



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

AGENDA REPORT

TO: Planning Commission

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: October 8, 2015

ADDRESS: 631 Ocean View Blvd, Pacific Grove, CA 93950

APN: 006-084-002-000

SUBJECT Final approval of the Landscape Plan for UP and AP Application No. 14-441

APPLICANT: James D. McCord AIA Architect

ZONING/LAND USE: R-3-M /Visitor Commercial/Coastal Zone

CEQA: Section 15301 Class 1 Categorical Exemption

RECOMMENDATION:

Hold a public hearing on the final approval of the Landscape Plan for Use Permit (UP) and Architectural Permit (AP) 14-441 and approve, subject to staff-recommended findings and conditions.

BACKGROUND

Use Permit and Architectural Permit No. 14-441 was approved at the December 18, 2014 Planning Commission subject to Landscape Plan revisions. The permit reestablishes a restaurant use, including both the on and off sale of alcohol, at 631 Ocean View Blvd. in the coastal zone.

PROJECT DESCRIPTION

The proposed Landscape Plan includes planting 18 low growing coastal native shrubs around the parking lot and restaurant and planting one Cypress tree in the south/east corner of the property near the Lovers Point Inn. The plan proposes to remove and replace the existing Metrosideros tree at the trash enclosure located in the far south/west corner. Per direction from the Planning Commission, the Landscape Plan does not include the staff recommended street trees. The Landscape Plan includes a low water using irrigation plan. The location of the trash enclosure appears to be somewhat problematic because of its close proximity to the adjacent hotels. It is apparent that locating the trash anywhere else on the site will be difficult. Since the site is overparked, meaning there are more parking spaces than what would normally be required, perhaps a location elsewhere should be considered.

Staff applauds the liberal use of stepping stones in the landscape areas. Parking lot landscaping frequently gets walked upon and ultimately dies.

Staff also applauds the liberal use of Grass-Pav. Grass-Pav (grass paver/porous pavement) allows you to park, drive, walk, ride, or lounge on a beautiful grass surface. It performs the functions of asphalt or concrete pavement, but with the aesthetics of a lawn – all while enhancing the environment. This feature is ADA compliant. This feature will certainly help improve the quality of runoff in the areas where it is used.

The Landscape Plan recommends the removal of several poorly cared for trees on the site. The City's Tree Ordinance protects a class of trees referred to as Protected Trees and the trees on the subject property do not qualify as one of the five categories of Protected Trees.

The existing trees are classified as Designated Trees. If replacement of Designated Trees is not feasible, a sum of money (an in-lieu fee), to be assessed at the time of a Building Permit, may be deposited in the Community Tree Program Fund.

ANALYSIS

The revised Landscape Plan takes into consideration the requests of the Planning Commission, including a review of the coastal environment, and proposes a native plant list and design concept that respects this headland location. The applicant has worked with adjacent motel property owners to diminish potential impacts on existing views from primary guest room windows. Lower level planting materials are reflected on the landscape area at the center of the parking lot in the form of Rhaphiolepis "Majestic Beauty" a low flowering shrub and Grevillea langeria "Coastal Gem" a water saving shrub. The proposed landscaping along the Mermaid Lane frontage has been designed to screen views of vehicles. The plan complements the site, uses appropriate drought-tolerant coastal plant species while retaining public and private views.

The proposed irrigation plan has been reviewed by Staff and is considered adequate. The drip zones will water the landscaping and there will be no urban runoff

The Landscape Plans have been routed to applicable departments for review. Staff has included the standard condition of approval requiring compliance with Building, Public Works and Fire Department regulations prior to building permit issuance.

DISCUSSION

Applicable General Plan Goals and Policies

Chapter 6, Natural Resources

The subject site is located in the Coastal Zone and Area of Special Biological Significance and water quality is a pertinent issue, therefore, the following should be considered:

Policy 3: Actively promote tree planting to maintain and renew the urban forest.

Goal 4: Protect Pacific Grove's water and marine resources.

The overall site coverage is proposed to be reduced by removing impervious surface and adding additional parking lot landscaping. The reduced site coverage, proposed

landscaping and tree planting will result in decreased urban runoff, contribute to improved aesthetics and maintenance of the urban forest.

FINDINGS

Staff recommends approval of the Landscape Plan for UP & AP 14-441, subject to the recommended findings and conditions.

