CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Alex Othon, Assistant Planner
MEETING DATE:	May 14th, 2019
PERMIT APPLICATION NO.:	Architectural Permit (AP) & Tree Permit with Development (TPD) Application No. 19-0163
LOCATION:	Vacant parcel immediately south of 511 17th Street, on the easterly side of 17th Street between Spruce Ave and Junipero Ave. APN 006-475-014
ZONING/ LAND USE:	Residential Single Family (R-1) / Residential Medium (RM) Density, up to 17.4 dwelling units per acre
SUBJECT:	The development of a new 1,155 sq. ft. two-story single-family residence in the R-1 zoning district.
APPLICANT/OWNER:	Charles Van Vliet (Architect) on behalf of Jim MacArthur (Owner)
CEQA STATUS:	Categorical Exemption §15303, Class 3, New Construction

RECOMMENDATION

Approve the project subject to the recommended findings, conditions, and a Class 3 Section 15303(a) CEQA exemption.

PROJECT DESCRIPTION

The proposed project consists of the development of a new two-story single-family residence, 1,155 sq. ft. in size. The 2,100 square foot lot is immediately adjacent to 511 17th Street, facing easterly towards 17th Avenue, between Spruce Avenue and Junipero Avenue.The proposed develop includes a driveway, however no off street parking is required due to the lot size. No exceptions to the zoning standards are requested. The property is planned and zoned for single-family residential uses.

BACKGROUND

Site Description

The property is approximately 2,100 square feet in size and is currently vacant. The site is surrounded by one- and two-story single family dwellings and duplexes. Due to the size of the lot, no off-street parking is required per Pacific Grove Municipal Code (PGMC 23.16.070); however the project does include one uncovered parking space. The site is in the Area of Special Biological Significance.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and polices that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan and is in compliance with the Residential Medium Density land use designation.

Applicable Zoning Code Regulations

General Plan policies are implemented through the R-1 zoning district which allows single-family residential development in areas with adequate public services.

The proposed project is in full compliance with the zoning regulations set forth in PGMC 23.16. This includes but is not limited to the setback requirements, allowable site coverage and height limit. The project is also in full compliance with the parking requirements listed under 23.16.070(a) which requires no off street parking due to the size of the lot. The maximum Gross Floor Area allowed for this lot is 1,155 square feet, when complete the project will be at the maximum allowed square footage.

Architecture and Design Considerations

The proposed two-story residence will be of a Mediterranean style with a 5:12 pitch gable roof with a maximum height of 22' 8" above finished grade. Exterior finishes include a smooth plaster siding, wood clad windows, a composition shingle roof, wood capped anodized steel railing and concrete landings. The second level deck wraps around the west, north, and east sides of the home. The driveway and parking area will consist of Belgrade "Drain Stone" pavers in order to capture as much stormwater as possible.

The City of Pacific Grove maintains a set of Architectural Design Guidelines to help guide residential development. The proposed home will be in general conformance with the following Design Guidelines:

Guideline No. 1.
The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.
The proposed two-story home will not be disproportionate to the surrounding residences, which are an eclectic mix of one- and two-story homes.

Guideline No. 3.
Avoid large expanses of paved areas.
The proposed driveway and walkway will be constructed using decorative pavers in order to soften the visual impacts

Guideline No. 25.
If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.
The proposed second story will be significantly smaller than the first level of the home and offset from the north wall of the first story in order to reduce the bulk and mass of the structure.

Guideline No. 29.
Design new roofs to appear similar in scale to those seen traditionally in the neighborhood.
The gable roof will match other roof styles in the neighborhood, the use of a partial second story allows for a reduced visual impact to neighbors.

TREES
While there are no trees on the lot, the lot adjacent to the south (606 & 608 Junipero) does have two large oak trees, approximately 30 inches in diameter, which hang over the subject property and will need to be trimmed prior to construction. The City Arborist has reviewed the arborist report provided by the applicant and has approved the tree trimming once a building permit has been issued.

WATER
Water availability must be established prior to the issuance of a Building Permit for the proposed residence. The proposed residence will require approximately 13.6 fixture units (0.136 acre feet of water). The City currently does not have water to distribute. If approved, the project will be placed on the water waitlist.

CERTIFICATE OF COMPLIANCE
The subject lot was determined to be a legal lot and was issued a Certificate of Compliance on November 6th, 2018.

ENVIRONMENTAL REVIEW
The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Section 15303(a) – New Construction. The proposed construction does not present any unusual circumstances that would result in a potentially significant impact to the environment. The proposed alterations do not constitute a substantial adverse impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions from the exemption under 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 3 exemption.

ATTACHMENTS

A. Permit Application
B. Project Data Sheet
C. Draft Permit

D. CEQA Documentation
E. Residential Water Release Form
F. Arborist Report
G. Final Determination of Lot Status
H. Project Plans

RESPECTFULLY SUBMITTED:

Alex Othon
Assistant Planner

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 # AP 19-0163
Date: 3/7/19
Total Fees:

APPLICANT/OWNER:

Project Address: Adjacent and directly south of 511 17th st. Pacific Grove, CA **APN:** 006-475-014

Project Description: Construction of a new 1,155 sf. two story SFD with one off street parking space

Will the project create, add, or replace impervious surface? ☒ Yes ☐ No

Will the project impact any tree(s) on site? ☒ Yes ☐ No

Applicant

Name: Charles van Vliet
Phone: (831)241-0206
Email: charles@charlesvanvliet.com
Mailing Address: 131 Shady Lane, Monterey CA. 93940

Owner

Name: Jim MacArthur, TRUSTEE FOR PG MACARTHUR TRUST
Phone: (619)846-1550
Email: jim_macarthur@hotmail.com
Mailing Address: PO Box 91472, San Diego, CA. 92169

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☐ IHS: Initial Historic Screening	☐ VAR: Variance
☒ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ A: Appeal	☐ Stormwater Permit
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☒ TPD: Tree Permit W/ Dev't	☐ Other:
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other:

CEQA Determination:
☒ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☒ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: _____

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

Property Information

Lot: 11 Block: 109 Tract: Third Addition
ZC: R-1 GP: MD (17.4 du/ac) Lot Size: 2100 ±

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

RECEIVED
MAR 07 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Staff Use Only:

Received by: AO
Assigned to:

$ PAID 3,584.90 3-7-19

Application # AP 19-0163

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: _____ **Date:** 02/26/2019

Owner Signature (Required): _____ **Date:** 2/27/2019

JAMES MACARTHUR, TTE
FOR PG MACARTHUR TRUST

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

Application # _____

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	✓	$2,921
Administrative Architectural Permit		$844
Architectural Design Change		$844
Counter Review & Determination – no new square footage		$90
Counter Review & Determination – new square footage		$451
Initial Historic Screening		$432
Sign Permit		$1,008
Administrative Sign Permit		$345
Use Permit and Amendments – Single Family		$1,753
Major Administrative Use Permit		$1,133
Minor Administrative Use Permit		$1,116
Variance and Amendment		$2,438
Administrative Variance and Amendment		$1,363
Inquiry Fee		$149
Historic Preservation Permit		$1,307
Accessory Dwelling Unit Permit		$1,544
Tree Permit with Development		$260
Appeal		25% of base permit fee or $1,000 whichever is greater plus noticing costs
Other		

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	✓	$146.05
CEQA Exemption Fee	**$266**	✓	$266
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee	✓	$146.05
Environmentally Sensitive Habitat Area	15% of Permit Fee		
Noticing – Mailings	$0.48 * (# of Mailings)	✓	$4,230
Noticing – Herald Ad	$334		
Stormwater Fee	Varies		
County filing fee	Varies	✓	$50
File maintenance fee	Varies	✓	$51
Other	Varies		

