



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

AGENDA REPORT

TO: Planning Commission

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: September 22, 2016

ADDRESS: 501 Beaumont Avenue Pacific Grove, CA 93950
 APN: 006-703-003

SUBJECT: Use Permit (UP) 16-714

APPLICANT: Susan Bailey

ZONING/LAND USE: R-1, residential, medium density

CEQA: Section 15301.e(1) Class 1 Categorical Exemption

RECOMMENDATION:

Hold a public hearing on Use Permit (UP) 16-714 and approve, subject to staff-recommended findings and conditions.

PROJECT DESCRIPTION

To permit an existing unpermitted detached structure with a guest bedroom and bathroom attached to a 12' x 20' garage.

BACKGROUND

The project site is located at 501 Beaumont Avenue in the R-1 zoning district. The existing single family residence was built in 1951. The parcel is 8,893 square feet. The existing one story residence is 1,973 square foot. A 240 square foot detached garage with a 765 square foot guest bedroom with a bathroom and a workshop create a total gross floor area of 2,978 square feet which is allowed in the R-1 zone district for this lot size. Records do not exist approving a bathroom in the guest bedroom.

A Use Permit is required when a detached structure (garage) has plumbing pursuant to Pacific Grove Municipal code section 23.16.16.21

DISCUSSION

Applicable Zoning Code Regulations

PGMC §23.16.16.21

A Use Permit shall be required with respect to any new structure or addition to an existing structure which is or has a detached room exceeding 100 square feet in area and which has the following characteristics:

- a) The room is to be equipped with a trap and/or sink in addition to and remote from the kitchen on the same building site.

The use permit application may be denied among all other legitimate reasons for denial, where the design of the structure readily lends itself to multiple dwelling use.

A recommended condition of approval will require the applicant to record a Deed Restriction with the County stating the structure will not be converted to a 2nd Unit.

FINDINGS

Staff recommends approval of UP 16-714, subject to the recommended findings (see Attachment 1, Draft Resolution).

CONDITIONS

Staff recommends approval of UP 16-714 subject to the recommended conditions (see Attachment 1, Draft Resolution).

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 Section Class 1 15301(e)(1)

OPTIONS

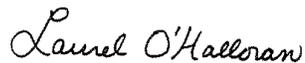
- 1. Approve the application, with the recommended conditions.
- 2. Approve a modified project, citing evidence to support findings.
- 3. Deny the application, citing evidence why findings cannot be made.

ATTACHMENTS

- 1. Draft resolution
- 2. Application materials
- 3. CEQA Materials
- 4. Project Plans

RESPECTFULLY SUBMITTED:

REVIEWED BY:




Laurel O'Halloran
Associate Planner

Mark Brodeur
Community and Economic
Development Director



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 # UP 16-714
 Date: 8/11/16
 Total Fees: 3,683.92
 Received by: A. Aziz

Project Address: 501 Beaumont Ave. **APN:** 006-703-003

Project Description: legalize detached guest bedroom

APPLICANT/OWNER:

<u>Applicant</u>	<u>Owner</u>
Name: <u>Susan J Bailey</u>	Name: <u>Christopher Smith & E Sally Richmond</u>
Phone: <u>209 586-9452</u>	Phone: _____
Email: <u>anyhabitat@gmail.com</u>	Email: <u>christopher.smithtro@gmail.com</u>
Mailing Address: <u>P.O. Box 761 Twain Harte, CA 95383</u>	Mailing Address: <u>501 Beaumont Ave Pacific Grove, 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"/> A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: Admin 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 checked="" 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 type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)
	<input type="checkbox"/> HRC		
	<input checked="" type="checkbox"/> PC		
	<input type="checkbox"/> CC		
	<input type="checkbox"/> _____		

Property Information

Lot: 2 Block: 6 Tract: Country Club Heights

ZC: R-1 GP: MDR 17.4 DU/AC Lot Size: 9893

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID 3,683.92
8-11-16

AUG 11 2016

CITY OF PACIFIC GROVE

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: Susan J Bailey

Date: 8/3/16

Owner Signature (Required): [Signature]

Date: 8/3/16



RESOLUTION NO. 16-04

USE PERMIT (UP) NO. 16-714 TO PERMIT AN EXISTING UNPERMITTED DETACHED STRUCTURE WITH A BEDROOM AND BATHROOM ATTACHED TO A 12' X 20' GARAGE.

