



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

Permit & Request Application

Project Permit(s) & Fees			
Permit:	Fee:	Multiple Permit Discount:	App. #:
<u>AP</u>	<u>\$2,224</u>		<u>14-617</u>
			Date:
			<u>12-18-14</u>
			Received By:
			<u>HDC</u>
			Total Fee:
			<u>\$2,224</u>

Project/Property Information	
Project Address:	<u>1309 FUNSTON AVE</u> APN: <u>007-567-018</u>
Lot:	<u>5</u> Block: <u>20</u> Tract: <u>DEL MONTE PARK</u>
ZC:	<u>R-1</u> GP: <u>MD 17.4/0/1x</u> Lot Size: <u>40' x 112.5'</u>
Project Description:	<u>1/2 BATH ADDITION TO 2ND FLOOR 42' Addition</u> <u>BUILD 2ND FLOOR ADDITION HOUSING A 1/2 BATH</u> <u>AT REAR OF RESIDENCE</u>
Applicant Name:	<u>HOUSING DEPT., CITY OF PACIFIC GROVE</u> Phone #: <u>648-3199</u>
Mailing Address:	<u>300 Forest Avenue</u>
Email Address:	
Owner Name:	<u>LAURIE HAINES</u> Phone #: <u>241-1908</u>
Mailing Address:	<u>1309 FUNSTON AVE.</u>
Email Address:	<u>bbblues@hotmail.com</u>

Permit(s)/Request(s)		
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment
		<input type="checkbox"/> VAR: Variance
		<input type="checkbox"/> AVAR: Administrative VAR
		<input type="checkbox"/> VAR-A: VAR Amendment
		<input type="checkbox"/> AVAR-A: AVAR Amendment
		<input type="checkbox"/> IS & ND/MND: Initial Study
		<input type="checkbox"/> EIR: Env. Impact Report
		<input type="checkbox"/> MMP: Mitigation Monitoring
		<input type="checkbox"/> Other _____
		<input type="checkbox"/> Other _____

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

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.

<u>Michael Gosley</u>	<u>12-18-14</u>	<u>Laurie Haines</u>	<u>12-18-14</u>
Applicant Signature	Date	Owner Signature (Required)	Date
<u>Laurie Haines</u>			

PROJECT DATA SHEET

Project Address: 1309 FUNSTON AVE Submittal Date: _____Applicant(s): M. GROSHONG FOR LAURIE HAINES Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	RI	RI		
Building Site Area	5000	5034		
Density (multi-family projects only)	—	—		
Building Coverage	40%	1472	1472	2,000 ALLOWED
Site Coverage	60%	1872	1872	3,000 ALLOWED
Gross Floor Area	2,545	2476	2514	
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*	_____	_____	_____ ft/ _____ %	
Exterior Lateral Wall Length to be built	_____	_____	12' 4"	
Building Height	25'	25'	25'	
Number of stories	2	2	2	
Front Setback	15'	20'	20'	
<u>NORTH</u> Side Setback (specify side)	4'	5'	5'	
<u>SOUTH</u> Side Setback (specify side)	4'	5'	5'	
Rear Setback	10'	23'	23'	
Garage Door Setback	20'	20'	20'	
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	10x19	10x19	
Number of Driveways	1	1	1	
Driveway Width(s)		20'	20'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'	1'	
Distances Between Eaves & Property Lines	3' minimum	4'	4'	
Open Porch/Deck Projections	_____			N/A
Architectural Feature Projections	_____			
Number & Category of Accessory Buildings	_____			
Accessory Building Setbacks	_____			
Distance between Buildings	_____			
Accessory Building Heights	_____			
Fence Heights	_____			

*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.



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ARCHITECTURAL PERMIT AP 14-617

FOR A PROPERTY LOCATED AT 1309 FUNSTON AVE, PACIFIC GROVE TO ALLOW THE ADDITION OF A 38 SF BATHROOM TO A SECOND STORY 2476 SF SINGLE FAMILY RESIDENCE FOR A TOTAL OF A 2514 SF RESIDENCE.

FACTS

1. The subject site is located at 1309 Funston Avenue, Pacific Grove, 93950 APN 007-567-018
2. The subject site has a designation of MDR 17.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 5,034 square feet.
5. The subject site is developed with a single family two story residence.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1)

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height requirements, and parking requirement, and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No. 's 28,31;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit AP 14-617 to allow:

- 1) To allow the addition of 38 sf bathroom to a second story 2476 sf single family residence for a total of a 2514 sf residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approve plans for “Haines Residence” dated January 5., 2015 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 14-617 to allow the addition of 38 sf bathroom to a single story 2476 sf single family residence for a total of a 2514 sf residence.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 13th day of January, 2014, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Jim McCord, 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.

