



City of Pacific Grove

Architectural Review Board Staff Report

November 10, 2015

To: Chair Steres and Architectural Review Board Members

Submitted By: Laurel O'Halloran, Associate Planner

Subject: Consideration of Architecture No. 15-429 for a property located at 151 12th Street to allow a first floor addition of 917 sf and a second story addition of 633 sf including the addition of a 63 sf second story deck in the rear and a 80 sf in the front to an existing one story 641 sf with the demolition of 33 sf to a single family residence for a total of a 2,399 sf two story residence.

Recommendation:

Review the application and consider a recommendation of approval.

Background and Project Description:

Application: AP 15-429

Location: 151 12th Street

APN: 006-198-001

Applicant: Mike Fletcher

To allow a first floor addition of 917 sf and a second story addition of 633 sf including the addition of a 63 sf second story deck in the rear and a 80 sf in the front to an existing one story 641 sf with the demolition of 33 sf to a single family residence for a total of a 2,399 sf two story residence.

The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including setbacks and height requirements

Staff Analysis

R-3-PGR Zoning Regulations: The allowable maximum building coverage is 50% and the proposed project site will have a building coverage of 49.0%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 60%. The allowable maximum gross floor area is 2,400 sf and the proposed project site will create a 2,399 sf residence.

Architectural Design Guidelines Appendix I: Working with buildings on the Historic Resources Inventory

Guideline # 1: Neighborhood Context:

The design, although maximizing the allowable gross floor area, complements the existing neighborhood design and architectural style

Guideline # 2: Effects of additions on historic scale and character:

The proposed addition preserves, as much as possible, the scale and overall character of the original structure by setting the addition back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Guideline #3: Preservation of character-defining features:

The proposed addition and design preserves character-defining features of the historic building including the existing siding and the existing windows.

Alternatives:

The Board may approve the Architecture Permit application.

The Board may approve the AP with conditions.

The Board may continue the hearing with the applicants concurrence return with an alternate design.

The Board may deny the application

Environmental Review:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

1. Draft AP
2. Application materials
3. Project Plans



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application

Item 7c

8.6.15
\$2,224.00

Project Permit(s) & Fees			
Permit: <u>AP</u>	Fee: <u>\$2,224.00</u>	Multiple Permit Discount: <u>n/a</u>	App. #: <u>150429</u>
			Date: <u>8/6/15</u>
			Received By: <u>Wendy Yao</u>
			Total Fee: <u>\$2,224.00</u>

Project/Property Information			
Project Address: <u>151 12th St</u>	APN: <u>619-800-10-00</u>		
Lot: <u>1 & 3</u>	Block: <u>32</u>	Tract: <u>PG Retreat Lots</u>	
ZC: <u>R-3-PGR</u>	GP: <u>HD 29.0 du/a</u>	Lot Size: <u>3749.77</u>	
Project Description: <u>SUBSTANTIAL ALTERATIONS TO AN EXISTING SPD.</u>			
Applicant Name: <u>Mike Fletcher</u>	Phone #: <u>831-594-3904</u>		
Mailing Address: <u>P.O. Box 1540, Pebble Beach, CA 93953</u>			
Email Address: <u>hmbldr1@aol.com</u>			
Owner Name: _____	Phone #: _____		
Mailing Address: _____			
Email Address: _____			

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

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

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. **If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Applicant Signature: [Signature] Date: 8-6-15
 Owner Signature (Required): [Signature] Date: 8-6-15

PROJECT DATA SHEET

Project Address: 151 12TH STREET Submittal Date: _____
 Applicant(s): FLETCHER CONST Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R3-PGR	R3-PGR	R3-PGR	
Building Site Area	3,600 S.F.	3,600 S.F.	3,600 S.F.	
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	50%	34.3%	49.0%	
Site Coverage	60%	43.3%	60%	
Gross Floor Area	2,400 S.F.	1,237 S.F.	2,399 S.F.	TABLE 23.26.060
Square Footage not counted towards Gross Floor Area	N/A	589 S.F.	143 S.F.	
Impervious Surface Area Created and/or Replaced	N/A	1,560 S.F.	2,160 S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	56'-0" / 50%	N/A	50'-9" / 45%	10% PROPOSED DEMO FACING PUBLIC ROW
Exterior Lateral Wall Length to be built			137'	
Building Height	30' MAX.	19'-6" +/-	29'-5"	
Number of stories	3	1	2	
Front Setback	4' / 8'	4' / 8'	4' / 8'	
<u>STREET</u> Side Setback (specify side)	10'	10'	10'	
<u>INSIDE</u> Side Setback (specify side)	6'	6'	6'	
Rear Setback	5' / 8'	5' / 8'	5' / 8'	
Garage Door Setback	20'	7'	20'	
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	0	1	
Parking Space Size (Interior measurement)	9' x 20'	17' X 7'	9'-3" X 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	24'	17'	9'-3"	40% MAX OF LOT WIDTH
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	3'-6"	1'-0" MAX.	
Distances Between Eaves & Property Lines	3' minimum	3'-3"	4'-0" MIN.	WORSE CASE NOTED
Open Porch/Deck Projections	N/A	N/A	N/A	
Architectural Feature Projections	N/A	N/A	N/A	
Number & Category of Accessory Buildings	N/A	N/A	N/A	
Accessory Building Setbacks	N/A	N/A	N/A	
Distance between Buildings	N/A	N/A	N/A	
Accessory Building Heights	N/A	N/A	N/A	
Fence Heights	6' MAX.	6' MAX.	6' MAX.	

*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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Item 7c

ARCHITECTURAL PERMIT (AP) 15-429

FOR A PROPERTY LOCATED AT 151 12th STREET TO ALLOW A FIRST FLOOR ADDITION OF 917 SF AND A SECOND STORY ADDITION OF 633 SF INCLUDING THE ADDITION OF A 63 SF SECOND STORY DECK IN THE REAR AND A 80 SF IN THE FRONT TO AN EXISTING ONE STORY 641 SF WITH THE DEMOLITION OF 33 SF TO A SINGLE FAMILY HISTORIC RESIDENCE FOR A TOTAL OF A 2,399 SF TWO STORY RESIDENCE.

FACTS

1. The subject site is located at 151 12th Street, Pacific Grove, 93950 APN 006-198-001.
2. The subject site has a designation of High Density 29.0du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-PGR zoning district.
4. The subject site is 3,750 square feet.
5. The subject site is developed with a single story, historic single family dwelling.
6. The existing structure is on the Historic Resources Inventory and a Phase II report was submitted by Seth Bergstein of Past Consultants on October 2, 2015
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).
8. The subject site is located in the area of Special Biological Significance Watershed.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including setbacks and height requirements 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 Appendix 1 : Working with Buildings on the Historic Resources Inventory No.'s 1,2,3 and;
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) 15-429 for a property located at 151 12th Street to allow a first floor addition of 917 sf and a second story addition of 633 sf including the addition of a 63 sf second story deck in the rear and a 80 sf in the front to an existing one story 641 sf with the demolition of 33 sf to a single family residence for a total of a 2,399 sf two story 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 CEDD 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. **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.
6. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees
7. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
9. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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 Architectural Permit (AP) 15-429 to allow a first floor addition of 917 sf and a second story addition of 633 sf including the addition of a 63 sf second story deck in the rear and a 80 sf in the front to an existing one story 641 sf with the demolition of 33 sf to a single family residence for a total of a 2,399 sf two story 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 10th day of November, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, 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.

Mike Fletcher

Date



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NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 151 12th St, Pacific Grove, CA 93950

Project Description: AP 150429

Description: addition

APN: 006198001000

ZC: R-3-PGR

Lot Size: 3,750 sf

Applicant Name:	Mike Fletcher	Phone #:	(c) (619) 823-5593 (o) (858) 704-4004
Mailing Address:	P.O. Box 1540 Pebble Beach, CA 93953		
Email Address:	patrick@edingerArchitects.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: 15301 class 1(1)
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

the proposed addition will will not result in an increase of more than 2,500sf

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

Contact Phone: (831) 648-3183

Signature: Laurel OHalloran

Date: October 2, 2015

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 2, 2015

Michael Fletcher
151 12th Street
Pacific Grove, CA 93950

Re: Revised Phase Two Historic Assessment for 151 12th Street, Pacific Grove, CA
APN. 006-198-001-000

Dear Mr. Fletcher:

This letter evaluates the proposed alterations to 151 12th Street, in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on April 23, 2015 to view the property's existing condition and the location of proposed alterations. The modified circa-1901 house and site have received various alterations since the house's original construction as a single-story, Vernacular Cottage-style residence. The primary alterations to the building are: construction of a circa-1926 rear addition; construction of new shed-roofed porch, with new railing and side entrance stairs, circa 1945; and construction of a garage outbuilding south of the house and facing 12th Street, circa 1945. The circa-1901 main house still retains sufficient historic character-defining features to maintain its local historic designation.

The Pacific Grove Heritage archives were contacted to gather existing research on the building. Their records, including Sanborn maps from 1905, 1914, and 1926, were reviewed showing that the property first appears on the 1905 Sanborn map.

The house is presently on the City of Pacific Grove's Historic Resources Inventory (HRI) and is considered to be locally significant. Design Drawings by Edinger Architects, dated June 19, 2015 and submitted to the City of Pacific Grove's Planning Department were the design drawings initially reviewed for the first Phase Two Historic Assessment submitted on August 3, 2015. Following submittal of this document, the City of Pacific Grove issued a Notice of Incomplete Application (NOIA) on August 26, 2015. The primary concerns were that the proposed design indicated on the June 19, 2015 project drawings did not meet *The Secretary of the Interior's Standards Nos. 2 and 9*. Subsequently, the project was modified and new drawings have been reviewed by PAST. These drawings are dated September 30, 2015. This revised Phase Two Historic Assessment addresses the concerns made by the City of Pacific Grove's NOIA.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach.¹

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

Two images of the house appear as **Figures 1 and 2** below.



Figures 1 and 2. Left image shows the front (west) and left side (north) elevations of the house, with circa-1945 garage outbuilding at far right of image (arrow). Right image shows the rear (east) elevation of the house and garage (arrow).

Previous Alterations to 151 12th Street

No permit records exist to date the additions, but the rear addition appears on the 1926 Sanborn map. The garage does not appear on the 1926 Sanborn map, but is appears on the 1962-updated 1926 Sanborn map. Based on the construction method, it appears that the porch modifications and newer garage outbuilding were constructed circa 1945. The alterations are:

- Construction of circa-1926 poorly constructed rear addition (**Figures 2 and 3**).
- Circa-1945 porch replacement with newer shed roof, railing and entry stairs (**Figure 1**).
- Construction of circa-1945 garage outbuilding (**Figures 1, 2 and 4**).



Figures 3 and 4. Left image shows the left side (north) elevation on Doc Ricketts Row with poorly constructed, circa-1926 rear addition shown with an arrow. Right image shows the circa-1945 garage outbuilding on 12th Street.

Remaining Character-Defining Features

- Hipped-roof massing;
- Front and projecting corner bay window;
- Newer, circa-1945 front porch;
- One-over-one sash windows; and
- Narrow-board, shiplap siding.

Summary of Proposed Alterations

Proposed alterations for 151 12th Street affecting the exterior include:

- Remove poorly constructed, circa-1945 garage outbuilding from site.
- Remove poorly constructed, circa-1926 rear addition from house.
- Construct a two-story addition to existing historic house. Addition to connect to existing house at rear elevation, and include a one-car garage on Doc Ricketts Row.
- As part of new construction, relocate existing deteriorated fireplace and chimney on the left side elevation of the existing house.
- Rehabilitate remaining historic character-defining features of the historic house.

Evaluation of Proposed Alterations to 151 12th Street

For the proposed alterations to 151 12th Street, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations impact the existing building minimally, removing the non-historic rear addition and moving the deteriorated brick chimney. This minimal work will allow the original house to continue its historic residential use while retaining existing character-defining features. The circa-1945 garage outbuilding was constructed outside the house's period of significance and is of less importance on the site. The garage's demolition will not remove the historic integrity of the house, which is the primary resource, from the site.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed addition primarily removes non-historic additions to the site, which include the circa-1945 garage and the poorly constructed, circa-1926 shed-roofed rear addition. However, the distinctive features of the original structure's front and primary façade on 12th Street will be retained and rehabilitated. Remaining spatial relationships of the original house will be maintained. Modifications to the north elevation involve moving the deteriorated chimney due to its condition and poor foundation; and removal of one small fixed pane window, which was modified previously.