Total Fees: ~~$3,584.90~~ $3,584.90

revised 8/16/2018

MACARTHUR RESIDENCE PROJECT DATA

PROJECT ADDRESS:	ADJACENT AND DIRECTLY SOUTH OF 511 17TH ST, PACIFIC GROVE, CA
APN:	006-475-014
OWNER:	JAMES MACARTHUR, TRUSTEE FOR, PG MACARTHUR TRUST - DATED 12/20/17 PO BOX 91472, SAN DIEGO, CA 92169
CONTACT INFO:	
VOICE:	619-846-1550
FAX:	815 572-5600 (FAX)
EMAIL	jim_macarthur@hotmail.com
SCOPE :	CONSTRUCTION OF A NEW 1,155 SF TWO STORY SFD WITH ONE OFF ROAD PARKING SPACE
ZONING:	R1
LEGAL DESCRIPTION:	LOT BLOCK
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3/U
PARKING:	ONE OFF ROAD
FIRE DEPARTMENT:	PG / MONTEREY FIRE DISTRICT
AUTOMATIC SPRINKLERS EXISTING:	NO
SPRINKLERS REQUIRED:	YES
WILDLAND URBAN INTERFACE CODES REQUIRED:	YES / NO W.U.I.
ZONE:	S.R.A. / L.R.A.
UTILITY PROVIDERS	
WATER:	CAL AM
SEWER:	PG
OTHER ELEC / GAS:	PG&E
WATER MNGMNT AGENCY:	MPWMD
PLANNING AREA:	GREATER MONTEREY PENINSULA

MACARTHUR RESIDENCE PROJECT DATA

PROJECT AREAS

SITE COVERAGE	LOT SIZE	2,100 S.F. 0.0482 AC.
	PROPOSED SFD	800 S.F.
	FRONT PORCHE	53 SF
	FRONT DECK	70 SF
	REAR PORCH	160 SF.
	PERMEABLE DRIVEWAY	0 SF.
	PERMIABLE PATHS	0 SF .
	TOTAL PROPOSED COVERAGE	083 S.F 51.5%
	MAX. ALLOWABLE SITE COVERAGE	60% 1260 S.F.
GROSS FLOOR AREA	UPPER LEVEL	355 SF.
	MAIN LEVEL	800 SF.
	TOTAL GROSS FLOOR AR	1155 SF.
	MAX. ALLOWABLE GFA	1155 S.F.
PROPOSED BUILDING COVERAGE	BUILDI NG FOOTPRINT LIVING	800 SF.
	TOTAL ALLOWABLE 45% X 2100=	945 SF.

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T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) & TREE PERMIT WITH DEVELOPMENT (TPD) 19-0163 FOR A PROPERTY LOCATED AT PARCEL NUMBER 006-475-014 TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE OF 1,155 SQUARE FEET ON A CURRENTLY VACANT LOT

FACTS

1. The subject site is located on a vacant parcel immediately adjacent to 511 17th St, on the easterly side of 17th Ave between Spruce and Junipero Ave, Pacific Grove, 93950 (APN 006-475-014)
2. The subject site has a designation of Medium Density Residential (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 2,100 square feet.
5. The subject site is currently vacant.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15303 – New Construction
7. The lot was determined to be a separate parcel through a Certificate of Compliance, issued November 6, 2018.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements;

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 Nos. 1, 3, 25, and 29;

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) #19-0163 to allow:

The construction of a new two-story single-family residence of 1,155 square feet on a currently vacant lot.

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 two (2) years 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 approved plans for "MacArthur Residence" dated April 19th, 2019, 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, and to determine required minimum tree protection standards during construction.

7. **Curbs and Sidewalks.** Install curbs and sidewalks along all public street frontages.

8. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

9. **Water.** Evidence of adequate potable water shall be provided prior to the issuance of Building Permit(s). If water is not available, the property shall be added to the water wait list.

10. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.

11. **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 AP 19-0163 to allow the construction of a new two-story single-family residence of 1,155 square feet on a currently vacant lot.

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 14th day of May, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
Sarah Boyle, 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.

Jim MacArthur, OWNER

Date

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: Vacant parcel immediately adjacent to 511 17th St on the easterly side of 17th St between Spruce and Junipero Ave

Project Description: AP 19-0163

Description: A new 1,155 square foot two-story single-family residence on a currently vacant lot.
APN: 006475014000
ZC: R-1
Lot Size: 2,100

Applicant Name:	Charles van Vliet	Phone #:	831-241-0206
Mailing Address:	131 Shady Ln, Monterey, CA 93940		
Email Address:	charles@charlesvanvliet.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: 15303 (a) - New Construction
- ☐ Statutory Exemption
  Type and Section Number:
- ☐ Other:

Exemption Findings:
The Class 3 exemption allows for the construction of one single-family residence in a residential zone. The exceptions listed under 15300.2 do not apply as there is no significant, cumulative impact on the environment.

Contact: Alex Othon, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: _____ **Date:** _____

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: Jim MacArthur (trustee for, PG MacArthur Trust - dated 12/20/17)
Daytime telephone: (619)846-1550
Mailing Address: PO Box 91472, San Diego CA 92169
E-Mail Address: jim_macarthur@hotmail.com

2. AGENT/REPRESENTATIVE INFORMATION:

Name: Charles van Vliet
Daytime telephone: (831)241-0206
Mailing Address: 131 Shady Shady Lane
E-Mail Address: charles@charlesvanvliet.com

3. PROPERTY INFORMATION: Existing Square-footage n/a Proposed Square-footage 1,155 sf

Address: Adjacnet and directly south of 511of 17 st, Pacific Grove **Assessor Parcel Number** 006 - 475 - 014

Water Company serving parcel: Cal-Am (not yet allocated) Cal-Am Account Number: _____

Is a water meter needed? (YES) or ~~NO~~ If yes, how many? 1

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): Proposed new 1,155 sf. SFD on an existing divided lot with an appliction towards a water rights allocation

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		x 1.0 =	
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)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall•		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)		x 2.0 =	
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
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		x 2.0 =	
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 utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT **TOTAL** = _____

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

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1
Two Washbasins in the Master Bathroom	1	x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 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&Shower Stall	1	x 3.0 =	3
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)	1	x 2.0 =	2
Shower, each additional (heads, body spray, etc		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs		x 2.0 =	
Kitchen Sink (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)	1	x 2.0 =	2
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)	1	x -0.5 =	-0.5
Subtotal proposed indoor fixtures		=	13.6
Landscape – Refer to District Rule 142.1			
"Water Efficient Landscape Requirements"		x ___ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

PROPOSED FIXTURE UNIT COUNT **TOTAL** = 13.6

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. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

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	Date	Location Where Signed
	03/02/2019	Monterey CA.

Charles van Vliet
Print Name

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*

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

AMANDA GATES
CONSULTING ARBORIST
ISA CERTIFIED #WE-11839A

Charles van Vliet
511 17th Street
Pacific Grove, CA 93950
831-241-0206

RE: Oak Trees

Background

On February 27th, I met with Mr. Charles van Vliet to discuss neighboring trees to the property address written above in Pacific Grove. With plans to develop on that property, he wanted an arborist to assess the Coast live oaks (*Quercus agrifolia*). Before evaluation, we discussed the limit of this assessment, which was to assess the trees visually. Since the trees are on the neighboring property, access is limited. After discussing the scope of work, I performed a limited visual assessment on the two oaks.

