



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

AGENDA REPORT

- TO:** Architectural Review Board
- FROM:** Wendy Lao, Assistant Planner
- MEETING DATE:** September 13, 2016
- SUBJECT:** Architectural Permit Application No. AP 16-637 for an existing two-story single-family residence of 772 gross square feet to allow a first-floor addition of 48 square feet, a second-story addition of 48 square feet, a second-story balcony of 48 square feet, and a detached carport of 231 square feet at the rear of the property, for a total of a two-story single-family residence of 1,039 gross square feet.
- ADDRESS:** 915 14th Street. (APN 006-683-008)
- ZONING/
LAND USE:** R-1/Medium Density to 17.4 DU/ac
- APPLICANT:** James Tullis, on behalf of Paul Burgess, Owner
- CEQA:** Categorical Exemption, Section 15301(e)(1)

RECOMMENDATION

Receive report, hold public hearing, and approve AP 16-637 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On July 18, 2016, James Tullis applied for an architectural permit for minor additions to a modest two-story 772 square foot residence. The proposed residence will consist of a 426 square foot first floor, a 490 square foot second floor including a balcony facing the rear yard, and a 231 square foot detached carport, creating a two-story single-family residence totaling 1,099 gross square foot on a 4,414 square foot lot. The proposed additions would be located at the rear of the property.

The residence's existing garage is currently inaccessible, resulting in an abandoned driveway on the northern side of the property. It appears that a subdivision at an earlier date removed access to a formerly shared driveway, and the lots are now legally divided with a fence separating the two properties. However, there is an existing second driveway with a parking pad at the south side of the property. As a result, the applicant seeks to create a carport along the existing parking pad, and to convert the existing inaccessible garage to living space. This will achieve the City's requirement of one (1) covered and one (1) uncovered parking space for properties larger than 2,700 square foot in the R-1 zoning district.

The property's topography has various grades, and there are many retaining walls throughout the site. In addition, numerous mature trees are located in the front of the property. The property owner seeks to maintain the existing trees.

DISCUSSION

Zoning Code

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

The proposed project will have a building coverage of 14%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. 23.16.040. The proposed project will have a site coverage of 48%, which is within the allowable maximum building coverage of 60%. The proposed project will have a gross floor area 1,099 square feet, which is within the allowable maximum gross floor area of 2,338 square feet.

The detached carport is in conformance with all requirements of the Category 1 accessory structure requirements, pursuant to P.G.M.C. 23.64.180. The proposed carport will have a side yard setback of 5 feet 4 inches, which is within the required minimum side yard setback of 5 feet 3 inches. The proposed carport will have a rear yard setback of 5 feet, which is within the required 5 feet rear yard setback.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #9: Attempt to preserve some portion of neighbors' views by carefully positioning or limiting the width, depth, or height of proposed building elements.

The second story addition of 48 square feet will have minimal impact to neighbors' views, as the addition will complete a void section of the existing structure.

Guideline #35: Design a façade to appear similar in scale and character to those in its context.

The proposed addition will use a combination of Cedar shingles, horizontal Redwood, and stucco to match the existing house.

Guideline #18: Changes in the natural grade by cutting and filling should be minimized.

Guideline #19: Avoid excessive "cut and fill" grading.

The proposed carport is located in an area that requires minimal cut and fill.

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 maintains all the existing trees.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

The proposed addition is minimal and located at the rear of the property, and appears to complement the form, mass, and composition of the existing property.

Historic Review:

A Phase 1 Historic Review was completed by qualified historian Kent L. Seavey on June 10, 2016. The assessment found that the subject property is not listed in the National Register of Historic Places, does not meet the necessary criterion for listing in the California Register of Historical Resources, nor does it meet the criterion to qualify for inclusion in the City of Pacific Grove's Historic Resources Inventory.

Environmental Determination:

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

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase 1 Historic Report
- E. Water Credit Form
- F. CEQA Documentation
- G. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant 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

Item 7a

Application # AP 16-637

Date: 7/18/16

Total Fees: 3,356.92

Received by: WL

APPLICANT/OWNER:	Project Address: <u>915 14 ST</u> APN: <u>006-683-008</u>
	Project Description: <u>CONVERT NON-AV ACCESSIBLE GARAGE TO LIVING AREA, CONSTRUCT 2-STORY STAIR TOWER REMODEL KITCHEN & LIVING AREA, CONSTRUCT BALCONY REPLACE WINDOWS & DOORS, CONSTRUCT GARPORT, 2 NP BATH</u> <u>Applicant</u> <u>Owner</u> <u>PROTOCOL</u>
Name: <u>JAMES TULLIS</u>	Name: <u>PAUL BURGESS</u>
Phone: <u>831-763-9232</u>	Phone: <u>310-498-9559</u>
Email: <u>Jimet@netzero.net</u>	Email: <u>paulburgess192@YAHOO.COM</u>
Mailing Address: <u>1206 SAN MIGUEL CANYON RD ROYAL OAKS, CA 95076</u>	Mailing Address: <u>915 14TH ST PACIFIC GROVE, CA</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:

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

Property Information

Lot: _____ Block: vol 6 par maps pg 105 par C Tract: _____

ZC: R-1 GP: Med. 17.4 DU/ac Lot Size: 4212 sq

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

RECEIVED JUL 18 2016

SPAP 3,491.19 = 3,356.92 + 134.27

7-18-16

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): _____

Date: 6/29/16

PROJECT DATA SHEET

Project Address: 915 14TH ST Submittal Date: 7/18/16
 Applicant(s): PAUL BURGESS Permit Type(s) & No(s): AP 16-637

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	-	-	
Building Site Area	-	4914 SF	(E)	
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	40% 17658	378	657	40% addition, 331 carpet
Site Coverage	60% 2,648	1,834	2,193	
Gross Floor Area	70% 2,338	772	1,099	
Square Footage not counted towards Gross Floor Area	-	0	48	concrete
Impervious Surface Area Created and/or Replaced	-	-	90	
Exterior Lateral Wall Length to be demolished in feet & % of total*	---	---	0% 0'	
Exterior Lateral Wall Length to be built	---	---	28	
Building Height	25'	18'-6"	18'-6"	
Number of stories		2	2	
Front Setback	15	30'-4"	30'-4"	
LEFT (NORTH) Side Setback (specify side)	10% of lot width: 5'3"	23'-10"	21'-0"	
RIGHT (SOUTH) Side Setback (specify side)	5'3"	11'-6"	11'-6"	
Rear Setback	10'	28'	28'	
Garage Door Setback	20'	N/A	N/A	
Covered Parking Spaces	1	* 0	1	currently no driveway access
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	N/A	9x20	currently no driveway access
Number of Driveways	1	1	1	"
Driveway Width(s)	9'	9'	9'	
Back-up Distance		N/A	59'	
Eave Projection (Into Setback)	3' maximum	NA	1'-0"	side & rear yard
Distances Between Eaves & Property Lines	3' minimum	NA	4' rear 4.4' side	rear: 5' req. side: 5'3" req.
Open Porch/Deck Projections		STAIRS	3' balcony	
Architectural Feature Projections		STAIRS	1' carpet ramp	
Number & Category of Accessory Buildings		N/A	(1) U-1	
Accessory Building Setbacks	rear: 5' side: 3'3"	none	5'-0" 5'-4"	
Distance between Buildings	3'6"	-	4'-0"	eave of carport to house
Accessory Building Heights	15'	-	10'-6"	
Fence Heights		N/A	NA	

*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) 16-637

FOR A PROPERTY LOCATED AT 915 14TH STREET TO ALLOW A FIRST-FLOOR ADDITION OF 48 SQUARE FEET, A SECOND-STORY ADDITION OF 48 SQUARE FEET, A SECOND-STORY BALCONY OF 48 SQUARE FEET, AND A DETACHED CARPORT OF 231 SQUARE FEET, TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE OF 772 GROSS SQUARE FEET, FOR A TOTAL OF A TWO-STORY SINGLE-FAMILY RESIDENCE OF 1,039 GROSS SQUARE FEET.