CONDITIONS

Staff recommends approval of The Landscape Plan for UP & AP 14-441, subject to the recommended conditions list:

1. One tree replant for every one tree removed. If replacement of Designated Trees is not feasible an in-lieu fee may be deposited into the Community Tree Program Fund per Section 12.30.010.
2. Relocate the Trash Enclosure away from the hotels. Consider placing the Trash Enclosure in the middle parking island or other suitable location as specified by the Planning Commission.

CEQA

In reviewing this action the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found exempt under the CEQA Guidelines Categorical Exemption Section 15301 Class 1

OPTIONS

1. Approve the Landscape Plan with the recommended conditions.
2. Approve a modified Landscape Plan, citing evidence to support findings.
3. Deny the Landscape Plan, citing evidence why findings cannot be made.

ATTACHMENTS

1. Draft resolution
2. Application materials
3. CEQA Materials
4. Renderings and Presentation
5. Project Plans

RESPECTFULLY SUBMITTED:

Laurel O'Halloran

Laurel O'Halloran
Associate Planner

REVIEWED BY:

Mark Brodeur

Mark Brodeur
Community Economic Development
Director



RESOLUTION NO. 15-08

**USE PERMIT (UP) AND ARCHITECTURAL PERMIT (AP) NO. 14-441 TO
REESTABLISH AN ABANDONED NONCONFORMING USE PER PGMC 23.68.030,
TO ALLOW BOTH THE ON AND OFF SALE OF ALCOHOL, TO CREATE A
MASTER SIGN PROGRAM CONSISTENT WITH PGMC 20.04 IN GENERAL FOR
THE PROPOSED PROJECT @ LOVERSPOINT, TO ALLOW RENOVATION OF AN
EXISTING FULL SERVICE RESTAURANT STRUCTURE, TO RECONFIGURE THE
EXISTING STRUCTURE AND SITE TO ACCOMMODATE A SMALLER FULL
SERVICE RESTAURANT AND FOUR ADDITIONAL FOOD AND/OR RETAIL
RELATED USES INCLUDING DEVELOPMENT OF COMMON USE FACILITIES.**

FACTS

1. The subject site is located at 631 Ocean View Blvd., Pacific Grove, 93950 APN 006-084-002-000
2. The subject site has a designation of Visitor Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-M zoning district which is inconsistent with the General Plan. In such cases, the General Plan designation takes precedence.
4. The subject site is approximately 21,260 square feet in area.
5. The subject site is developed with an existing full service restaurant building.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e) additions and alterations to existing structures.
7. A Coastal Development Waiver has been approved for the applicant.

FINDINGS

1. The proposed renovation to the existing restaurant and associated site improvements and restaurant uses are allowed with a use permit according to PGMC§23.68.020(b). The nonconforming use of a portion of a building or structure may be extended throughout the building; provided, that a use permit shall first be secured. The PGMC zoning code is inconsistent with the General Plan. In such cases, the General Plan designation takes precedence, a restaurant is a permitted use in the visitor commercial zoning district per PGMC §23.31.030, the existing building and proposed renovation are in compliance with development regulations per PGMC §23.31.030.
2. A combined Use Permit and Architectural Permit governs and addresses uses and associated building improvements and new structures including building configuration, design, and location per PGMC §23.72.020 the chief planner may determine that all of the applications shall be reviewed, and approved or disproved, by the highest-level review authority assigned by Table 23.70.012-1 to any of the required applications. In this case, the Community and Economic Development Director determined the Planning Commission is the appropriate approval body to review both the Use Permit and Architectural Permit. The Architectural Review Board has reviewed this project for design considerations and has recommended approval.

3. The proposed 5,714 SF restaurant and multi-tenant retail service facility are consistent with the General Plan and the Local Coastal Program Land Use because a restaurant use implements General Plan Land Use Policy 14, a restaurant use is not compatible with the Plan Zoning Ordinance,
4. The establishment, maintenance, and operation of the 5,714 SF restaurant and multi-tenant retail service facility, associated site improvements and restaurant uses will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
5. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, because the 5,714 SF restaurant and multi-tenant retail service facility will enhance the visitor commercial offerings for Pacific Grove residents, employees and tourists, a positive economic benefit.
6. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity in that the proposed restaurant and four additional food and/or retail related uses contribute vitality to the visitor commercial area.
7. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should UP and AP 14-441 be approved, the action would be a Class 1 S. 15301.e.1 Categorical Exemption under CEQA Guidelines Section.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.
2. Use Permit and Architectural Permit 14-441 is hereby approved, subject to the findings and conditions herein.

