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 a 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 requirement 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 lit 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

Appeal #: 15-671
Date: 1-14-16
Received By: Debbie Gonzales
Total Fee: $601.00

Project Information

Project Address: 210 17 mile Dr. APN: 006-351-015
☐On HRI/☐Not on HRI
Application & No.: PUU City Code §23.64.360 Eq. #15-671
Applicant Name: Jacqueline Trees (owner) Anthony Davi Phone #: 831.373.3192
Mailing Address: 215 W. Franklin St. #205
Email Address: anthony@davilaw.com
Owner Name: Jacqueline Trees Phone #: 310-663-6570
Mailing Address: 1112 Montana Ave. suite #238, Santa Monica CA 90403
Email Address:

Action[1]

☐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@davilaw.com
Appeal Deadline: 5:00 p.m. on 01 / 24 / 16
Grounds for Appeal: Denial ~~by~~ of permit application by Zoning Administrator.

If necessary, use additional pages.

Fees

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

PAID 601.00 1-14-16

Appellant Signature

1-14-16
Date

[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 in1978 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

SPAF 848.50 10 27 15

Item 7b

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 # PUU 15-671
Date: 10/27/15
Total Fees: 848.50
Received by: WL

APPLICANT/OWNER:

Project Address: 210 17 mile Drive **APN:** 006-351-015

Project Description: Permit Undocumented Unit

Applicant	**Owner**
Name: JYT Properties (Jacqueline Trees)	Name: Anthony Davi
Phone: 310-663-6570	Phone: (831) 373-3192
Email:	Email: Anthony@davilaw.com
Mailing Address:	Mailing Address: 215 West Franklin St #205 Monterey, CA 93950

PLANNING STAFF USE ONLY:

Permit Request:

- ☐ CRD: Counter Determination
- ☐ AP: Architectural Permit
- ☐ AAP: Administrative AP
- ☐ ADC: AP Design Change
- ☐ SP: Sign Permit
- ☐ UP: Use Permit
- ☐ AUP: Administrative UP
- ☐ UP-A: UP Amendment
- ☐ AUP-A: AUP Amendment
- ☐ SU: Second Unit
- ☐ LLA: Lot Line Adjustment
- ☐ LM: Lot Merger
- ☐ IHS: Initial Historic Screening
- ☐ HPP: Historic Preservation
- ☐ HD: Historic Determination
- ☐ TPD: Tree Permit W/ Dev't
- ☒ PUU: Undocumented Unit
- ☐ VAR: Variance
- ☐ AVAR: Administrative VAR
- ☐ VAR-A: VAR Amendment
- ☐ AVAR-A: AVAR Amendment
- ☐ MMP: Mitigation Monitoring
- ☐ Stormwater Permit
- ☐ Other:

CEQA Determination:

- ☒ Exempt
- ☐ Initial Study & Mitigated Negative Declaration
- ☐ Environmental Impact Report

Review Authority:

- ☒ Staff
- ☒ ZA
- ☐ SPRC
- ☐ ARB
- ☐ HRC
- ☐ PC
- ☐ CC
- ☐ _____

Active Permits:

- ☐ Active Planning Permit
- ☐ Active Building Permit
- ☐ Active Code Violation

Permit #: _____

Overlay Zones:

- ☐ Butterfly Zone
- ☐ Coastal Zone
- ☒ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 3 Block: 313 Tract: Pg Acres

ZC: R-4 GP: HDR 29 du/ac Lot Size: 8,400

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:

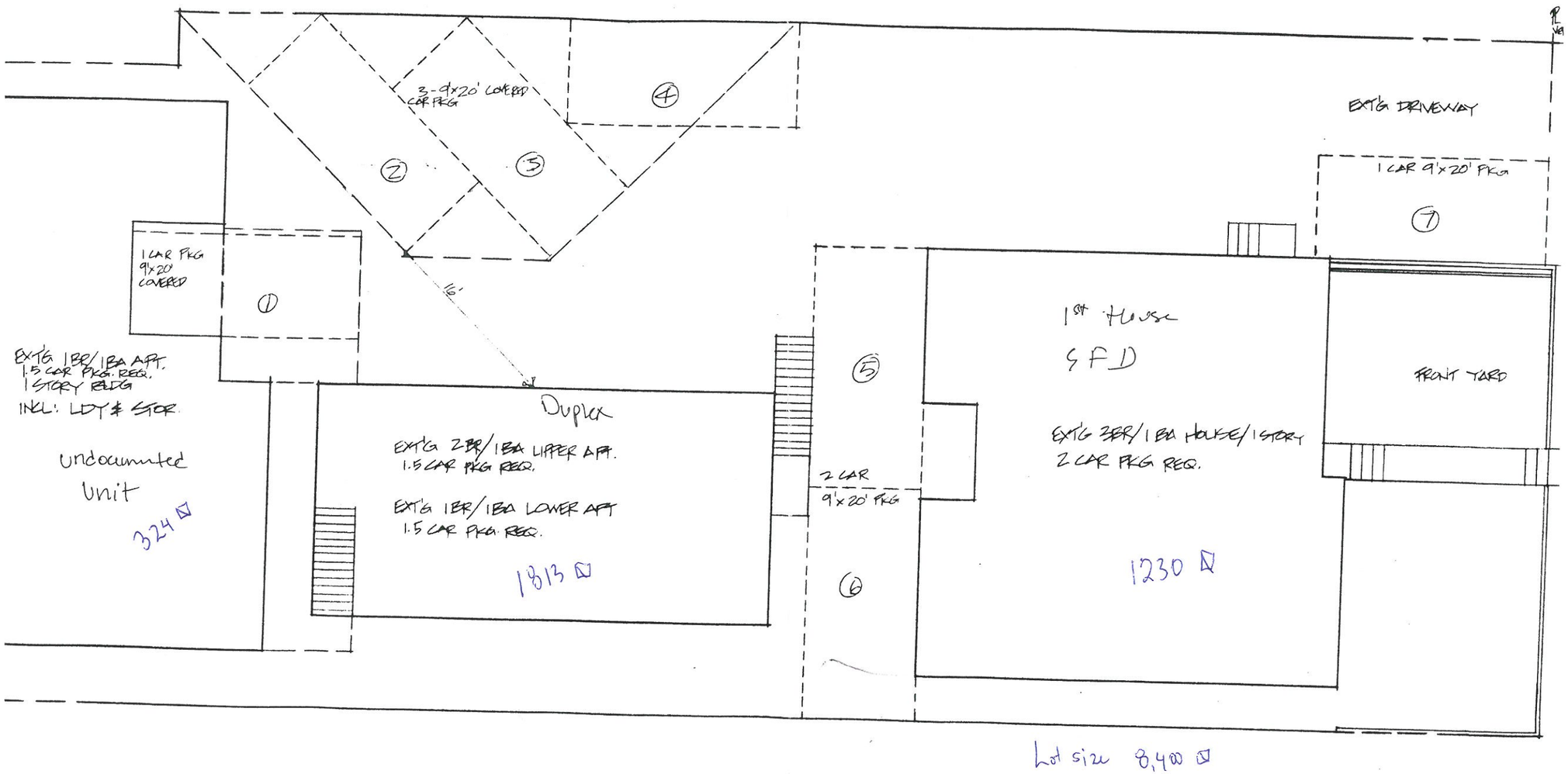
CERTIFICATION – I, the undersigned, under penalty of perjury declare and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true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

Applicant Signature: _____ **Date:** 10.22.15

Owner Signature (Required): _____ **Date:** 10-22-15

Updated: 9/23/2015

1


3-9x20' COVERED CAR PKG
4
2
3
EXT'G DRIVEWAY
1 CAR 9'x20' PKG
7
1 CAR PKG 9x20' COVERED
1
16'
EXT'G 1BR/1BA APT. 1.5 CAR PKG. REQ. 1 STORY BLDG
INCL: LDT & STOR.
Undocumented Unit
324 □
Duplex
EXT'G 2BR/1BA UPPER APT. 1.5 CAR PKG REQ.
EXT'G 1BR/1BA LOWER APT 1.5 CAR PKG. REQ.
1813 □
5
2 CAR 9'x20' PKG
6
1st House
SFD
EXT'G 3BR/1BA HOUSE/1 STORY 2 CAR PKG REQ.
1230 □
FRONT YARD
Lot size 8,400 □

CITY OF Pacific Grove

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

EXHIBIT 1D

Item 7b

36.