Laurie Haines, Owner

Date



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NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 1309 Funston Ave., Pacific Grove, CA 93950

Project Description: Architectural Permit AP 14-617

Description: Addition of 38 sf to a 2,476 sf single family residence for a total of 2,514 sf
APN: 007-567-018

ZC: R-1 GP: MDR 17.4 SU/AC Lot Size: 5,034sf

Applicant Name: Housing Department, City of Pacific Grove/ Laurie Haines

Mailing Address: 300 Forest Ave, City of Pacific Grove

Email Address: housing@cityofpacificgrove.org

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

Statutory Exemptions

Type and Section Number: _____

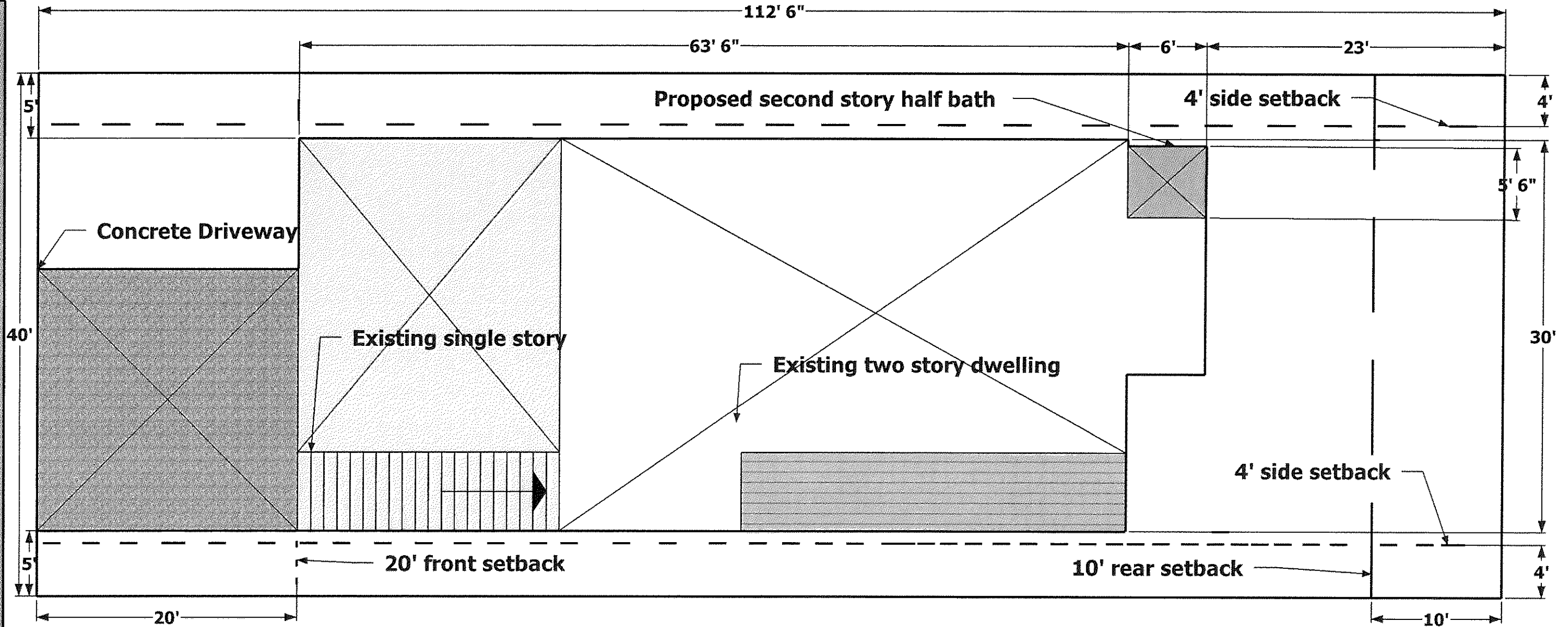
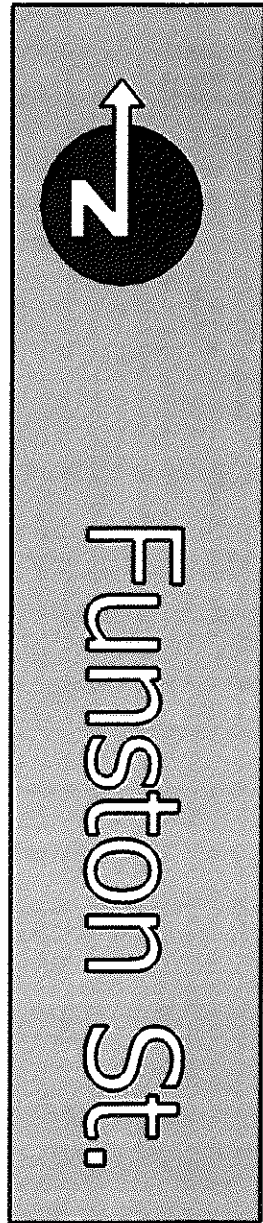
- Other: _____

Exemption Findings:

The proposed addition of 38 sf is less than 50% of the floor area of the structures before the addition