FACTS

1. The subject site is located at 915 15th Street, Pacific Grove, 93950 (APN 006-683-008)
2. The subject site has a designation of Medium Density to 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is an interior lot of 4,414 square feet.
5. The subject site is developed with a two-story, single family residence totaling 772 gross square feet.
6. The subject property was built in 1925 and is not listed on the City's Historic Resources Inventory.
7. A Phase I Historic Assessment was completed by Kent L. Seavey, qualified historian, on June 10, 2016, and determined the property does not qualify as an individual historic resource under State or City of Pacific Grove register criteria.
8. The subject site is located in the Area of Special Biological Significance Watershed.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301/15303.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height, and parking 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 No. 7, 24, and 28.
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, and;
5. The proposed development is in conformance with the Monterey Peninsula Water Management District under the Second Bathroom Protocol.

PERMIT

Architectural Permit (AP) #16-637 to allow:

A first-floor addition of 48 square feet, a second-story addition of 48 square feet, a second-story balcony of 48 square feet, and a detached carport of 231 square feet, to an existing two-story single-family residence of 772 gross square feet, for a total of a two-story single-family residence of 1,039 gross square feet, per P.G.M.C 23.70.060(c)(1) and 23.64.180.

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. **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. **Conformance to Plans.** Development of the site shall conform to approved plans for “An Addition & Remodel to the Residence of Paul Burgess”, on file with the Community Development Department as of August 30, 2016 and to the Building Code, with the exception of any subsequently approved changes.
6. **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.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
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. **Title Report:** A search for a title report shall be completed and presented to the Planning Division prior to application of a building permit, and special conditions including easements must be addressed to the satisfaction of the Planning Division.
10. **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 AP 16-637 to allow a first-floor addition of 48 square feet, a second-story addition of 48 square feet, a second-story balcony of 48 square feet, and a detached carport of 231 square feet,

to an existing two-story single-family residence of 772 gross square feet, for a total of a two-story single-family residence of 1,039 gross square feet.

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 13th day of SEPTEMBER, 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.

Paul Burgess, Property Owner

Date

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

Item 7a

June 10, 2016

Mr. Paul Burgess
915 14th Street
Pacific Grove, CA 93950

RECEIVED

JUL 18 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Dear Mr. Burgess:

Thank you for the opportunity to prepare a Phase I Historic Review for your residential property located at 915 14th St. (APN# 006-683-008) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the County of Monterey.

According to Monterey County Assessor's records the subject property was constructed c. 1925, with additions in 1954. No building file has been located in the Pacific Grove Planning Department, nor do available Sanborn fire insurance maps show the property. The local Polk business directories do not list the 900 block of 14th Street until 1941, beginning with the number 921. In 1947 the first number off Sinex is 919, and the 1953 Polk directory lists 915 14th St. as vacant. The first listing of any resident at 915 14th St, is in the 1954-55 Polk directory which identifies a Jim Bennett, U.S. Army at that location. Subsequent listings to 1965 have a variety of tenants suggesting the property was a rental. No architect or builder has been identified.

The subject property is a two-story, wood-framed residence, with no specific style, irregular in plan, resting on a concrete foundation. Based on physical examination, the exterior of the original building envelope was clad in long, staggered-butt wood shingles, then raised up one floor to provide garage space below and added living space on both the ground and upper floor. The garage is clad in cement stucco, but the new living space, on the west facing facade and rear (east) is covered in a medium-width horizontal ship-lap wood siding.

The original c. 1925 roof appears to have been flat, or very slightly inclined toward the south for runoff, as it slightly overhangs the eaves with exposed rafter-tails on this elevation. There are raised, full-width false-front parapets along the front and rear elevations that are faced with shed roofs. The shed-roof extension over the west facing facade covers the recessed principal entry at the SW corner of the upper floor. The entry is accessed by an open, side-approach stairway rising from north to south along the building envelope. The roofing material employs wood shingles on the front shed-roof with roll-roofing on the flat portion and rear shed-roof.

It would appear from the meager records available that the current configuration came about in the 1954 remodel. The open entry staircase with its simple balusters is of much more recent vintage.

Fenestration is generally paired multi-paned wood casement, with single large, square fixed multi-paned wood focal windows, on the front and rear elevations. The 1954 garage doors, on the north side elevation, are covered by a wood-shingled door-hood.

The subject property is sited on the east side of 14th St., with no discernible landscaping except for a mature oak tree partially masking the building envelope. An adobe wall, on the north side of the residence may date to 1954. A vertical-board fence is found off the south side of the house. It is located in residential neighborhood consisting of one and two-story homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property? Did anyone important to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory.

Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated February, 2016)

It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the 2007 Pacific Grove Historic Resources Survey.

The 2012 Pacific Grove Historic Context Statement, under its theme of “ Pacific Grove Comes of Age (1903-1926)” , establishes the necessary criterion to be considered for historic listing. It discusses the essential attributes of residential design for this time period to qualify for such designation. It states, in part, “A residential property must retain sufficient integrity to convey its significance in association with residential development during the period.” Minimum eligibility requirements for historic listing include that a building be a clear example of residential architecture from this period; retains original form and roofline; replacement of original cladding is generally a severe detriment to integrity, and more modern additions, that compromise a building's form and scale are not acceptable.

The subject property appears to retain its original location and historic setting, among other period homes from the 1920s. Its basic form has been altered by changes in its exterior wall cladding and a large incompatible 1954 one-story ground floor. The original building envelope is devoid of workmanship, as defined by the standard of the carpenter's trade for the time of construction c.1925. The residence does not evoke a sense of time and place, and is wholly lacking in any feeling and association with its c. 1925 period of construction.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. Lacking both historic significance, and physical integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove to qualify for inclusion in the Pacific Grove Historic Resource Survey, and therefore cannot be considered as historic resources as defined by CEQA.