RESIDENTIAL BUILDING RECORD

PARCEL

ADDRESS

SHEET 1 OF 3 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIRCONDITION
ARCHITECTURE	Light	Frame	Stucco on	Flat / Mip	WIRING	Central
	Sub Stand	Single Wall		x Gable / Shed	K.T. / Condt	W-BTU
	x Standard	Sheathing	Siding	1/4 Pitch	R.X. / B.X.	Floor Unit
	Above Stand	x Conc. block	Alum. Siding	Ft Overhang	FIXTURES	Zone Unit
Stories	Special		Asb. Shingle	Sealed	Few / Cheap	x Wall Unit
USE TYPE		Brick	Wood Shingle	No. Rlaces	Avg. / x Med.	Radiant
x Single	FOUNDATION	Adobe / Post	Shakes	Tar & Gravel	Many / Spec.	Baseboard
Double	x Concrete	Floor Joist	B&B / T&G	Gutters		Gravity
Duplex	Reinforced	Beam & Girder	Stone	Dormers	PLUMBING	Heat Pump
Apartment	Brick	Conc. Slab	Brick	x Shingle	Poor / x Good	
Guest House	Wood	x Sub Floor	WINDOWS	Shake		Oil Burner
Court	Piers		DHT / Client	Tile	Fixtures	Fireplace
Hotel			Alum Sash		Water Heater	
	Medium	Ins. Ceilings	Steel Sash	Composition	Softener	x Dirt Floor
Units	Light / Heavy	Ins. Walls	Screens	Comp Shingle	Gas / Elect	

ROOM AND FINISH DETAIL

Rooms	Floors B	1	2	Floor Finish Material	Grade	Trim	Interior Finish Walls	Ceilings
Ent Hall		x						
Living		x						
Family								
Den								
Dining		x						
Size			x					
Bed			x					
			x					
Utility								
Kitchen			x					
Drainix	Interior				Light		Ft Splash	

CONSTRUCTION RECORD

Permit No.	For	Amt.	Date	EFFEC YEAR	APPR. YEAR	NORMAL Age	Rem. Life	% GOOD Table	%
	Re. Lin			1947	1977	29	27	8.10	29
	Remod.	500	2/15/74	1977	1977				

RATING (E,G,A,F,P)

Cond	Arch Appr	Func Plan	Mat	Qual	Sp Space Util.	Cost Ratio

BATH DETAIL

Fl. No.	Floors	Walls	Wainscot	Fixtures Unit Type	Grade	Tub Shower	Finish
1	1						

BUILT-INS & SPEC. FEATURES

Range & Oven	Refrigerator
Hood & Fan	Bookcases
Ceiling Fan	Inter-Com
Dishwasher	Disposal

	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.
Appraiser & Date		8/27/90							

Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
				10.50													
			79	7.87													
			78	2.62													
Total																	
Normal % Good																	
R.C.L.N.D.																	
		Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.