Despite these modifications, the house will maintain sufficient character-defining features to keep historic integrity. Modifications made to the June 19, 2015 drawings have reduced the overall height of the two-story addition; and utilized nested hipped roofs to soften the impact of the two-story mass in order to highlight the historic main house more prominently on the street. This will enable the primary spatial relationships of the front and side elevations of the main house to be more prominently featured in the new design and help to satisfy this Standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the building that may have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed alterations maintain the remaining character-defining features of the existing house on the primary and west elevation, including the front porch, projecting bay window, and period shiplap siding, satisfying this Standard.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will repair and retain the residence's existing character-defining features.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

This Standard does not apply, as chemical and physical treatments to historic fabric are not proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As discussed previously, the spatial relationships of the main house will be maintained on the primary elevation facing 12th Street. Since submittal of the earlier drawings on June 19, 2015, the

project design team has modified the two-story rear addition by lowering the overall height of the addition and by reducing the bulk of the addition as it reads from the street. These modifications indicated on the September 30, 2015 project drawings and reviewed for this revised Phase Two Historic Assessment achieve a better scale, massing and proportion to the small main house. In addition, the placement of a trellis, patio and brick wall in front of the new addition on 12th Street softens the impact of the two-story rear addition. The proposed rear addition will also be differentiated from the main house by using a different wood siding dimension in the first floor; and board-and-batten on the second floor. Lastly, the rear addition's two-story mass is set back from the primary elevation of the original house on the 12th Street façade, enabling the original house to be more prominent than the addition on this primary elevation. For these reasons, the modifications made to the design as indicated on the June 30, 2015 drawings satisfy this Standard.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*


Since the proposed rear addition does not impact the historic residence's primary character-defining features, its removal would not impair the integrity of the historic property.

Conclusion

In conclusion, the proposed design alterations to 151 12th Street, Pacific Grove meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the primary character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

Cc: Edinger Architects
City of Pacific Grove, Community Development Department



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

151 12th st

2 messages

Laurel O'Halloran <lohalloran@cityofpacificgrove.org>
To: John Kuehl <kuehl@monterey.org>

Mon, May 11, 2015 at 10:09 AM

John,
Can you please inspect the exterior fireplace at 151 12th Street (historic) to see if it is unsafe.
Thanks, Laurel

--

Laurel O'Halloran, Assistant Planner

City of Pacific Grove, Community and Economic Development Department

300 Forest Avenue, Pacific Grove, CA 93950

Ph: (831)648-3127| Fax: (831) 648-3184

www.cityofpacificgrove.org/cedd

John Kuehl <kuehl@monterey.org>
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Tue, May 12, 2015 at 11:42 AM

The exterior fireplace should be removed or reconstructed.

[Quoted text hidden]

--

John Kuehl CBO
Chief of Inspection Services/Building Official
580 Pacific St
Monterey, CA 93940
kuehl@monterey.org
831-646-5642

NOTES:

1. EXISTING LOT BOUNDARIES SHOWN WERE OBTAINED FROM THE COUNTY OF SAN DIEGO RECORDS. ALL DIMENSIONS SHOWN ARE FROM THE RECORDS. ALL DIMENSIONS SHOWN ARE FROM THE RECORDS.
2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ANTIQUATED DATUM. AT THE TIME THESE WERE OBTAINED THE MEAN SEA LEVEL ELEVATION WAS 23.38'.
5. NO EASEMENTS WERE FOUND THAT WOULD AFFECT THIS PROPERTY. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR EASEMENT RIGHTS.
6. THE TOTAL LAND AREA OF THIS PROPERTY IS 3,600 SQUARE FEET.
7. ONLY DIMENSIONS AND DIMENSIONS ARE SHOWN THAT AFFECT THE STREET FRONTAGE ARE SHOWN TO FRONT.
8. DIMENSIONS ARE SHOWN AS NOTED.
9. DIMENSIONS ARE SHOWN AS NOTED.
10. A CONDEMNATION RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE PARCEL BOUNDARIES WITH THE BOUNDARY SURVEY.

LEGEND:

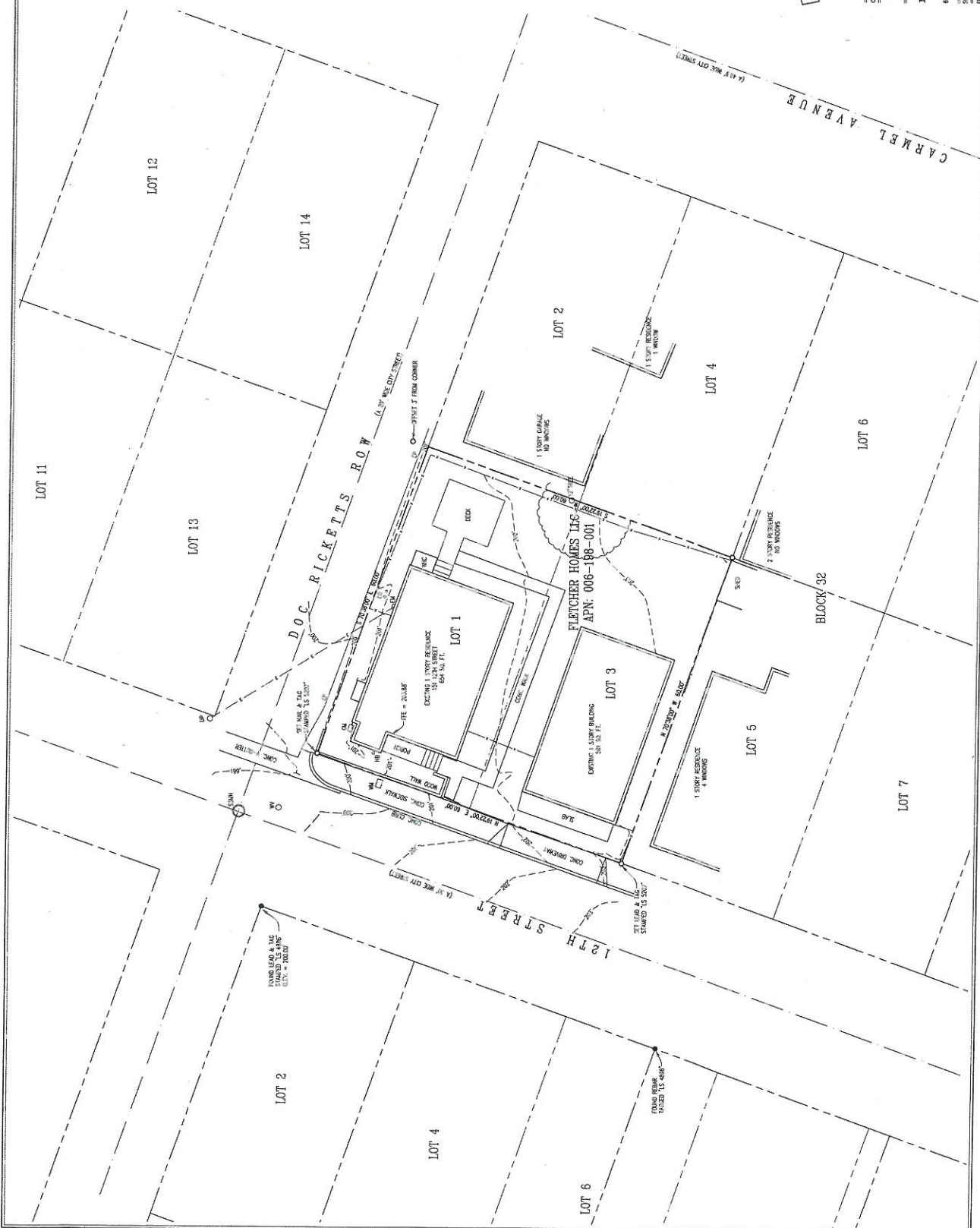
- FINISH LINE
- OVERHEAD ELECTRICAL LINE
- PIPE CONDUIT
- DRAINAGE DITCH
- CONCRETE
- CLIPPING METERS
- FLOOR FLOOR ELEVATION
- GAS METER
- SANITARY SEWER MANHOLE
- WATER WATER CLOSET
- WATER METER
- WALKWAY
- WALKWAY



TOPOGRAPHIC SURVEY

LOTS 1 & 3, BLOCK 32
 PACIFIC GROVE RETREAT
 VOLUME 1, CITIES & TOWNS, PAGE 10
 SHEET # PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA
 MIKE FLETCHER

MONTEREY BAY ENGINEERS, INC.
 CIVIL ENGINEERING - SURVEYING - LAND SURVEYING - CONSTRUCTION SURVEYING
 607 GARDNER AVE. Suite B Pacific Grove, California 93955
 Phone: (831) 899-7099 Fax: (831) 899-7099
 SCALE: 1" = 8'
 DATE: 7/23/2015
 FILE: 100 & 304



Project Data

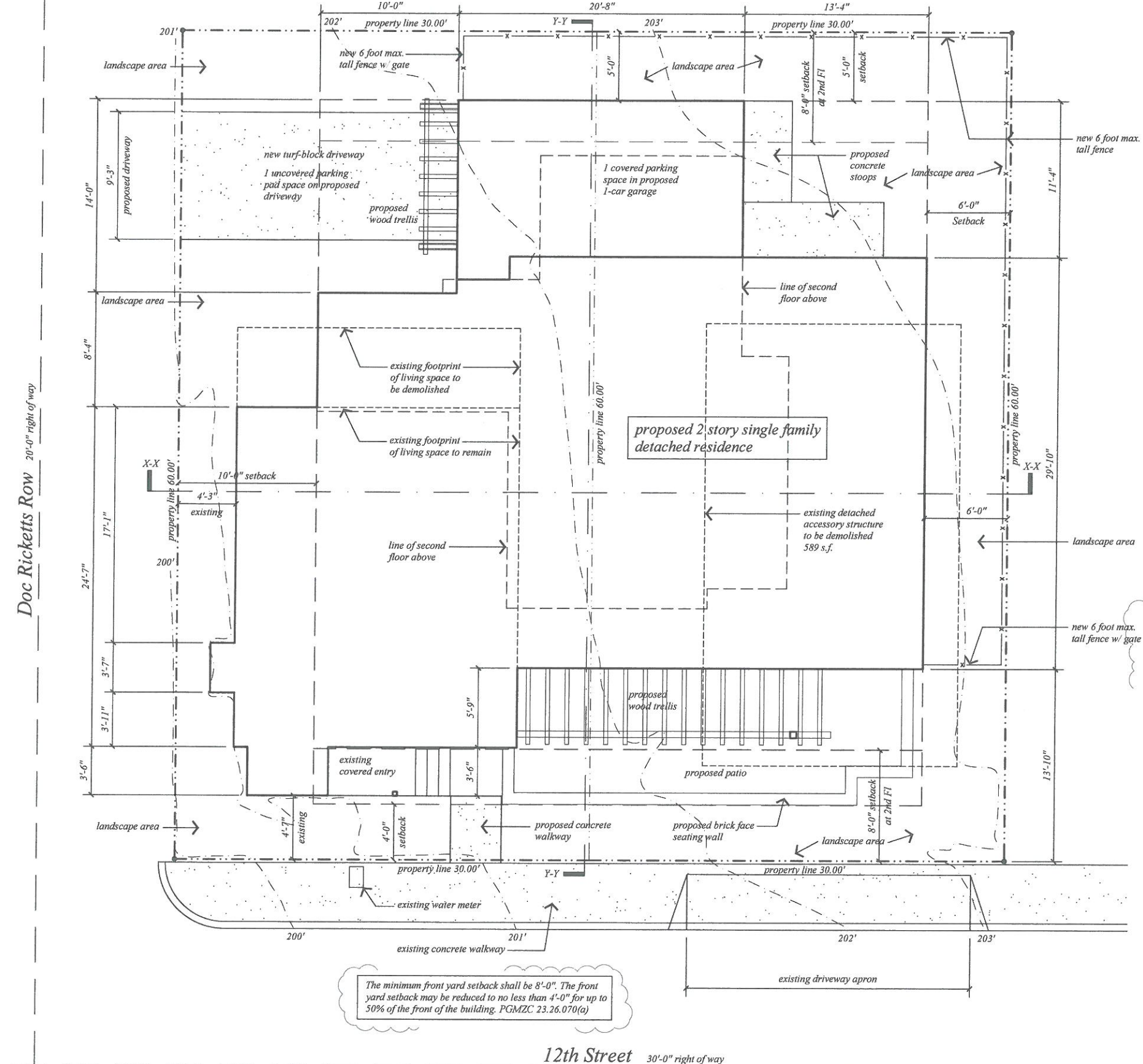
Project Address: 151 12th Street Pacific Grove, CA 93950 **Item 7c**
Legal Description: Lots 1 & 3, Block 32 Pacific Grove Retreat Volume 1, Cities & Towns, Page 10
Assessor's Parcel Number: 619-800-10-00
Zoning: R-3-PGR
Proposed Date of Construction: December 11, 2015

Square Footage

Existing Floor Plan: 641.00 s.f.
Existing Floor Plan to be demolished: -33.00 s.f.
Proposed First Floor Plan Addition: 917.00 s.f.
Proposed Total First Floor Plan: 1,525.00 s.f.
Proposed Second Floor Addition: 633.00 s.f.
Proposed Total Living Area: 2,158.00 s.f.
Proposed 1-Car Garage: 241.00 s.f.
Proposed 2nd Floor Deck (front): 80.00 s.f.
Proposed 2nd Floor Deck (rear): 63.00 s.f.
Existing Lot Area: 3,600 s.f.
Proposed Building Coverage: 1,766.00 s.f. / 49.0%

Impervious Surface Area Calculation

Proposed Building Coverage: 1,783.00 s.f.
(2) Concrete Stoops (rear): 67.00 s.f.
Proposed Patio (front): 277.00 s.f.
Landing at base of Covered Entry: 14.00 s.f.
Sidewalk from Covered Entry to public sidewalk: 19.00 s.f.
Total Impervious Surface Area: 2,160.00 s.f.
Note: Driveway will be turf-block or other approved pervious material



The minimum front yard setback shall be 8'-0". The front yard setback may be reduced to no less than 4'-0" for up to 50% of the front of the building. PGMZC 23.26.070(a)