Respectfully Submitted,

Kent S. Seaven

915 14th Street-Pacific Grove

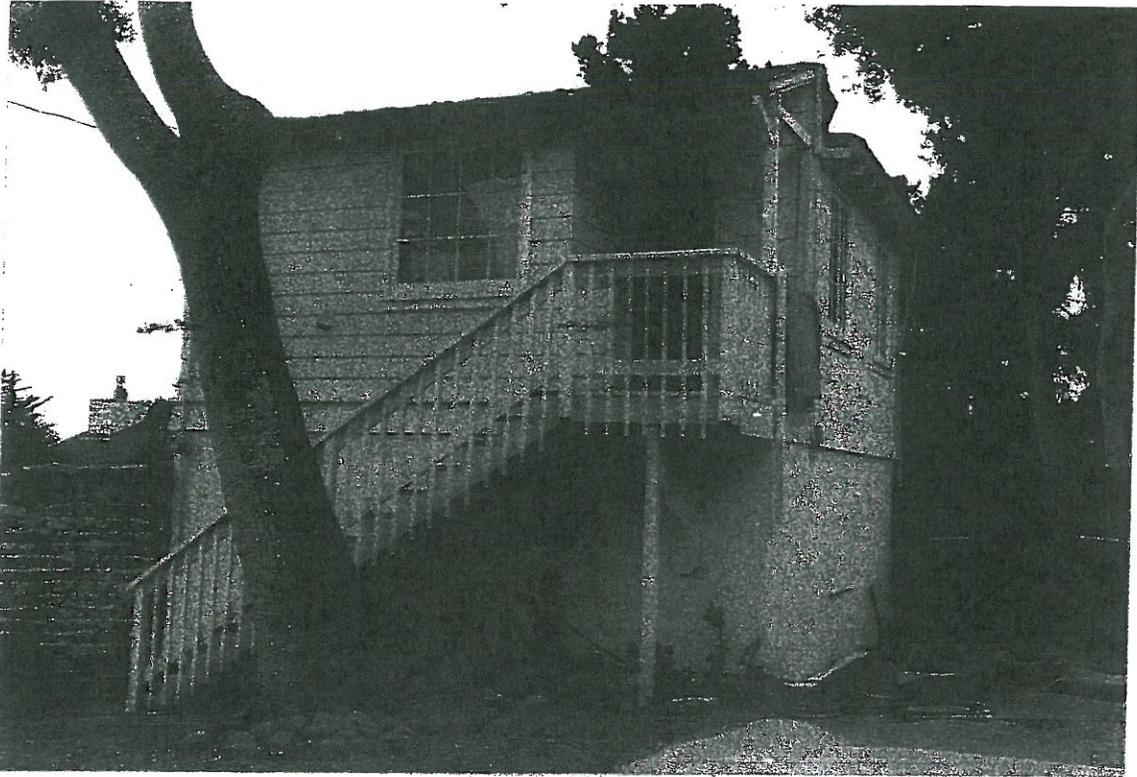


Photo #1. Looking NE at the west facing facade & south-side elevation, Kent Seavey, June, 2016.

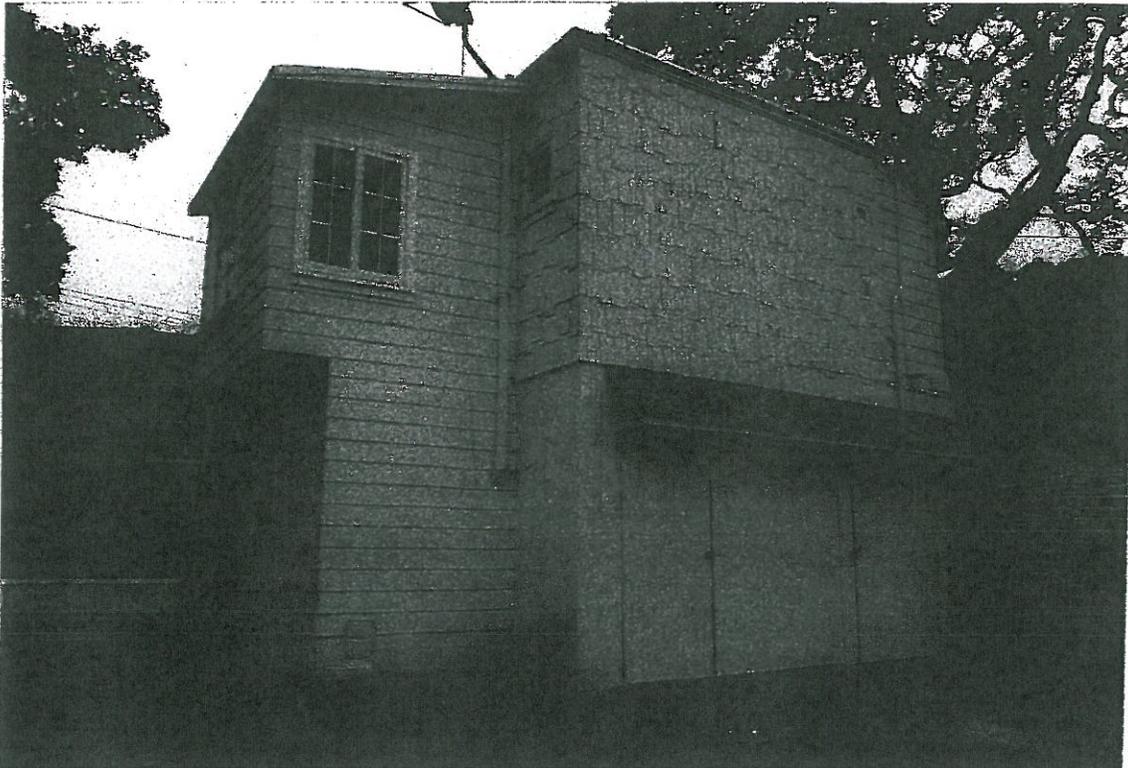


Photo #2. Looking SW at the north side & rear elevations, note 1954 rear addition, Kent Seavey, February, 2016.

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 ♦ 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:

Name: PAUL BURGESS
Daytime telephone: 310-498-9559
Mailing Address: 915-14TH ST
PACIFIC GROVE, CA 93950

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JAMES TULLIS
Daytime telephone: 763-9232
Mailing Address: 1206 SAN MIGUEL
CANYON ROAD, ROYAL OAKS, CA 95076

3. PROPERTY INFORMATION:

What year was the house constructed? 1925 Existing Square-footage 378 Proposed Square-footage 596
Address: 915 - 14TH ST PACIFIC GROVE Assessor Parcel Number 006 - 683 - 008
Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
Water company serving parcel: CAL-AM 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):

STAIR TOWER ADDITION, CONVERT GARAGE TO LIVING AREA

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	1	x 1.0 =	1.0
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.8 =	1.8
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 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2.0
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)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
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 =	
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 = 8.8

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

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1.0
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	1	x 1.3 =	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	1	x 3.0 =	3.0
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2.0
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)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection - Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"			
Subtotal proposed fixtures			
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

PROPOSED FIXTURE UNIT COUNT TOTAL = 11.3

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 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: James Tullis Date: 7/18/16 Location Where Signed: FRONEDALE, CA
Print Name: JAMES TULLIS File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
_____ AF Pre-Paralta 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



EXTERIOR MATERIALS

Residence Exterior Siding:

- Horizontal Redwood, matching existing
- Stucco: Match existing finish
- Wall Shingle: Random cut and placement Cedar shingle, match existing

Railing and Balcony:

- Framework and railings: Douglas Fir, pressure treated primed and painted to match existing
- Flat roof: Peel and stick single ply, solar reflective, color match existing

Windows:

- Windows: Cascade vinyl, internal divided lite, styles to match existing as close as possible with manufacturers standards
- Doors: Anderson Frenchwood: Fiberglass clad exterior, true divided lite similar to windows.

