materials and finishes, original and finish grades, and roof pitch for the existing residence and the proposed second unit.
5. Cross Section: Provide building cross sections including, but not limited to: structural wall elements, roof, foundation, fireplace and any other sections necessary to illustrate earth-to-wood clearances and floor to ceiling heights.
6. Color photographs of the site and adjacent properties: The photos shall be taken from each of the property lines of the project site to show the project site and adjacent sites. Label each photograph and reference to a separate site plan indicating the location and direction of the photograph.
7. Deed Restriction: Completed as required, signed and ready for recordation.
8. Water: A completed Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application, with the existing and proposed fixture units. If sufficient fixture units are not available on the site to serve the second unit, the applicant shall request the project be placed on the Pacific Grove water waiting list.
9. Fee: A permit application fee in the amount prescribed by the current master fee schedule.

STEP TWO - ISSUANCE. The Chief Planner shall issue a second unit permit if the application conforms to all the specific standards contained in Chapter 23.80.060. The decision of the Chief Planner is final and is not subject to appeal.

\_\_\_\_\_  
Staff to Complete Below This Line

Notice of Incomplete Application (See reverse side and submit circled items to complete your application)

Comments: \_\_\_\_\_  
\_\_\_\_\_

Application is denied for the following reason(s): \_\_\_\_\_  
\_\_\_\_\_

Application is complete and complies with the development standards stated in Municipal Code Chapter 23.80. A secondary housing unit for the above-referenced property is approved as conditioned in Chapter 23.80.

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
Date

Stephen L. Vagnini  
Monterey County Recorder

CRALMA  
5/26/2015  
10:49 AM

CHICAGO TITLE-ER SIMPLIFILE

DOCUMENT: 2015027258



Titles: 1	Pages: 2
Fees . . . .	24.00
Taxes . . . .	.00
Other . . . .	.00
AMT PAID	\$24.00

**RECORDING REQUESTED BY:**  
Chicago Title Company  
Order No.: FSNX-7051500562

**When Recorded Mail Document To:**  
James T. Lee and Peggy Lee, Trustees of The  
James T. Lee and Peggy Lee Revocable Trust  
2004 Eagle Ct.  
Santa Rosa, CA 95403

Property Address: 231 Crocker Avenue,  
Pacific Grove, CA 93950  
APN 008-381-017 AND 006-381-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

The property is located in  the City of Pacific Grove.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James T. Lee and Peggy Lee, husband and wife**

**hereby GRANT(S) to James T. Lee and Peggy Lee, Trustees of The James T. Lee and Peggy Lee Revocable Trust dated November 30, 2005,**

**the following described real property in the City of Pacific Grove, County of Monterey, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 19, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

James T. Lee  
James T. Lee

Peggy Lee  
Peggy Lee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On May 19, 2015 before me, Kim Porter, Notary Public (here insert name and title of the officer), personally appeared James T. Lee and Peggy Lee, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kim Porter  
Signature



(Seal)

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 006-381-017 (PARCEL I) and 006-381-012 (PARCEL II)**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL I:**

Beginning at a point distant S. 6° 24' 45" W., 748.08 feet from Corner No. 14, in Block 320, Map of "Pacific Grove Acres", filed June 2, 1919 in Volume 3, Maps of "Cities and Towns", at Page 13, in the Office of the County Recorder of the County of Monterey, State of California, said point of beginning being the Northeastern corner of that certain tract of land described in that certain Deed to John C. Macht, recorded January 31, 1949 in Volume 1114, Page 242, Official Records of Monterey County; thence running from said point of beginning along the northern boundary line of said land deeded to Macht,

- (1) N. 83° 35' 14" W., 74.00 feet to a point distant thereon S. 83° 35' 15" E., 30.26 feet from the Northwest corner thereof; thence
- (2) N. 6° 24' 45" E., 30.00 feet to a point; thence
- (3) N. 83° 35' 15" W., 16.00 feet to the Southwest corner of that certain 10 foot strip of land as described in that certain Deed to Leslie M. Howder, et ux., recorded February 3, 1949 in Volume 1115, Page 223, Official Records of Monterey County; thence
- (4) N. 6° 24' 45" E., 82.00 feet (at 10.00 feet the Northwest corner of said 10 foot strip Deed to Howder) to a point on the Southern boundary line of that certain tract of land as described in that certain Deed to Leslie M. Howder, et ux., recorded December 14, 1949 in Volume 1179, Page 374, Official Records of Monterey County; thence along said last named line,
- (5) S. 83° 35' 15" E., 90.00 feet, more or less, to a point on the Eastern boundary line of that certain tract of land as described in that certain Deed to Walter N. Hubbard, et ux., recorded July 9, 1924 in Volume 40, Page 414, Official Records of Monterey County; thence
- (6) S. 6° 24' 45" W., 112.00 feet, more or less, to the point of beginning, and being a portion of said Block 320.

**PARCEL II:**

An undivided 1/2 interest in and to the following described parcel of land for private road purposes only:

Beginning at the Western terminus of Courses 1 hereinabove described; running thence ,

- (1) N. 6° 24' 45" East, 30 feet to a point; thence
- (2) N. 83° 35' 15" West 149.68 feet, more or less, to a point on the Southeasterly line of Crocker Avenue, as said Avenue is shown on the map hereinabove referred to; thence along said last named line,
- (3) Southwesterly, to the point of intersection thereof with the Western prolongation of said Course 1 hereinabove described; thence along said prolongation line,
- (4) S. 83° 35' 15" East, 161.86 feet, more or less, to the point of beginning.

## PROJECT DATA SHEET

JUN 20 2016

Project Address: 231 CROCKER AVE.