Located near the south side of the property, both of these Coast live oaks appear to be in decent health and condition. The crowns are full and vigorous with little dead wood. The two trees seem to have been well maintained throughout the years. Without access to the roots or trunks, I could not evaluate the roots or trunks of these trees at the time of inspection. I was not able see if there were root defects or defects in the two trunks. In my opinion, the two oaks could most likely handle being pruned back to accommodate the building plans.

Please note that any site changes can create a risk of decline. Even with proper pruning and care, any tree can decline or fail at any time.

Trees #1- #2

Tree #1

The oak closest to the side gate entrance is the bigger of the two trees, at about 30ft tall and 30" in diameter. This tree appears to have moderately healthy foliage and several limbs encroaching on the client's backyard. This tree should not be affected by selective heading to reduce the encroachment of limbs. No more than 25% total foliage should be removed. Health, integrity and aesthetics of this tree should not be adversely affected by this pruning.

Tree #2

This oak is about 28ft tall and is estimated about 24" inches in diameter. This tree is a bit smaller and does not encroach as much as Tree #1. Several smaller limbs from 3-5 inches in diameter are probably all that would need to be removed. This should not affect the health, integrity and aesthetics of this tree.

Conclusion

In conclusion, these trees appear to be in good condition. With proper pruning from a reputable tree service, the trees should continue to thrive.

If you have any questions about this report, please feel free to call, text or email me.

Thank you!