Exterior Lites:

- Port Oxford 1-lite outdoor wall mounted rubbed chestnut wall lantern, frosted glass

EXCAVATION REQUIREMENTS:

CUT FOR ADDITION = 0 CUBIC YARDS
 FILL FOR ADDITIONS = 0 CUBIC YARDS
 FILL FOR DRIVEWAY = 9 CUBIC YARDS

PROPOSED TREE WORK:

NOT TREE REMOVAL REQUIRED FOR ADDITION OR CARPORT
 NO TREE TRIMMING REQUIRED FOR ADDITION OR CARPORT

SCOPE OF WORK

1. CONVERT LOWER FLOOR NON VEHICLE ACCESSIBLE GRADE TO LIVING SPACE (326 SQ.FT.)
2. CONSTRUCT 2-STORY STAIR TOWER @ 64 SQ.FT. / LEVEL = (128 SQ. FT.)
3. RELOCATE / REMODEL KITCHEN AND BATHROOM AT UPPER FLOOR (128 SQ. FT.)
4. CONSTRUCT NEW UPPER FLOOR BALCONY (48 SQ. FT.)
5. REMOVE AND REPLACE WINDOWS AND DOORS.
6. CONSTRUCT NEW CARPORT (171 SQ. FT.)
7. SECOND BATHROOM PER SECOND BATHROOM PROTOCOL (LOWER FLOOR)

PROPERTY DATA

LOT SIZE: 4,414 SQ. FT.

EXISTING:

SITE COVERAGE
 LOWER FLOOR: 378 SQ. FT.
 SITE PAVING: 1,456 SQ. FT.
 TOTAL SITE COVERAGE: 1,834 SQ. FT.
 1,834 / 4,414 = 41.54 %

GROSS FLOOR AREA
 LOWER FLOOR AREA: 378 SQ. FT.
 UPPER FLOOR AREA: 394 SQ. FT.
 TOTAL GROSS FLOOR AREA: 772 SQ. FT.

PROPOSED:

SITE COVERAGE
 EXISTING LOWER FLOOR: 378 SQ. FT.
 EXISTING SITE PAVING: 1,456 SQ. FT.
 PROPOSED LOWER FLOOR ADDITION: 48 SQ. FT.
 PROPOSED CARPORT: 171 SQ. FT.
 PROPOSED ADDITIONAL DRIVEWAY PAVING: 90 SQ. FT.
 TOTAL SITE COVERAGE: 2,143 SQ. FT.
 2,143 / 4,414 = 48.52 %

GROSS FLOOR AREA
 EXISTING LOWER FLOOR: 378 SQ. FT.
 PROPOSED LOWER FLOOR ADDITION: 48 SQ. FT.
 PROPOSED CARPORT: 231 SQ. FT.
 EXISTING UPPER FLOOR: 394 SQ. FT.
 PROPOSED UPPER FLOOR ADDITION: 48 SQ. FT.

TOTAL GROSS FLOOR AREA: 1099 SQ. FT.