FACTS

1. The subject site is located at 501 Beaumont Avenue Pacific Grove, 93950 APN 006-703-003
2. The subject site has a designation of Medium Density 17.4 du/ac 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 approximately 8,893 square feet
5. The subject site is developed with a 1,973 sf single-family residence and a 240 sf detached garage with a 765 sf guest bedroom with a bathroom and workshop attached for a total square footage of 2,978.
6. The detached garage, a guest room and a workshop appear on building inspection plans dated 1988 according to property file records.
7. Records do not exist approving the bathroom in the guest room.
8. Water Management verified that there are adequate water credits on the property.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301.

FINDINGS

1. The proposed use is allowed with a use permit per Pacific Grove Municipal Code 23.16.021 a use permit is required when a detached structure is equipped with plumbing.
2. The proposed use is allowed in the R-1 zoning district and complies with all applicable provisions of these regulations;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
4. 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; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

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 16-714 is hereby approved, subject to the findings and conditions herein.
3. A resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions must be returned to the Community and Economic Development Department.
4. 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.
5. A Deed Restriction must be recorded with the Monterey County stating the structure will not be converted to a second unit.
6. This permit shall be revoked if a Deed Restriction is not recorded with the County 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.
7. 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.
8. This resolution shall become effective upon the expiration of the 10-day appeal period.
9. Review and approval by the Public Works, Fire and Building Departments are required prior to final approval. .

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 22nd day of September, 2016, by the following vote:

AYES:

NOES:

ABSENT:

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.

 Christopher Smith
 Owner

 Date

PROJECT DATA SHEET

Project Address: 501 Beaumont

Submittal Date: _____

Applicant(s): Susan J BaileyPermit Type(s) & No(s): use permit

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1	R1	R1	
Building Site Area		8,800	8,800	
Density (multi-family projects only)				
Building Coverage	40%	2978	2978	34%
Site Coverage	60%	2141	2141	24%
Gross Floor Area	3704	2978	2978	34%
Square Footage not counted towards Gross Floor Area		∅		
Impervious Surface Area Created and/or Replaced		∅		
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	∅	_____%	
Exterior Lateral Wall Length to be built	_____	∅		
Building Height	25'	16'	16'	
Number of stories	2	1	1	
Front Setback	15'	20'	20'	
<u>east</u> Side Setback (specify side)	8'	8'	8'	
<u>west</u> Side Setback (specify side)	8'	4'	4'	
Rear Setback	10'	41'	41'	
Garage Door Setback	20'	70'-6"	70'-6"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	∅	∅	
Parking Space Size (Interior measurement)	9' x 20'	20' x 12' 24' x 13'	20' x 12' 24' x 13'	
Number of Driveways	1	1	1	
Driveway Width(s)	10'	14'	14'	
Back-up Distance		-	-	
Eave Projection (Into Setback)	3' maximum	1'-4"	1'-4"	
Distances Between Eaves & Property Lines	3' minimum	2'-8"	2'-8"	
Open Porch/Deck Projections		-	-	
Architectural Feature Projections		-	-	
Number & Category of Accessory Buildings		cat. 1 (1)	cat. 1 (1)	
Accessory Building Setbacks	5' rear	6'	6'	
Distance between Buildings	3.5'	3.5'	3.5'	
Accessory Building Heights	15'	13'	13'	
Fence Heights		5'	5'	

*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.

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: Christopher Smithtro, and
Daytime telephone: Bally Richmond

Mailing Address: 501 Beaumont Ave. PG

E-Mail Address: christopher.smithtro@gmail.com

2. AGENT/REPRESENTATIVE INFORMATION:

Name: Susan J Bailey
Daytime telephone: 209 596 9452

Mailing Address: P.O. Box 701 Twain Harte, CA 95383

E-Mail Address: anyhabitat@gmail.com

3. PROPERTY INFORMATION:

What year was the house constructed? 1953 Existing Square-footage 2363 Proposed Square-footage 2363
Address: 501 Beaumont Ave P.G. Assessor Parcel Number 006-703-003

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):

legalize guest bedroom add shower and relocate w/b and powder room.

