



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

AGENDA REPORT

TO: Chair Frederickson and Planning Commission Members

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: February 4, 2016

SUBJECT: Consideration of an appeal of the Zoning Administrator's decision to deny Undocumented Unit Permit No. 15-671 for a property located at 210 17 Mile Drive. **APN: 006-351-015**

APPLICANT: Anthony Davi

CEQA STATUS: Exempt

RECOMMENDATION

Review the application and uphold the Zoning Administrator's decision to deny Undocumented Unit Permit No. 15-671

BACKGROUND

The subject site is located at 210 17 Mile Drive in the R-4 zone and has a designation of High Density 29.0 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map. Multi-family units are permitted with a Use Permit per PGMC section 23.28.020(c).

The subject site is approximately 8,400 square feet and is developed with a 1,230 sf single family residence, a permitted 1,830 sf duplex, and an approximate 324 sf unpermitted unit. Architectural Permit No. 49, dated December 9, 1964 allowed the conversion of the garage in to a third unit, creating the existing duplex. The subject property received a Variance No. 78-378 in 1978 to permit a reduction in a required side and rear setbacks to allow the applicant to construct an accessory structure? To be used as a workshop. The workshop was subsequently converted into an unpermitted two-bedroom dwelling unit, and is the subject of an open code enforcement violation (see below).

There is one uncovered off street parking space on the site. Per section 23.64.190 the parking requirements are as follows.

- Single-family residence: Not less than two garage or carport spaces.
- Duplex with two one-bedroom units: One and a half spaces for each unit and one space for each unit shall be in a garage or a carport.
- Two-bedroom additional (unpermitted) dwelling unit: Two spaces and one space shall be in a garage or carport.

Code Violations

On October 22, 1987 a code violation was opened because of the unpermitted fourth dwelling unit (converted accessory structure) on the site. An inspection dated September 12, 2014 confirmed the code violation had not been resolved. Compliance was required by January 12, 2015.

DISCUSSION

Undocumented Unit Permit

On October 27, 2015 the applicants applied for a permit to legalize the unpermitted fourth unit (accessory structure) on the site. On January 14, 2016, the Zoning Administrator denied the permit. The basis of the denial was that it was documented that the subject property received a permit in 1978 to construct a workshop which they are now proposing was an existing undocumented unit. Per PGMC 23.70.030 (1) Findings for all approvals under this section which includes permitting of undocumented units states that the subject property shall be in compliance with all laws, regulations and rules pertaining to uses, setbacks. The Zoning Administrator determined that the converted workshop does not comply with PGMC 23.70.030(1). On January 14, 2016 Anthony Davi filed an appeal of the Zoning Administrator's denial. The appeal argues that the City has no legal basis on which the application to permit the undocumented unit may be denied.

Water

Monterey Peninsula Water Management (MPWMD) does not recognize the kitchen and bathroom in the unpermitted unit. The applicant would need to work with water management to install retrofit fixtures and maintain on-site credit. The applicant may request to be on the City's residential water wait list which currently has .0 acres of water.

Compliance

The subject proposal will not be in compliance with all laws, regulations and rules pertaining to setback, parking and trash facilities and any other provisions of this code per section 23.70.040.c. The subject proposal does not meet Building Code, please see attached.

Parking

The subject property will not meet the required three uncovered and four covered off street parking spaces for the R-4 zone with 4 units per section 23.64.190(a) (b). The subject property provides for only one uncovered off-street parking.

Trash Facilities

The subject property will also not meet the required trash enclosure requirements for the R-4 zone with 4 units per section 23.26.080. The subject property exceeds the 60% site coverage requirement for the R-4 zone with site coverage of 78%.