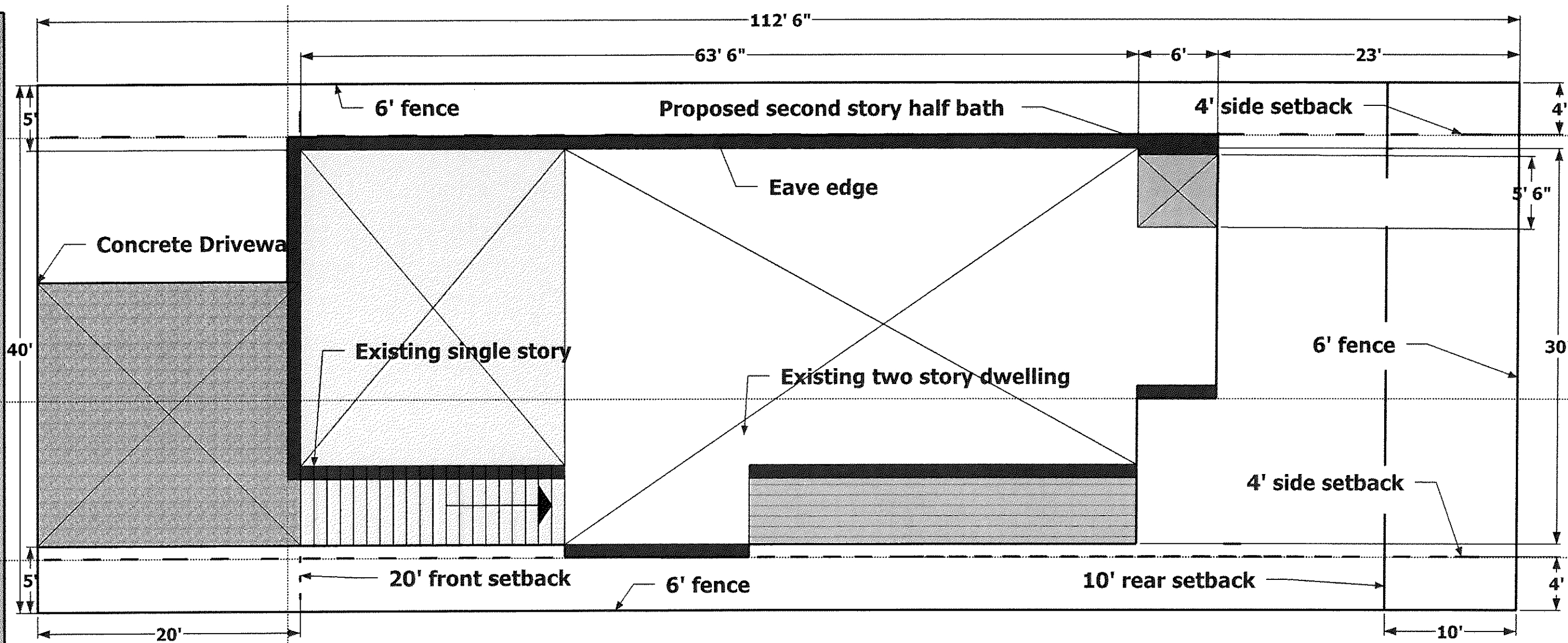
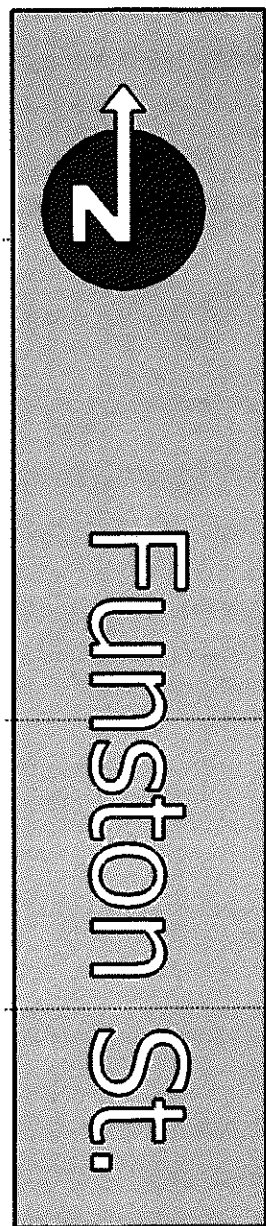
Contact Laurel O’Halloran, Assistant Planner Contact Phone: (831) 648-3127