Submittal Date:

Applicant(s): JIM & PEGGY LEE

Permit Type(s) &amp; No(s):

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1-B-3	R-1-B3	
Building Site Area		10,371 $\pm$	10,371 $\pm$	
Density (multi-family projects only)			N/A	
Building Coverage	40% allow.	1,480 $\pm$	2561 $\pm$	24.7% proposed
Site Coverage	60% allow.	3,095 $\pm$	4261 $\pm$	41% proposed
Gross Floor Area		1400 $\pm$	2561 $\pm$	
Square Footage not counted towards Gross Floor Area		80 $\pm$	540 $\pm$	PORCHES NOT ENCLOSED
Impervious Surface Area Created and/or Replaced		3095 $\pm$	1620 $\pm$	4,780 SF
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	273ft/100%	
Exterior Lateral Wall Length to be built	_____	_____	299'	
Building Height			10'-11 1/2"	
Number of stories			1	
Front Setback			20'/11.2'	
<u>LEFT</u> Side Setback (specify side)			11.2'	
<u>RIGHT</u> Side Setback (specify side)			11.2'	
Rear Setback			20'	
Garage Door Setback				
Covered Parking Spaces			2	
Uncovered Parking Spaces			1	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 21'	
Number of Driveways	1	1	1	
Driveway Width(s)		12'	12' MIN	
Back-up Distance		10'	18' +	
Eave Projection (Into Setback)	3' maximum	6'	2'-0" MAX	
Distances Between Eaves & Property Lines	3' minimum	5'	9.7'	
Open Porch/Deck Projections			N/A	
Architectural Feature Projections			N/A	
Number & Category of Accessory Buildings			N/A	
Accessory Building Setbacks			N/A	
Distance between Buildings			N/A	
Accessory Building Heights			N/A	
Fence Heights			6'	

\*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

### ARCHITECTURAL PERMIT (AP) 16-281

**FOR A PROPERTY LOCATED AT 231 CROCKER AVENUE TO ALLOW THE DEMOLITION OF THE EXISTING RESIDENCE AND TO BUILD A NEW 2,051 SF ONE STORY RESIDENCE WITH AN ATTACHED 2<sup>ND</sup> UNIT AND A 510 SF GARAGE FOR A TOTAL OF A 2,561 SF ONE STORY RESIDENCE.**

#### FACTS

1. The subject site is located at 231 Crocker Avenue, Pacific Grove, 93950 APN 006-381-017
2. The subject site has a designation of Low Density 5.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is 10,366 square feet.
5. The subject site is developed with a single story single family dwelling with a detached garage and a 2<sup>nd</sup> Unit.
6. A 2<sup>nd</sup> Unit application was approved July 20, 2016.
7. An Initial Historic Screening determined the subject property was ineligible for the Historic Resources Inventory.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district including setbacks and height requirements and;
2. 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 is consistent with Architectural Review Guidelines 1, 4, 21, 24 and;
3. 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;
4. 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) 16-281:

to allow the demolition of the existing residence and to build a new 2,051 sf one story residence with an attached 2<sup>nd</sup> unit and a 510 sf garage for a total of a 2,561 sf one story residence.

#### 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 CEDD 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. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees
7. **Water Efficiency Requirements.** All Monterey Peninsula Water Management District water efficiency requirements, including the installation of high efficiency toilets, shall be implemented.
8. **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.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
11. **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) 16-281 to allow the demolition of the existing residence and to build a new 2,051 sf one story residence with an attached 2nd unit and a 510 sf garage for a total of a 2,561 sf one story residence.
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 9<sup>th</sup> day of August, 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.

\_\_\_\_\_  
Peggy Lee, Owner

\_\_\_\_\_  
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**

**Property Address/Location: 231 Crocker, Pacific Grove, CA 93950**

**Project Description: SU 160281**

Description: To a demolish the existing house, second unit and garage. To allow the addition of a 2,561 Sf residence with a 2nd unit attached.

APN:

ZC:

Lot Size: 10,366 Sf

Applicant Name:	Shaun Faber	Phone #:	707.579.3811
Mailing Address:	1022 Mendocino Avenue Santa Rosa, Ca 95403		
Email Address:	shaun@farrellfaber.com		

<b>Public Agency Approving Project: City of Pacific Grove, Monterey County, California</b>	
<b>Exempt Status (Check One):</b>	
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1):15268))
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3): 15269(a))
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
<input checked="" type="checkbox"/>	Categorical Exemption
	Type and Section Number: Section 15301(e)(1)
<input type="checkbox"/>	Statutory Exemption
	Type and Section Number:
<input type="checkbox"/>	Other:
<b>Exemption Findings:</b>	
Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.	

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

**Contact Phone: (831) 648-3183**

Signature:           *Laurel O'Halloran*          

Date:           *July 25, 2016*



# CITY OF PACIFIC GROVE

## Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

### Initial Historic Screening Determination

Address: 231 Crocker St. APN: 006-381-017-000  
 Owner: Peggy and James Lee Applicant: Same

#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 10/28/15 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
  - 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
    - \_\_\_\_\_ (description of known alteration)
    - \_\_\_\_\_ (type of documentation)
  - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
 

or
  - 2b. The property does not exhibit unique architectural, site or locational characteristics.
  - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

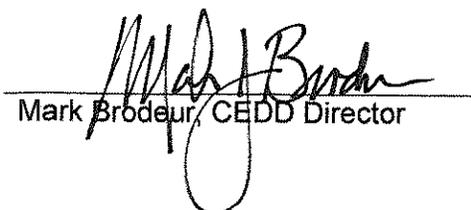
  
 \_\_\_\_\_  
 Maureen Mason, HRC Chair

10/28/15  
 \_\_\_\_\_  
 Date

#### COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for <sup>10</sup>5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

  
 \_\_\_\_\_  
 Mark Brodeur, CDD Director

10/20/15  
 \_\_\_\_\_  
 Date



July 20, 2016

CITY OF PACIFIC GROVE

300 FOREST AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
TELEPHONE (831) 648-3100  
FAX (831) 375-9863

James T Lee, TRS  
Peggy Lee TRS  
powenlee@gmail.com  
2004 Eagle Ct  
Santa Rosa, CA 95405

**RE: Address Verification/Assignment  
231 Crocker Ave  
Pacific Grove, CA 93950  
APN: 006.381.017.000**

Dear James T. Lee and Peggy Lee, TRS:

Please be advised that the above-referenced address has been assigned to parcel number 006.381.017.000. This letter is to inform you, and the agencies listed below, that the address of 231 Crocker Avenue is assigned to the above-referenced parcel and is effective immediately.