Conclusion

The unpermitted fourth dwelling unit, which is a converted accessory structure, on the site does not meet applicable City requirements as outlined above. The appeal does not introduce any new or different information that would provide a basis for approving the structure's conversion into a dwelling unit. Therefore, staff recommends that the Commission uphold the Zoning Administrator's decision to deny the application for Undocumented Unit Permit No. 15-671.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

ATTACHMENTS

1. Undocumented Unit Permit signed Denial
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:

Laurel O'Halloran

Laurel O'Halloran, Associate Planner



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

Appeal Form

7a
Appeal #: 15-671
Date: 1-14-16
Received By: Debbie Gonzalez
Total Fee: \$ 601.00

Project Information

Project Address: 210 17 mile Dr. APN: 006-351-015
 On HRI / Not on HRI
Application & No.: PUV City Code §23,64.360 #15-671
Applicant Name: Jacqueline Trees (owner) Anthony Davi Phone #: 831-373-3192
Mailing Address: 215 W. Franklin St. #205
Email Address: anthony@davitlaw.com
Owner Name: Jacqueline Trees Phone #: 310-663-6570
Mailing Address: 1112 Montana Ave. suite #238, Santa Monica CA
Email Address: 90403

Action¹

ARB: Architectural Review Board
 CDD: Planning Staff
 HRC: Historic Resources Committee
 PC: Planning Commission
 NRC: Natural Resources Committee
 SPRC: Site Plan Review Committee
 ZA: Zoning Administrator
Date of Action: January 14, 2016
Action Taken: ZA denial of Undocumented Unit permit 15-671

Appeal Information

Appellant Name: Jacqueline Trees / Anthony Davi Phone #: 831-373-3192
Mailing Address: 215 W. Franklin St. #205, Monterey, CA 93940
Email Address: anthony@davitlaw.com
Appeal Deadline: 5:00 p.m. on 01/24/16
Grounds for Appeal: Denial of permit application by Zoning Administrator.
If necessary, use additional pages.

Fees

Discretionary Fees ²		\$	
Appeal Fee = 25% of discretionary fees	<u>848.50 x .25 = 212.13</u>	\$	<u>212.00</u>
Cost of publication of legal notice ³		\$	<u>300.00</u>
Photocopies _____ copies @ 10¢ each		\$	<u>2.00</u>
Postage ⁴ _____ stamps @ 45¢ each		\$	<u>36.00</u>
Other <u>GEN PLAN</u>		\$	<u>53.00</u>
Total Appeal Fee	<u>601.00</u>	\$	<u>601.00</u>

PAID
1-14-16

Appellant Signature

Date 1-14-16

¹ See Table 23.70.012-1 in the Pacific Grove Zoning Code, which identifies roles of review authorities as they relate to appeals.

² Whatever fee was collected by the city for the application for use permit, architectural approval, variance, etc., or combination of more than one fee if more than one decision is being appealed.

³ Currently averaging \$250-300.

⁴ Typically the number of address labels for parcels (or portions thereof) found within a 300 ft radius of the subject parcel (350 ft radius for homes in the Asilomar Dunes area) is approximately 120. Mailing is sent to owners and occupants (including most individual apartments) of properties.

**CITY OF PACIFIC GROVE****Community 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

**UNDOCUMENTED UNIT PERMIT 15-671
FOR A PROPERTY LOCATED AT 210 17 MILE DRIVE**

Anthony Davi applied on October 27, 2015 to Permit an Undocumented Unit for a property located at 210 17 Mile Drive. Per PGMC 23.64.360

FACTS

1. The subject site is located at 210 17 Mile Drive Pacific Grove, CA 93950 APN 006-351-015
2. The subject site has a designation of High Den 29.0 Du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-4 zoning district.
4. Multi-family units are permitted with a Use Permit per PGMC section 23.28.020(c).
5. Per section 23.64.190 parking requirements for the single-family residence is two covered, for the two-bedroom additional dwelling unit one covered and one uncovered and for the two one bedroom units one and a half off street parking shall be provided.
6. The subject site is approximately 8,400 square feet.
7. Architectural Permit No. 49 dated December 9, 1964 allowed the conversion of the garage in to a third unit creating the exiting duplex.
8. The subject property received a Variance No. 78-378 in 1978 to permit a reduction in a required side and rear setbacks to allow the applicant to construct a workshop.
9. The subject site is developed with a 1,230 sf single family residence, a 1,830 sf duplex and an approximate 324 sf unpermitted unit.
10. On October 22, 1987 a code violation was opened because of the unpermitted unit.
11. An inspection dated September 12, 2014 confirmed the code violation had not been resolved. Compliance was required by January 12, 2015
12. Monterey Peninsula Water Management (MPWMD) does not recognize the kitchen and bathroom in the unpermitted unit.
13. This project has been determined to be exempt under CEQA Guidelines Class 3 (b)