PROJECT DATA SHEET

Project Address: 151 12TH STREET Submittal Date: _____
 Applicant(s): FLETCHER CONST Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R3-PGR	R3-PGR	R3-PGR	
Building Site Area	3,600 S.F.	3,600 S.F.	3,600 S.F.	
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	50%	34.3%	49.0%	
Site Coverage	60%	43.3%	60%	
Gross Floor Area	2,400 S.F.	1,237 S.F.	2,399 S.F.	TABLE 23.26.060
Square Footage not counted towards Gross Floor Area	N/A	589 S.F.	143 S.F.	
Impervious Surface Area Created and/or Replaced	N/A	1,560 S.F.	2,160 S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	56'-0" / 50%	N/A	50'-9" / 45%	10% PROPOSED DEMO FACING PUBLIC ROW
Exterior Lateral Wall Length to be built			137'	
Building Height	30' MAX.	19'-6" +/-	29'-5"	
Number of stories	3	1	2	
Front Setback	4' / 8'	4' / 8'	4' / 8'	
STREET Side Setback (specify side)	10'	10'	10'	
INSIDE Side Setback (specify side)	6'	6'	6'	
Rear Setback	5' / 8'	5' / 8'	5' / 8'	
Garage Door Setback	20'	7'	20'	
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	0	1	
Parking Space Size (interior measurement)	9' x 20'	17' x 7'	9'-3" x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	24'	17'	9'-3"	40% MAX OF LOT WIDTH
Back-up Distance				
Eave Projection (into Setback)	3' maximum	3'-6"	1'-0" MAX.	
Distances Between Eaves & Property Lines	3' minimum	3'-3"	4'-0" MIN.	WORSE CASE NOTED
Open Porch/Deck Projections	N/A	N/A	N/A	
Architectural Feature Projections	N/A	N/A	N/A	
Number & Category of Accessory Buildings	N/A	N/A	N/A	
Accessory Building Setbacks	N/A	N/A	N/A	
Distance between Buildings	N/A	N/A	N/A	
Accessory Building Heights	N/A	N/A	N/A	
Fence Heights	6' MAX.	6' MAX.	6' MAX.	

*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]

12th Street 30'-0" right of way
Preliminary Site Plan
 SCALE: 1/4" = 1'-0"
151 12TH STREET
 Pacific Grove, CA

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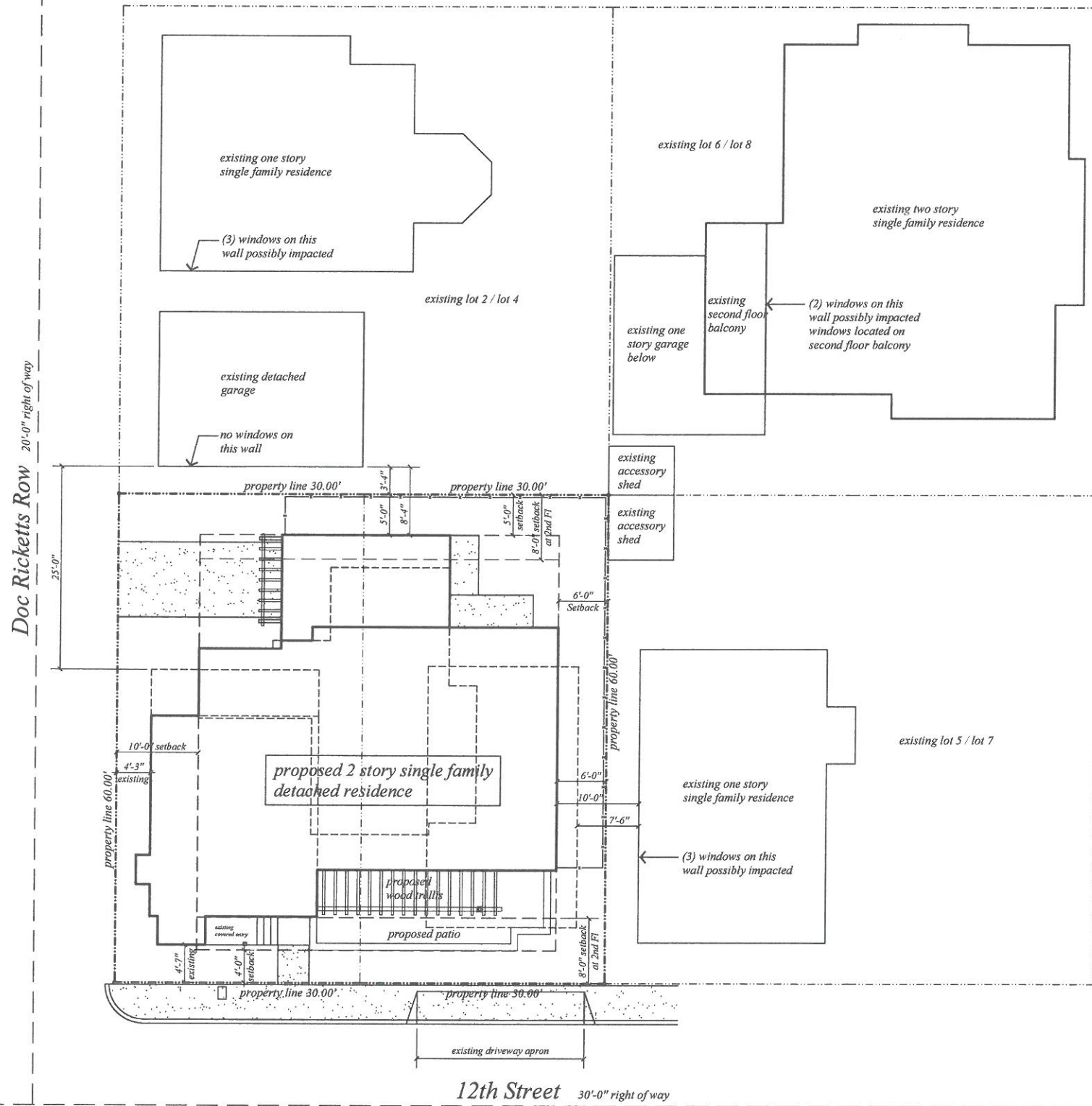
007 - 1 2015

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Refer to the following sheet for the Preliminary Site Plan Exhibit showing the adjacent properties and their respective building types



eA15001 15001_PLANS_ARB_PKG_REVISED001 / PRELIM SITE PLAN-01 / 9/30/15



eA15001
15001_PLANS_ABB_PKG_REVISED01 // PRELIM ADJACENT PROPERTIES-02 - 9/30/15

Adjacent Properties Exhibit
SCALE: 1/8"=1'-0"

151 12TH STREET
Pacific Grove, CA



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Refer to the preceding sheet for the
1/4" scale Preliminary Site Plan Exhibit

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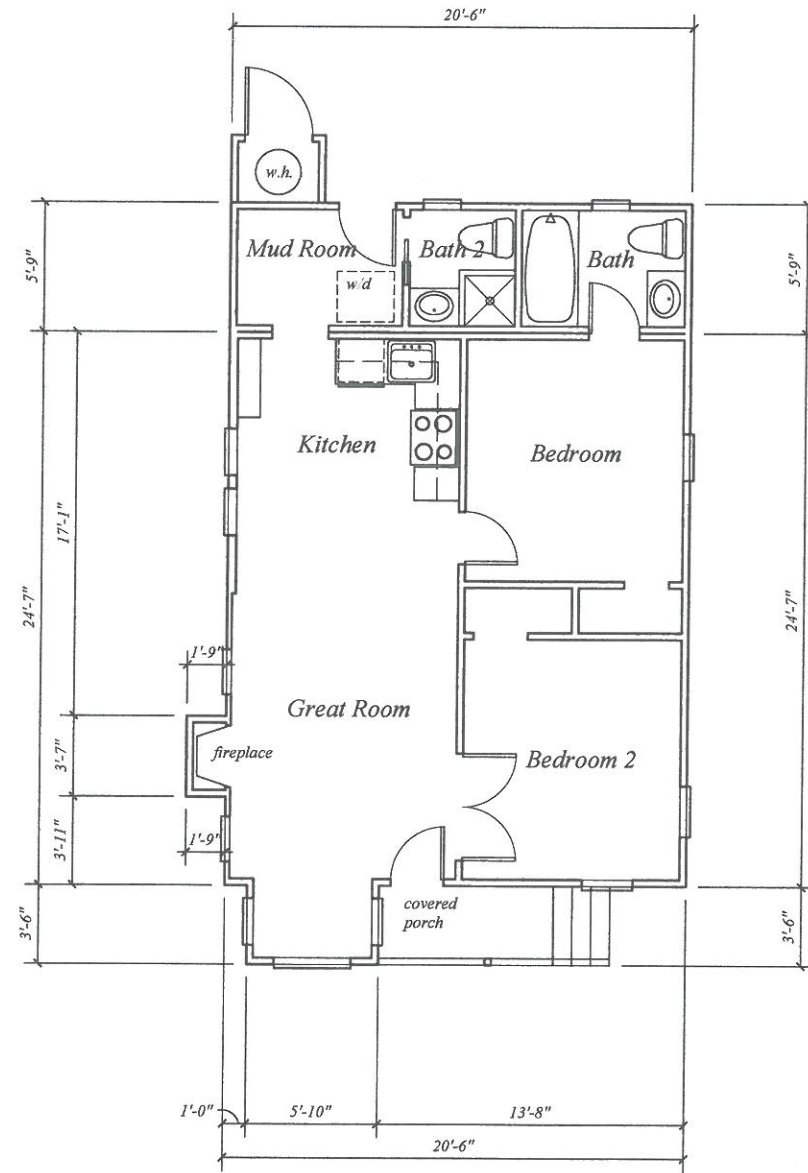
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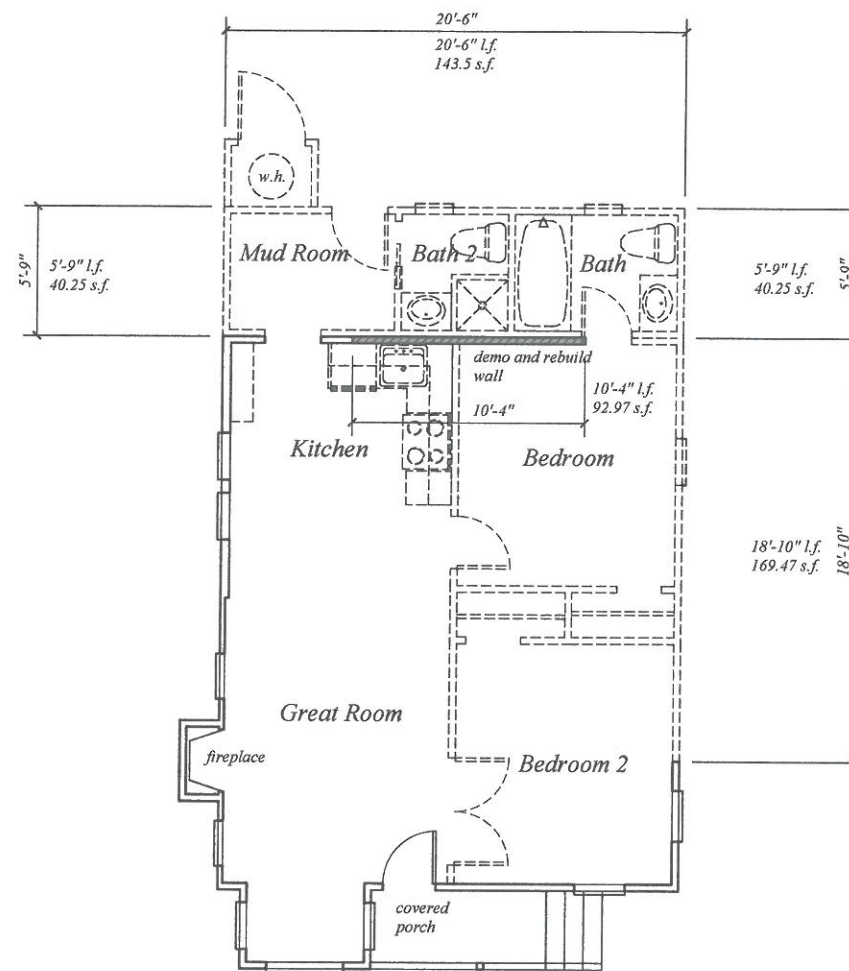
Wall Legend	
	existing wall to remain
	demo existing wall
	existing wall to be removed and re-built
	new 2x4 wood wall
	new 2x6 wood wall

Demolition Calculations

Existing Total Lineal Feet	112'-0" l.f.
Total Lineal Feet to be removed	50'-9" l.f. / 45%
Total Wall Area to be removed	393.47 s.f.
refer to demolition plan for calculation break downs	



Existing Floor Plan
641 sf



Demolition Plan

Demolition Plan - 641 S.F.
SCALE: 1/4"=1'-0"