CONDITIONS:

1. Permitted uses include Restaurant-related uses and retail, including but not limited to:
 - i. Food and full alcohol service, which may include:
 - a. Food service and preparation, including catering
 - b. A micro-brewery
 - c. A coffee shop
 - d. Alcohol sales, wine bar, or wine tasting room
 - i. Alcoholic beverage service shall be discontinued between the hours of 12:00 am and 7:00 am
 - ii. Retail, which may include
 - a. Products that cater to the character of the general building use and or visitors to Lovers Point

2. A building permit shall not be issued until a resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions is returned to the Community and Economic Development Department and a Coastal Development Permit has been received.
3. All activities must occur in strict compliance with the proposal as set forth in the application for Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval as a use permit amendment.
4. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
5. These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
6. This resolution shall become effective upon the expiration of the 10-day appeal period after final submittal of the landscape plan has been approved.
7. Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. All requirements of these Departments shall be conditions to this permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
8. Coastal Development Permit approval by the California Coastal Commission shall be required prior to the issuance of a building permit.
9. The Master Sign program (exhibit A) shall hereby be made a condition of approval and shall be applicable to all future tenants of the property.
10. Site and Architectural improvements shall be made in accordance with the Plans dated December 1, 2014. Minor changes may be approved by the CEDD Director.
11. Specific on-site lighting shall be approved by the CEDD Director prior to installation.
12. Trash enclosures are required and currently exist.
13. Seating limitations on the restaurant use are regulated according to building code which requires the occupant load to be calculated using 15 sf person.
14. Due to the restaurants close proximity to adjacent lodging and residential uses, all outdoor dining in the ground floor shall be closed to patrons at 11pm.

15. Due to the restaurants close proximity to adjacent lodging and residential uses there will be no 2nd story deck and no wind turbine.
16. A revised landscape plan will need to be submitted to the Planning Commission within 60 days of the approval date. The landscape plan shall reflect Coastal plant species and consider working with the two neighboring hotels. No side walk trees are required
17. One tree replant for every one tree removed. If replacement of designated trees is not feasible an in-lieu fee may be deposited into the Community Tree Program Fund.
18. If any future tenants require modifications to the exterior façade of the structure, resulting in a significant change in building storefront design those modifications shall be brought before the Architectural Review Board.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 18th day of December, 2014, by the following vote:

AYES: Commissioners Byrne, Bluhm, Frederickson, Smith, Murphy, Aeschliman, Chakwin

NOES: 0

ABSENT: 0

APPROVED:

WILLIAM FREDRICKSON, 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.

James D. McCord
Applicant

Date

Ostrich, Inc c/o Chris Hygelund
Owner

Date

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

PHONE: (831) 427-4863

FAX: (831) 427-4877

WEB: WWW.COASTAL.CA.GOV

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**NOTICE OF PERMIT WAIVER EFFECTIVENESS****Date:** April 17, 2015**To:** Ostrich, Inc.**From:** Susan Craig, Central Coast District Manager, *Sc*
Brian O'Neill, Coastal Planner**Subject:** Coastal Development Permit (CDP) Waiver 3-15-0140-W

Please note that CDP Waiver 3-15-0140-W was reported to the California Coastal Commission on April 16, 2015 and became effective as of that date. CDP Waiver 3-15-0140-W allows for:

Renovation and interior remodeling of an existing 6,000-square-foot restaurant into a multi-tenant retail facility, including façade upgrades, parking lot improvements, and the addition of outdoor seating at 631 Ocean View Boulevard, Pacific Grove, Monterey County (APN 006-084-002-000).

Please be advised that CDP Waiver 3-15-0140-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, contact Brian O'Neill in the Central Coast District Office at the address and phone number above.