FINDINGS

1. The proposed approval as conditioned conforms to the applicable provisions of the General Plan, the Local Coastal Plan, and any applicable specific plan and these regulations;
2. The proposed approval is located on a legally created lot;
3. The subject proposal will not be in compliance with all laws, regulations and rules pertaining to setback, parking and trash facilities and any other provisions of this code per section 23.70.040.c;
4. The subject property will not meet the required three uncovered and four covered off street parking spaces for the R-4 zone with 4 units per section 23.64.190(a)(b);
5. The subject property will not meet the required trash enclosure requirements for the R-4 zone with 4 units per section 23.26.080;
6. The subject property exceeds the 60% site coverage requirement for the R-4 zone with a site coverage of 78% ;

PERMIT

Permit of an Undocumented Unit

Per Pacific Grove Municipal Code 23.64.360

DENIED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE this 14th day of January, 2016:

DENIED:

MARK BRODEUR, ZONING ADMINISTRATOR

CPAF
848.50
10-27-15



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 # PV15^{7a}-671
 Date: 10/27/15
 Total Fees: 848.50
 Received by: WL

APPLICANT/OWNER:

Project Address: 210 17 mile Drive APN: 006-381-015

Project Description: Permit Undocumented Unit

Applicant	←	Owner
Name: <u>JYT Properties (Jacqueline Trees)</u>		Name: <u>ANTHONY DAVI</u>
Phone: <u>310-663-6570</u>		Phone: <u>(831) 373-3192</u>
Email: _____		Email: <u>ANTHONY@DAVILAW.COM</u>
Mailing Address: _____		Mailing Address: <u>215 WEST FRANKLIN ST #205 MONTEREY, CA 93950</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 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 checked="" 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 checked="" type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input checked="" type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation Permit #:	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input type="checkbox"/> ARB		<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 3 Block: 313 Tract: P6 Acres

ZC: R-4 GP: HDR 29 dulae Lot Size: 8,400

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

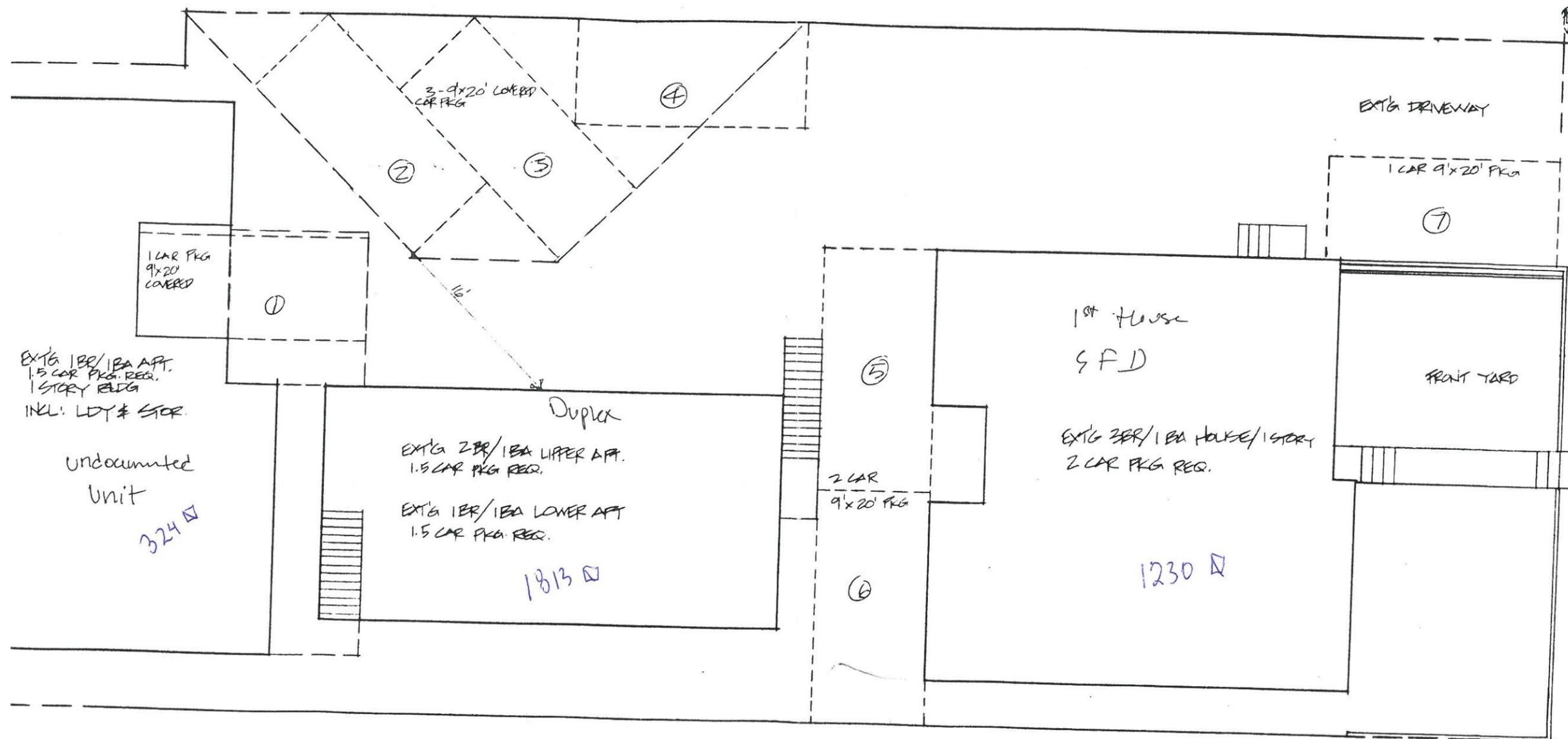
CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true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