151 12TH STREET
Pacific Grove, CA








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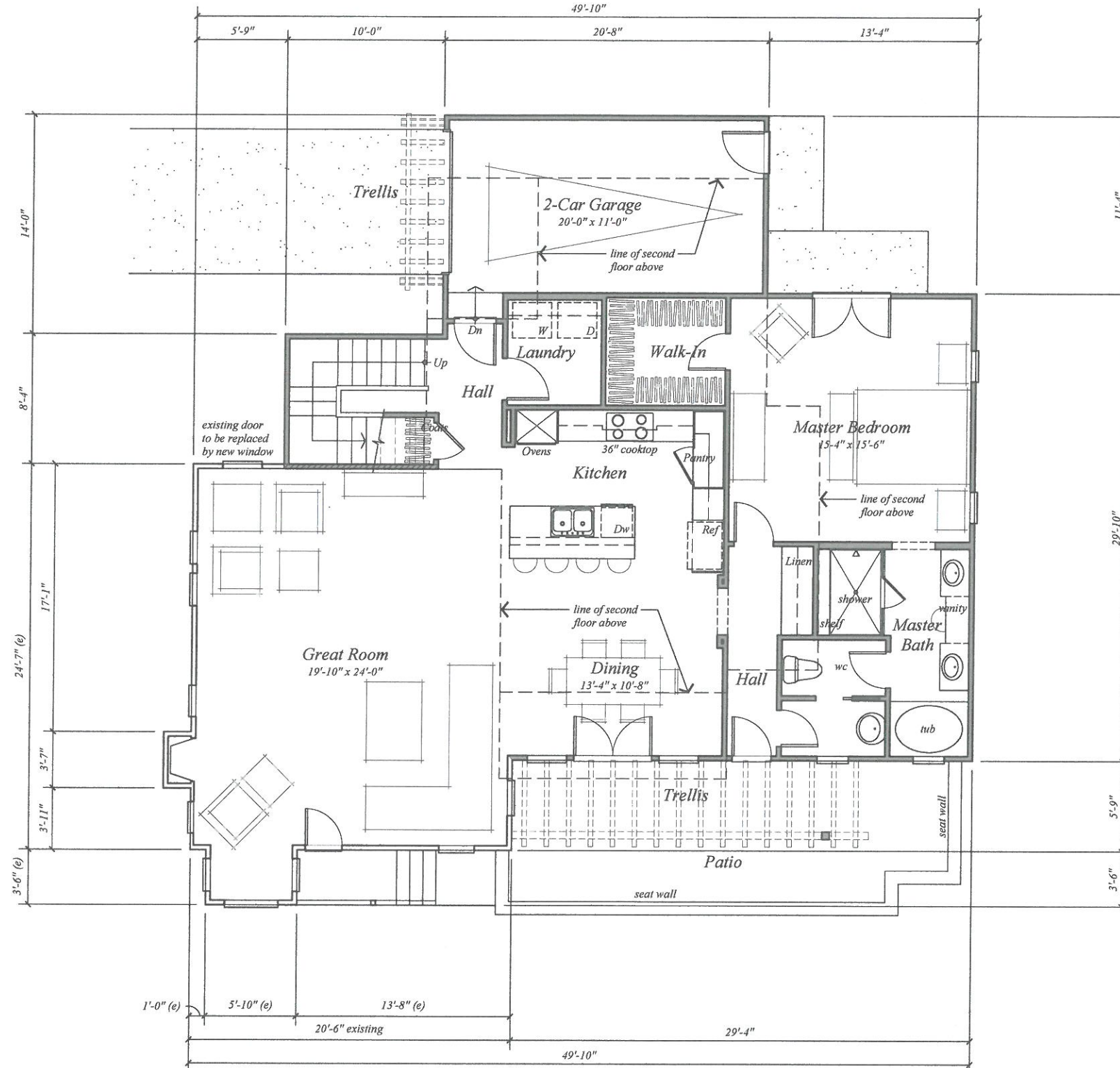
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OCT -1 2015

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Wall Legend	
	existing wall to remain
	demo existing wall
	existing wall to be removed and re-built
	new 2x4 wood wall
	new 2x6 wood wall



First Floor (habitable)
1,525 sf

Garage (non-habitable)
241 sf

Preliminary First Floor Plan - 2,158 S.F.

SCALE: 1/4"=1'-0"

151 12TH STREET

Pacific Grove, CA



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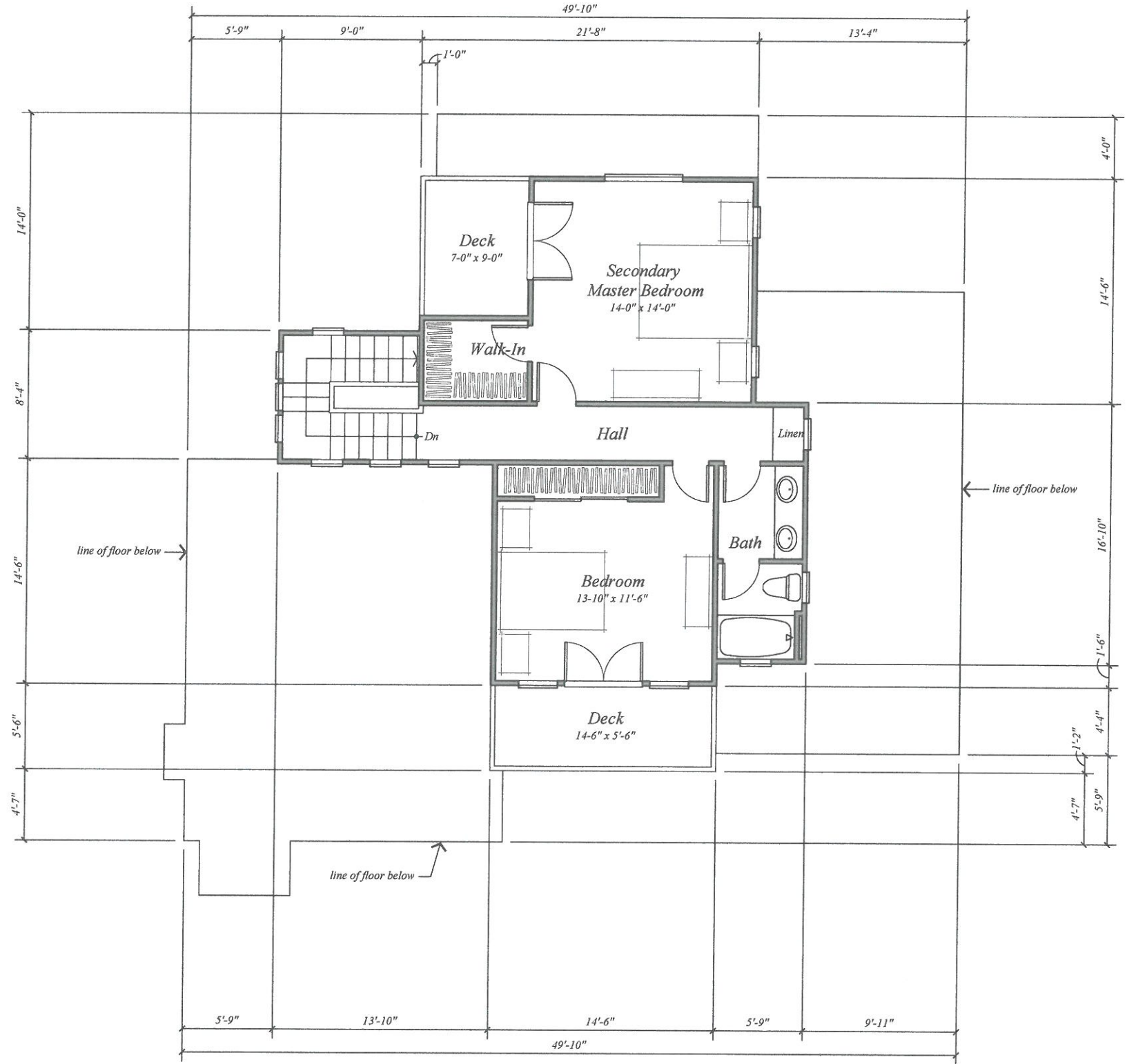
09/30/15

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SEP 1 2015

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Wall Legend

	existing wall to remain
	demo existing wall
	existing wall to be removed and re-built
	new 2x4 wood wall
	new 2x6 wood wall

Item 7c

Second Floor (habitable)
633 sf
Deck (rear) 63 sf Deck (front) 80 sf

Preliminary Second Floor Plan - 2,158 S.F.
SCALE: 1/4"=1'-0"

151 12TH STREET
Pacific Grove, CA



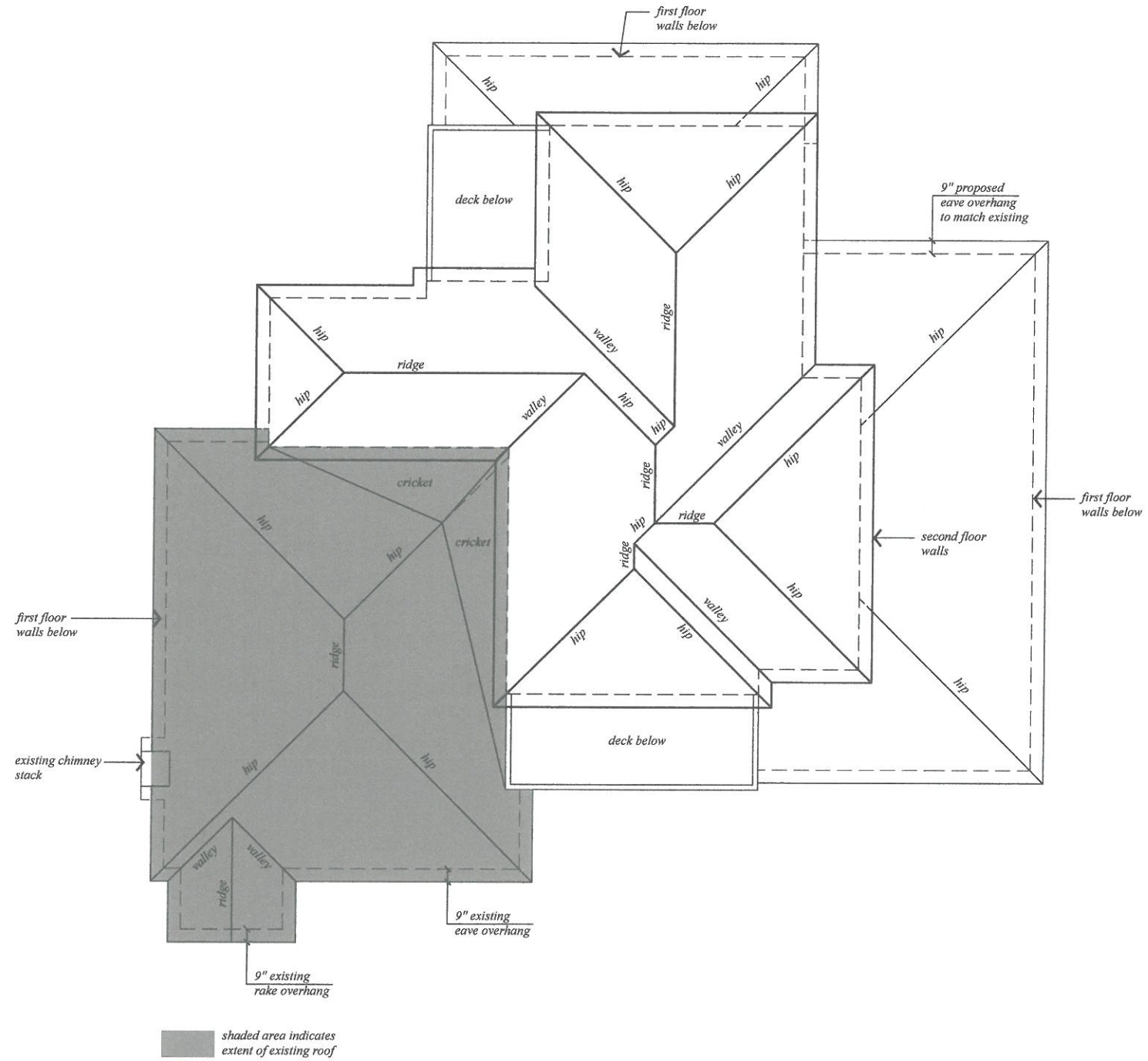
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15001_PLANS_ABB_PKG_REVIS001 // PRELIM 2ND FLR LAYOUT-05 / 09/30/15