Please contact our office at 831.646.3890 with any questions.

Sincerely,

Lisa J. Feliciano  
Administrative Assistant, II

:lf

- c: Fire Department
- Planning, attn: Laurel O'Halloran
- Police Department
- Ursula Glick, ISD
- United States Post Office
- County Assessor's Office
- AT&T
- Cal Am
- Debbie Horton, AMS Specialist, Address Mgmt Systems
- Lara Pangburn, Emergency Communications
- Pacific Gas & Electric



## 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.cityofpacificgrove.org/cedd](http://www.cityofpacificgrove.org/cedd)

### 2<sup>nd</sup> UNIT PERMIT 16-281 FOR A PROPERTY LOCATED AT 231 CROCKER AVENUE

#### FACTS

1. The subject site is located at 231 Crocker Avenue Pacific Grove, CA 93950 APN: 006-381-017
2. The subject site has a designation of Low Density (5.4 DU/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is 10,366 square feet.
5. The subject site is developed with a single family dwelling and an undocumented Unit.
6. The applicant has submitted an Architectural Permit to allow the demolition of the existing structure and to build a new house with an attached 2<sup>nd</sup> Unit.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district and;
2. The proposed development will meet the development standards set forth in the Second Units section of the code 23.80.060 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, and;
4. 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;
5. 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 with a 2<sup>nd</sup> Unit.

#### PERMIT

2<sup>nd</sup> Unit Permit for a property located at 231 Crocker Avenue

Per Pacific Grove Municipal Code 23.80 with the following conditions:

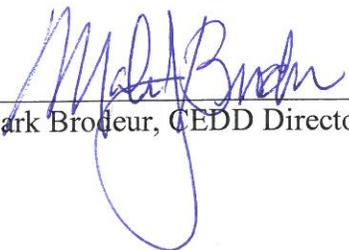
#### CONDITIONS OF APPROVAL

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 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.

4. **Deed Restriction.** The property owner is required to file with the County recorder a declaration of restrictions per PGMC 23.80.070.
5. **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.
6. **Conformance to Plans.** Development of the site shall conform to approved plans for "Lee Residence" dated June 20, 2016 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
7. **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.

**APPROVED this day of July 20, 2016**

**The Community and Economic Development Director's decision described above is final, and is not subject to appeal.**

  
\_\_\_\_\_  
Mark Brodeur, CEDD Director

  
\_\_\_\_\_  
Date



# CITY OF PACIFIC GROVE

**Community Development Department - Planning Division**  
300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd  
**Permit & Request Application  
for a Second Unit (SU)**

Item 7b  
App. # AP16-281

Please submit 4 copies of the site plan, floor plan, and exterior elevations drawn to scale, and one full set of 8.5" x 11" reductions. Drawings should reflect both existing and proposed site conditions.

## 23.80.050 SUBMITTAL REQUIREMENTS AND APPLICATION PROCESSING

STEP ONE - SUBMITTAL: The application package for a second unit permit to the CDD shall include:

1. Pre-application Meeting: Meet with Housing Division staff to discuss the residency and occupancy requirements of the second unit ordinance; (831) 648-3199.

  
\_\_\_\_\_

**Housing Division Sign-off**

2. Site Plan (drawn to scale): Dimension the perimeter of parcel on which the second unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site. Include all easements, building envelopes, trees, and features in the adjacent public right-of-way.
3. Floor Plans: Each room shall be dimensioned and the resulting floor area calculation included. The use of each room shall be identified. The size and location of all windows and doors shall be clearly depicted.
4. Elevations: North, south, east and west elevations which show all openings, exterior materials and finishes, original and finish grades, and roof pitch for the existing residence and the proposed second unit.
5. Cross Section: Provide building cross sections including, but not limited to: structural wall elements, roof, foundation, fireplace and any other sections necessary to illustrate earth-to-wood clearances and floor to ceiling heights.
6. Color photographs of the site and adjacent properties: The photos shall be taken from each of the property lines of the project site to show the project site and adjacent sites. Label each photograph and reference to a separate site plan indicating the location and direction of the photograph.
7. Deed Restriction: Completed as required, signed and ready for recordation.
8. Water: A completed Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application, with the existing and proposed fixture units. If sufficient fixture units are not available on the site to serve the second unit, the applicant shall request the project be placed on the Pacific Grove water waiting list.
9. Fee: A permit application fee in the amount prescribed by the current master fee schedule.

STEP TWO - ISSUANCE. The Chief Planner shall issue a second unit permit if the application conforms to all the specific standards contained in Chapter 23.80.060. The decision of the Chief Planner is final and is not subject to appeal.

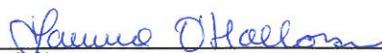
\_\_\_\_\_ Staff to Complete Below This Line \_\_\_\_\_

Notice of Incomplete Application (See reverse side and submit circled items to complete your application)

Comments: \_\_\_\_\_  
\_\_\_\_\_

Application is denied for the following reason(s): \_\_\_\_\_

Application is complete and complies with the development standards stated in Municipal Code Chapter 23.80. A secondary housing unit for the above-referenced property is approved as conditioned in Chapter 23.80.