RECEIVED
 AUG 31 2016
 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

REVISIONS BY

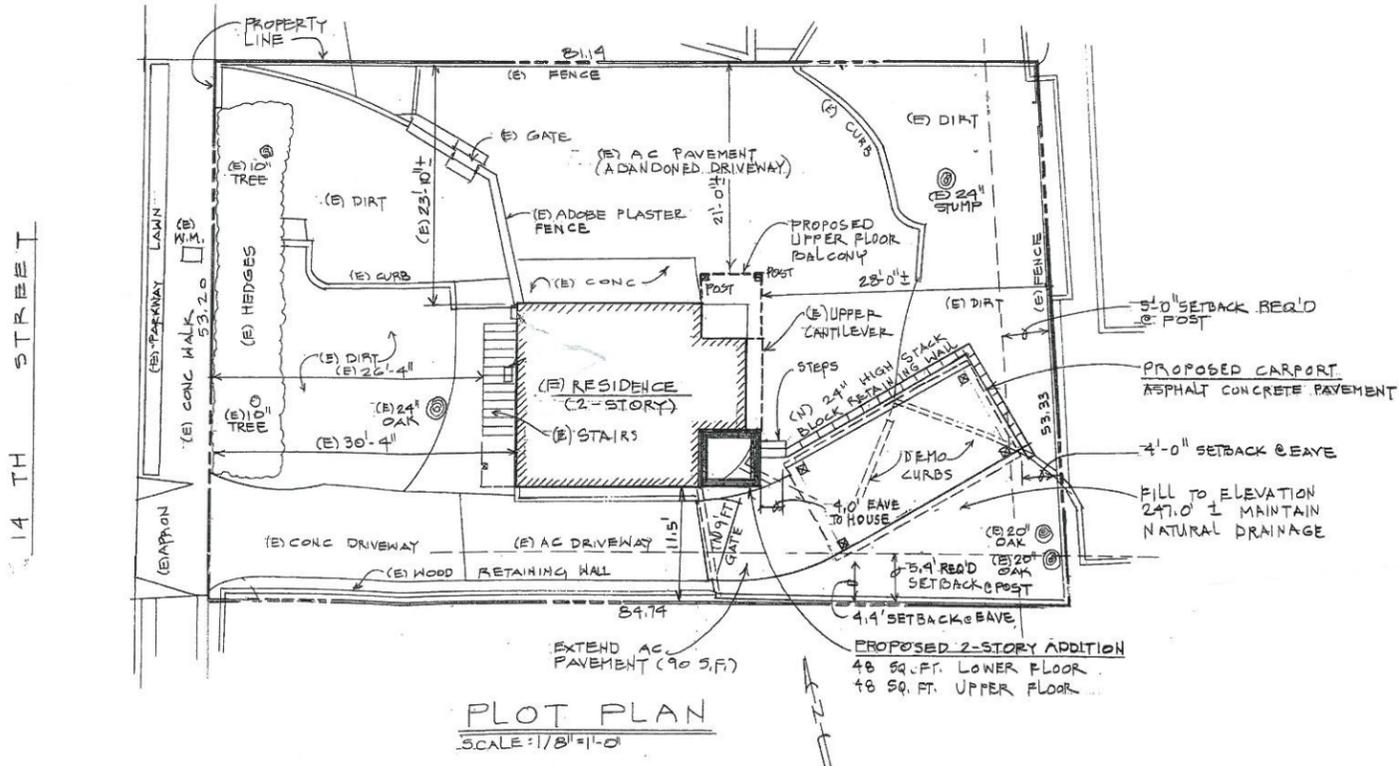
Item 7a

TULLIS DESIGN AND DRAFTING
 1206 SAN MIGUEL CANYON ROAD 95076
 ROYAL OAKS, CALIFORNIA
 (831) 763-9232 jime@netzero.net

AN ADDITION & REMODEL TO THE RESIDENCE OF
 PAUL BURGESS
 915 14TH STREET
 PACIFIC GROVE CA
 AEN 006-683-008

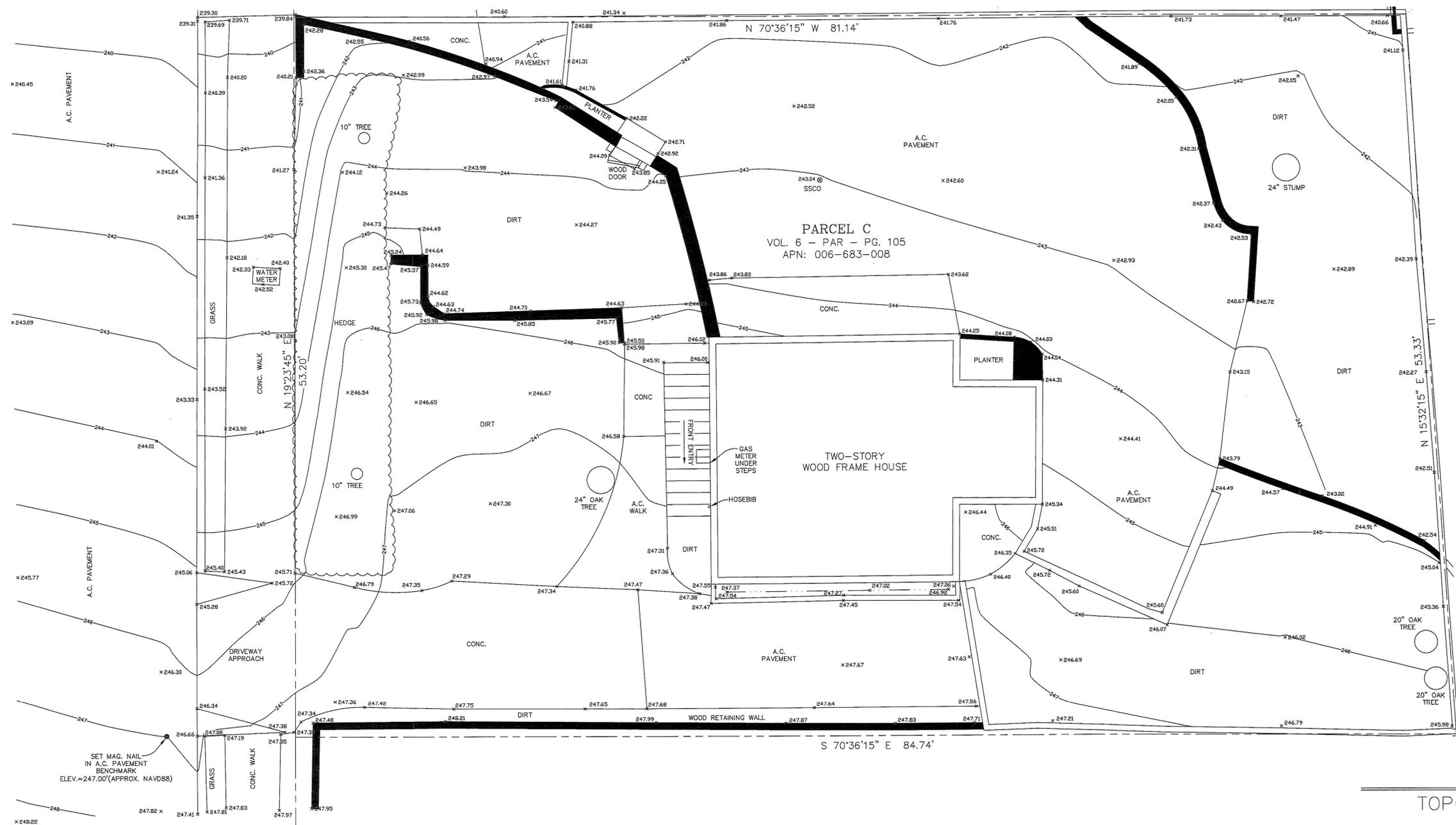
PLOT PLAN PROPOSED
 CARPORT PLAN AND
 PROJECT NOTES

Date 6/27/16
 Scale NOTED
 Drawn JT VT
 Job BURGESS
 Sheet
 Of Sheets



- LEGEND**
- PROPERTY LINE
 - - - - - PLOT PLAN RESIDENCE OUTLINE
 - ===== EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL, DEMOLISH OR MODIFY
 - ===== NEW STUD FRAMED WALL
 - └┐ PLOT PLAN (ADDITION)
 - - - - - SETBACK LINE

14TH STREET
(A 40' WIDE CITY STREET)



NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG NAIL SET IN THE A.C. PAVEMENT OF 14TH AVENUE.
ELEVATION = 247.00' FEET (APPROX. NAVD88)
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

LEGEND:

- SSCO SANITARY SEWER CLEANOUT
- DENOTES BRICK, CONCRETE OR STONE RETAINING WALL
- DENOTES WOOD FENCE
- DENOTES STEPS
- DENOTES FLOWLINE



TOPOGRAPHIC MAP
OF
PARCEL "C"
AS SHOWN ON THE "PARCEL MAP"
RECORDED JUNE 6, 1974
VOLUME 6 - PAR - PAGE 105
OFFICIAL RECORDS OF MONTEREY COUNTY

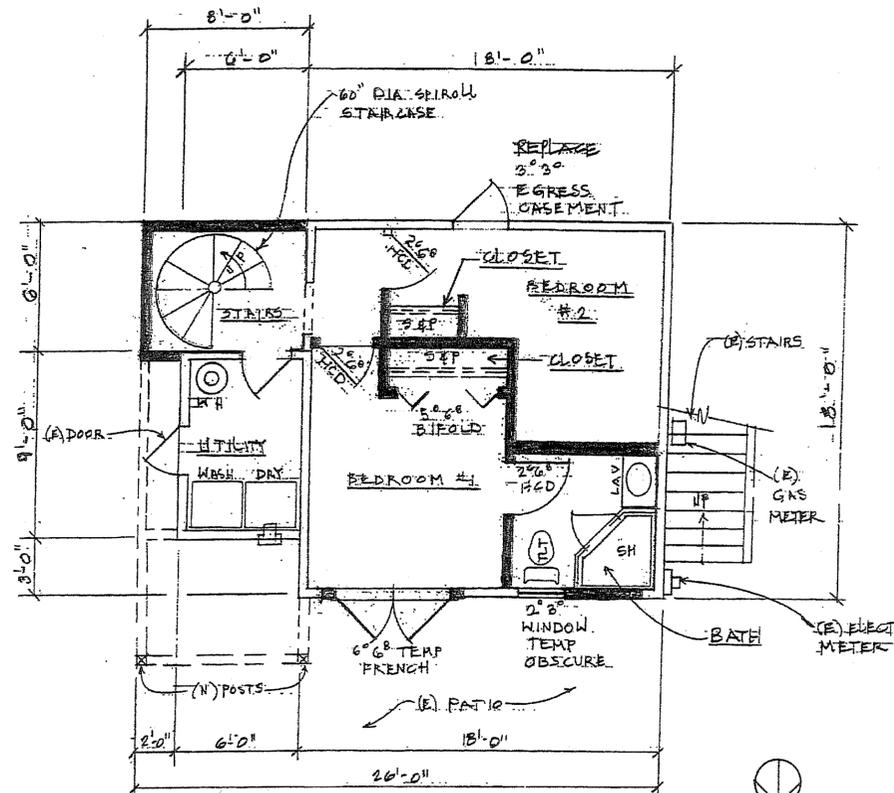
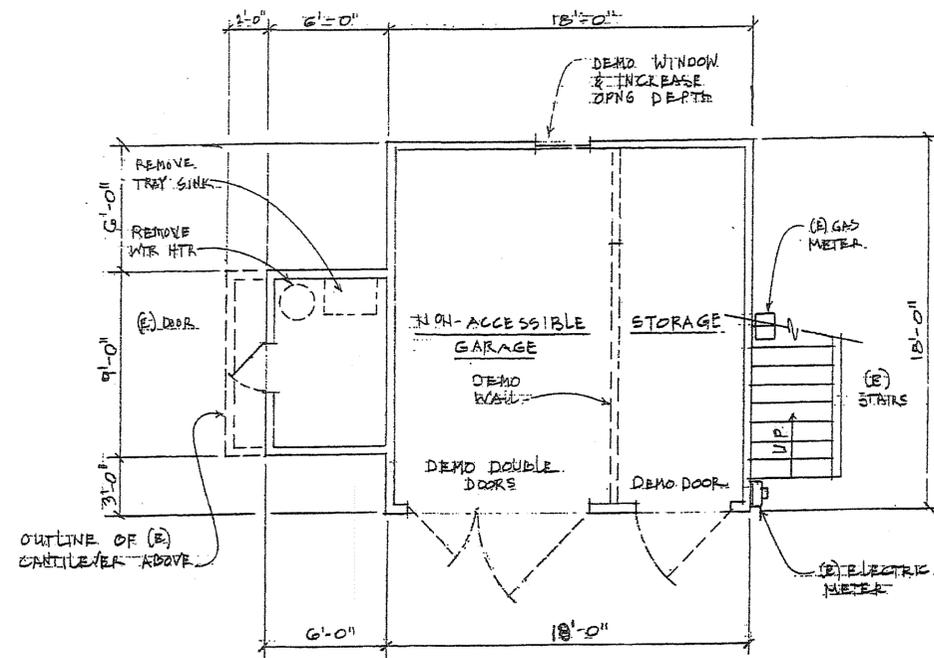
PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Paul Burgess