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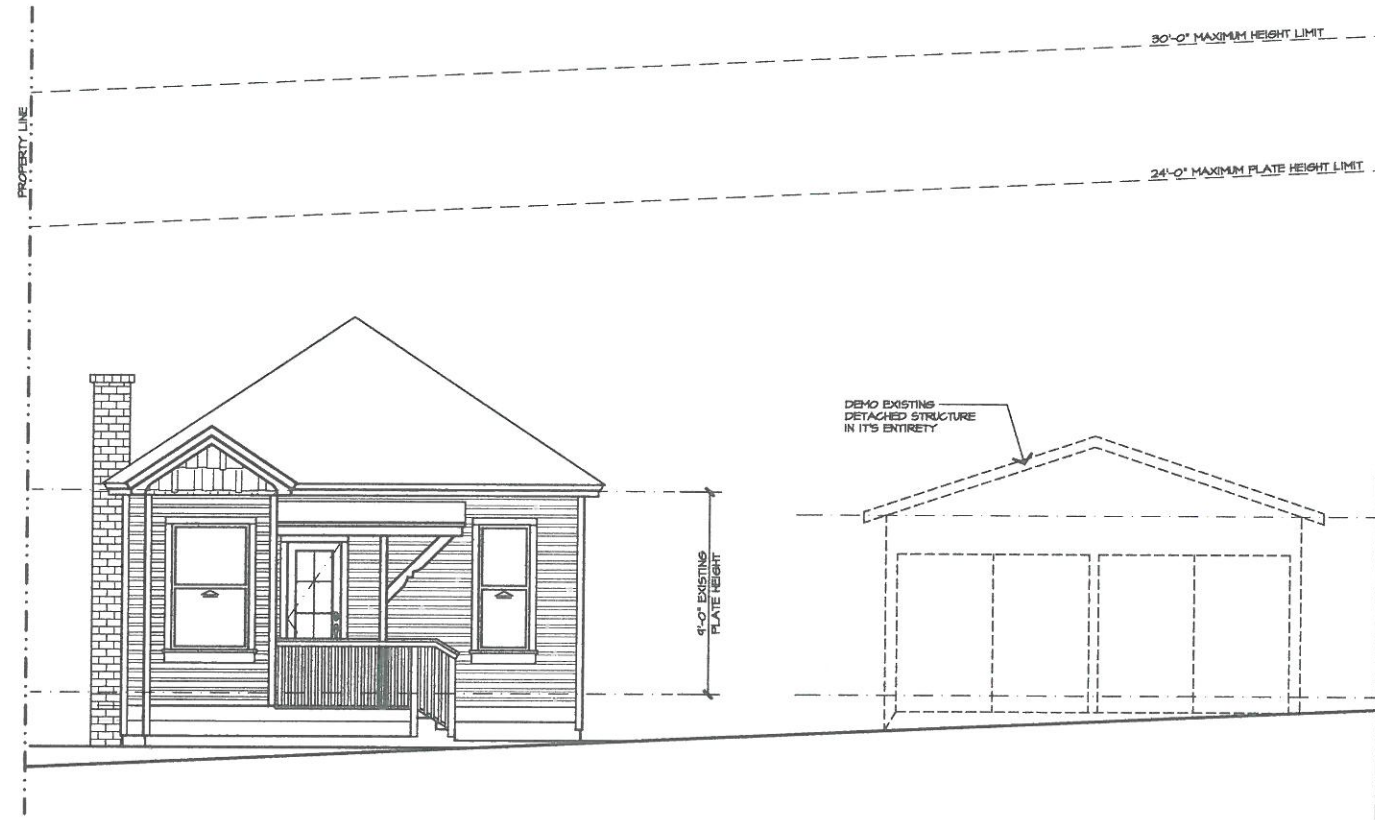
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Roof Plan
 SCALE: 1/4"=1'-0"
 151 12TH STREET
 Pacific Grove, CA

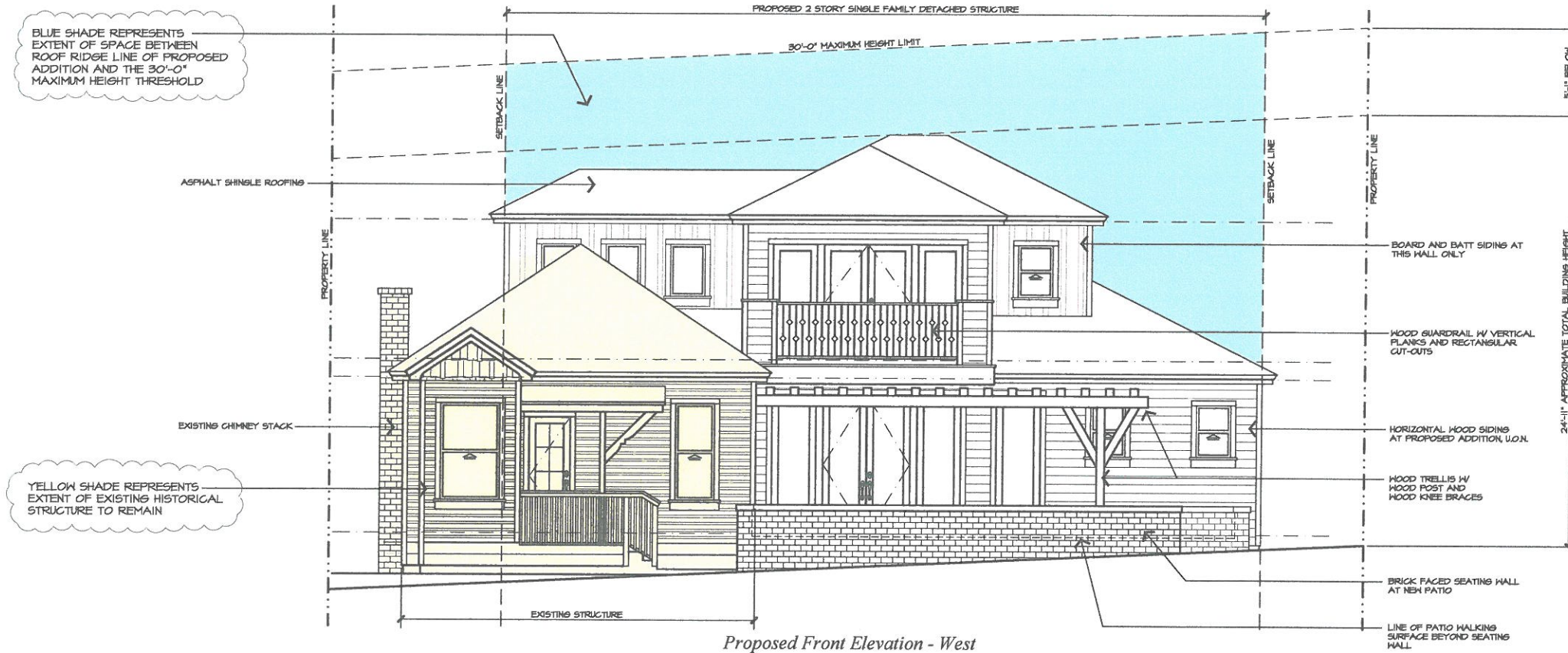


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Existing Front Elevation - West



Proposed Front Elevation - West

Exterior Elevations
SCALE: 1/4"=1'-0"

151 12TH STREET
Pacific Grove, CA



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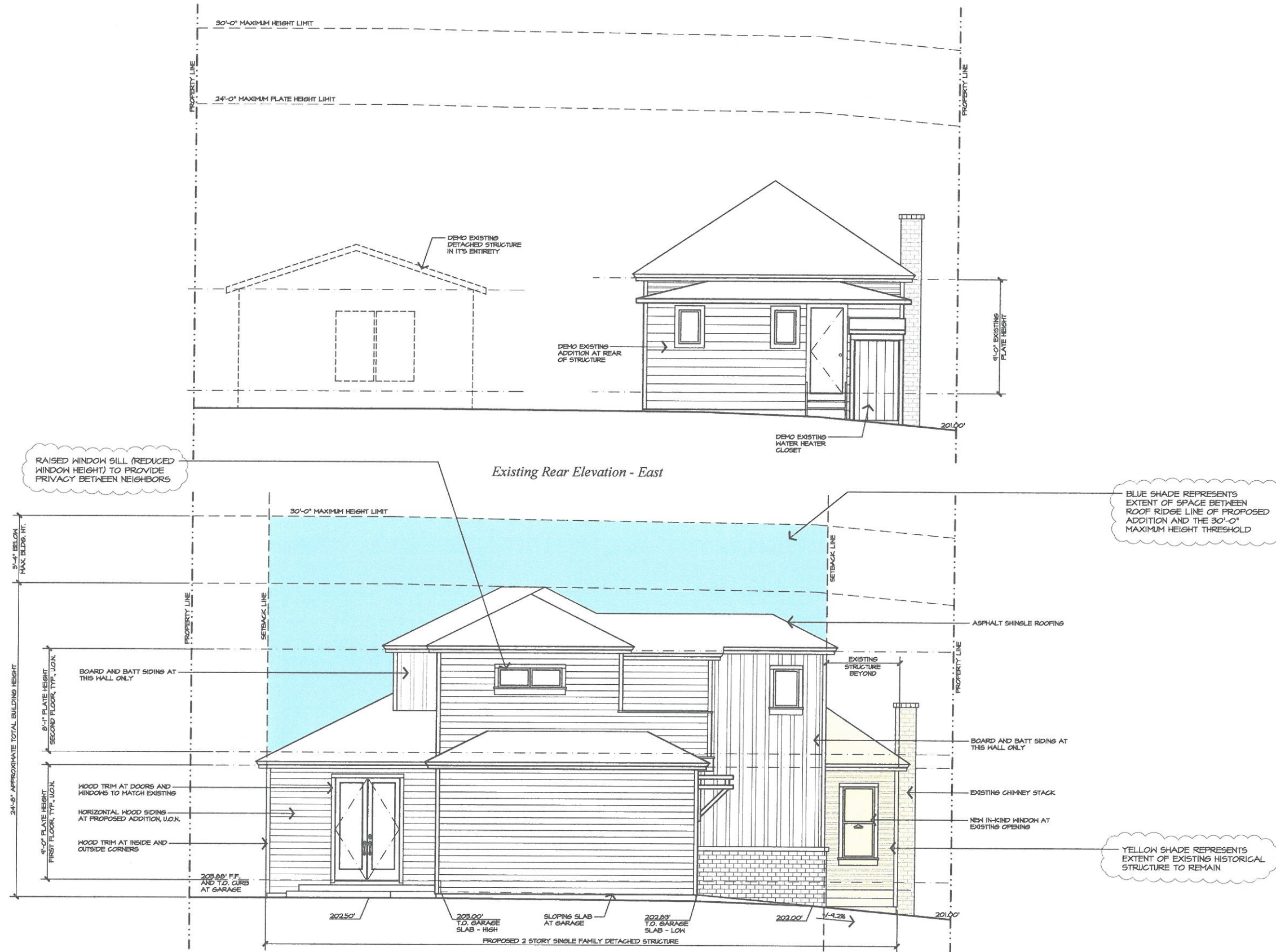
BLUE SHADE REPRESENTS
EXTENT OF SPACE BETWEEN
ROOF RIDGE LINE OF PROPOSED
ADDITION AND THE 30'-0"
MAXIMUM HEIGHT THRESHOLD

YELLOW SHADE REPRESENTS
EXTENT OF EXISTING HISTORICAL
STRUCTURE TO REMAIN

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Proposed Rear Elevation - East