  
\_\_\_\_\_

Staff Signature

  
\_\_\_\_\_

Date



OWNER COPY

DATE  
Item 7b  
2/16

DRAWN BY:  
CHECKED BY:  
REVISIONS: DATE:

NOTES  
△  
△  
△



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

**FARRELL-FABER**  
& ASSOCIATES INC.  
ARCHITECTURE - PLANNING

DESIGN FOR

**JIM and PEGGY LEE**  
231 CROCKER AVENUE  
PACIFIC GROVE, CALIFORNIA

hybridCore  
HOMES

RESIDENCE FOR:

JIM and PEGGY LEE

231 CROCKER AVENUE  
PACIFIC GROVE, CALIFORNIA

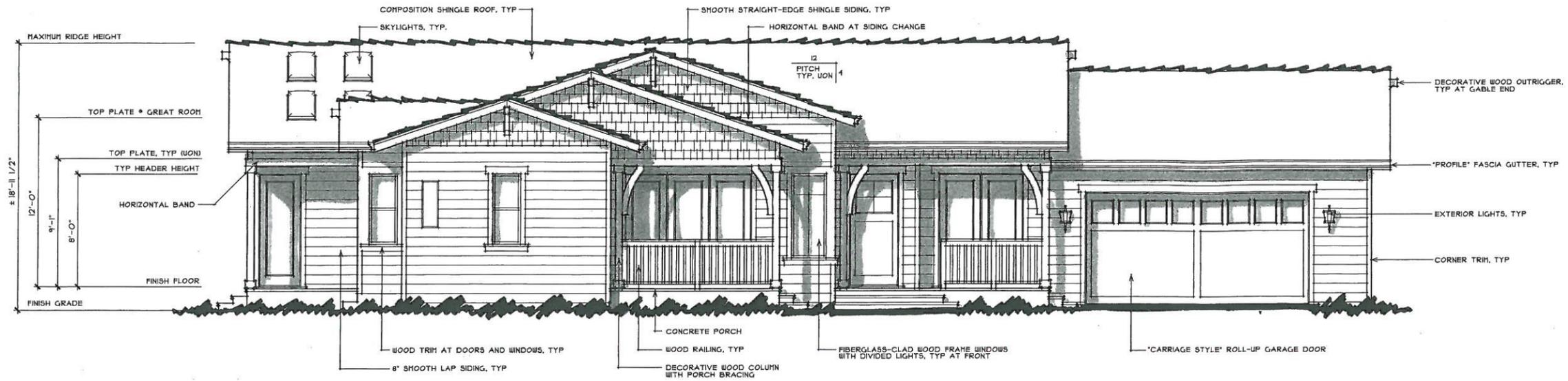
RECEIVED

APR 13 2016

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

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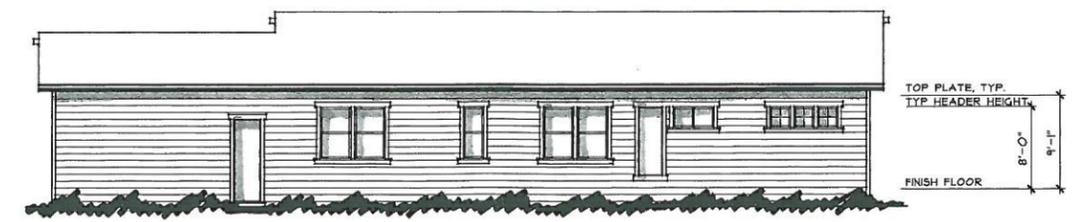
SHEET JOB NO  
15029-HCH



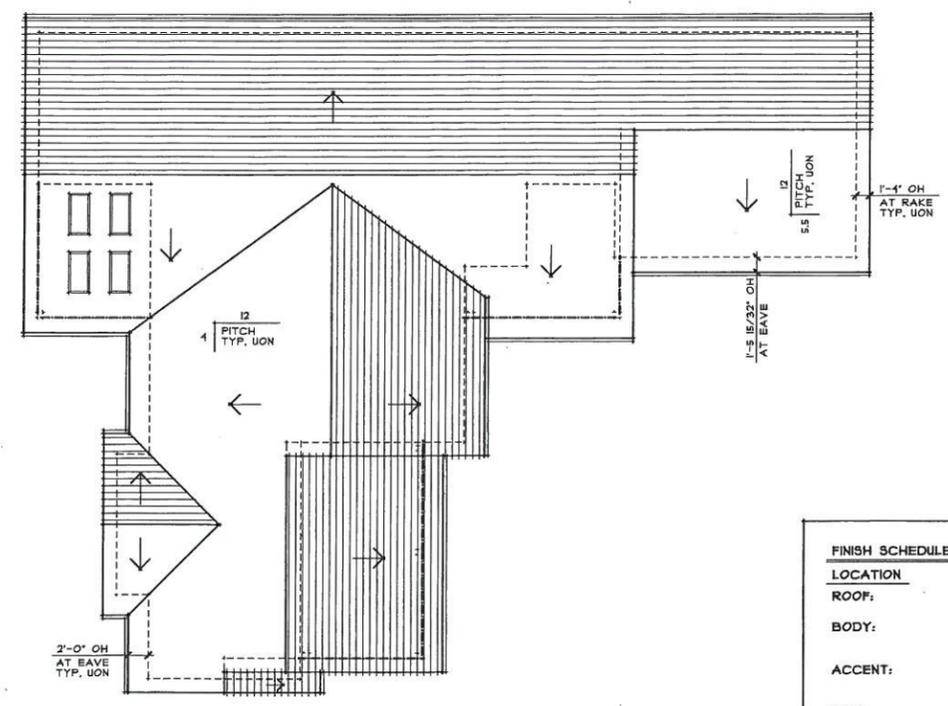
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



FINISH SCHEDULE	
LOCATION	COLOR
ROOF:	GAF TIMBERLINE HD "WEATHERED WOOD"
BODY:	BENJAMIN MOORE "MANCHESTER TAN" HC-91
ACCENT:	BENJAMIN MOORE "KINGSFORD GRAY" HC-84
TRIM:	BENJAMIN MOORE "BRILLIANT WHITE" EXT. READY-MIX
WINDOWS:	MILGARD ESSENCE "BRONZE"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