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 4' JOB No. 15-75 AUGUST 2015

PREPARED BY: LLJS
APN 006-683-008

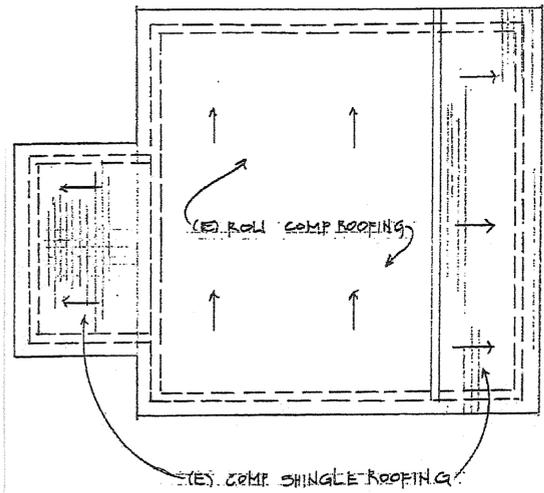


REVISIONS	BY	DATE

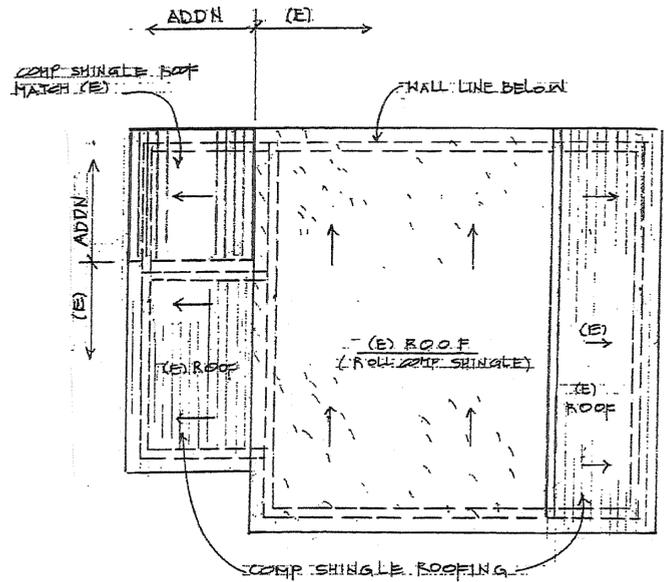
TULLIS DESIGN AND DRAFTING
 1208 SAN MIGUEL CANYON ROAD
 ROYAL OAKS, CALIFORNIA 94078
 (805) 783-9232
 jltm@tdandd.com

REMODEL TO THE RESIDENCE OF
 PAUL BURGESS
 915 14TH STREET
 PACIFIC GROVE, CA.

EXISTING & PROPOSED
 LOWER FLOOR
 PLANS
 6/27/15
 PAUL BURGESS
 2A

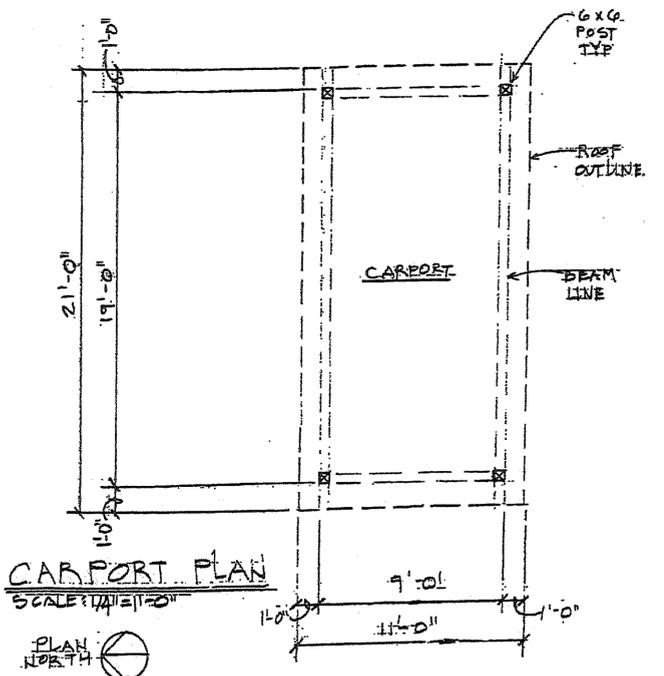


EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

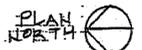


- ROOF NOTES
1. ROOF LINE TO MATCH EXISTING.
 2. ALL ROOFING MATERIALS TO MATCH EXISTING.
 3. FUTURE ROOFING MATERIAL: CERTAINTEED "SOLARIS" SOLAR REFLECTIVE, MEDIUM DEFINITION.

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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



REVISION	BY

TULLIS DESIGN AND DRAFTING
1206 SAN MIGUEL CANYON ROAD
ROYAL OAKS, CALIFORNIA 94076
(805) 783-9232
jim@tullisdesign.net

REMODEL TO THE RESIDENCE OF
PAUL BURGESS
915 14TH STREET
PACIFIC GROVE
CA.