EXHIBIT 1A

Item 7b

RESIDENTIAL BUILDING RECORD

Duplex (36) 172 T

PARCEL

ADDRESS

SHEET 2 OF 3 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D S A	Light	x Frame	Stucco on	Flat / Hip	WIRING	x Central
	Sub Stand.	Single Wall		Gable x Shed	K.T. / Condt.	M-BTU
ARCHITECTURE	x Standard	Sheathing	Siding	/4 Pitch	x R.X. / B.X.	Floor Unit
Duplex	Above Stand	Conc. Block	Alum Siding	Ft Overhand	FIXTURES	Zone Unit
2 Stories	Special		Asb Shingle	Sealed	Few / Cheap	x Wall Unit
USE TYPE		Brick	x Wood Shingle	No Ridges	x Avg / x Med.	Radiant
Single	FOUNDATION	Adobe / Post	Shakes	x Tar & Gravel	Many / Spec.	Baseboard
Double	Concrete	Floor Joist	B&B / T&G	Gutters		Gravity
x Duplex	Reinforced	Beam & Girder	Stone	Dormers	PLUMBING	Heat Pump
Apartment	Brick	Conc. Slab	Brick	Shingle	Poor / Good	
Guest House	Wood	Sub Floor	WINDOWS	Shake		Oil Burner
Court	Piers		D.H.R.C. Vent	Tile	Fixtures	Fireplace
Motel			x Alum Sash		2 Water Heater	
	Medium	Ins. Ceilings	Steel Sash	Composition	Softener	Fireplace
units	Light / Heavy	Ins. Walls	Screens	Comp Shingle	Gas / Elect	

ROOM AND FINISH DETAIL

Rooms	Floors B	Floors 1	Floors 2	Floor Finish Material	Floor Finish Grade	Trim	Interior Finish Walls	Interior Finish Ceilings
Ent. Hall								
Living		x		CARP			SW	SW
Family								
Den								
Dining	x			VINYL			PE	PE
Kitchen	x			CARPET			VEN	PE
Bedroom		2						BEAM CE
Bedroom	x			VINYL				
Utility								
Bath	x			VINYL			x	x
Porch								x
Porch								
Porch								

Rooms	Floors B	Floors 1	Floors 2	Floor Finish Material	Floor Finish Grade	Trim	Interior Finish Walls	Interior Finish Ceilings
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								
Porch								

CONSTRUCTION RECORD

Permit No.	Prior	Amt.	Date	EFFEC YEAR	APPR YEAR	NORMAL Age	NORMAL Rem. Life	NORMAL Table	NORMAL %	RATING (E.G.A.F.P.) Cond.	Arch Att.	Fnd Mun	Wal	Ft. Space Cod	Elev Clas	Wm Ohtb
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	A	A	A	A	C	C	A
[illegible]	[illegible]	[illegible]	[illegible]	1951	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]							
[illegible]	[illegible]	[illegible]	[illegible]	1967	[illegible]	[illegible]	[illegible]	[illegible]	95							
	Re Roof			1971	1971	10	45	R 55	94							
	Re Arch.			1961	1972											

BATH DETAIL

Floors	Walls	Fixtures W.C.	Fixtures Lav.	Fixtures Tub	Fixtures Type	Fixtures Grade	Shower Stall	Shower Finish
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BUILT-INS & SPEC. FEATURES

	Range & Oven		Refrigerator
x	Hood & Fan		Book Cases
	Ceiling Fan		Inter. Com.
	Dishwasher		Disposal

Appraiser & Date	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.	Per Prop.
Unit	Area	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost	Unit Cost / Cost
[illegible]	9.5	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	144	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	410	[illegible]							
[illegible]	[illegible]	[illegible]							
[illegible]	120	[illegible]							
New C. Port	530		1.50 / 142	[illegible] / 13225	3.25 / 1722			9.95	
New Ov.	820			[illegible] / 6724	9.52 / [illegible]			43	
Heat	993				45 / [illegible]			9.52	
Wall Heat					130				
			142						
Total		[illegible]	[illegible] / 200	[illegible]	[illegible]				
Normal % Good		[illegible]	2000	[illegible]	[illegible] / 947				
R.C.L.N.D.		[illegible]	[illegible]	[illegible]	[illegible]				

EXHIBIT 1 B

Item 7b

Building 3 - Undocumented Unit

(3b)

RESIDENTIAL BUILDING RECORD

PARCEL 6-3[illegible]

ADDRESS

SHEET 3 OF 3 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE

ARCHITECTURE

Stories

USE TYPE

X Single
Double
Duplex
Apartment
Guest House
Court
Motel

Units

CONSTRUCTION

Light
X Sub. Stand.
Standard
Above Stand.
Special

FOUNDATION

X Concrete
Reinforced
Brick
Wood
Piers

Medium
Light | Heavy

STRUCTURAL

X Frame
Single Wall
Sheathing
Conc. Block

Brick
Adobe | Post
Floor Joist
Beam & Girder
Conc. Slab
Sub. Floor

Ins. Ceilings
Ins. Walls

EXTERIOR

Stucco on
X Siding
Alum. Siding
Asb. Shingle
Wood Shingle
Shakes
B&B | T&G
Stone
Brick