Signature: *Laurel O’Halloran* Date: 1-6-15



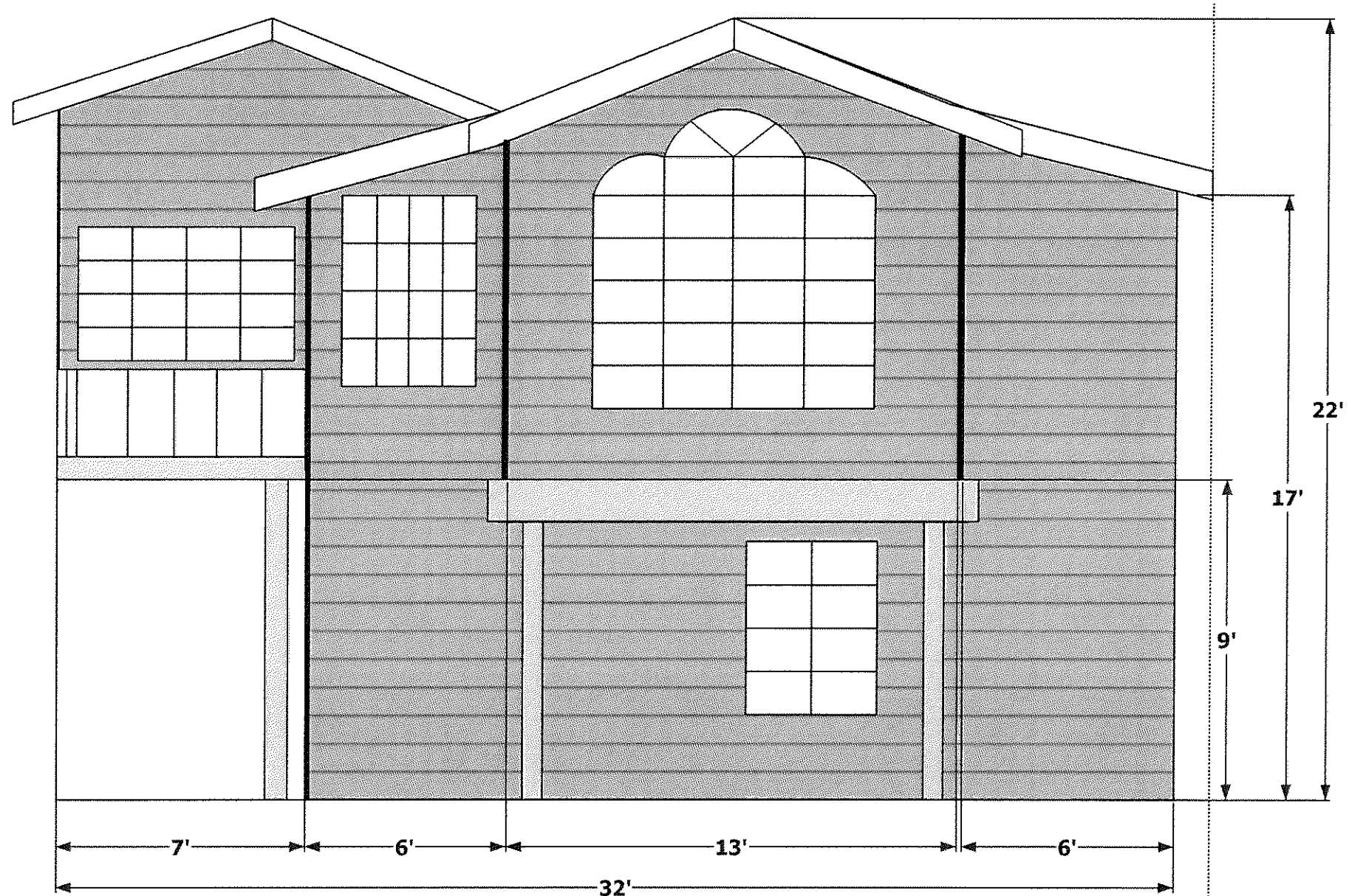
1309 Funston St. (007-567-018) Scale = 1/8"