DATE: 10/27/16

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
REVISIONS: [Table]  
DATE:

NOTES:

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

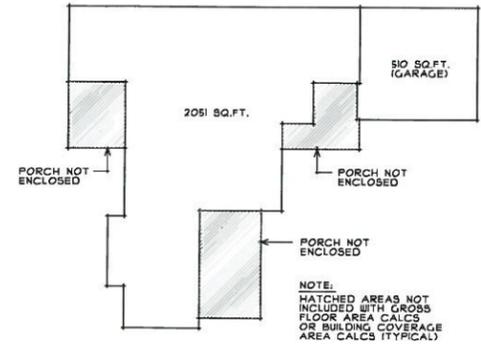
**FARRELL-FABER & ASSOCIATES INC.**  
ARCHITECTURE • PLANNING

DESIGN FOR: **JIM and PEGGY LEE**  
231 CROCKER AVENUE  
PACIFIC GROVE, CALIFORNIA

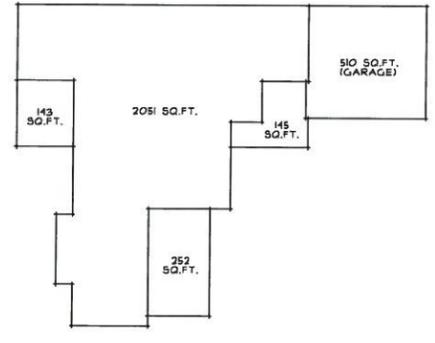
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NO NOT SCALE PLAN