EXISTING & PROPOSED
ROOF PLANS

DATE: 6/27/15
DRAWN BY: J.M.T.
CHECKED BY: J.M.T.
PROJECT: BURGESS
SHEET: 20

Item 7a

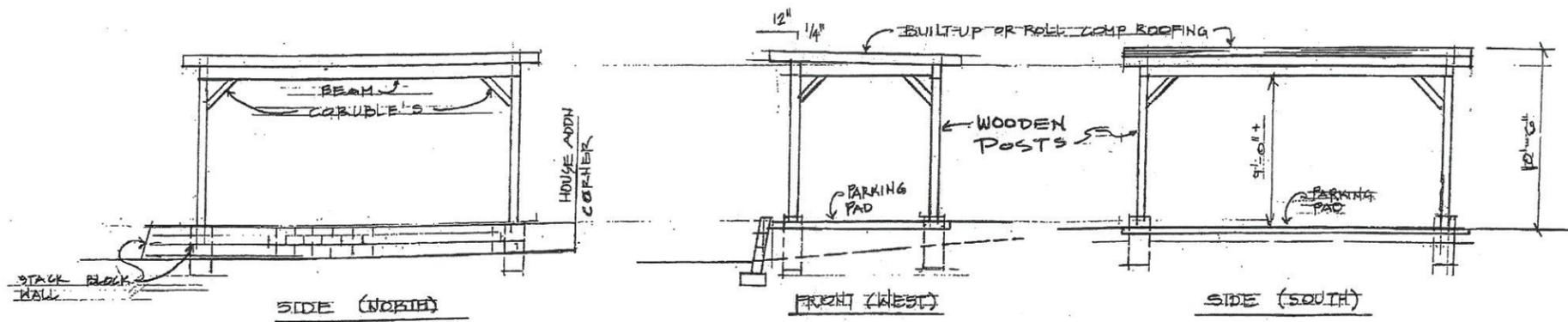
TULLIS DESIGN AND DRAFTING
1206 SAN MIGUEL CANYON ROAD
ROYAL OAKS, CALIFORNIA 95076
(931) 763-9232
jimert@netzero.net

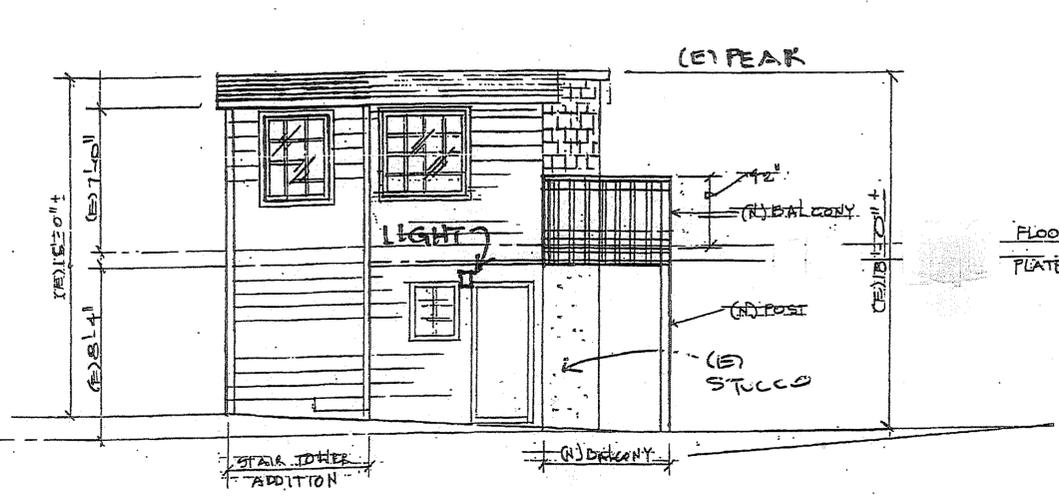
AN ADDITIONAL PERMIT TO THE RESIDENCE OF
PAUL BURGESS
415 14TH STREET
PACIFIC GROVE
CA

CARPORT EXTERIOR
ELEVATIONS

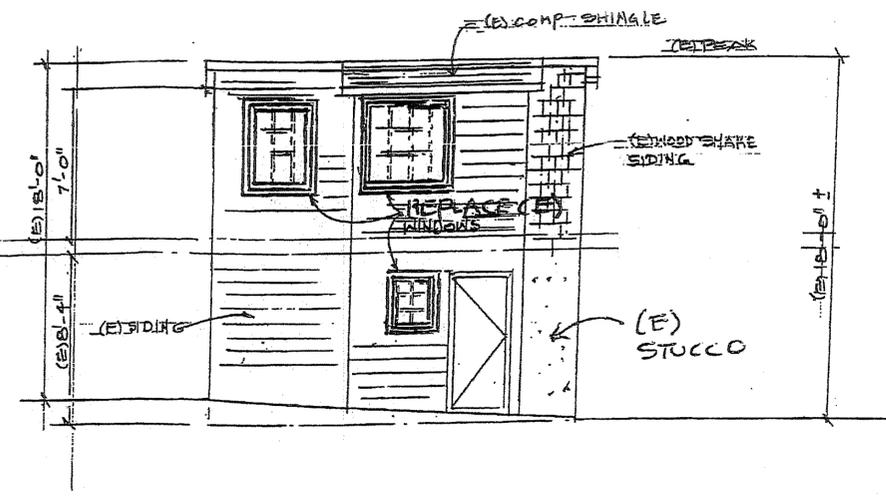
DATE 6/27/10
DRAWN BY
CHECKED BY
PAUL BURGESS
JOB NO.
3A