Plot plan with setbacks

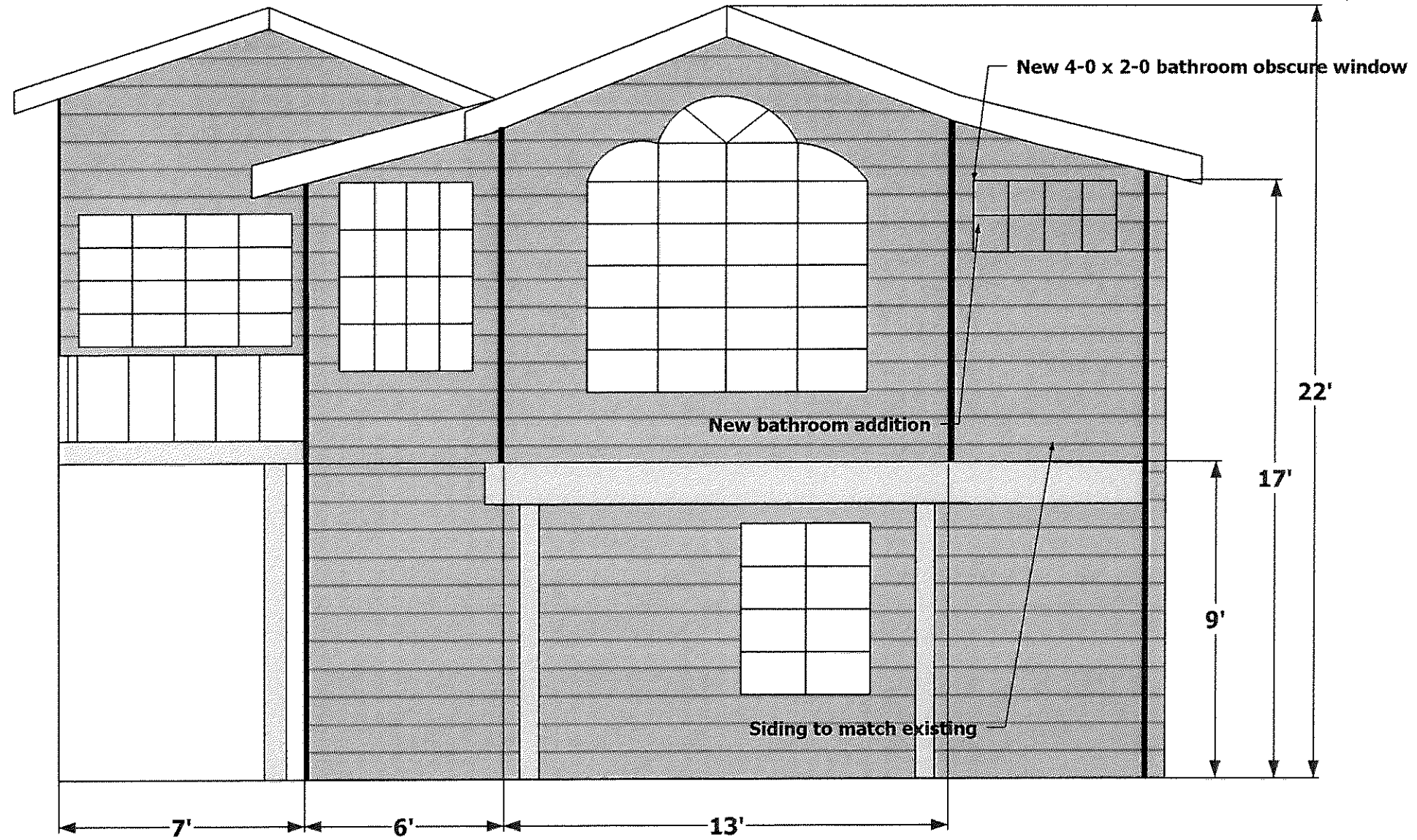


1309 Funston St. (007-567-018) Scale = 1/8"

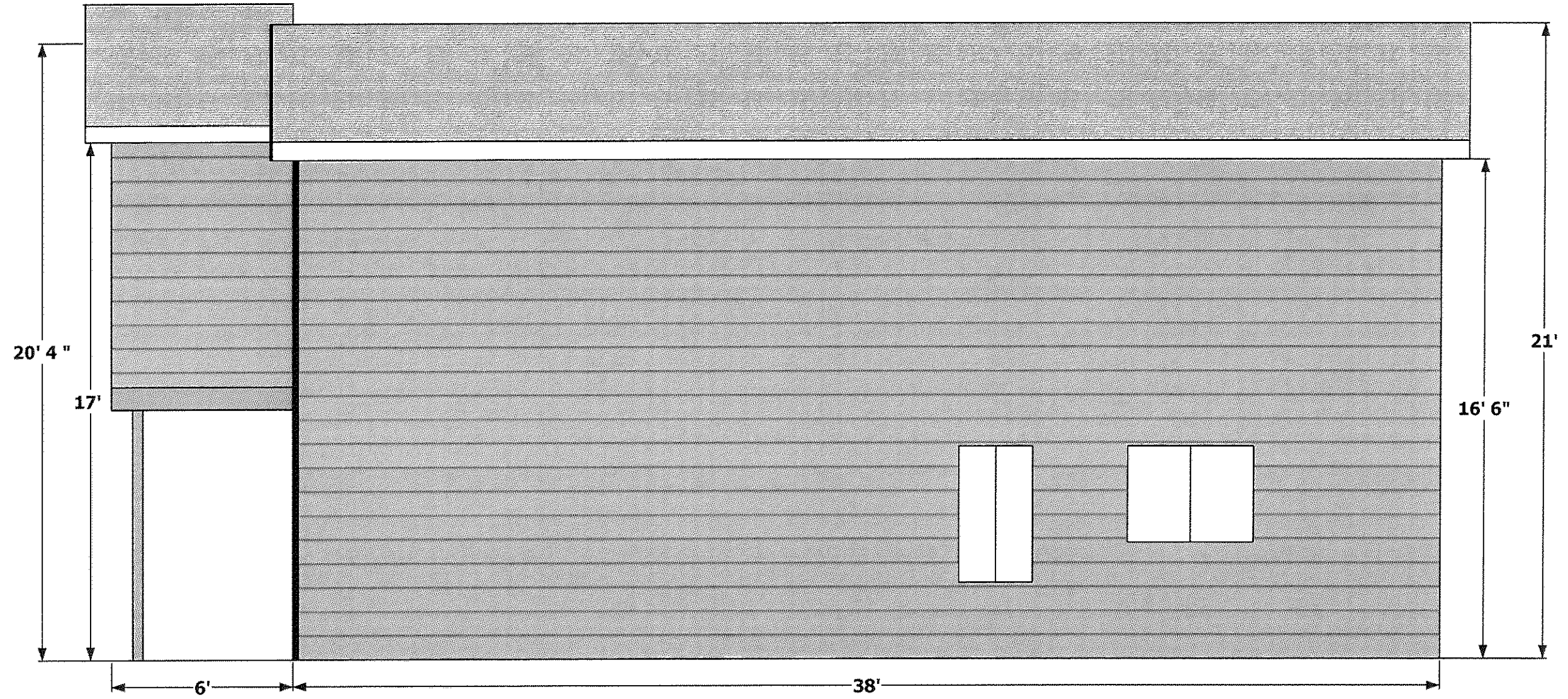