Exterior Elevations
 SCALE: 1/4"=1'-0"
 151 12TH STREET
 Pacific Grove, CA

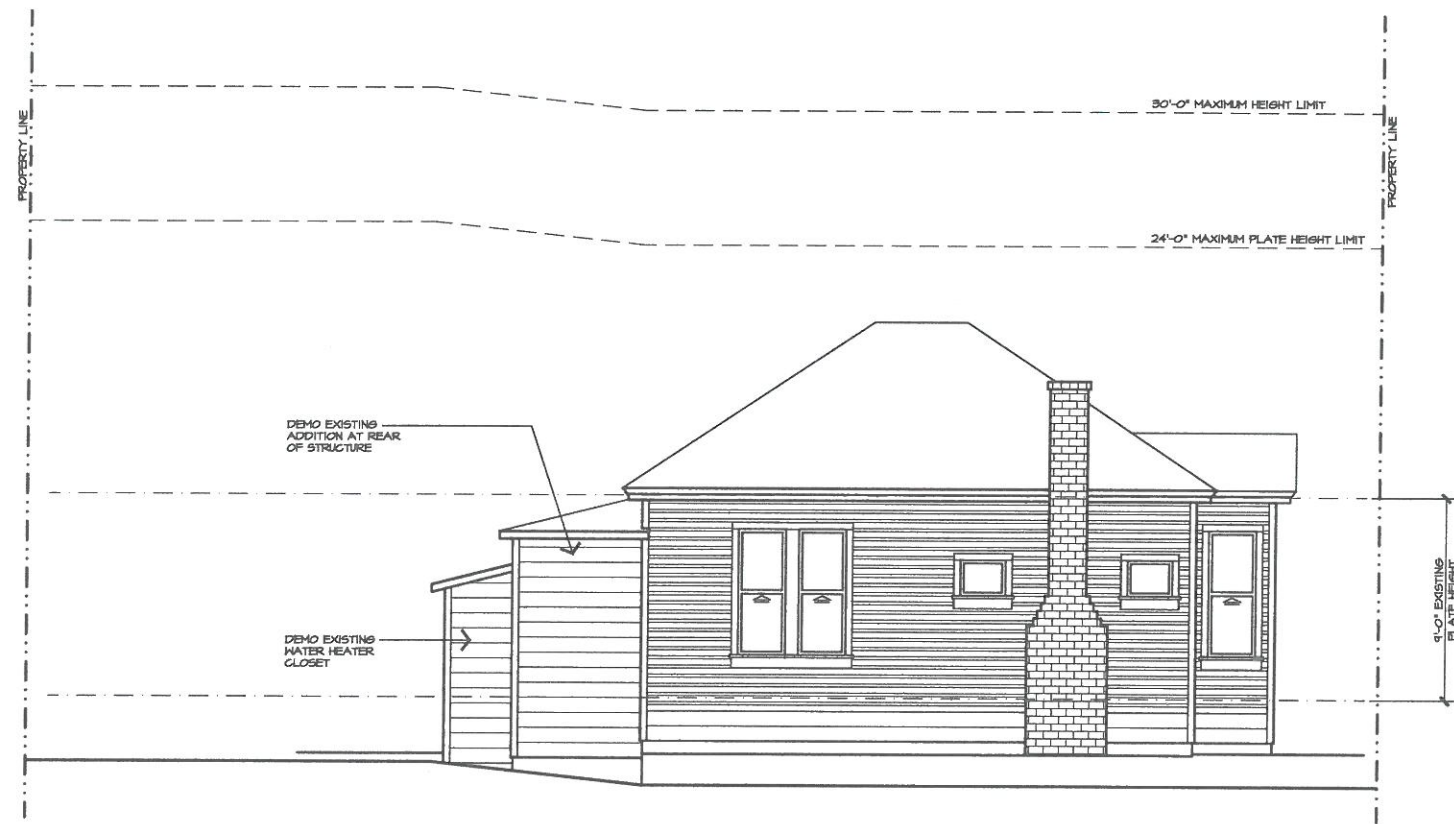


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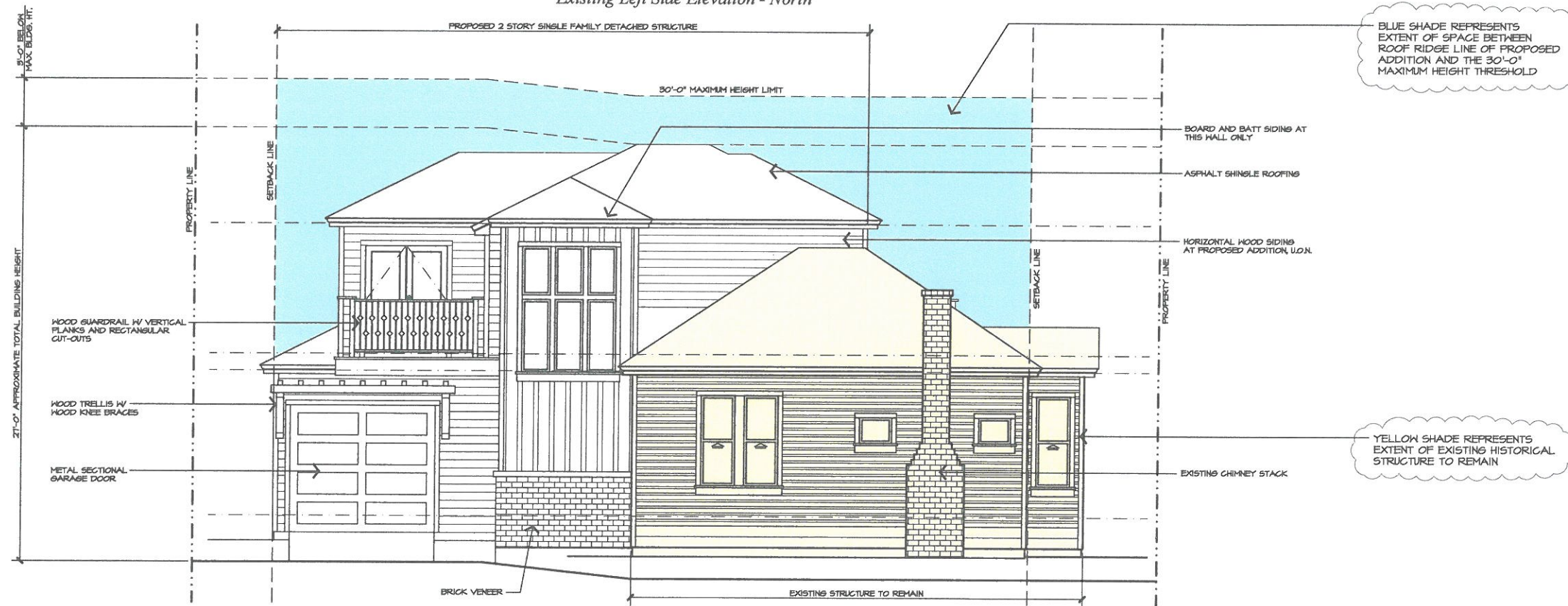
09-1-2015

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15001_PLANS_ARB_PKG_REVIS001 // PRELIM ELEVATIONS-08 / 9/30/15



Existing Left Side Elevation - North



Proposed Left Side Elevation - North

Exterior Elevations
SCALE: 1/4" = 1'-0"

151 12TH STREET
Pacific Grove, CA

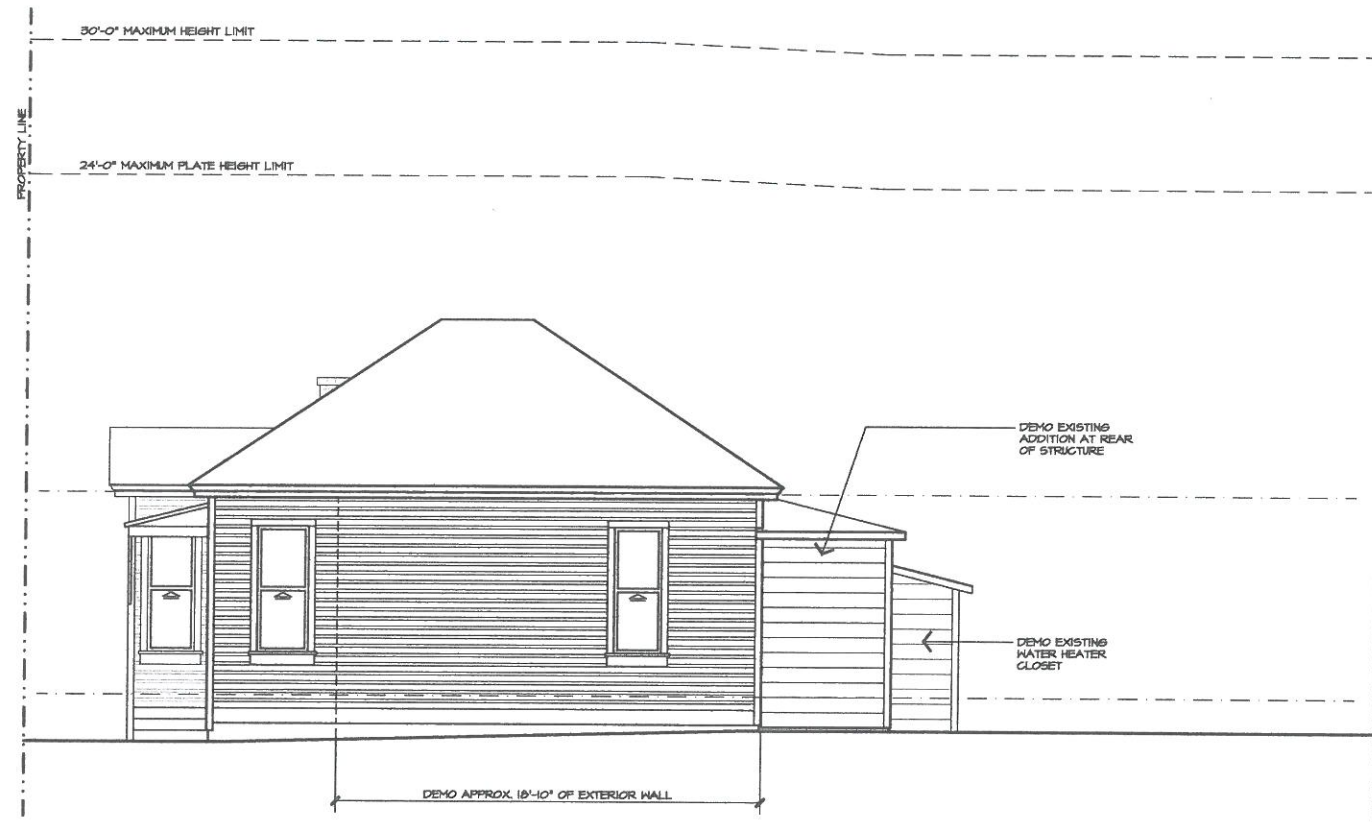


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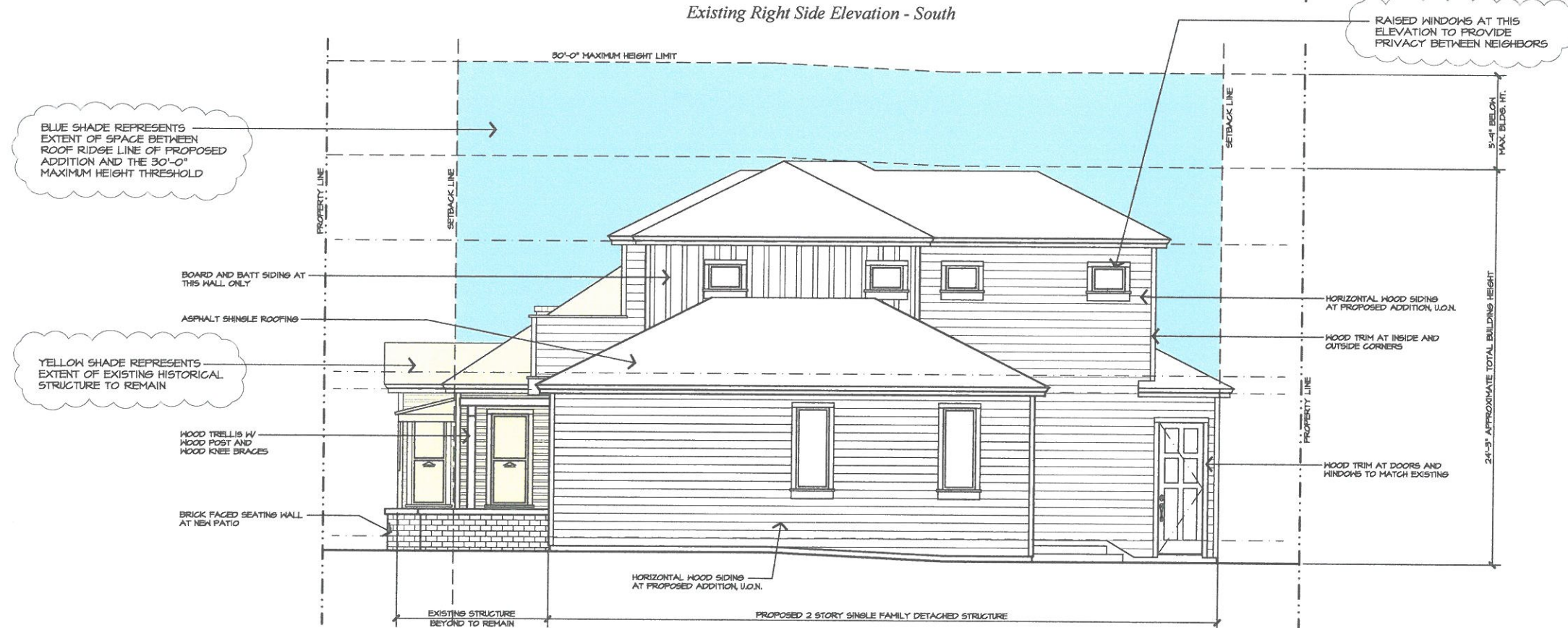
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15001 PLANS_ABB_PKG_REVISED01 / PRELIM ELEVATIONS-09 / 9/30/15