CARPORT EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

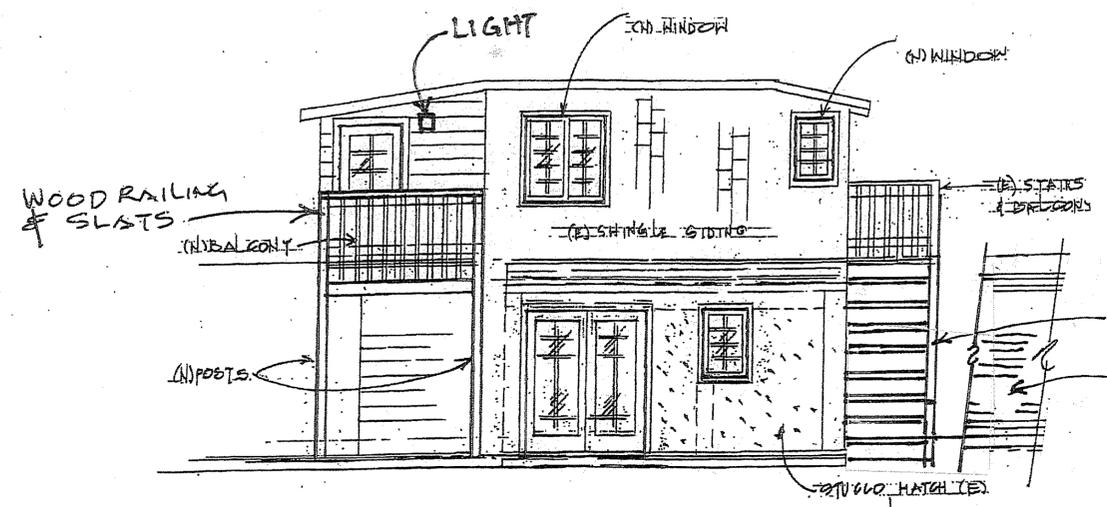




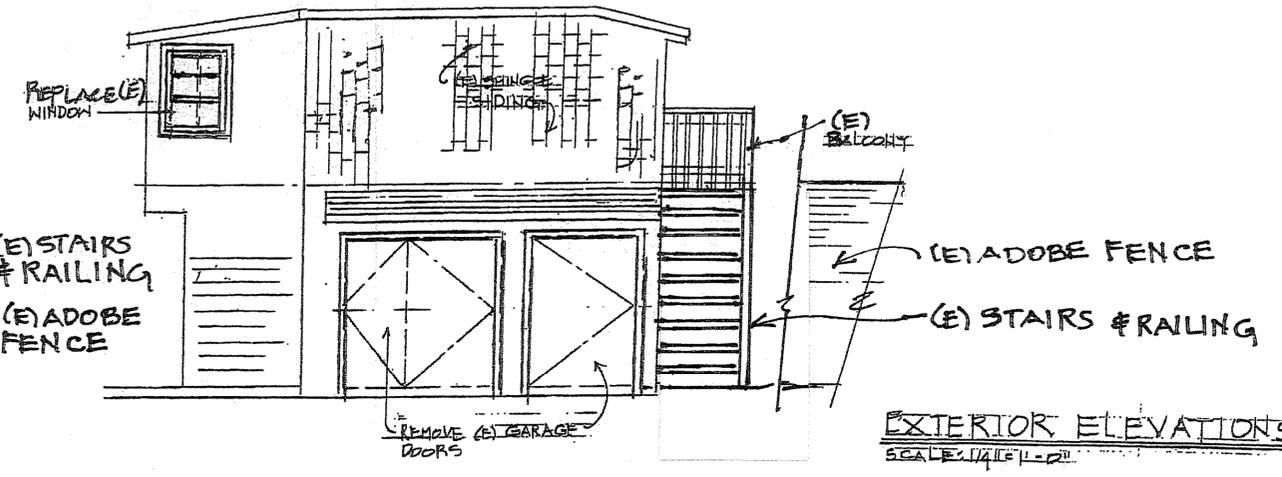
PROPOSED BACK (EAST)



EXISTING BACK (EAST)



PROPOSED SIDE (NORTH)



EXISTING SIDE (NORTH)

EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

REVISIONS	BY

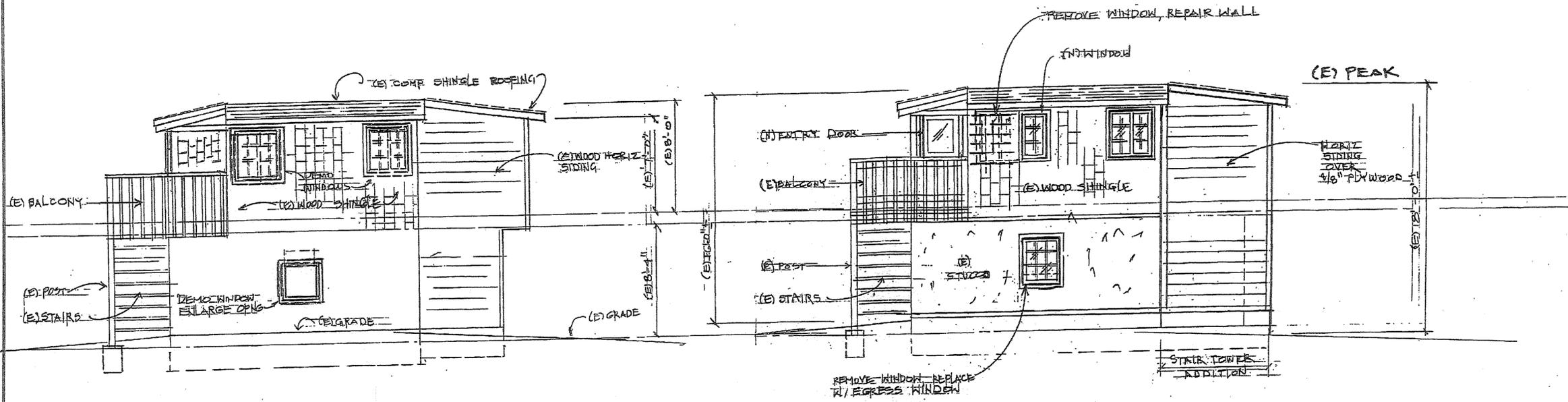
TULLIS DESIGN AND DRAFTING
1206 SAN MIGUEL CANYON ROAD
ROYAL OAKS, CALIFORNIA 95076
(831) 783-0232
jim@tullisdesign.com

AN ADDITION & REMODEL TO THE RESIDENCE OF
PAUL BURGESS
415 14TH STREET
PACIFIC GROVE, CA

EXTERIOR ELEVATIONS
EAST & NORTH
GARAGE EXTERIOR
ELEVATIONS

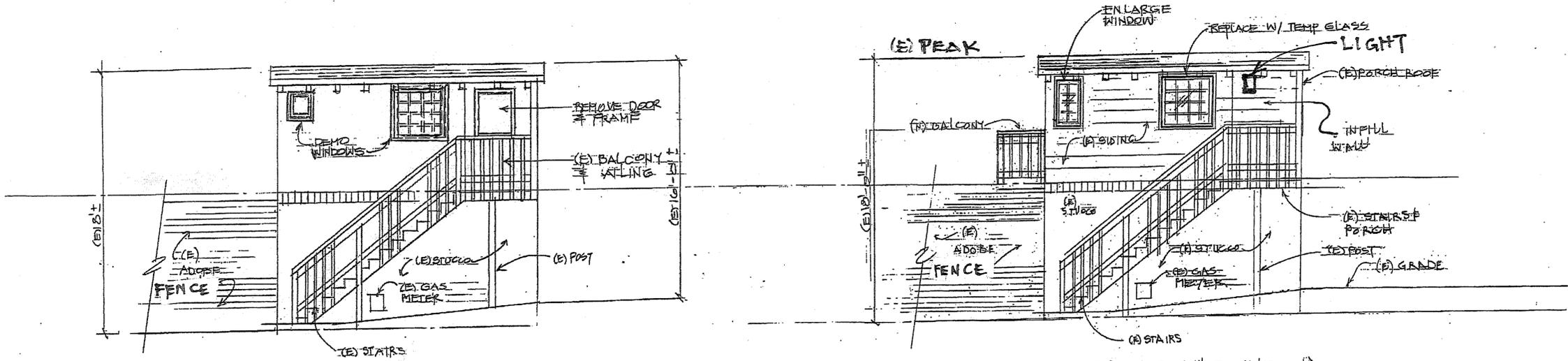
DATE: 6/27/16
DRAWN BY: JIM TULLIS
CHECKED BY: JIM TULLIS
PROJECT: BURGESS

REVISIONS	BY



EXISTING SIDE (SOUTH)

PROPOSED SIDE (SOUTH)



EXISTING FRONT (WEST)

PROPOSED FRONT (WEST)

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

EXTERIOR ELEVATIONS - AN ADDITION & REPAIR TO THE RESIDENCE OF
 SOUTH & WEST
 PAUL BURGESS
 915 14TH STREET
 PACIFIC GROVE CA

Date	6/27/16
Scale	NOTED
Drawn	JT VT
Job	BURGESS
Sheet	4
Of	Sheets