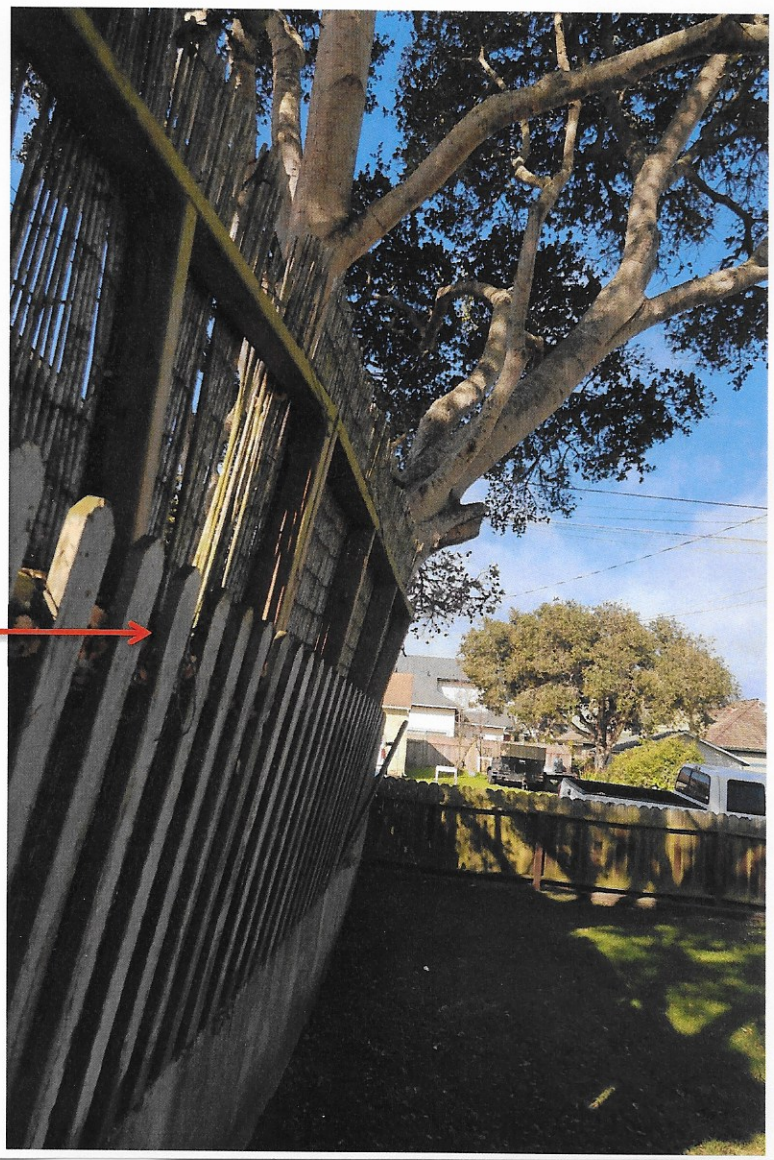
Sincerely,

Amanda Gates
Certified Arborist #WE-11839A

Trees #1 & #2

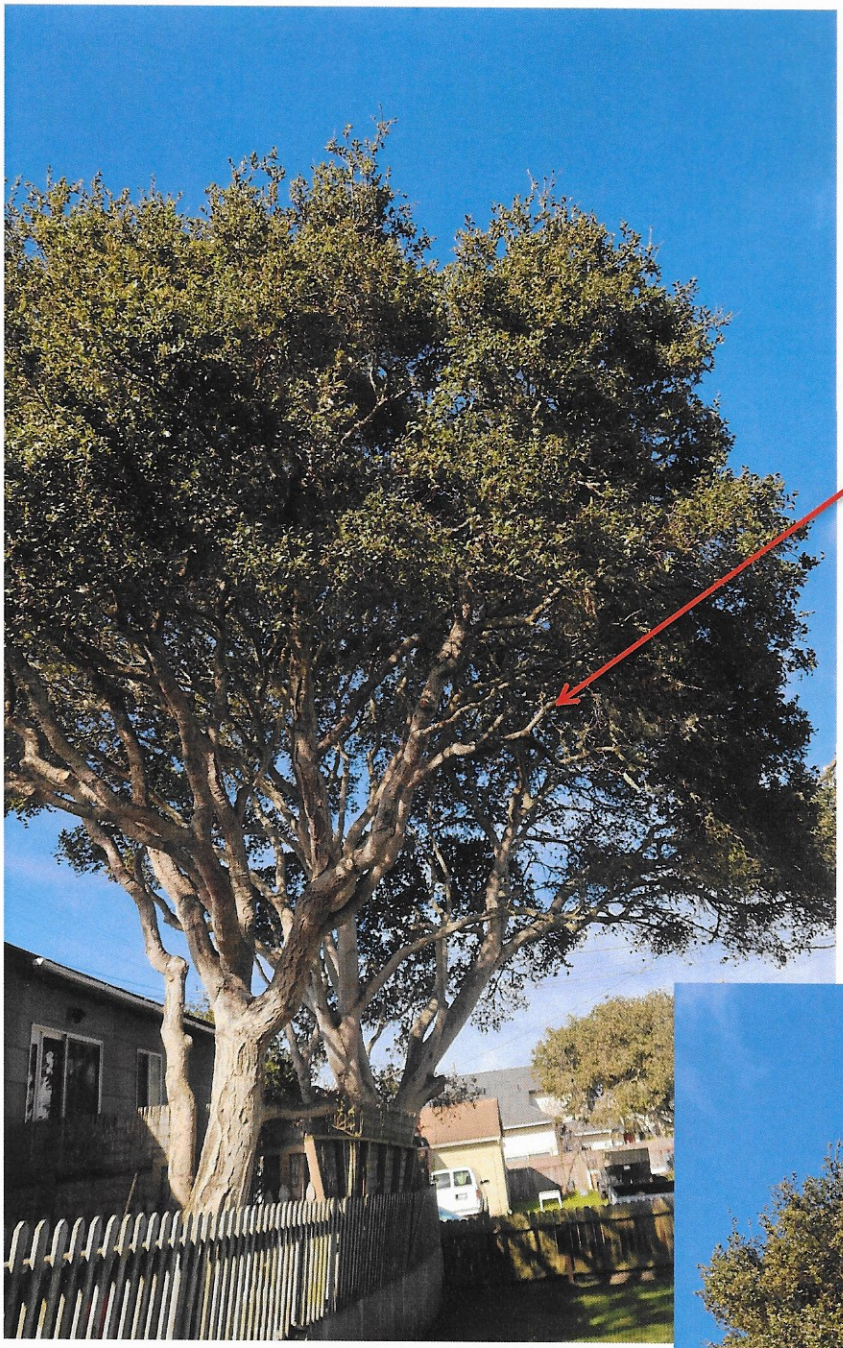
Tree #1

This tree shows vigorous foliage in the crown

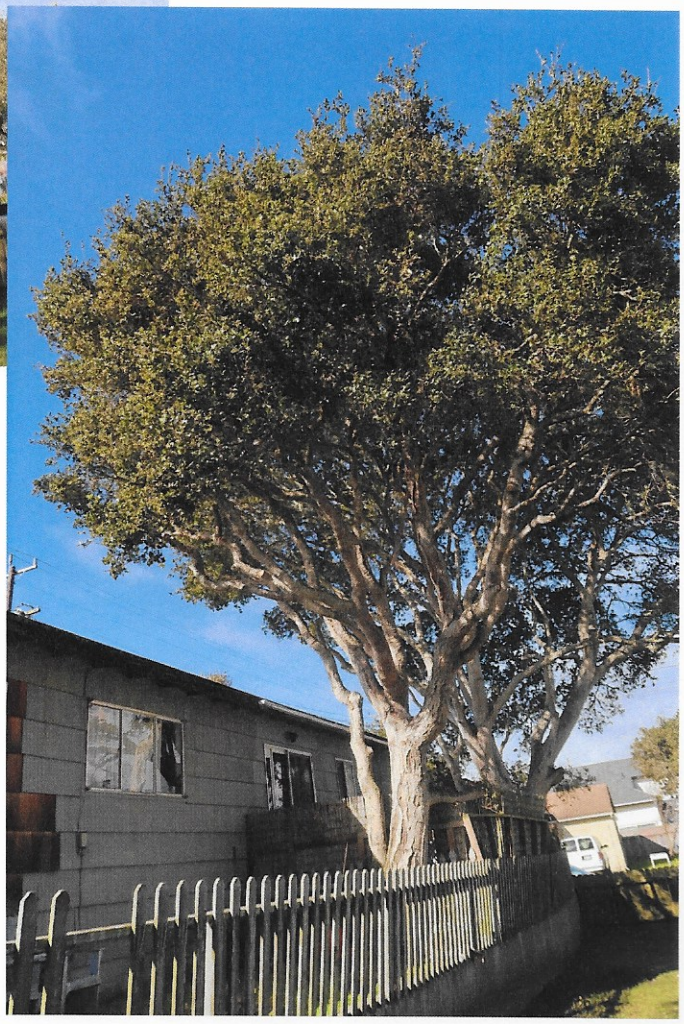


This photo shows the limitation of accessibility to the roots and trunk.

Tree #2



Looking at tree #2, there are fewer branches to take back in the crown.



511 17th Street
Pacific Grove, CA 93950
Approximate location of trees and property lines.
Parcel Number: 006475005

DISCLOSURE STATEMENT

This Disclosure Statement supplements and is an integral part of the tree report (the "Report") to which it is attached.

1. The author of the Report is a Certified Arborist (an "Arborist"), certified by the International Society of Arboriculture ("ISA"). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client's property is located.

2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.

3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client's property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.

4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.

5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree's health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist's inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.

6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the

inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.

7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client's responsibility (a) to engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.

8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.

CITY OF PACIFIC GROVE
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Code Compliance Program
300 Forest Avenue ▫ Pacific Grove, California 93950

November 6, 2018 **FINAL DETERMINATION**

CSWS Investments Inc.
Jamil Wade
370 Callesita Escena
Chula Vista, CA 91914

Jim Macarthur
PO Box 91472
San Diego, CA 91269

Re: 511 17th Street, Pacific Grove, CA, 93950
(APNs: 006-475-014 and 006-475-013 formerly APN: 006-475-005)

Dear Mr. Wade and Mr. Macarthur,

The City of Pacific Grove (City) reviewed all the documentation provided by you, as well as the recent property survey, and determined that no violation of the Pacific Grove Municipal Code (PGMC) occurred upon the sale of the vacant lot adjacent to the property known as 511 17th Street. A copy of the survey is enclosed for your records.

The property referred to as 511 17th Street assessor parcel number (APN) 006-475-013 and the adjacent vacant lot (APN 006-475-014) are on the Third Addition of the Pacific Grove Retreat Tract Map and are zoned R-1. The PGMC Title 23 (Zoning Code) governs building site area for parcels zoned R-1.

The lot, now identified as APN 006-475-014, and recognized as a legal lot of record, is subject to all development standards set forth in the Zoning Code.

Please contact me at 831-648-3182 or email tschaeffer@cityofpacificgrove.org should you have any further questions.