WINDOWS

D.H. | C'Ment
Alum. Sash
Steel Sash
Screens

ROOF

X Flat | Hip
Gable | X Shed
1/4 Pitch
Ft. Overhang
Sealed
No. Ridges
Tar & Gravel
Gutters
Dormers
Shingle
Shake
Tile

Composition
X Comp. Shingle

LIGHTING

WIRING

X K.T. | Condt.
R.X. | B.X.

FIXTURES

Few | Cheap
Avg. | Med.
Many | Spec.

PLUMBING

Poor | X Good

Fixtures
Water Heater
Softener
Gas | Elect.

AIR CONDITION

X Central
M-BTU
Floor Unit
Zone Unit
Wall Unit
Radiant
Baseboard
Gravity
Heat Pump

Oil Burner
Fireplace

Fireplace

ROOM AND FINISH DETAIL

Rooms	Floors B	Floors 1	Floors 2	Floor Finish Material	Floor Finish Grade	Trim	Interior Finish Walls	Interior Finish Ceilings
Ent. Hall								
Living								
Family								
Den								
Dining								
Bed		X						
Bed								
Utility		X						
Kitchen		X						

Drain Bd. Material Lgth. Ft. Splash

CONSTRUCTION RECORD

Permit No.	Permit For	Amt.	Date	EFFEC YEAR	APPR. YEAR	NORMAL % GOOD Age	Rem. Life	Table	%
[illegible]	[illegible]	[illegible]	[illegible]						

RATING (E,G,A,F,P)

Cond.	Arch. Attr.	Func. Plan	Mat.	St. Space Cbd.	St. Space Clos.	Wm. Ship
Dwl.	P	-				F

BUILT-INS & SPEC. FEATURES

Range & Oven	Refrigerator
Hood & Fan	Book cases
Ceiling Fan	Inter-Com.
Dishwasher	Disposal

BATH DETAIL

Fl.	No.	Finish Floors	Finish Walls	Fixtures WC	Fixtures La	Fixtures Tub	Fixtures Type	Fixtures Grade	Shower ST	Shower O.T.	Shower GD	Shower Finish
1	1			X	X							

Appraiser & Date		Per. Prop.		Per. Prop.		Per. Prop.		Per. Prop.		Per. Prop.		Per. Prop.		Per. Prop.		Per. Prop.	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
L.Q.	324	20.00	6480														
Utility	57	7.50	427														
Carport	100	5.00	500														
Work Shop	210	20.00	4200														
Carport (2)			2000														
Total			13,607														
Normal % Good		X1.25															
R.C.L.N.D.			17,058														
		Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.	Ck.	Pst.		

EXHIBIT 1C

(3f.)

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 Ø

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). Infact we also found 5 mail Boxes instead of 4. Every thing on the file showed 1SFDU + 2 units apartment.

ASSIGNED TO _____ DATE 10/22/87

INVESTIGATION FINDINGS:

VIOLATION OF _____

DISPOSITION:

_____ UNSUBTANTIATED COMPLAINT/NO VIOLATION (SEE FINDINGS)
_____ FOLLOW UP/COMPLIANCE DATE _____
_____ REFERRED _____ DATE _____
REASON _____
_____ CLEARED

EXHIBIT 2

5a. Item 7b

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

When Recorded Mail Document and Tax Statement To:
Jacqueline Y. Trees
1112 Montana Ave #238
Santa Monica .CA 90403

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

CRMELISSA
10/02/2009
8:00:00

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
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] 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 10

State of ~~California~~ MAINE)
County of YORK)

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

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.