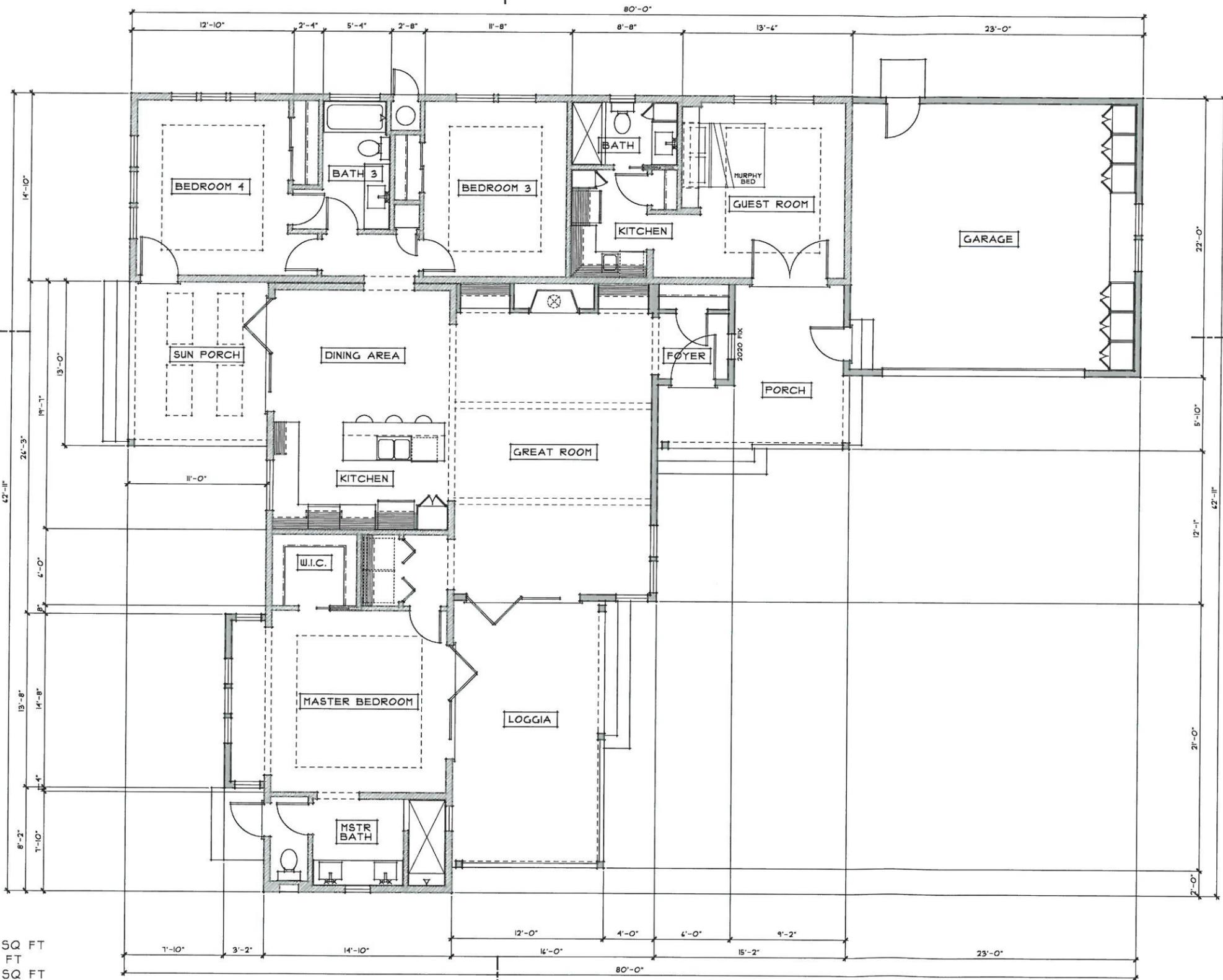
SHEET JOB NO: 15029-HCH



GROSS FLOOR AREAS AND BUILDING COVERAGE FLOOR AREAS



SITE COVERAGE FLOOR AREAS

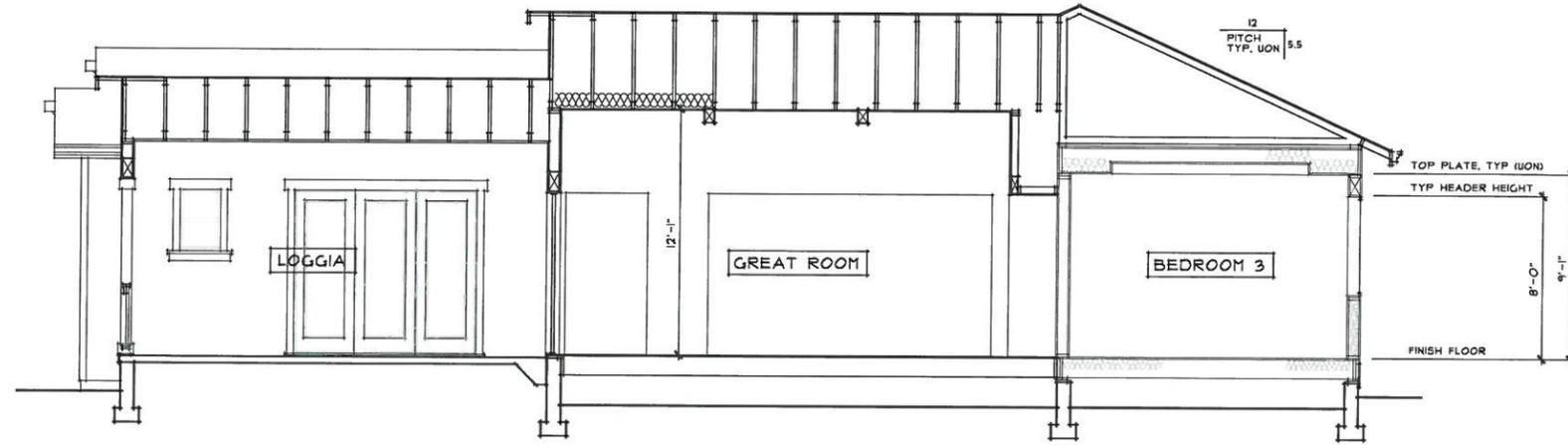


**FLOOR PLAN**

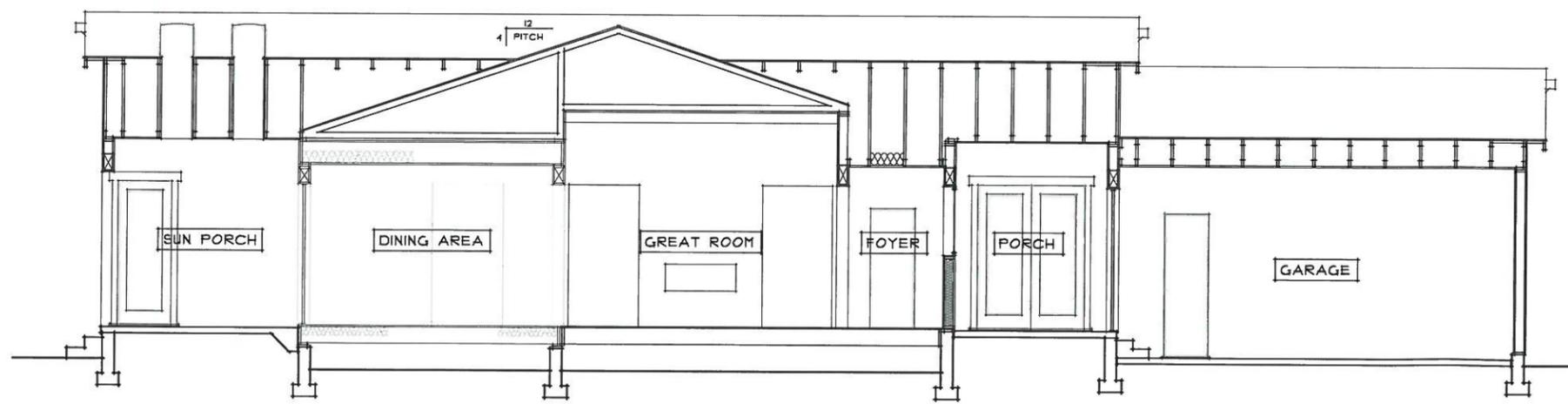
SCALE: 1/4"=1'-0"

TOTAL LIVING AREA = APPROX 2051 SQ FT  
 GARAGE AREA = APPROX 510 SQ FT  
 GROSS FLOOR AREA = APPROX 2561 SQ FT  
 BUILDING COVERAGE AREA = APPROX 2561 SQ FT (24.1%)  
 SITE COVERAGE AREA = APPROX 4324 SQ FT (41.1%)

DATE: 2/16  
 Item 7b  
 DRAWN BY:  
 CHECKED BY:  
 REVISIONS: DATE:



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



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

NOTES

1022 Mendocino Avenue  
 Santa Rosa, CA 95401  
 TEL: 707.578.9811  
 www.farellfaber.com

**FARRELL-FABER**  
 & ASSOCIATES INC.  
 ARCHITECTURE - PLANNING

DESIGN FOR

**JIM and PEGGY LEE**  
 231 CROCKER AVENUE  
 PACIFIC GROVE, CALIFORNIA

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 DO NOT SCALE PLANS

SHEET JOB NO  
 15029-HCH

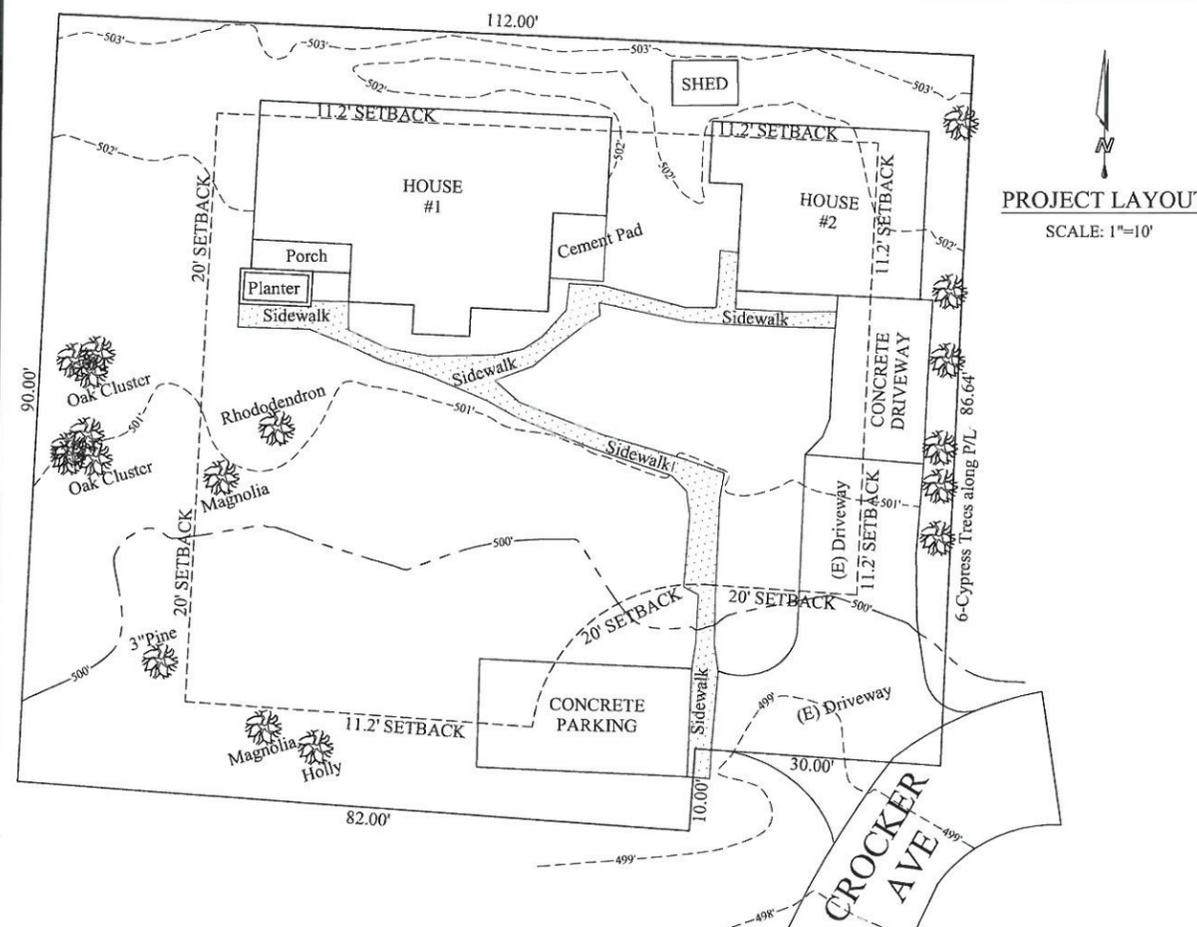
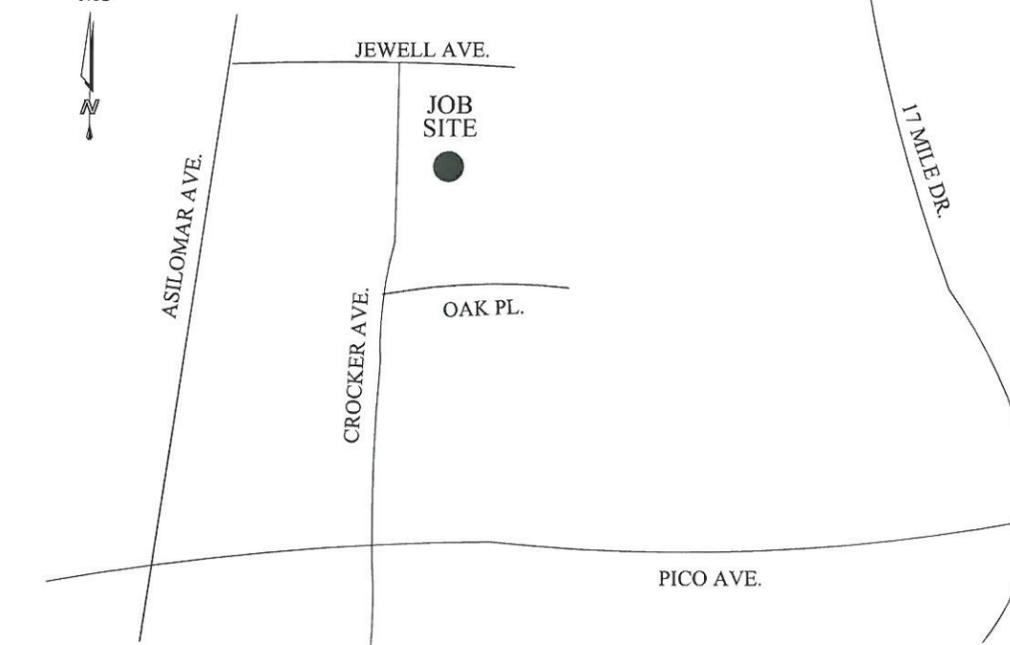
# LEE RESIDENCE

## INDEX

Sheet C-1 - Cover Sheet  
Sheet C-2 - Site/Plot Plan

GROUND SNO...  
DATE: 01/13/16  
SHEET: 7b  
C-1

VICINITY MAP  
NTS



PROJECT LAYOUT  
SCALE: 1"=10'

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD DATA AND/OR EXISTING DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FURTHERMORE, NO GUARANTEE IS GIVEN THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED ALTHOUGH EVERY EFFORT HAS BEEN MADE TO DEPICT THEIR LOCATION AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN PHYSICALLY LOCATED.

**SURVEY STATEMENT**  
NOTE: THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, OBJECTS AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION PURPOSES ONLY AND A RE-CREATION USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOUR LINES ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK.