Sincerely,

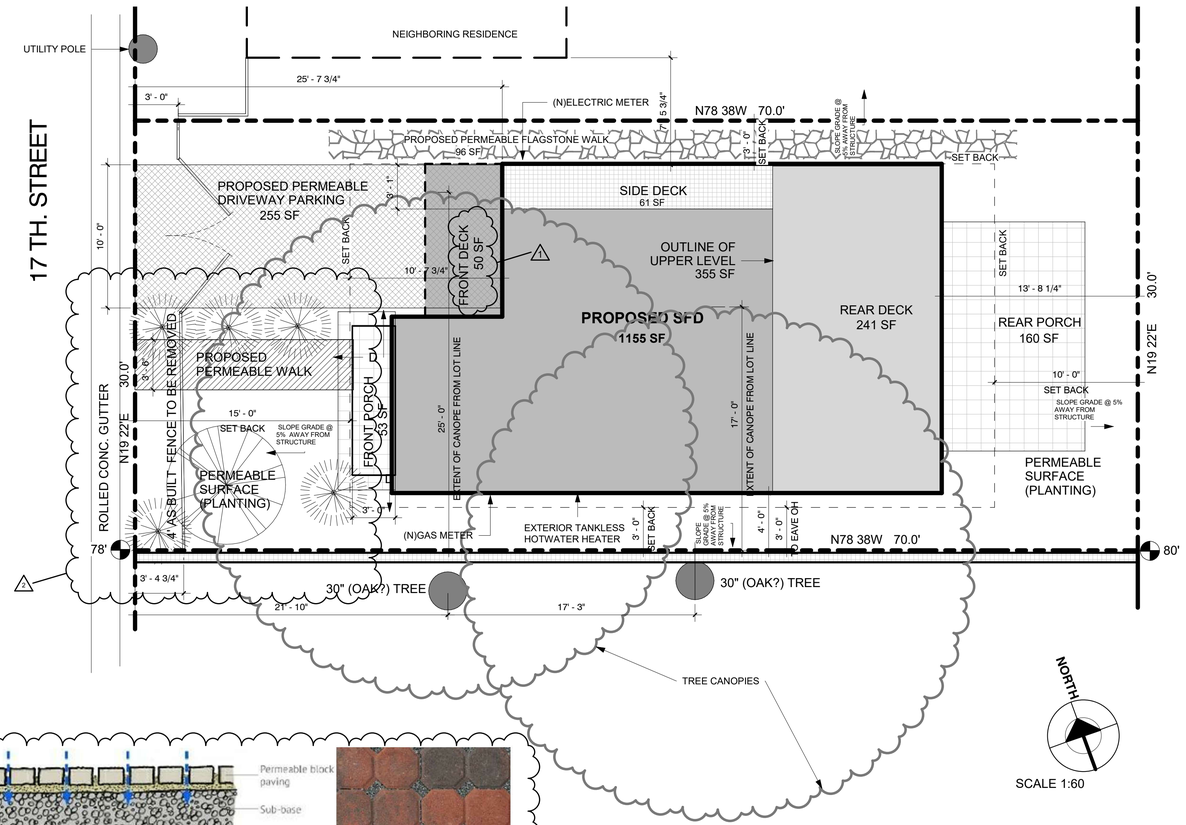
Terri C. Schaeffer
Program Manager

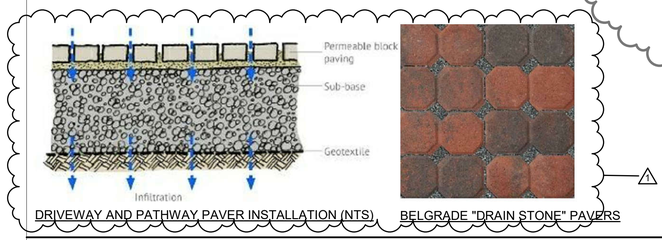
Enclosure

cc. Mark Brodeur, Director CEDD
Heidi Quinn, Assistant City Attorney

MACARTHUR RESIDENCE

SITE PLAN

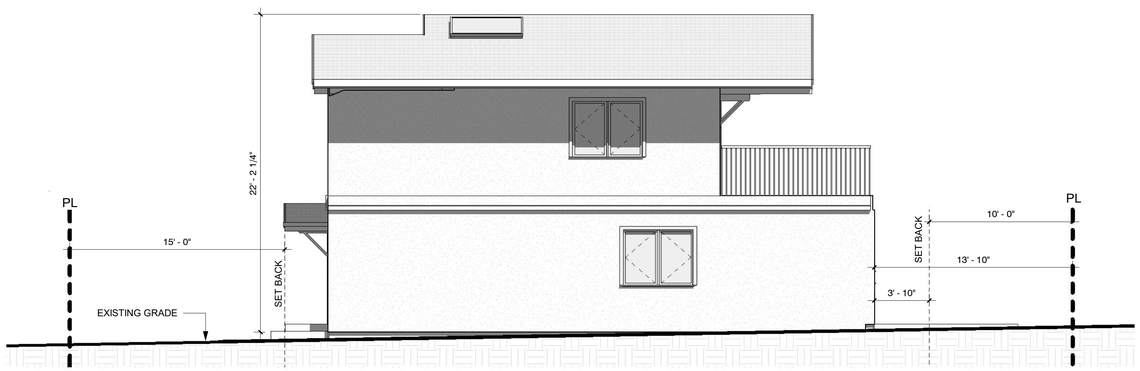




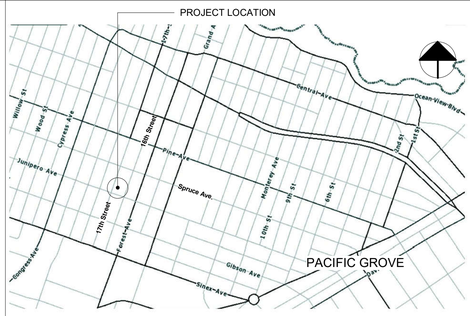
DRIVEWAY AND PATHWAY PAVER INSTALLATION (NTS)

BELGRADE "DRAIN STONE" PAVERS

SITE ELEVATION



VACINITY MAP



EXISTING LOT

PROPOSED VIEW 1

PROPOSED VIEW 2

PROJECT DATA

PROJECT ADDRESS:	ADJACENT AND DIRECTLY SOUTH OF 511 17TH ST, PACIFIC GROVE, CA
APN:	006-475-014
OWNER:	OWNER: JAMES MACARTHUR, TRUSTEE FOR, PG MACARTHUR TRUST - DATED 12/20/17 PO BOX 91472, SAN DIEGO, CA 92169
CONTACT INFO: VOICE: FAX: EMAIL	 619-846-1550 815 572-5600 (FAX) jim_macarthur@hotmail.com
SCOPE :	CONSTRUCTION OF A NEW 1,155 SF TWO STORY SFD WITH ONE OFF ROAD PARKING SPACE
ZONING:	R1
LEGAL DESCRIPTION:	LOT BLOCK
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3/U
PARKING:	ONE OFF ROAD
FIRE DEPARTMENT:	PG / MONTEREY FIRE DISTRICT
AUTOMATIC SPRINKLERS EXISTING:	NO
SPRINKLERS REQUIRED:	YES
DESCRIPTION	FULL BATHROOMS: 2 HALF BATHROOMS: 0 BEROOMS 2 TOTAL ROOMS: 4 NUMBER OF FIREPLACES 1
WILDLAND URBAN INTERFACE CODES REQUIRED:	YES / NO W.U.I.
ZONE:	S.R.A. / L.R.A.
UTILITY PROVIDERS WATER: SEWER: OTHER ELEC / GAS:	 CAL AM PG PG&E
WATER MNGMNT AGENCY:	MPWMD
PLANNING AREA:	GREATER MONTEREY PENINSULA

SITE COVERAGE

LOT SIZE	2,100 S.F. 0.0482 AC.
PROPOSED SFD	800 S.F.
FRONT PORCHE	33 SF
FRONT DECK	50 SF
REAR PORCH	160 SF
PERMEABLE DRIVEWAY	0 SF
PERMIABLE PATHS	0 SF
TOTAL PROPOSED COVERAGE	1013 SF. 51.5%
MAX. ALLOWABLE SITE COVERAGE	60% 1260 S.F.

GROSS FLOOR AREA

UPPER LEVEL	355 SF.
MAIN LEVEL	800 SF.TOTAL GROSS
FLOOR AREA	1155 SF.
MAX. ALLOWABLE GFA	1155 S.F.

PROPOSED BUILDING COVERAGE

BUILDI NG FOOTPRINT LIVING	800 SF.
TOTAL ALLOWABLE 45% X 2100=	945 SF.

SHEET DIRECTORY

A1.1 COVER
A2.1 UPPER LEVEL FLOOR PLAN
A2.2 MAIN LEVEL FLOOR PLAN
A2.5 ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A5.1 BUILDING SECTIONS

Vanvliet
Charles van Vliet • 831.241.0206 • charles@charlesvanvliet.com

PROJECT ADDRESS

Adjacent and directly South of 511 17th St, Pacific Grove, CA

A.P.N. 006-475-014-000

START DATE: 12/04/2018

OWNER

JIM MACARTHUR
PO Box 91472,
San Diego, CA
92169

(619)846-1550

MACARTHUR RESIDENCE

ISSUE	DATE:
JIM MACARTHUR	02/11/2019
PACIFIC GROVE PLANNING	03/07/2019
JIM MACARTHUR	03/07/2019
PACIFIC GROVE PLANNING	03/26/2019
JIM MACARTHUR	03/25/2019