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	2	x 1.0 =	2
Two Washbasins in the Master Bathroom	x 1.0	=	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8 =	5.4
Toilet, High Efficiency (HET)	x 1.3	=	
Toilet, Ultra High Efficiency (UHET)	x 0.8	=	
Urinal, Pint (0.125 gallon maximum)	x 0.1	=	
Urinal, Zero Water Consumption	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)	2	x 2.0 =	4
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (spears)	x 2.0	=	
Kitchen Sink (with optional Dishwasher)	x 2.0	=	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	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
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	=	

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

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2
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)	2	x 1.3 =	2.6
Toilet, Ultra High Efficiency (UHET)	x 0.8	=	
Urinal, Pint (0.125 gallon maximum)	x 0.1	=	
Urinal, Zero Water Consumption	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)	2	x 2.0 =	4
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (spears)	x 2.0	=	
Kitchen Sink (with optional Dishwasher)	x 2.0	=	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	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	x 2.0	=	
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1
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"	x	=	
Subtotal proposed fixtures			
Swimming Pool (each 100 sq-ft of pool surface)	x 1.0	=	

* 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 = 15.9

PROPOSED FIXTURE UNIT COUNT

TOTAL = 15.9

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

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

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

Signature of Owner/Agent: Susan J Bailey

Date: 8/4/10

Location Where Signed: Twain Harte, CA

Print Name: Susan J Bailey

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





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

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 501 Beaumont Ave., Pacific Grove, CA 93950

Project Description: UP 160714

Description: To permit an existing unpermitted detached structure with a guest bedroom and bathroom attached to a 12' x 20' garage.

APN: 006703003000

ZC: R-1

Lot Size: 8,893 SF

Applicant Name:	Susan J. Bailey	Phone #:	209-586-9452
Mailing Address:	P.O. Box Twain Harte, Ca 95383		
Email Address:	amyhabitat@gmail.com		

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number: Class 1 Section 15301
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

There will no significant impact on the environment

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

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: August 17, 2016

REVISIONS	BY

ANY HABITAT + SUSAN J. BAILEY
RESIDENTIAL DESIGN + ARCHITECTURE + REMODELS + NEW
P.O. Box 761 Twin Harb, CA. 95383 209 386-9452 831 899-1514
Monterey Peninsula

PROJECT INFORMATION:

Owner: Christopher Smithro and Sally Richmond
501 Beaumont Avenue
Pacific Grove, CA. 93950

A.P.N.: 006-703-003
Country Club Heights - Blk. 6 Lot 3

Lot Area: 8,800 s.f.

Lot Coverage/FAR: Existing Residence 1,973 s.f.
Existing Guest/Laundry 390 s.f.
Existing Garage/Workshop 615 s.f.
Total 2,978 s.f. 34%

Grading: None

Tree removal: None

Scope of Work: Legalize guest bedroom, relocate laundry and powder room, add shower and closet.