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

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

Rafaela Gutierrez, Trustee

The Gutierrez Family Trust dated December 11, 1995

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

FRANKIE R KEEFE NOTARY PUBLIC STATE OF MAINE

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

Item 7b

Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

210 17-Mile Dr

1 message

Dana Schlagheck <schlagheck@monterey.org> Mon, Nov 30, 2015 at 1:18 PM
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

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 17-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 ULF 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

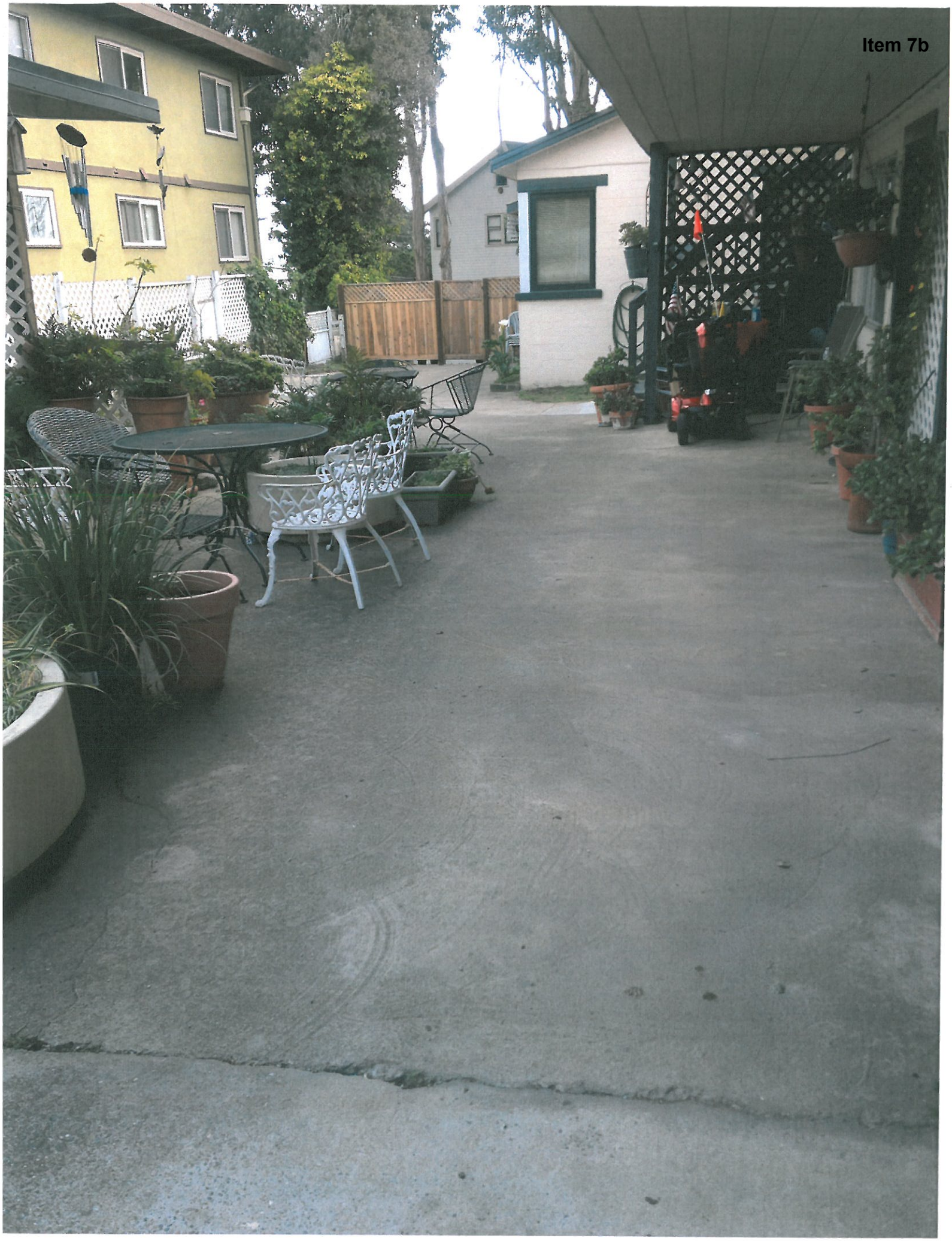
Stephanie Locke — MPWMD Representative — Date 6-22-90

CLIENTS' COPY

Item 7b

Item 7b

Item 7b



Item 7b