REVISIONS

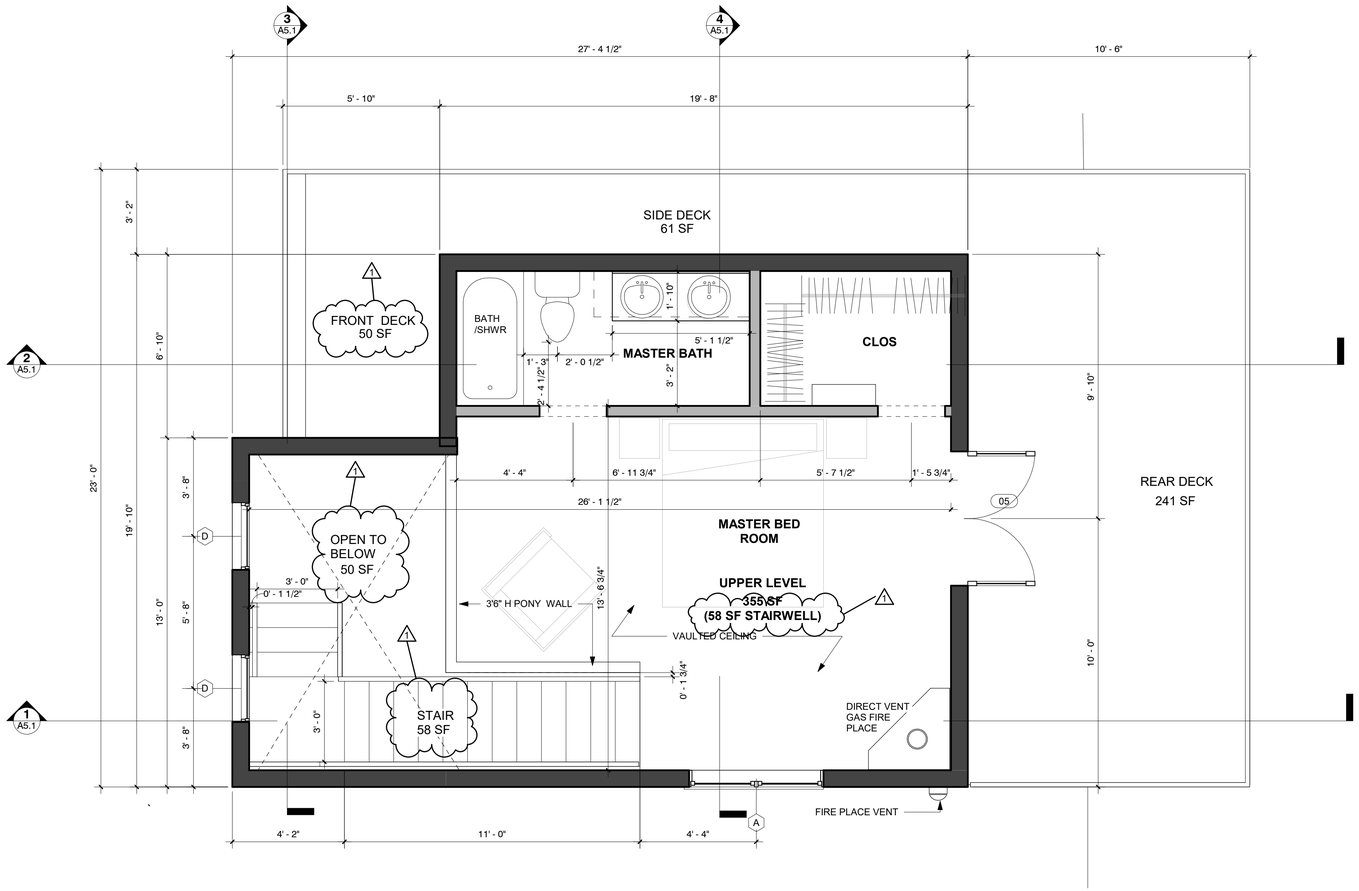
#	DATE:
1	03/24/2019
2	04/19/2019

SHEET TITLE

COVER

SHEET #

A1.1



1 UPPER LEVEL FLOOR PLAN
3/8" = 1'-0"

WINDOW SCHEDULE

TYPE.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL
A	CASMENT DBL W/ TRIM	60"	48"	80"	WOOD CLAD
B	FIXED W/ TRIM	66"	38"	80"	WOOD CLAD
C	FIXED W/ TRIM	30"	30"	80"	WOOD CLAD
D	FIXED ARCHED W/ TRIM	30"	54"	180"	WOOD CLAD
E	CASEMENT W/ TRIM / (TEMPERED)	24"	36"	80"	WOOD CLAD
G	VELUX FLAT GLASS SKYLITE	36"	48"		ANNODIZED ALUMINUM

DOOR SCHEDULE

NO.	DESCRIPTION	DIMS	THICKNESS
01	ENTRY ARCHED HALF GLAZING	36"X80"	1 3/4"
02	INTRERIOR 4 PANEL WOOD PAINT GRADE	30"X80"	1 3/8"
03	DBL BIFOLD WOOD LOVERED	60"X80"	1 3/8"
04	EXTERIOR WOOD FRAME FULL GLAZING	36"X80"	1 3/4"
05	FRENCH DOORS	60"X80"	1 3/4"
06	INTRERIOR 4 PANEL WOOD PAINT GRADE	30"X80"	1 3/8"

WALL LEGEND

NEW 2X4 INTERERIOR PARTITION - NI

NEW.. 2X6 EXTERERIOR WALL - NX

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JIM MACARTHUR	03/25/2019

REVISIONS

#	DATE:
1	03/24/2019
2	04/19/2019

SHEET TITLE

UPPER LEVEL FLOOR PLAN

SHEET #

A2.1

WINDOW SCHEDULE

TYPE.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL
A	CASMENT DBL W/ TRIM	60"	48"	80"	WOOD CLAD
B	FIXED W/ TRIM	66"	38"	80"	WOOD CLAD
C	FIXED W/ TRIM	30"	30"	80"	WOOD CLAD
D	FIXED ARCHED W/ TRIM	30"	54"	180"	WOOD CLAD
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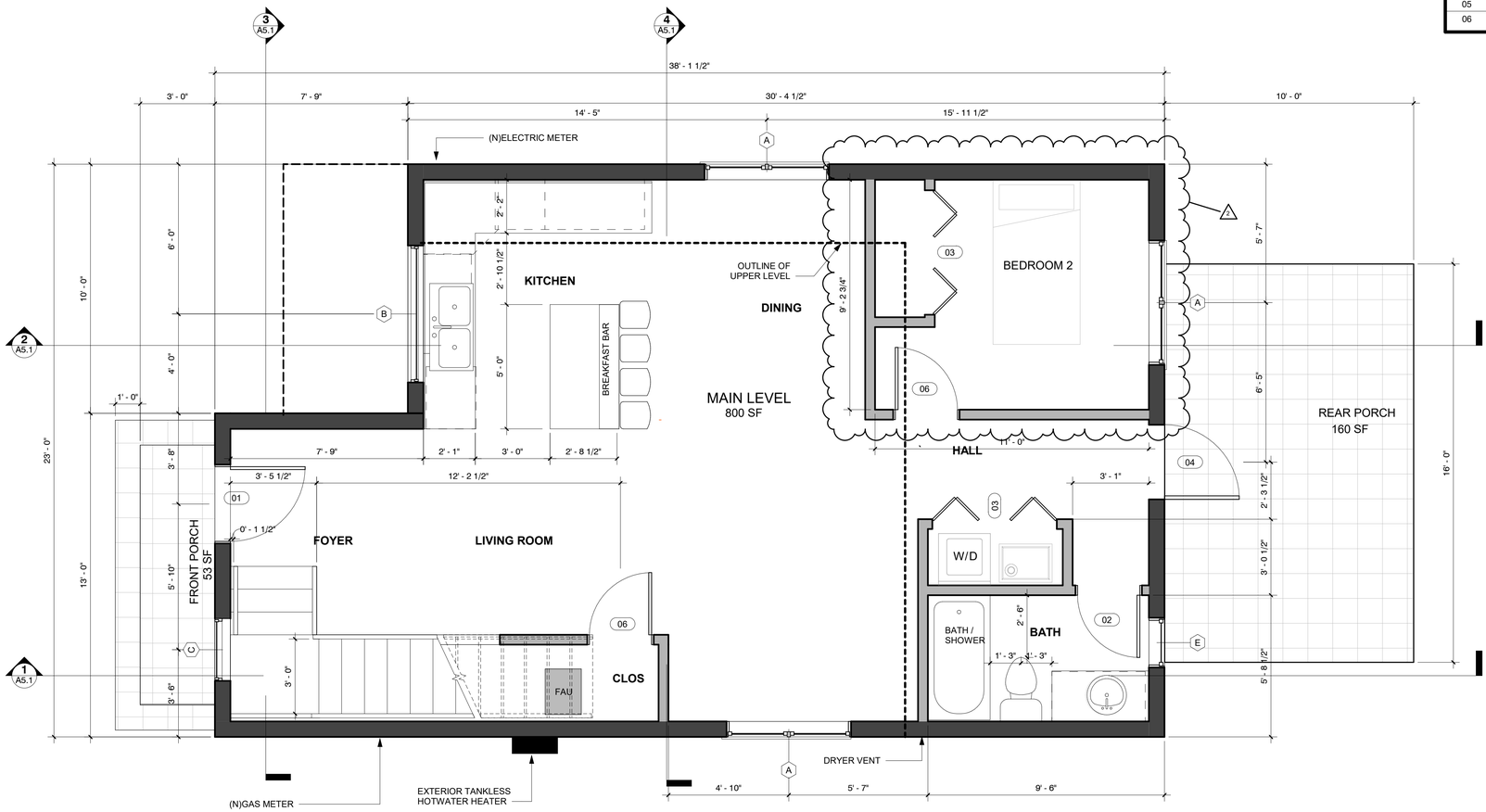
06	INTRERIOR 4 PANEL WOOD PAINT GRADE	30"X80"	1 3/8"