Applicant Signature: [Signature]

Date: 10-22-15

Owner Signature (Required): [Signature]

Date: 10-22-15





Online Property Database

Access basic property information without having to leave home.



Property Details

APN: 006351015000
Site Address: 210 17 MILE DR #C
City: PACIFIC GROVE
Zip Code: 93950-2455
Approx. Lot Size (Sq. Ft.): 8399.31
Archaeological Zone: No
Coastal Zone: No
Historic Resources Inventory: No
Area of Special Biological Significance Watershed: Yes
Butterfly Habitat: No
Environmentally Sensitive Habitat Area: No
Septic: No
Runoff Retention Required: No
Land Use: High Dens 29.0 DU/ac
Lot/Block: PACIFIC GROVE ACRES POR OF BLK 313 A BLK 3313A & POR OF SUB D OF LOT 3 BLK 313A DESC AS EXCEPTION 2 IN VOL 1947 PG 148
Zoning: [R-4](#)

Building Details

Unit Details

Unit Sequence Number: 1
Unit Size (Sq. Ft.): 1230
Number of Bedrooms: 3
Number of Full Bathrooms: 1
Number of Half Bathrooms: 0
Number of Total Rooms: 8
Number of Fireplaces: 1



RESIDENTIAL BUILDING RECORD

ADDRESS

SHEET 2 OF 3 SHEETS

Duplex
PARCEL 39
1727

CLASSIFICATION CONSTRUCTION RECORD

ARCHITECTURE	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	WIRING	AR CONDITION	ROOM AND FINISH DETAIL
Light	Single Wall	Stucco on	Flat Hip	KT	Cond	Central	Rooms
Standard	Shedding	Siding	Gable x Shed	KT	Cond	W-BTU	Floors
Above Standard	Conc Block	Alum Siding	1/2 Pitch	X PR	BX	Floor Unit	Floors
Special	Brick	Asb Shingle	Fl Overhand	Few	Chexp	Zone Unit	Material
USE TYPE	FOUNDATION	WOOD SHINGLE	No Ridges	X Avg	X Med	Radiant	Family
Single	Concrete	Shakes	X Intergavel	Many	Spec	Roseboard	Dar
Double	Reinforced	Stone	Gutters	Dormers	Shingle	Gravty	Living
Duplex	Brick	Alum Sash	Shake	Shake	Oil Burner	Heat Pump	Bed
Apartment	Wood	Alum Sash	Shake	Shake	Oil Burner	Heat Pump	Bed
Guest House	Diets	Steel Sash	Composition	Shake	Oil Burner	Heat Pump	Bed
More	Medium	Steel Sash	Composition	Shake	Oil Burner	Heat Pump	Bed
UNITS	Light Heavy	Ins Ceilings	Steel Sash	Composition	Oil Burner	Heat Pump	Bed
UNITS	Ins Walls	Ins Walls	Screens	Composition	Oil Burner	Heat Pump	Bed