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JAMES DAVIS Mc CORD AIA • ARCHITECT C8847
HISTORIC PRESERVATION & ADAPTIVE REUSE
503 WAVE STREET • MONTEREY • CA 93940-1426
STUDIO 831 375 7800 • CELL 831 601 2468
ELECTRONIC MAIL • Jim@HistoricArchitect.com

Mr. Mark Brodeur, Director
City of Pacific Grove
Community and Economic Development Department
300 Forest Avenue,
Pacific Grove, CA 93950

March 2, 2015

Project No. 1415

Re: 631 Ocean View Boulevard, Pacific Grove
@LoversPoint
Landscape Plan approval

Hello, Mark

As you know, *@LoversPoint* has urgent priorities relating to Coastal Commission approval, Tenant outreach, Construction related facets including pricing / mechanical / electrical / structural engineering / energy compliance / construction scheduling and logistics in general. These issues have had to take precedence at this time in order to assure an expedient project flow.

Landscaping design and approval is very important but, when coupled with a lengthy approval process, have already taken a chunk of calendar time from the critical path to financial productivity.

We intend to continue to move forward with the design / neighborhood input / Planning Commission input as envisioned by all parties; but will not undertake that process outside of the critical path to get this project delivered expediently.

As you know, landscape installation will be near the end of the process of building renovation, although we do not intend to postpone landscape design and evaluation inordinately. We do need to have an approved landscape scheme before we rip into the parking lot.

We hereby request a 90 day extension for submittal of a landscape plan to the City for Planning Commission approval.

Regards,

Jim McCord

James D. McCord AIA

Architect



CITY OF PACIFIC GROVE

Community and Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org/cdd

EXTENSION FOR RESOLUTION NO. 14-04

FOR THE FIRST EXTENSION OF AN ARCHITECTURAL PERMIT (AP) AND A USE PERMIT(UP) TO RE-ESTABLISH AN ABANDONED NONCONFORMING USE PER PGMC 23.68.030, TO ALLOW BOTH THE ON AND OFF SALE OF ALCOHOL, TO CREATE A MASTER SIGN PROGRAM CONSISTENT WITH PGMC 20.04 IN GENERAL FOR THE PROPOSED PROJECT @ LOVERSPOINT, TO ALLOW RENOVATION OF AN EXISTING FULL SERVICE RESTAURANT STRUCTURE, TO RECONFIGURE THE EXSITNG STRUCTURE AND SITE TO ACCOMMODATE A SMALLER FULL SERVICE RESTAURANT AND FOUR ADDITIONAL FOOD AND/OR RETAIL RELATED USES INCLUDING DEVELOPMENT OF COMMON USE FACILITIES.

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4. The subject site is approximately 21,260 square feet in area.
5. The subject site is developed with an existing full service restaurant building.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e) additions and alterations to existing structures.
7. A Coastal Development Permit will be required after Planning Commission approval

FINDINGS

1. Per Section 23.73.050 of the Pacific Grove Municipal Code, the CEDD Director may grant up to two one-year extensions of any planning approvals.
2. 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.

PERMIT

Permit Extension to allow:

- 1) A 90 day extension of Resolution No. 14-04.

CONDITIONS OF APPROVAL

1. A revised landscape plan will need to be submitted to the Planning Commission within 90 days of this approval date. The landscape plan shall reflect Coastal plant species and consider working with the two neighboring hotels. No sidewalk trees are required.

APPROVED this day of March 2, 2015

A handwritten signature in red ink that reads "Mark Brodeur".

Mark Brodeur, Community and Economic Development Director



JAMES DAVIS Mc CORD • AIA • ARCHITECT• C8847
 HISTORIC PRESERVATION • ADAPTIVE REUSE
 503 WAVE STREET, MONTEREY, CA 93940-1426
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 ELECTRONIC MAIL • Jim@HistoricArchitect.com

To:	All interested parties	Project Number 1415
Regarding:	@LoversPoint Landscape Plan 631 Ocean View Blvd. Pacific Grove California	May 28, 2014

James D McCord, Architect, is in the process of Landscape Plan design, with the assistance of Scott Hall, Landscape Architect, for the planting areas as shown on the approved Site Plan for subject property of December 18, 2014.

Consistent with Planning Commission discussions, approval motion and what we believe was the spirit of that approval as interpreted from various Commissioner comments, we are taking into consideration the following criteria in this process.