### PROJECT INFORMATION

231 CROCKER AVE.  
PACIFIC GROVE, CA. 93950  
APN: 638-101-70 0.2379AC.

### TOPOGRAPHICS

SITE/LOT PLANS - GRADING PLANS - PERMIT SERVICE  
5075 MOTHER LODGE DRIVE, PLACERVILLE, CA 95667  
PHONE: (530) 865-5416  
EMAIL: topographics@topographics.com

NO.	DATE	DESCRIPTION	BY

### OWNER INFORMATION

JIM LEE  
231 CROCKER AVE.  
PACIFIC GROVE, CA. 93950

### COVER

DRAWN BY: BAF  
N.T.S.

PERMIT #





231 CROCKER



JUNE 2011

Oak Pl

Crocker Ave

↑  
Bldg #1

Bldg #2  
↓



**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT**

**RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, 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](http://www.mpwmd.net) ♦ Fax (831) 644-9558

*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:**

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: Peggy & James Lee  
 Daytime telephone: 707-953-1226  
 Mailing Address: 2004 Eagle Court  
Santa Rosa, CA 95403

Name: Shawn Faber (architect)  
 Daytime telephone: 707-579-3811  
 Mailing Address: 1022 Mendocino Ave  
Santa Rosa, CA 95401

**3. PROPERTY INFORMATION:**

What year was the house constructed? 1928 Existing Square-footage 1922 Proposed Square-footage 2561  
 Address: 231 Crocker Ave, Pacific Grove, CA 93950 Assessor Parcel Number 06638-1017-000

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? \_\_\_\_\_  
 Water company serving parcel: \_\_\_\_\_ Account Number: \_\_\_\_\_

*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION (Be thorough and detailed):** \_\_\_\_\_

**5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.**

**Table No. 1 Existing Property Fixture Count**  
*(All fixtures before project)*

Type of Fixture	Fixture	Value	Count
Washbasin	x 1.0	=	<u>2.0</u>
Two Washbasins in the Master Bathroom	x 1.0	=	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x 1.8	=	<u>3.6</u>
Toilet, High Efficiency (HET)	x 1.3	=	
Toilet, Ultra High Efficiency (UHET)	x 0.8	=	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x 0.5	=	
Zero Water Consumption Urinal*	x 0.0	=	
Masterbath (one per Dwelling): Tub & Separate Shower	x 3.0	=	<u>X</u>
Large Bathtub (may have Showerhead above)	x 3.0	=	
Standard Bathtub or Shower Stall (one showerhead)	x 2.0	=	<u>2</u>
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (specs)	x 2.0	=	
Kitchen Sink (with optional Dishwasher)	x 2.0	=	<u>1</u>
Dishwasher, each additional (with optional sink)	x 1.5	=	
Dishwasher, High Efficiency (with opt. sink)	x 1.5	=	
Laundry Sink/Utility Sink (one per Site)	x 2.0	=	<u>1</u>
Clothes Washer	x 2.0	=	<u>1</u>
Clothes Washer, (HEW) 5.0 water factor or less	x 1.0	=	
Bidet	x 2.0	=	
Bar Sink	x 1.0	=	<u>1.0</u>
Entertainment Sink	x 1.0	=	
Vegetable Sink	x 1.0	=	
Swimming Pool (each 100 sq-ft of pool surface)	x 1.0	=	
Other	x	=	
Other	x	=	
Other	x	=	

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 16.6

**Table No. 2 Post Project Fixture Count**  
*(All fixtures after project)*

Type of Fixture	Fixture	Value	Count
Washbasin	x 1.0	=	<u>2.0</u>
Two Washbasins in the Master Bathroom	x 1.0	=	<u>1.0</u>
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x 1.8	=	
Toilet, High Efficiency (HET)	x 1.3	=	
Toilet, Ultra High Efficiency (UHET)	x 0.8	=	<u>2.4</u>
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x 0.5	=	
Zero Water Consumption Urinal*	x 0.0	=	
Masterbath (one per Dwelling): Tub & Separate Shower	x 3.0	=	
Large Bathtub (may have Showerhead above)	x 3.0	=	
Standard Bathtub or Shower Stall (one showerhead)	x 2.0	=	<u>3</u>
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (specs)	x 2.0	=	
Kitchen Sink (optional dishwasher)	x 2.0	=	
Kitchen Sink with High Efficiency Dishwasher	x 1.5	=	<u>1</u>
Dishwasher, each additional (optional sink)	x 1.5	=	
Dishwasher, High Efficiency (with opt. sink)	x 2.0	=	
Laundry Sink/Utility Sink (one per Site)	x 2.0	=	
Clothes Washer	x 2.0	=	
Clothes Washer, (HEW) 5.0 water factor or less	x 1.0	=	<u>1.0</u>
Bidet	x 2.0	=	
Bar Sink	x 1.0	=	<u>1.0</u>
Entertainment Sink	x 1.0	=	
Vegetable Sink	x 1.0	=	
Instant-Access-Hot-Water System (fixture credit)	x 1.0	=	<u>&lt;0.5&gt;</u>
New Connection - Refer to District Rule 24-A5	x	=	
*Exterior Residential Water Demand Calculations*	x	=	
Subtotal proposed fixtures	x	=	
Swimming Pool (each 100 sq-ft of pool surface)	x 1.0	=	

PROPOSED FIXTURE UNIT COUNT TOTAL = 14.4

**DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS**

In completing the Water Release Form, the undersigned 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 all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

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

Signature of Owner/Agent: Peggy Lee Date: 5/23/2016  
 Print Name: Peggy Lee Location Where Signed: Pg City Hall

File or Plan Check Number \_\_\_\_\_

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paralia Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol \_\_\_\_\_  
 AF Pre-Paralia Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed \_\_\_\_\_

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

**This form expires one year from date of authorization for this project by the jurisdiction.**

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