WALL LEGEND

NEW 2X4 INTERERIOR PARTITION - NI

NEW.. 2X6 EXTERERIOR WALL - NX



3 MAIN LEVEL FLOOR PLAN
3/8" = 1'-0"

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JIM MACARTHUR	03/25/2019

REVISIONS

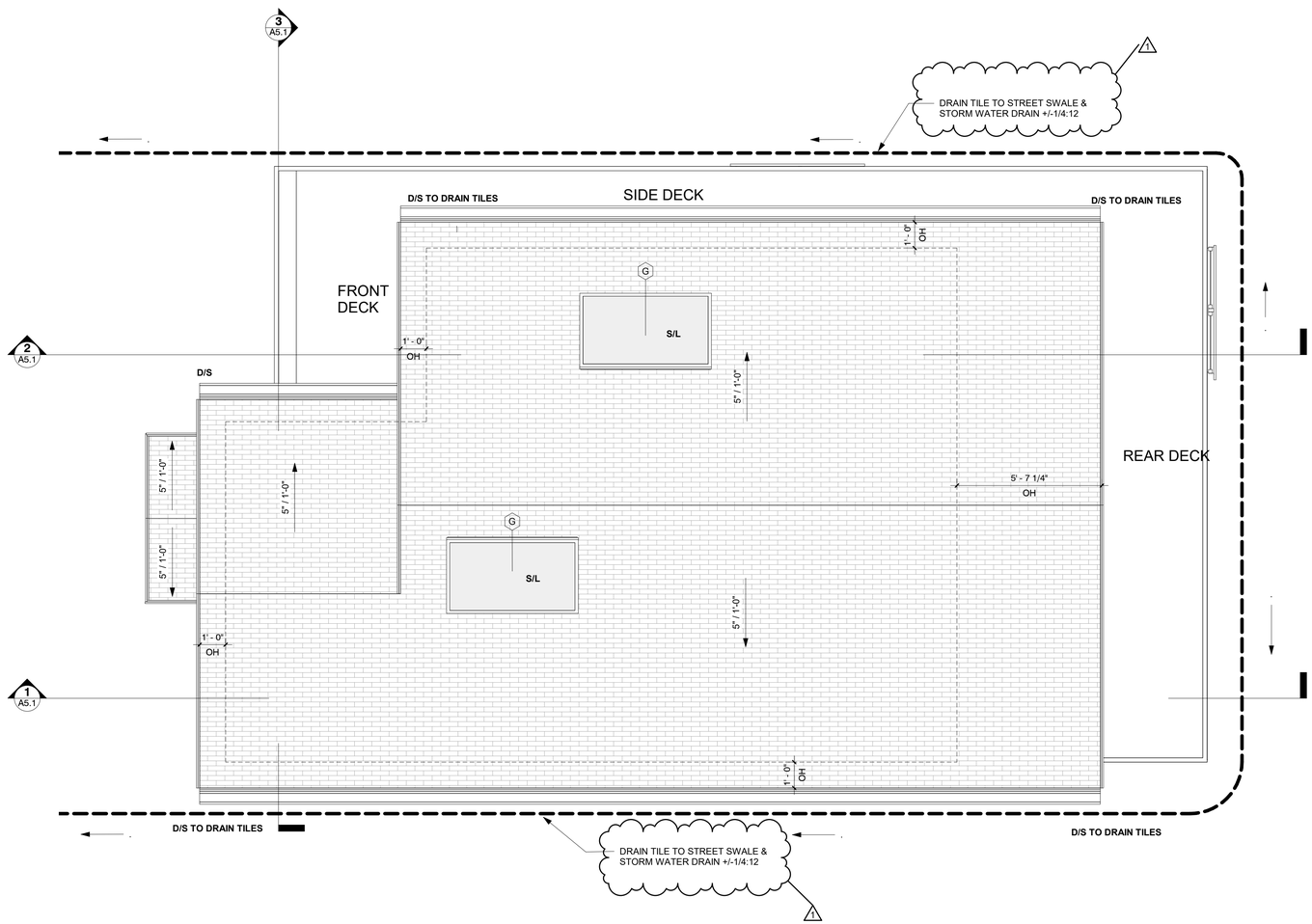
#	DATE:
1	03/24/2019
2	04/19/2019

SHEET TITLE

MAIN LEVEL FLOOR PLAN

SHEET #

A2.2



1 ROOF PLAN
3/8" = 1'-0"

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PROJECT ADDRESS

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A.P.N. 006-475-014-000

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REVISIONS

#	DATE:
1	03/24/2019
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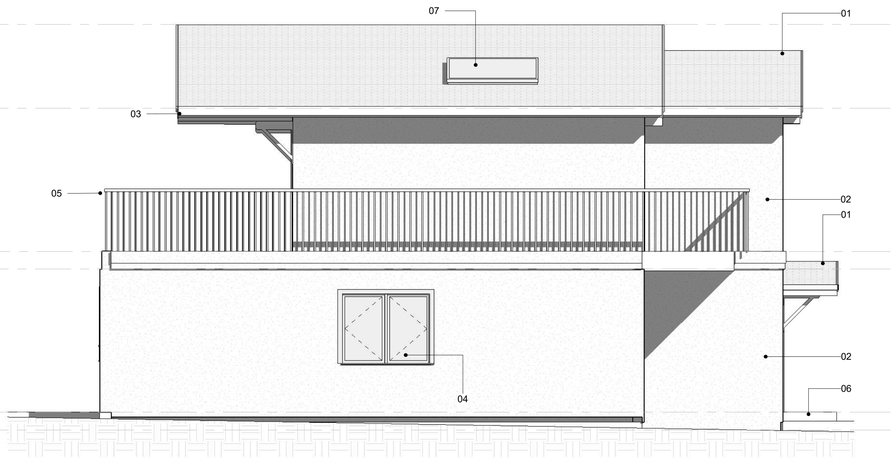
SHEET TITLE