1. Review of the coastal environment and develop a native plant list and design concept that respects this location.
2. Do not include street trees in the planting layout.
3. Remove and replace existing tree at trash enclosure.
4. Retain existing hedge at west property line (protect)
5. Remove tall planting elements at west property line that align with bedroom windows at motel units while retaining some to screen bathroom windows.
6. Utilize new planting materials at Mermaid Lane frontage to screen views of vehicles.
7. Maintain lower level planting materials at landscape area at center of the parking lot.
8. Coordinate plant material mature heights above grade with 2 adjacent motel property owners so as to diminish impact on existing views from primary guest room windows.
9. Develop a landscape that complements the site while retaining views for those that pass by the property.

Adjacent property owner input is primarily related to view blockage of existing view windows of the guest rooms in the motels. We believe that neighbor input should be key in defining the height profile and placement of taller (over 60 inches in height at plant maturity) plant materials on the site. We will make every effort to work with the property owners to determine maximum heights in various planting areas and develop a design that is compliant with those reasonable limitations.

Selection and placement of plant materials shall be per coastal environment compatibility and in conjunction with the landscape architects knowledge, design sense and experience. Of course any planting material proposed is subject to discussion at the public hearing before the Planning Commission to address matters of appropriateness of the plant materials for the various locations.

Consistent with Pacific Grove ordinances no landscape material shall be trimmed in the future for view enhancements for any property. Therefore, materials shall be selected consistent with their published mature sizes and planted after approval with no future pruning intent.



2 of 2

We are proposing a site review meeting with adjacent property owner representatives in order to undertake the activity of determining landscape material profiles at maturity as outlined above. It is not intended to be a design meeting as the adjacent property owners will be provided with proposed plan for their evaluation in advance any Planning Commission hearing.

An Owners representative and their consultant, attorney, designer or other single advisor may be thoroughly engaged in the process of working with Ostrich Inc. team members on site in order to define the aforementioned planting area height parameters. These are not public meetings and the City of Pacific Grove may choose to not be bound by any decisions jointly made as a result.

Process is being handled in this manner as we do not believe that it was the intent of the Planning Commission for Ostrich Inc. representatives to mediate varying views within property owner factions regarding a particular property. Again, the public hearing process will allow alternative views to be aired by all parties prior to any decision by the Planning Commission.

The proposed site meeting(s) are currently slated to be held on Friday, June 6 at 10 AM through noon, taking each property owner separately in a casual meeting environment with the Architect and Landscape Architect. Specific times may be arranged through the office of the Architect at 831-375-7800.