Eave detail with setbacks and fences



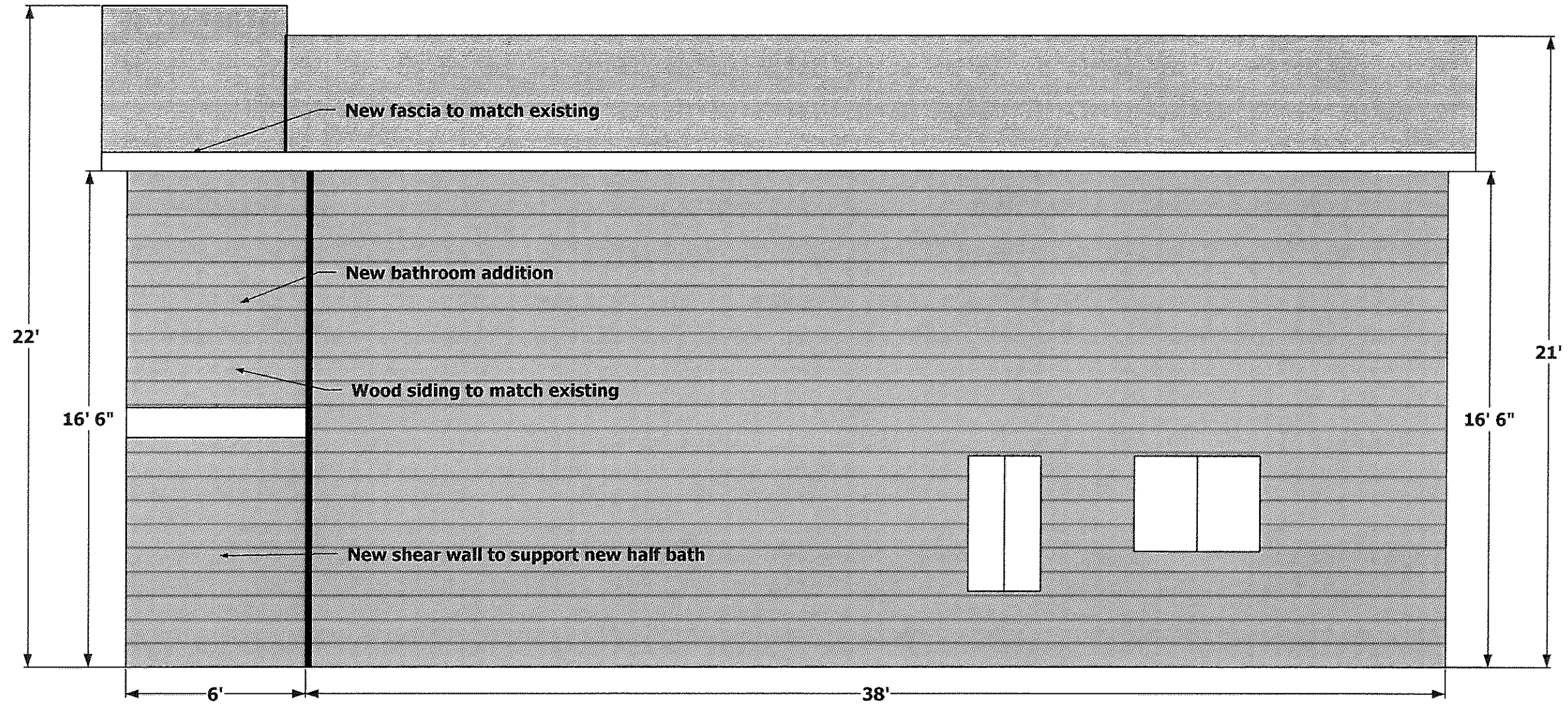
Exist. east elev. Scale = 1/4"



Proposed east elev. scale = 1/4"