DESCRIPTION OF BUILDING

CONSTRUCTION RECORD	EFFECTIVE YEAR	NORMAL % GOOD	RATING (E.G. A.F.P.)	BUILDING SPEC FEATURES
Per Prop	1961	94	7	Refrigerator
Per Prop	1961	94	7	Book Cases
Per Prop	1961	94	7	Interior Com.
Per Prop	1961	94	7	Dishwasher
Per Prop	1961	94	7	Dishwasher

APPRISER'S RECORD

| Per Prop |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 |
| 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 |
| 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 |
| 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 | 1961 |

Normal % Good	Area	Unit Cost	Cost										
94	148	148	2158	148	2158	148	2158	148	2158	148	2158	148	2158
94	148	148	2158	148	2158	148	2158	148	2158	148	2158	148	2158
94	148	148	2158	148	2158	148	2158	148	2158	148	2158	148	2158
94	148	148	2158	148	2158	148	2158	148	2158	148	2158	148	2158



39.

Case No. _____

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
COMPLAINT AND INVESTIGATION FORM

DATE RECEIVED 10-22-87 BY _____

LOCATION OF VIOLATION 210 17 Mile Drive

APN. 06-351-15 ZONE R-4

NAME OF OWNER G.E. Herzog

ADDRESS OF OWNER 212 17 Mile Drive

NAME OF TENANT _____

COMPLAINANT/REFERRAL SOURCE _____

ADDRESS _____ PHONE _____

COMPLAINT: *Visiting the site this morning we suspected an additional unit (it seems that the owner converted a covered carport to a unit). In fact we also found 5 mail boxes instead of 4. Every thing in the file showed 1#00 + 2 units apartment.*

ASSIGNED TO _____ DATE 10/22/87

INVESTIGATION FINDINGS:

VIOLATION OF _____
DISPOSITION: _____
UNSUBSTANTIATED COMPLAINT/NO VIOLATION (SEE FINDINGS) _____
FOLLOW UP/COMPLIANCE DATE _____
REFERRED _____ DATE _____
REASON _____
CLEARED _____

EXHIBIT
2

5a

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 09-52503687-GW
Locate No.: CACTI7727-7727-4525-0052503687
Title No.: 09-52503687-MM

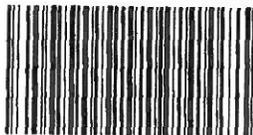
Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
Chicago Title

CRMELISSA
10/02/2009
8:00:00

**When Recorded Mail Document
and Tax Statement To:**

Jacqueline Y. Trees
1112 Montana Ave #238
Santa Monica .CA 90403

DOCUMENT: 2009062533



Titles: 1/ Pages: 3

Fees.... 13.00
Taxes... 951.50
Other...
AMT PAID \$964.50

APN: 006-351-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$951.50 LP

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- City of **Pacific Grove**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rafaela Gutierrez, Trustee, or her successors in trust, under the Survivor's Trust established under the Gutierrez Family Trust, dated December 11, 1995 and Louis Daniel Gutierrez, Successor Trustee of the Gutierrez Family Trust dated December 11, 1995

hereby GRANT(S) to

Jacqueline Trees, Trustee of the Jacqueline Trees Living Trust dated May 20, 1996
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

The within document is executed in two counterparts for the purpose of facilitating its execution by the parties hereto. The two counterparts are to be construed and interpreted as a single document

DATED: September 8, 2009
State of ~~California~~ **MAINE**
County of ~~San Diego~~ **YORK**

The Survivors Trust Established under the Gutierrez Family Trust, dated December 11, 1995

On **SEPTEMBER 10 2009** before me,
FRANKIE R KEEFE, Notary Public
(here insert name and title of the officer), personally appeared
LOUIS DANIEL GUTIERREZ

Rafaela Gutierrez, Trustee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

The Gutierrez Family Trust dated December 11, 1995

Louis Daniel Gutierrez 9-10-9
Louis Daniel Gutierrez, Trustee

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.