Regards,

Jim McCord

James D. McCord
Architect

1415.LandscapePlan.memo



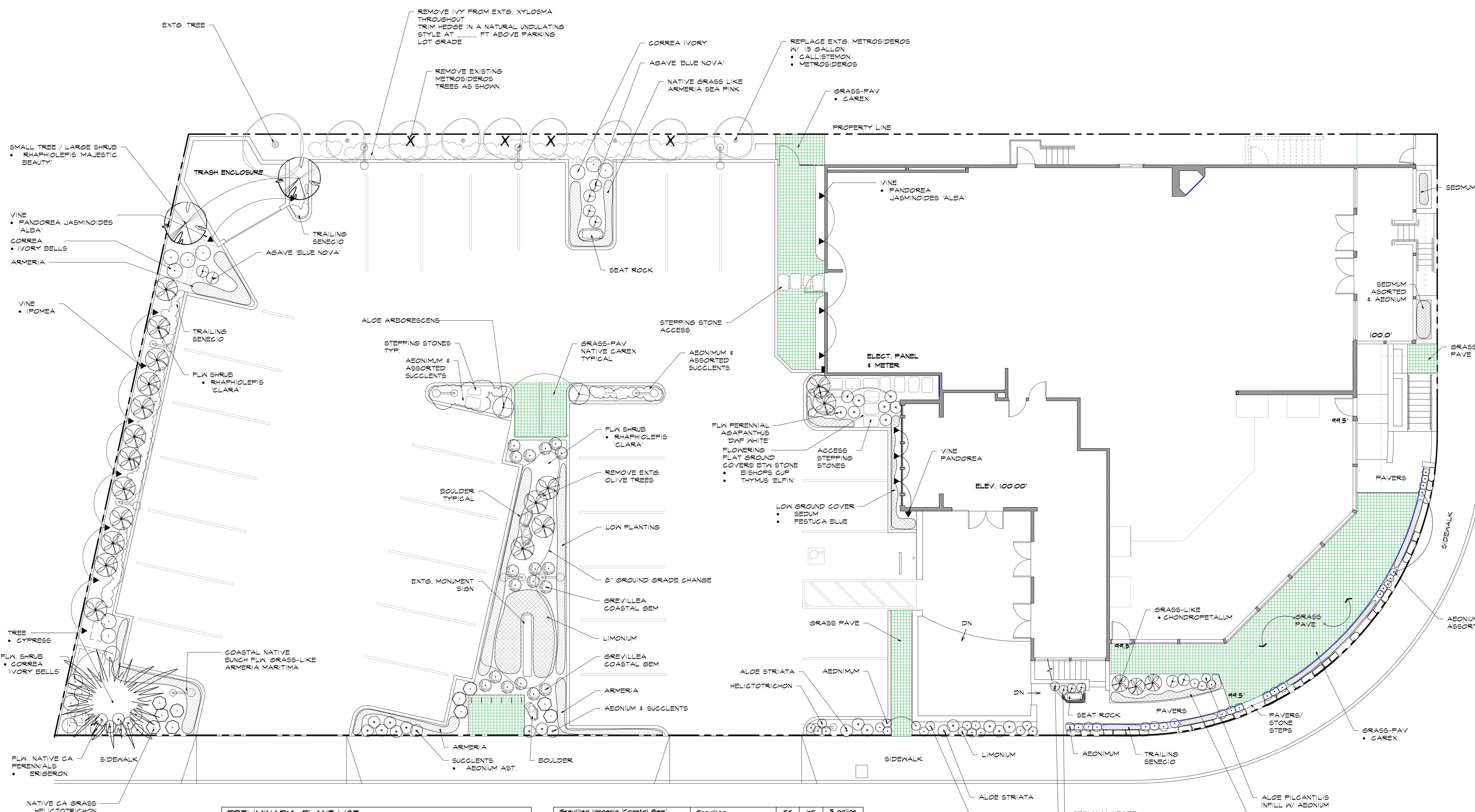
Hall Landscape Design

Landscape Architects 2406
Scott Hall
382 LightHouse Avenue
Pacific Grove, CA 93950
Email: scott.hall@halllandscape.com

BUILDING RENOVATION FOR:
OSTRICH, INC.

631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.

PRELIMINARY PLANTING PLAN



Grevillea laingeria 'Coastal Gem'	Grevillea	EC	WS	5 gallon
Helictotrichon sempervirens	Blue Dot Grass	S	NC	2 gallon
Limonium preissii	Sea Lavender	P		1 gallon
Pandorea jasminoides 'Alba'	Bower Vine	V		5 gallon
Rhaphiolepis Majestic Beauty'	Hybrid Rhap / Loquat	PS		15 gallon
Sedum lineare variegatum	Trailing sedum	S	WS	4" Pots
Senecio mandraliscae	Senecio	EC	WC	1 gallon
Thymus serpyllum 'Ellin'	Thyme	EC		4" pot
NOTE:				
Grapav --- Stabilizing product to grow native Carex	ADA Compliant			

PLAN NOTES:
THESE PRELIMINARY PLANT SELECTIONS ARE FROM A MIX OF CALIFORNIA NATIVE FLORA, MEDITERRANEAN AND SOUTHERN HEMISPHERE PLANT GENERA.
MOST ARE CONSIDERED WATER SAVING PLANTS. THE LIST KEY OUT FOLLOWS:
WS = WATER SAVING GENERA / NC = NATIVE CALIFORNIA PLANT GENERA WITH SOME PLANT CHOICES FROM THE MONTEREY PENINSULA
PLANT TYPES: S SUCCULENTS / EC GROUND COVER / FS FLOWERING SHRUB / P PERENNIAL / V VINE
THE ACCOMPANYING IRRIGATION PLAN QUANTIFIES THE PREDICTED FIRST YEAR/S WATER USE TO ESTABLISH THE GARDEN.

0 8 16
SCALE: 1' = 8'-0"

REVISIONS
PRINTED
DRAWN
9/15/2015
PROJECT NUMBER
1415
SET NUMBER
L-1
OF 2 SHEETS



Hall
Landscape
Design

Landscape Architects F3405
582 Lighthouse Avenue
Pacific Grove, CA 93950
e-mail: scott@halllandscape.com

BUILDING RENOVATION FOR:
OSTRICH, INC.

631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.