SHEET INFORMATION

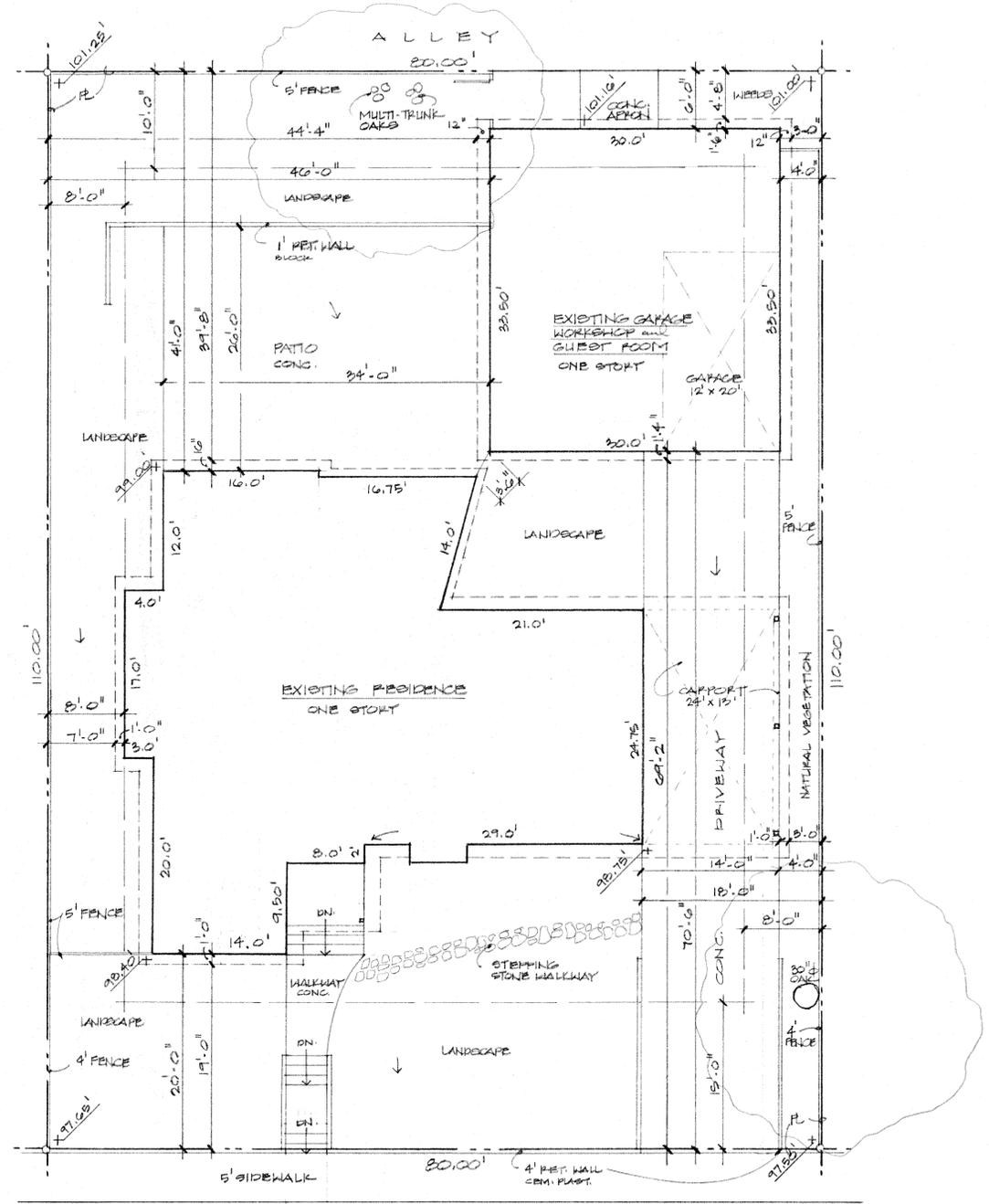
Sheet 1 Site Plan
Sheet 2 Floor Plan - Existing and Proposed and Exterior Elevations

PROJECT DATA SHEET

Project Address: 501 Beaumont Submittal Date: _____
Applicant(s): Susan J. Bailey Permit Type(s) & No(s): use permit

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	8,800	8,800	8,800	
Density (multi-family projects only)				
Building Coverage	40%	29.7%	29.7%	34%
Site Coverage	60%	21.4%	21.4%	24%
Gross Floor Area	3704	2978	2978	24%
Square Footage not counted towards Gross Floor Area		0		
Impervious Surface Area Created and/or Replaced		0		
Exterior Lateral Wall Length to be demolished in feet & % of total*		0	0%	
Exterior Lateral Wall Length to be built		0		
Building Height	25'	16'	16'	
Number of stories	2	1	1	
Front Setback	15'	20'	20'	
Side Setback (specify side)	8'	0'	0'	
Side Setback (specify side)	8'	4'	4'	
Rear Setback	10'	41'	41'	
Garage Door Setback	20'	70'-6"	70'-6"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	0	0	
Parking Space Size (Interior measurement)	9' x 20'	20' x 12' 24' x 13'	20' x 12' 24' x 13'	
Number of Driveways	1	1	1	
Driveway Width(s)	10'	14'	14'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'-4"	1'-4"	
Distances Between Eaves & Property Lines	3' minimum	2'-8"	2'-8"	
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings		cat. 1 (1)	cat. 1 (1)	
Accessory Building Setbacks	5' rear	6'	6'	
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Accessory Building Heights	15'	13'	13'	
Fence Heights		5'	5'	

*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.
[Rev. 01/14/14]



BEAUMONT AVE.
SITE PLAN
1/8" = 1'-0"

PROPOSED REMODEL FOR:
CHRISTOPHER SMITHRO and SALLY RICHMOND
501 BEAUMONT AVENUE
PACIFIC GROVE, CA

Date 8-4-16
Scale 1/8"
Drawn GJD
Job 114-16
Sheet 1
Of 2 Sheets

Address of Property Inspected

501

Beaumont

Pacific Grove

Bldg. No.

Street

City

408802P

February 22, 1988

Stamp No.

Date of Inspection