Signature **Frankie R Keefe** (Seal)

Frankie R. Keefe, Notary Public
State of Maine
My Commission Expires 3/12/2016



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 09-52503687-GW
Locate No.: CACTI7727-7727-4525-0052503687
Title No.: 09-52503687-MM

EXHIBIT "A"

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 on the Westerly line of Dennett Street, distant thereon S. 19° 23' 45" W., 100.00 feet from the point of intersection of said Westerly line of Dennett Street with the Southerly line of Lighthouse Road in the said City of Pacific Grove, California, and running thence S. 19° 23' 45" W., along said Westerly line of Dennett Street, 50.00 feet; thence at right angles N. 70° 36' 15" W., 140.00 feet; thence at right angles N. 19° 23' 45" E., 50.00 feet; thence at right angles S. 70° 36' 15" E., 140.00 feet to the point of beginning.

Being a part of that certain tract of land conveyed by Madelaine Crenner to U. Leandro and May Leandro, his wife, by deed dated July 5, 1945 in Volume 872 of Official Records of Monterey County, at Page 300.

PARCEL II:

BEGINNING at a point on the Westerly line of Dennett Street, distant thereon s. 19° 23' 45" W., 90 feet from the point of the intersection of said Westerly line of Dennett Street, now 17 Mile Drive, with the Southerly line of Lighthouse Avenue, in the City of Pacific Grove, California; and running thence S. 19° 23' 45" W., along said Westerly line of 17 Mile Drive, 10 feet; thence at right angles N. 70° 36' 15" W., 140 feet; thence N. 19° 23' 45" E., 5.88 feet to the Southwest corner of that certain parcel of land conveyed to Mildred Waterman, et al., by deed dated December 10, 1956 in Volume 1758 of Official Records of Monterey County, at Page 446; thence at right angles S. 70° 36' 15" E., 18.11 feet to the Southeast corner thereof; thence along the Southeasterly boundary thereof N. 41° 20' 15" E., 4.12 feet, more or less, to the point of intersection thereof with a line drawn N. 70° 36' 15" W., from the point of beginning; thence leaving said Southeasterly boundary S. 70° 36' 15" E., to the point of beginning.

APN: 006-351-015

END OF DOCUMENT

LOB



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

210 17-Mile Dr

1 message

Dana Schlagheck <schlagheck@monterey.org>
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Mon, Nov 30, 2015 at 1:18 PM

Laurel,

Per our site visit for documenting an illegal unit at 210 17-Mile Dr, following are the inspection corrections I noted:

Owner needs to submit 3 sets of complete floor plans to the building department for review and approval and to obtain a building permit.
Unit needs a water permit,
Required GFCI protected outlets for kitchen countertops,
Remove wall heater from sleeping room,
Carbon monoxide detector.

Thank you,
Dana

—
Dana Schlagheck
City of Monterey
Inspector



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

187 Eldorado, Suite C • P.O. Box 85 • Monterey, CA 93942-0085 • (408) 649-2500

INSPECTION REPORT

Conservation: Change of Title Change in Use Existing Business Reinspection
Permits: New Construction Remodel/Addition Demolition/Credits

PROPERTY ADDRESS: 210 n-mile Drive

NAME OF BUSINESS: NA

CITY: Pacific Grove **ZIP:** 93953

ASSESSOR'S PARCEL NUMBER: 006 - 351 - 15

OWNER'S NAME: GE Hertzog B S

PERSON CONTACTED ON SITE: GE Hertzog **PHONE:** _____

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property was was not found to be in compliance with the requirements of Ordinance 30 and/or Permit # _____.

The following items were not in compliance (see back of form):

- Showerheads
- Faucet Aerators
- Toilets
- Hot Water System
- Landscape Irrigation

Inspector's Notes: 3 Apartments - ea 1 bath - UR VIF toilets

- Violations noted above must be corrected by _____
- Reinspection required. Please call 649-2500.
- Send itemized receipts to P.O. Box 85, Monterey, CA 93940.
- Fees for additional fixtures (if any) must be received by _____

NA
Acknowledgement of Receipt _____ Date _____

Stephanie [Signature] 6-22-90
MPWMD Representative Date