PRELIMINARY IRRIGATION PLAN

REVISIONS

PRINTED

DRAWN

9/15/2015

PROJECT NUMBER

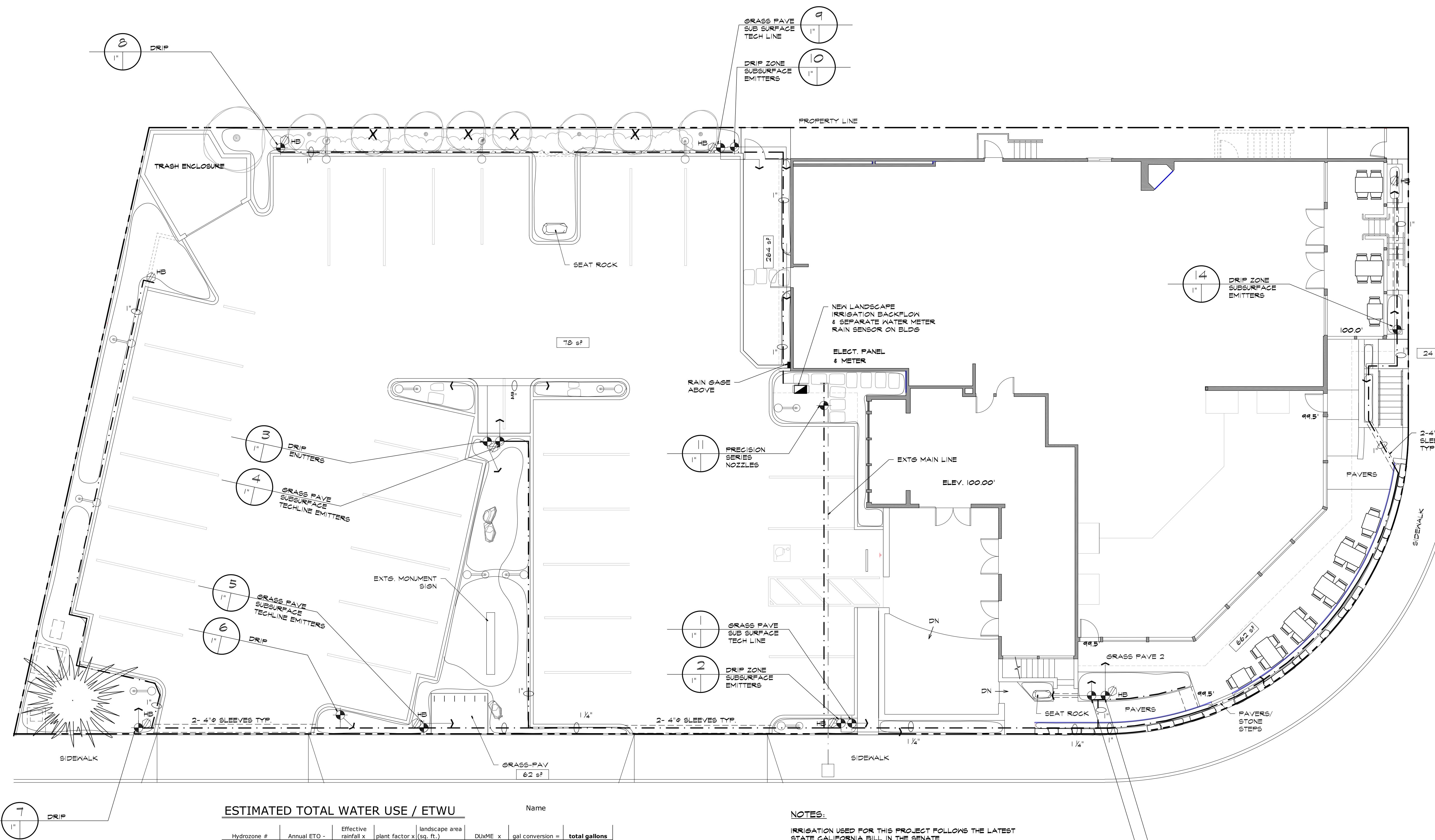
1415

SET NUMBER

SHEET NUMBER

L-2

OF 2 SHEETS



ESTIMATED TOTAL WATER USE / ETWU

Hydrozone #	Annual ETO -	Effective rainfall x	plant factor x	landscape area (sq. ft.)	DUE ME x	gal conversion =	total gallons	Name
1	37.21	4.92	0.50	75.00	0.85	0.623	887.50	
2	37.21	4.92	0.30	160.00	0.90	0.623	1,072.89	
3	37.21	4.92	0.50	545.00	0.90	0.623	6,090.88	
4	37.21	4.92	0.50	78.00	0.85	0.623	923.00	
5	37.21	4.92	0.50	62.00	0.85	0.623	733.67	
6	37.21	4.92	0.30	75.00	0.90	0.623	502.92	
7	37.21	4.92	0.60	541.00	0.90	0.623	7,255.41	
8	37.21	4.92	0.30	501.00	0.90	0.623	3,359.49	
9	37.21	4.92	0.50	264.00	0.85	0.623	3,124.00	
10	37.21	4.92	0.30	38.00	0.85	0.623	269.80	
11	37.21	4.92	0.50	192.00	0.70	0.623	2,758.86	
12	37.21	4.92	0.50	78.00	0.70	0.623	1,120.79	
13	37.21	4.92	0.50	662.00	0.85	0.623	7,833.67	
14	37.21	4.92	0.30	32.00	0.85	0.623	227.20	
				3,303.00	TOTAL	36,160.06		

Annual estimated applied water = $(\text{Eto-ER}) \times Pf \times LA \times .623 / DU \times ME$
ETO=reference ET; ER=Effective rainfall (ETO for Dec-Feb); Pf=Plant factor;
LA=Landscape area by hydrozone; .623=conversion factor to gallons; DU=Distribution Uniformity