ROOF PLAN

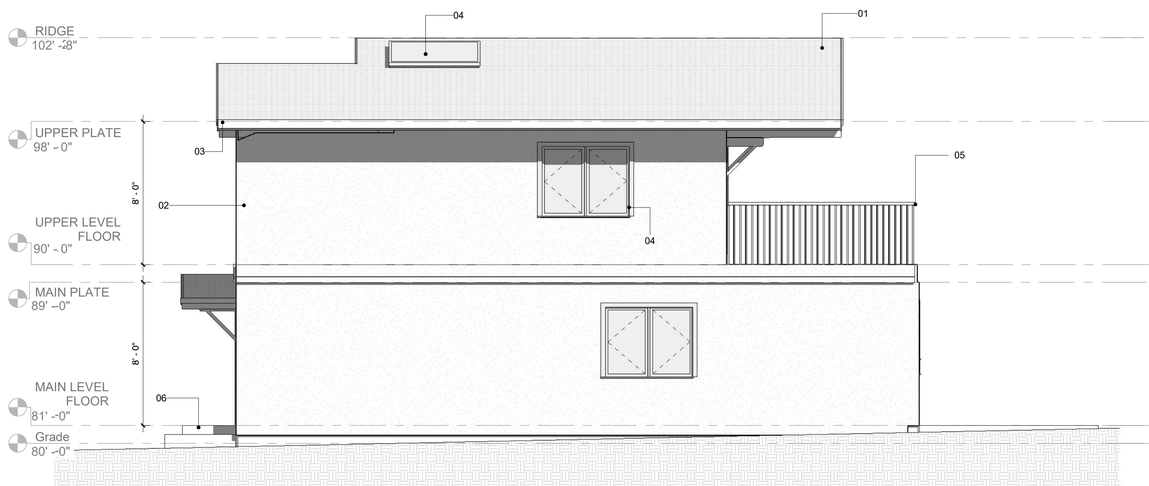
SHEET #

A2.5

3 WEST ELEVATON
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVAION
1/4" = 1'-0"

4 EAST ELEVATON
1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

1. CLASS A COMPOSITION SHINGLE ROOFING
2. 7/8" 3 COAT EXTERIOR PLASTER-SMOOTH MISSION FINISH
3. PAINTED GALVANIZED GUTTERS AND DOWNSPOUTS
4. NEW WOOD CLAD WINDOWS AND DOORS
5. WOOD CAPPED ANNODIZED STEEL RAILING
6. CONCRETE LANDINGS WITH TILED TOP SURFACE
7. VELUX OPERATIONAL TRIPLE GLAZED FLAT GLASS SKYLITE

Vanvliet
Charles van Vliet • 831.241.0206 • charles@charlesvanvliet.com

PROJECT ADDRESS

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A.P.N. 006-475-014-000

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REVISIONS

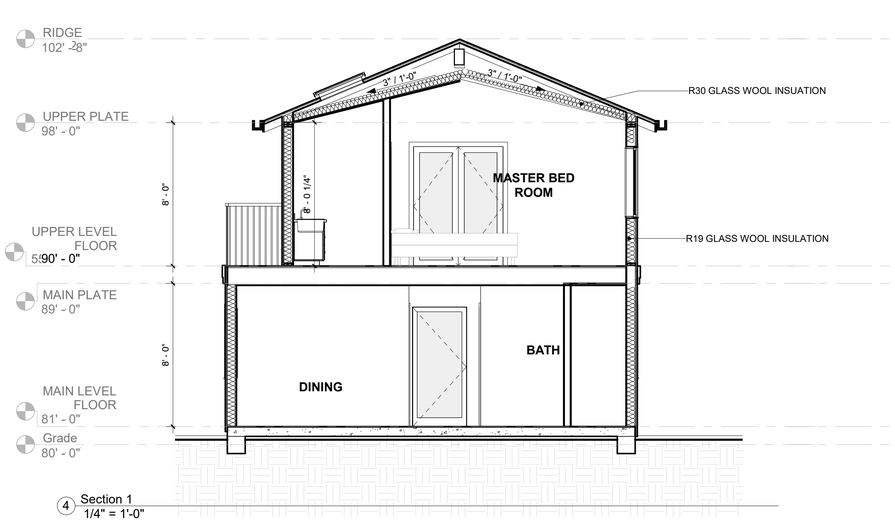
#	DATE:
2	04/19/2019

SHEET TITLE

EXTERIOR ELEVATIONS

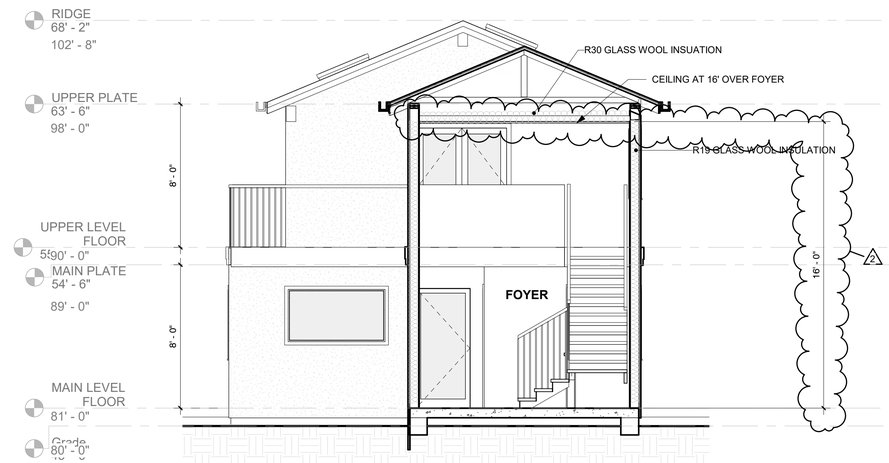
SHEET #

A3.1

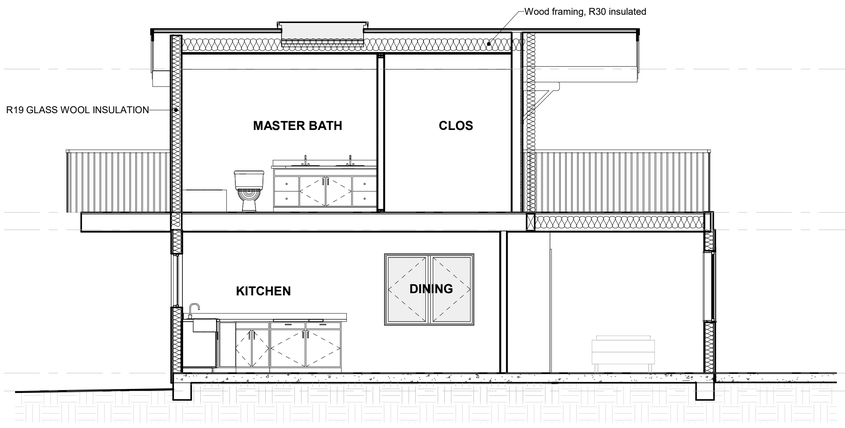


4 Section 1
1/4" = 1'-0"

1 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

Vanvliet
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JIM MACARTHUR	03/25/2019

REVISIONS

#	DATE:
1	03/24/2019
2	04/19/2019

SHEET TITLE

BUILDING SECTIONS

SHEET #

A5.1