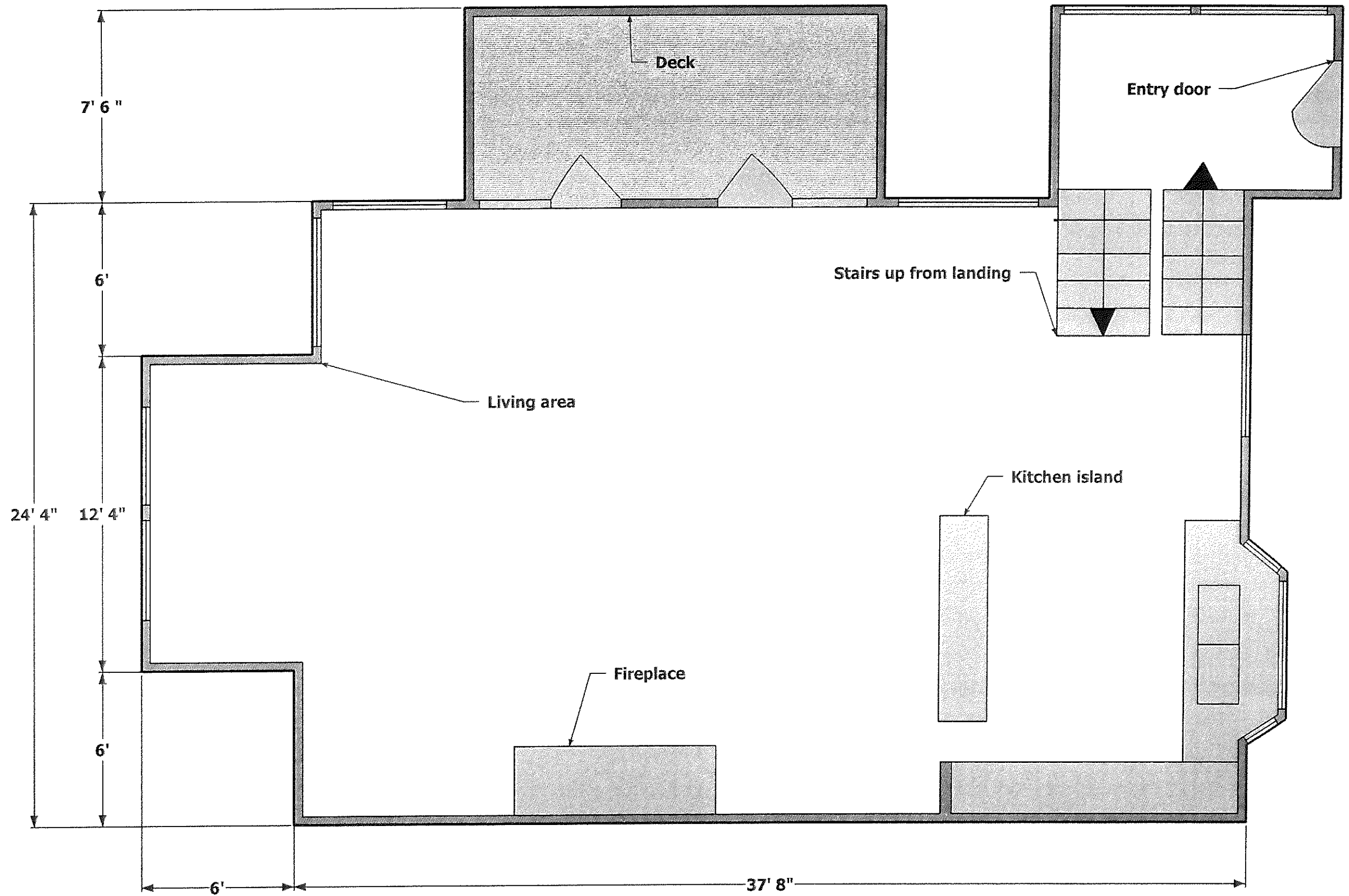


Exist North Elev. scale = 1/4"