Existing Right Side Elevation - South



Proposed Right Side Elevation - South

Exterior Elevations
 SCALE: 1/4"=1'-0"
 151 12TH STREET
 Pacific Grove, CA



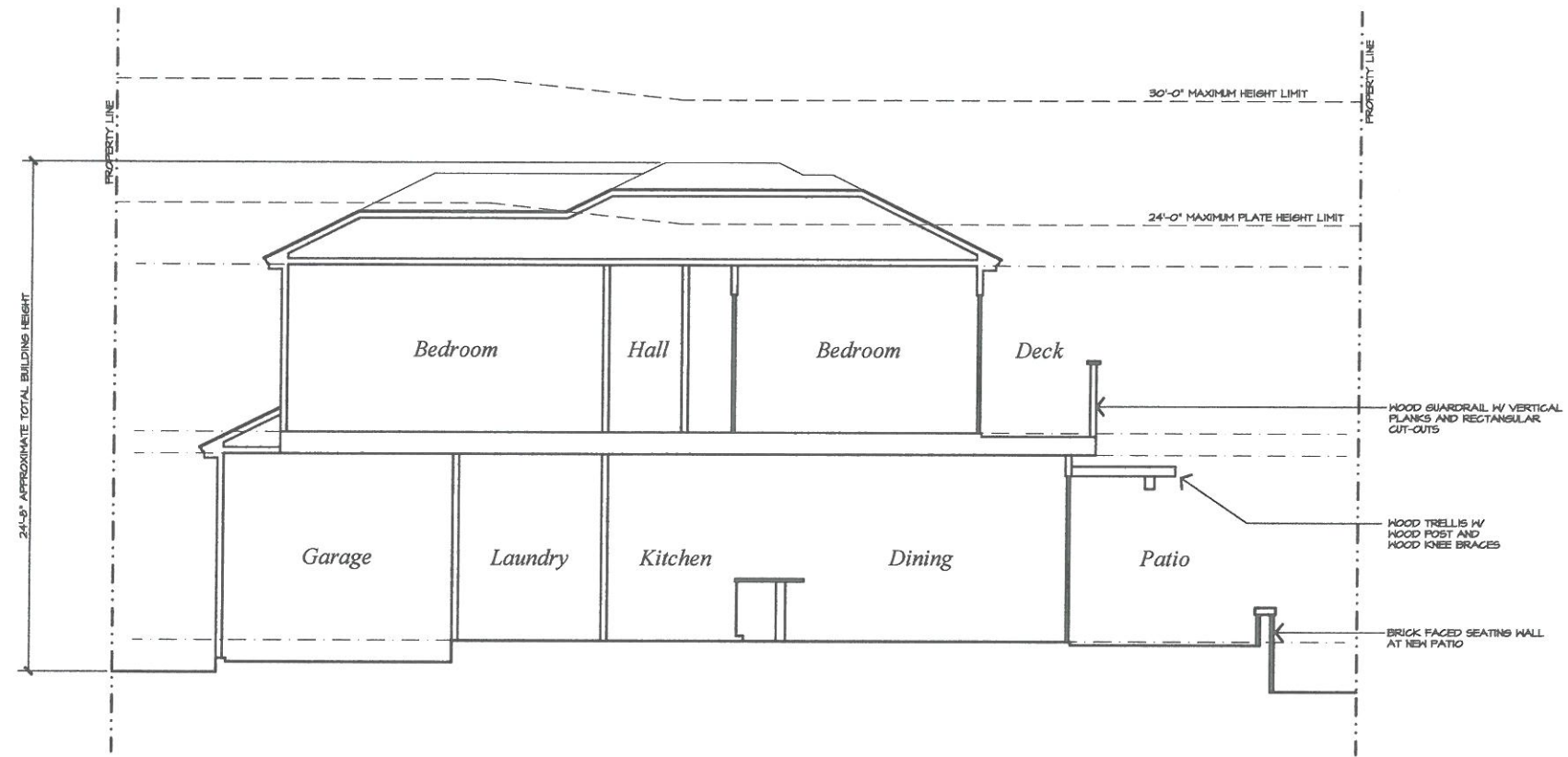
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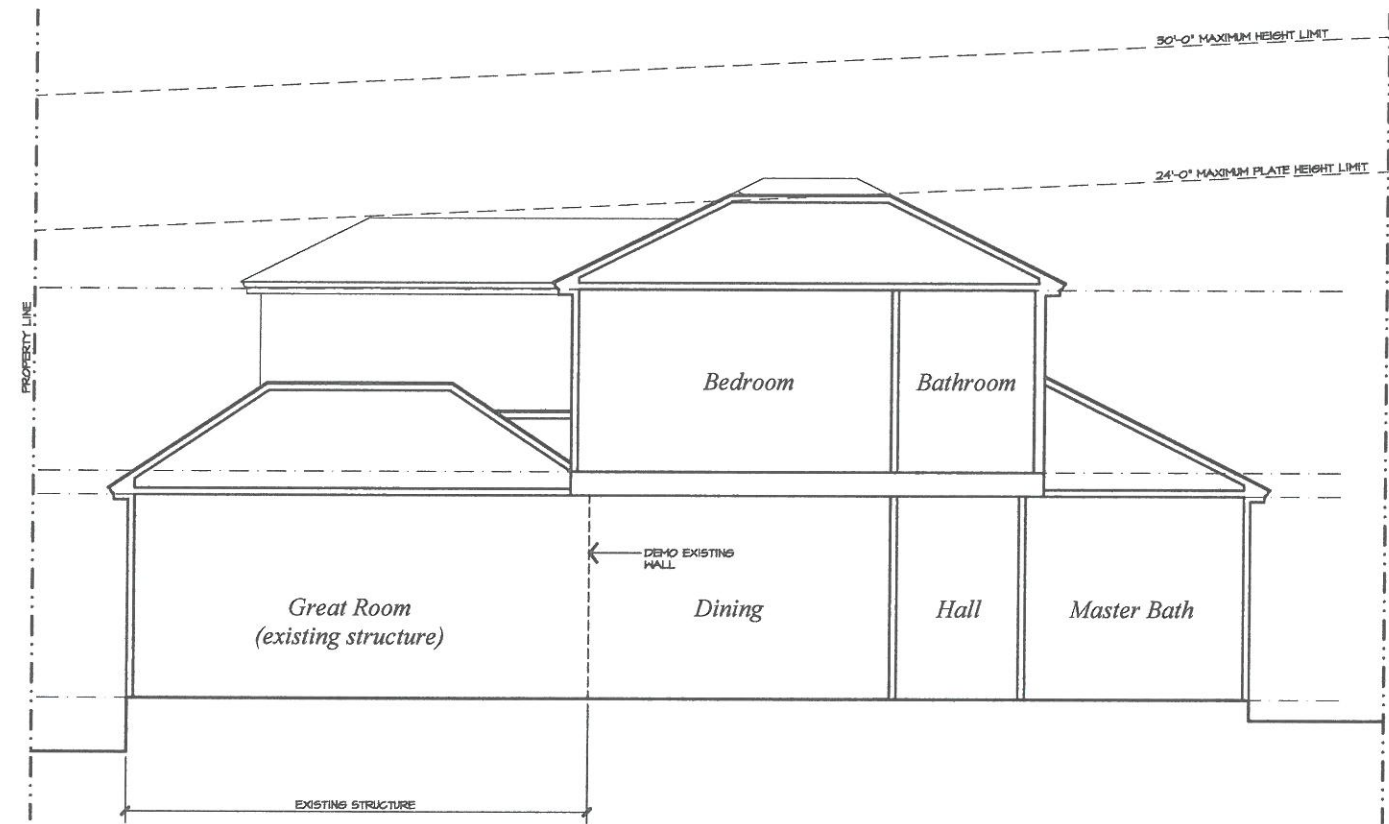
OCT -1 2015

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Site Section Y-Y



Site Section X-X

Site Sections
SCALE: 1/4"=1'-0"

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Photo Montage Exhibit
SCALE: 1/8"=1'-0"

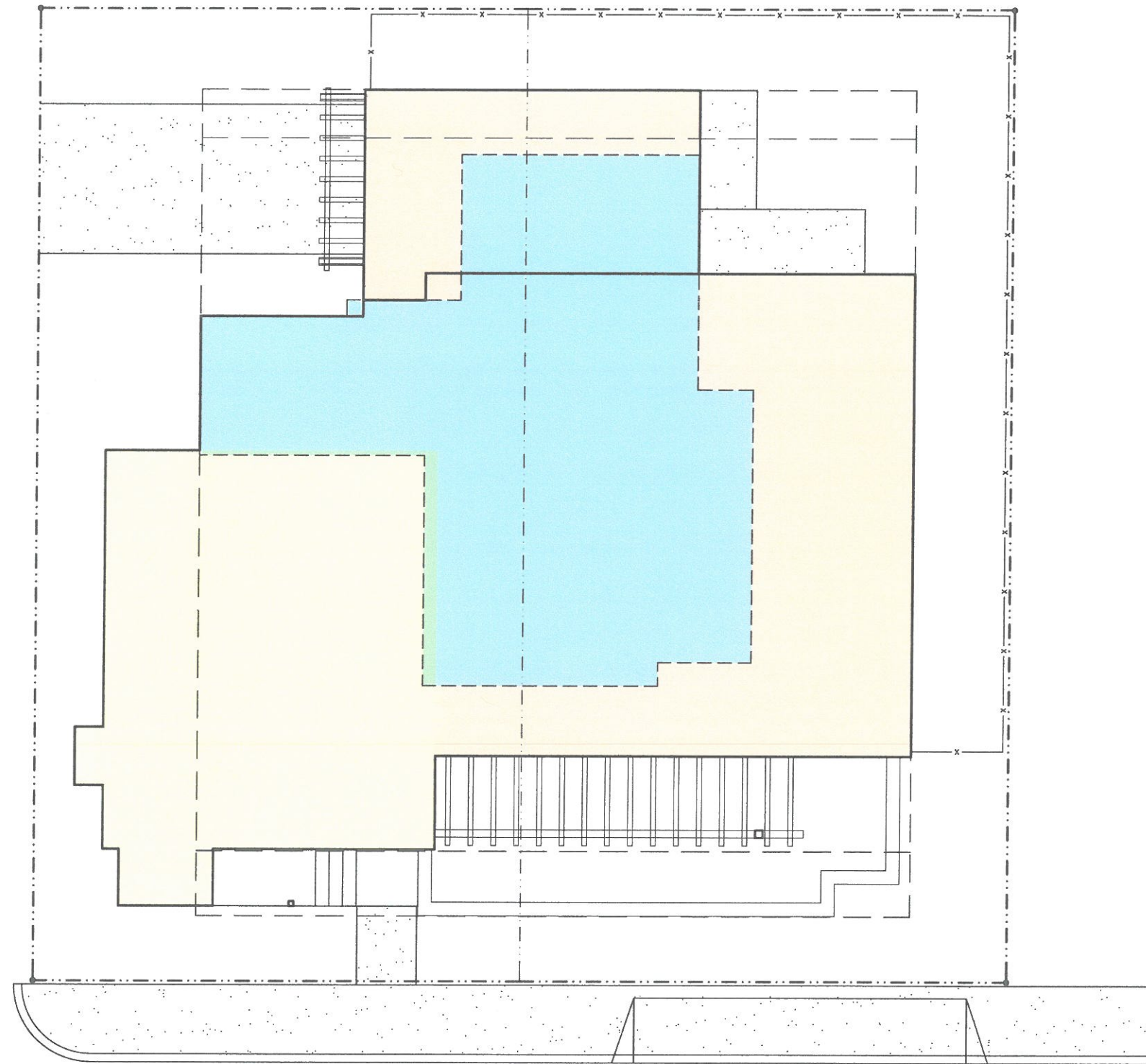
151 12TH STREET
Pacific Grove, CA






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- Building Outline Key*
-  Existing HRI Structure to remain - Ground Floor
 -  Proposed Addition - Ground Floor
 -  Proposed Addition - Second Floor

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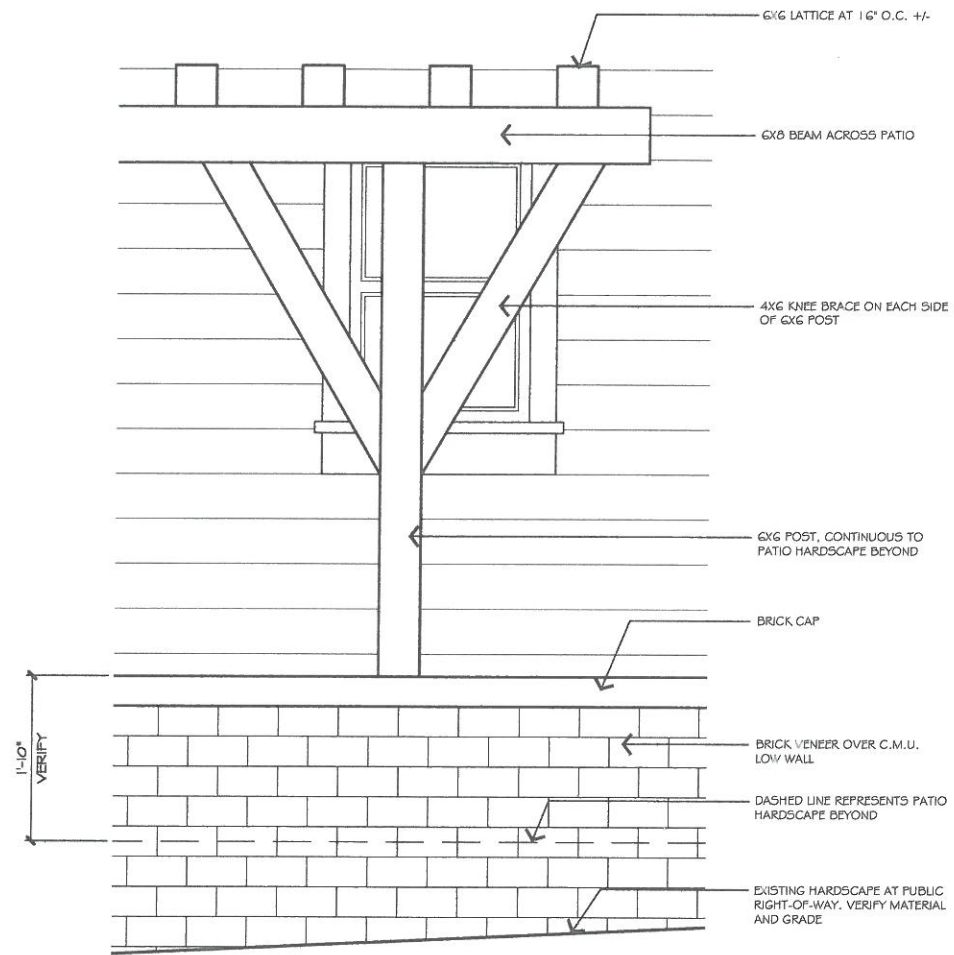
Building Outline Exhibit
SCALE: 1/4"=1'-0"