ME=Management Efficiency

Annual estimated water total sum of gallons from Hydrozones 1-11

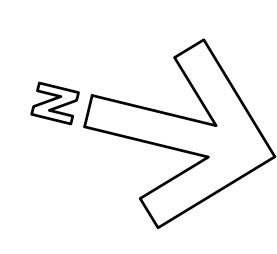
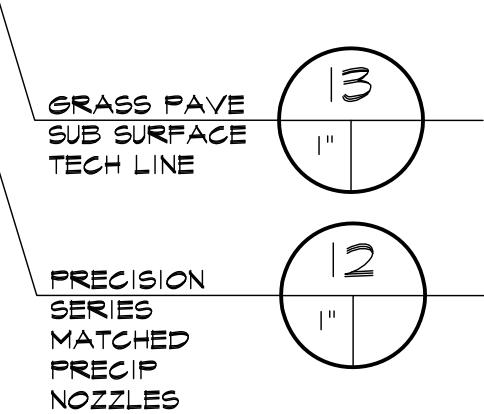
Annual estimated Total Water use (ETWU) = 36,160.06 gallons
CIMIS based Pacific Grove Weather Station #193
Definitions: Acre/FT= 325,732.900
KL= 0.500

NOTES:

IRRIGATION USED FOR THIS PROJECT FOLLOWS THE LATEST STATE CALIFORNIA BILL IN THE SENATE.
BELOW GRADE IRRIGATION SUPPLIES WATER TO THE PERMEABLE GREEN NATIVE CAREX SURFACES. DRIP IRRIGATION IS USED AS ABOVE GRADE EMMITTERS & BELOW GRADE SOAKERS. ISOLATED VALVES AWAY FROM PAVED AREAS TAKE ADVANTAGE OF MATCHED PRECISION NOZZLES.

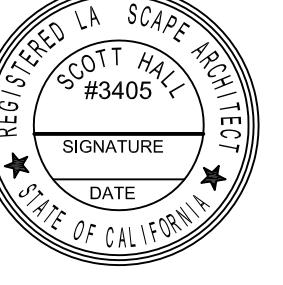
THE TOTAL PLANTED AREA IS 2,175 S.F. OF THIS PERMEABLE GRASPAV AREAS MAKE UP 1,065 SQUARE FEET.

WATER DEMAND FOR THE FIRST YEAR GARDEN START-UP IS ESTIMATED TO BE 36,441 GALLONS. FOLLOWING YEARS SHOULD BE LESS AS PLANT ESTABLISH.



0 8 16
SCALE: 1' = 8'-0"

OF 2 SHEETS



Hall
Landscape
Design

Landscape Architects #3405
882 LightHouse Avenue
Pacific Grove, CA 93950
Email: scott.hall@halllandscape.com

BUILDING RENOVATION FOR:
OSTRICH, INC.

631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.

PRELIMINARY PLANTING PLAN