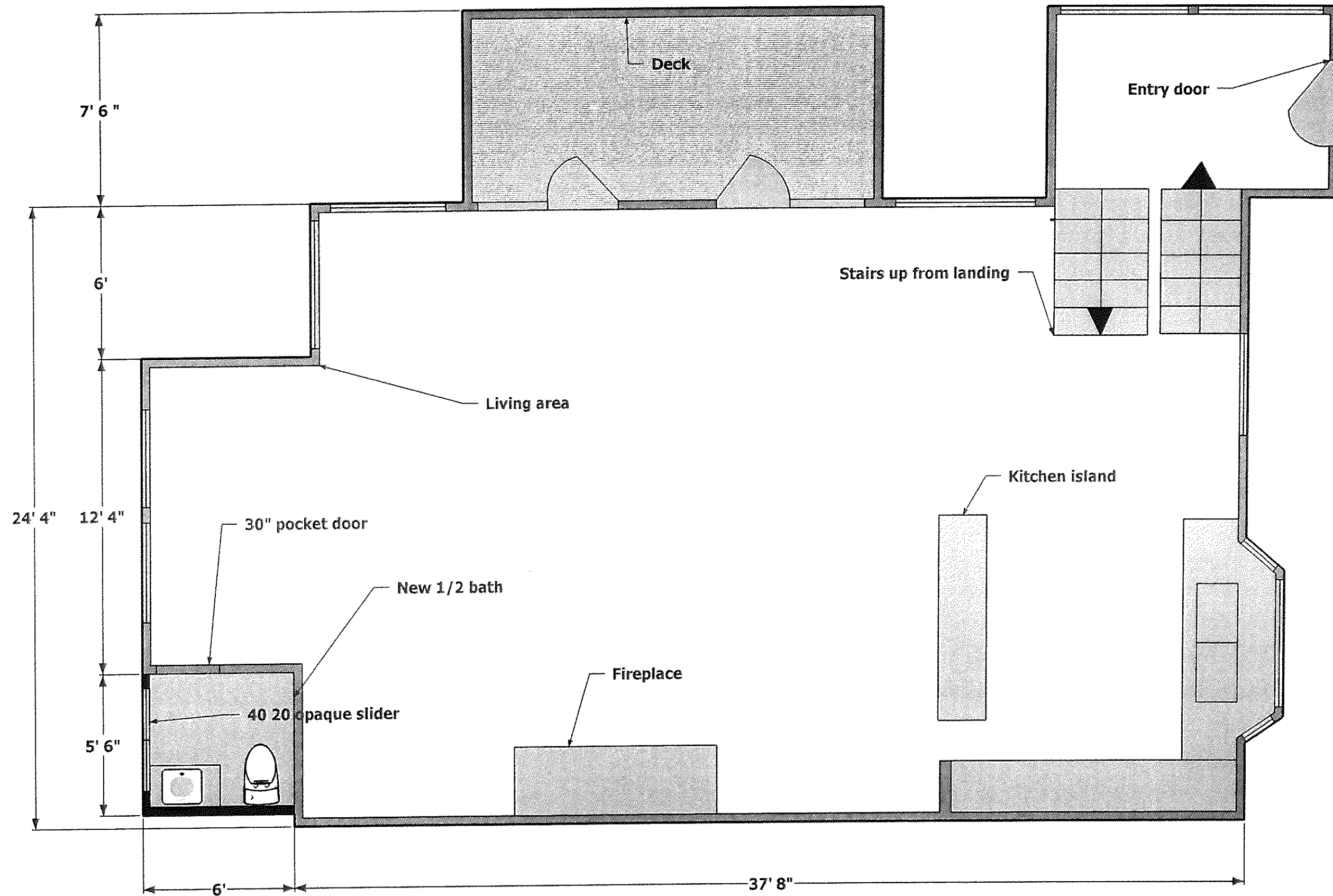
Proposed North Elev. scale = 1/4"

7.a



Existing second floor scale = 1/4"

7.a



Proposed second floor scale = 1/4"

**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: LAURIE HAINES Name: Michael Masthout
Daytime telephone: (831) 241-1908 Daytime telephone: (831) 648-3196
Mailing Address: 1309 FUNSTON Mailing Address: 300 FOREST AVE
PACIFIC GROVE, CA 93950 PACIFIC GROVE

3. PROPERTY INFORMATION:

What year was the house constructed? 1990 Existing Square-footage 2130 Proposed Square-footage 2172
Address: 1309 FUNSTON, PACIFIC GROVE Assessor Parcel Number 007-567-018

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): ADD 1/2 BATH UPSTAIRS AND CHANGE OUT TOILETS TO NEW UHET

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	2
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8 =	3.6
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.0 =	
Zero Water Consumption Urinal*		x 3.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathhub (may have Showerhead above)		x 2.0 =	
Standard Bathhub 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 (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2
Kitchen Sink with High Efficiency Dishwasher*		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 1.0 =	
Clothes Washer, (HEW) 5.0 water factor or less*		x 2.0 =	
Bidet		x 1.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft. of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

* 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 = 13.6

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

Type of Fixture	Fixture	Value	Count
Washbasin	3	x 1.0 =	3
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*	3	x 0.8 =	2.4
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.0 =	
Zero Water Consumption Urinal*		x 3.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	
Large Bathhub (may have Showerhead above)		x 2.0 =	
Standard Bathhub 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 (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2
Kitchen Sink with High Efficiency Dishwasher*		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 1.0 =	
Clothes Washer, (HEW) 5.0 water factor or less*		x 2.0 =	
Bidet		x 1.0 =	
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 =	

PROPOSED FIXTURE UNIT COUNT TOTAL = 13.9

***DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES--EXPECT PERMIT PROCESS TO TAKE THREE WEEKS**

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

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

Signature of Owner/Agent: Michael Haines & Laurie Haines Date: 12-18-14
Print Name: Michael Masthout Location Where Signed: Pacific Grove

File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

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