151 12TH STREET
Pacific Grove, CA

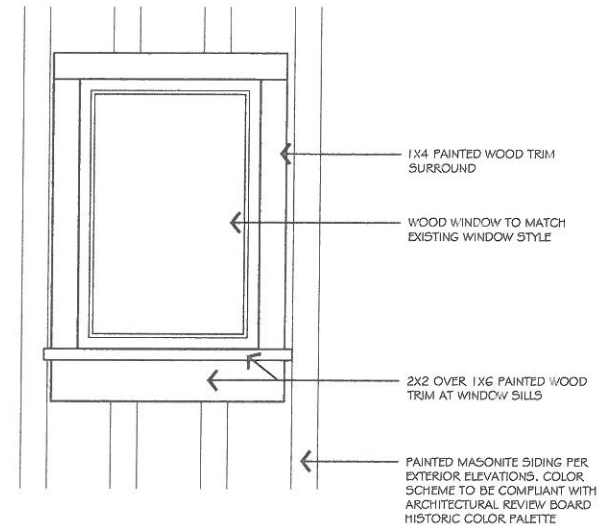


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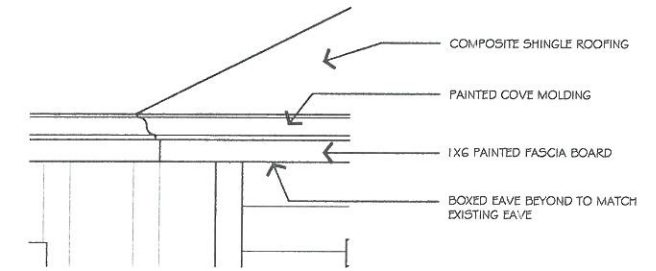




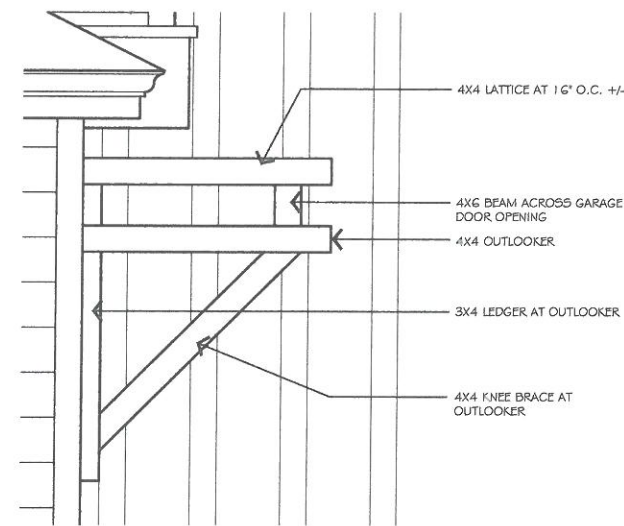
Trellis at Patio
Scale: 1"=1'-0"



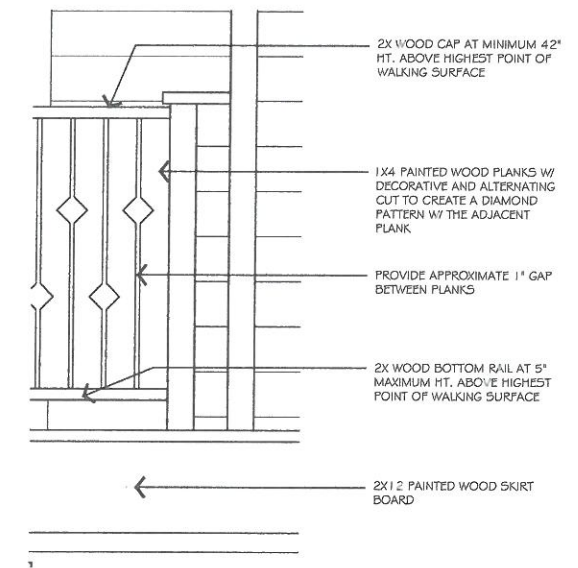
Typical Door/Window Trim
Scale: 1"=1'-0"



Typical Eave
Scale: 1"=1'-0"



Trellis at Garage
Scale: 1"=1'-0"



Wood Guardrail at Balcony
Scale: 1"=1'-0"

Preliminary Details
SCALE: 1"=1'-0"

151 12TH STREET
Pacific Grove, CA



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PHOTO #1
PROPERTY LOCATED DIRECTLY
ACROSS THE STREET, ON NORTH
SIDE OF PROJECT SITE, ACROSS
DOC RICKETTS ROW

12TH STREET



PHOTO #2
PROPERTY LOCATED DIRECTLY
ACROSS THE STREET, ON
NORTHWEST CORNER OF
PROJECT SITE, NORTHWEST
CORNER OF 12TH STREET AND
DOC RICKETTS ROW

12TH STREET



PHOTO #3
PROPERTY LOCATED DIRECTLY
ACROSS THE STREET, ON WEST
SIDE OF PROJECT SITE, ACROSS
12TH STREET

12TH STREET



PHOTO #4
PHOTO TAKEN FROM
SOUTHEAST CORNER OF
PROJECT SITE LOOKING AT
NEIGHBOR TO THE SOUTHEAST.
REFER TO PHOTO #0

12TH STREET
ON SITE



PHOTO #5
PROPERTY LOCATED ON EAST
SIDE OF 12TH STREET, SOUTH
OF PROJECT SITE.

12TH STREET



PHOTO #6
PROPERTY LOCATED ON EAST
SIDE OF 12TH STREET, SOUTH
OF PROJECT SITE.

12TH STREET



PHOTO #7
PROPERTY LOCATED ON WEST
SIDE OF 12TH STREET, SOUTH
OF PROJECT SITE.

12TH STREET



PHOTO #8
ADJACENT PROPERTY LOCATED
ON SOUTHEAST CORNER OF
PROJECT SITE

CARMEL AVE.



PHOTO #9
PROPERTY LOCATED ON
NORTHEAST CORNER OF DOC
RICKETTS ROW AND CARMEL
AVE.

CARMEL AVE.



PHOTO #10
PROPERTY LOCATED ON
SOUTHEAST CORNER OF DOC
RICKETTS ROW AND CARMEL
AVE.

CARMEL AVE.



PHOTO #11
PROPERTY LOCATED ON THE
NORTHEAST CORNER OF
CARMEL AVE. AND LIGHTHOUSE
AVE., SOUTHEAST OF PROJECT
SITE.

CARMEL AVE.



PHOTO #12
PROPERTY LOCATED ON EAST
SIDE OF CARMEL AVE.,
SOUTHEAST OF PROJECT SITE

CARMEL AVE.



PHOTO #13
PROPERTY LOCATED ON THE
NORTHWEST CORNER OF
CARMEL AVE. AND LIGHTHOUSE
AVE., SOUTHEAST OF PROJECT
SITE

CARMEL AVE.



PHOTO #14
PROPERTY LOCATED ON THE
EAST SIDE OF 11TH STREET,
SOUTHEAST OF PROJECT SITE

11TH STREET



PHOTO #15
PROPERTY LOCATED ON
SOUTHEAST CORNER OF 11TH
STREET AND CENTRAL AVE.,
NORTHEAST OF PROJECT SITE.

11TH STREET



PHOTO #16
PROPERTY LOCATED ON THE
WEST SIDE OF 11TH STREET,
SOUTHEAST OF PROJECT SITE.

11TH STREET

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Neighborhood Photos

SCALE: N.T.S.

151 12TH STREET

Pacific Grove, CA



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Color Scheme

Item 7c

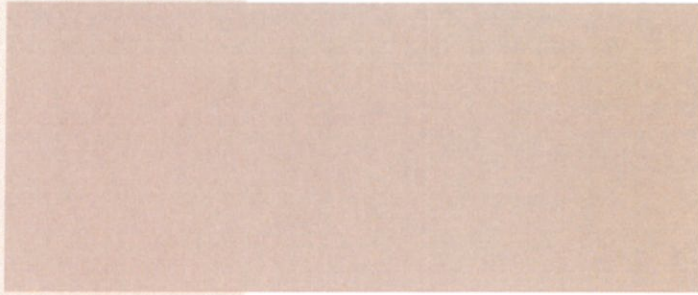
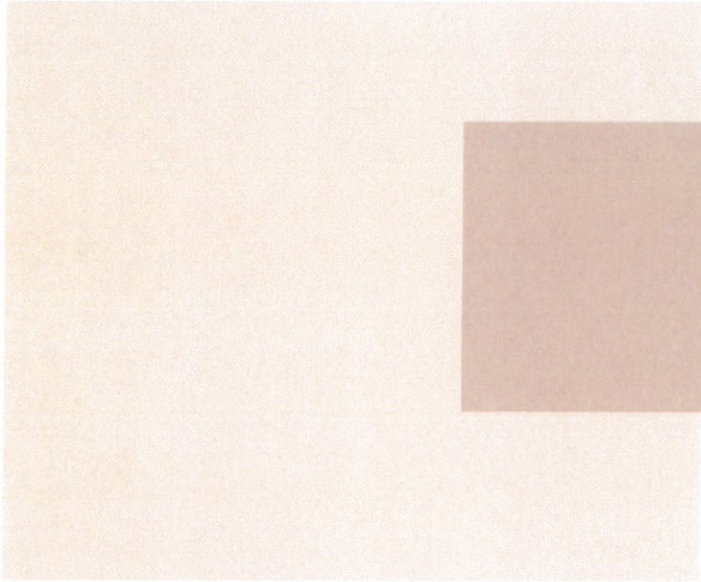
Coastal Cottage

Roofing: *Certainteed
Composition Shingle
Resawn Shake*



Horizontal Siding:
*Sherwin Williams
Techno Grey (SW6170)*

Existing House / Existing Siding:
*Sherwin Williams
Oyster Bar (SW7565)*



Board and Batt Siding:
*Sherwin Williams
Barcelona Beige (SW7530)*

Brick: *Coronado Stone
Authentic Clay Brick
Foxfire*



Fascia/Trim:
*Sherwin Williams
Ivory Lace (SW7013)*

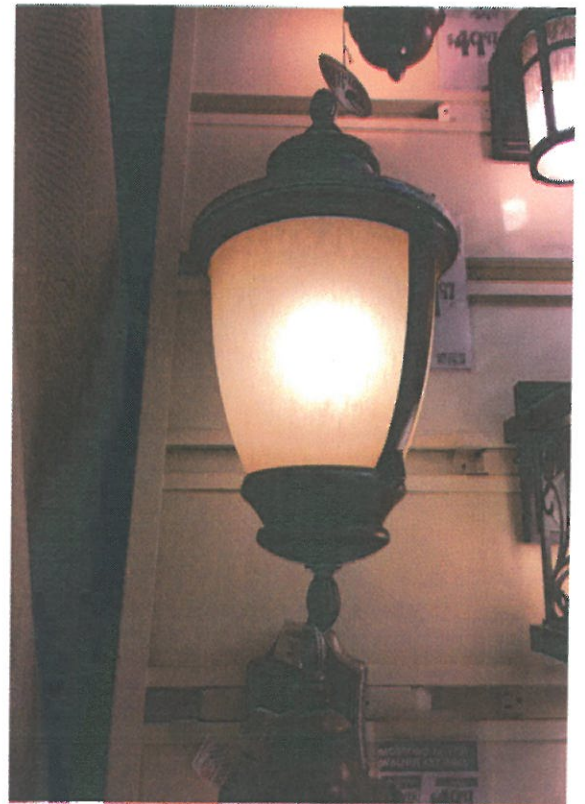
151 12th Street Remodel
Fletcher Construction and Project Management



edingerArchitects



Clearly the best.



Name: Mike Fletcher
 Daytime telephone: (831) 594-3904
 Mailing Address: P.O. Box 1540
Pebble Beach

Name: _____
 Daytime telephone: _____ **Item 7c**
 Mailing Address: _____

3. PROPERTY INFORMATION:

What year was the house constructed? 1901 Existing Square-footage 645 Proposed Square-footage 2,195
 Address: 151 12th St., Pacific Grove Assessor Parcel Number 619-800-10-00

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____

Water company serving parcel: California American Water Account Number: 1015-220008093
 NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen. **633**

4. PROJECT DESCRIPTION (Be thorough and detailed): We are remodeling and adding on to this house which sits on an double lot. We are not adding any additional bathrooms or water credits, however

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	<u>2</u>	x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>2</u>	x 1.8 =	<u>3.6</u>
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 =	
Zero Water Consumption Urinal*		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)	<u>1</u>	x 2.0 =	<u>2</u>
Shower, each additional fixture (heads, body spray)	<u>1</u>	x 2.0 =	<u>2</u>
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	<u>1</u>	x 2.0 =	<u>2</u>
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 =	
Clothes Washer	<u>1</u>	x 2.0 =	<u>2</u>
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 _____ =	
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	<u>3</u>	x 1.0 =	<u>3</u>
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)	<u>2</u>	x 0.8 =	<u>1.6</u>
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower	<u>1</u>	x 3.0 =	<u>3</u>
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	<u>1</u>	x 2.0 =	<u>2</u>
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)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	<u>1</u>	x 1.5 =	<u>1.5</u>
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	<u>1</u>	x 1.0 =	<u>1</u>
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”

Subtotal proposed fixtures _____ x _____ = _____
 Swimming Pool (each 100 sq-ft of pool surface) _____ x 1.0 = _____

PROPOSED FIXTURE UNIT COUNT TOTAL = 13.1

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]
 Signature of Owner/Agent
Michael Fletcher
 Print Name

8-4-15
 Date

MONTEREY CA
 Location Where Signed

File or Plan Check Number _____