



NOTICE OF MEETING

CITY OF PACIFIC GROVE

ZONING ADMINISTRATOR

AGENDA

2:00 p.m., Wednesday, January 17, 2018

City Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order- 2:00 p.m.

2. Public Comment

Comments from the audience will not receive Zoning Administrator action. Comments must deal with matters subject to the jurisdiction of the Zoning Administrator and will be limited to three (3) minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the Zoning Administrator in advance of the meeting.

3. Regular Agenda.

a. Address: 510 Evergreen Road (APN 006-422-021)

Permit Application: Parcel Map #16-725 and Administrative Architectural Permit #16-745

Project Description: Parcel Map to subdivide one parcel into two parcels, and Administrative Architectural Permit to relocate a detached garage.

Applicant/Owner: Doug Howe, architect, on behalf of Andy & Marie Miller, owners

Zone District/Land Use: R-1-B-3/Low Density to 5.4 DU/ac

CEQA Status: Exempt under CEQA Class 15 S. 15315

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Approve the parcel map as submitted.

b. Address: 223 Grand Avenue (APN: 006-283-011)

Permit Application: Parcel Map 17-709

Project Description: to subdivide mixed use commercial building into two residential condominiums and one commercial condominium.

Applicant/Owner: Michael Miller

Zone District/Land Use: Commercial Downtown

CEQA Status: Exempt under CEQA Class 15 S. 15315

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve the parcel map as submitted.

4. Adjournment.

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

GENERAL NOTICE

Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process. ZA will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next

regular meeting or to a special meeting at the discretion of ZA. This meeting is open to the public and all interested persons are welcome to attend.

NOTICE TO APPLICANTS

Appearance by Applicant/Representative: Applicants or their representatives must be present at the meeting for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.

Appeals and Appeal Period: Decisions rendered by the ZA may be appealed to the Planning Commission using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days (5 days in the case of a single-family dwelling not listed on the historic resources inventory as considered under the terms of Section 23.73.080(a) of the Municipal Code) of the action or decision being appealed. The aforementioned appeal period notwithstanding, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following ZA action to decide to review such action. No building permit pertaining to a ZA action may be issued until the appeal period has passed.

Judicial Time Limits: This serves as written notice that PGMC §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.

Building Permit: Applicants are requested to contact the Building Department for building permit requirements.

Notice of Exemption (NOE) under the California Environmental Quality Act (CEQA): All projects are subject to CEQA and disclosure. CEQA status is noted on the agenda for each project. Applicants with approved projects that have been deemed statutorily or categorically exempt under CEQA may file a NOE directly with the Monterey County Clerk to reduce the CEQA challenge period from 180 days to 35 days (CEQA Guidelines Section 15062). Applicants wishing to file the NOE should contact their planner for instructions on how to file the notice with the County. Please note the Monterey County Clerk has a \$50 filing fee for a NOE. Filing of a NOE by the City of Pacific Grove is not required. CEQA determinations are included in the public hearing notices for all projects.



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

AGENDA REPORT

TO: Mark Brodeur, Zoning Administrator

FROM: Wendy Lao, Associate Planner

MEETING DATE: January 17, 2018

SUBJECT: Parcel Map (PM) 16-725 to subdivide one parcel into two parcels, and Administrative Architectural Permit (AAP) 16-745 to relocate a detached garage.

ADDRESS: 510 Evergreen Road (APN 006-422-021)

**ZONING/
LAND USE:** R-1-B-3/Low Density to 5.4 DU/AC

APPLICANT: Doug Howe, architect, on behalf of Andy & Marie Miller, owners

CEQA: Categorical Exemption, Section 15315, Class 15, Minor Land Divisions

RECOMMENDATION

Approve the parcel map as submitted.

BACKGROUND

On August 16, 2016, a Parcel Map Permit Application No. 16-725 was submitted to subdivide one existing 29,953 square feet parcel (approximately 0.687 acre) into two parcels. The existing parcel is bounded by Evergreen Road to the east, the Union Pacific Railroad to the west, and residential properties to the north and south. The parcel contains an existing single-family residence and a detached garage.

The subdivision consists of one parcel in the north of approximately 13,475 square feet (0.309 acres). The parcel dimensions would be 77 feet wide and 175 feet length, and would be vacant.

The subdivision also consists of one parcel in the south of approximately 16,478 square feet (0.378 acres). The parcel dimensions would be 94.16 feet wide and 175 feet length, and would contain the existing house at its present location. The detached garage currently straddles the boundaries of the two proposed parcels, so would be entirely relocated to this new parcel, under Administrative Architectural Permit (AAP) 16-745. PM Permit No. 16-725 contains a Condition of Approval which requires AAP 16-745 to be executed in order for the subdivision to be effective.

Aside from the relocation of the detached garage, no development proposals for either parcel are on file with the Community and Economic Development Department.

DISCUSSION

The property is currently designed *Low-Density Residential to 5.4 DU/AC* by the General Plan and zoned R-1-B-3.

The proposal meets the zoning code requirement of a minimum of 10,000 square feet and a minimum width of 70 square feet, pursuant to P.G.M.C. 23.16.100(c)(1).

The relocation of the two-car garage would exceed the southern parcel’s requirement of one covered and one uncovered parking spaces.

The proposed parcel map conforms to both the General Plan designation and R-1-B-3 zoning district. There are no legal issues that would prohibit the approval of the parcel map subdividing one parcel into two.

The Site Plan Review Committee (SPRC), comprised of the City Engineer, the Fire Chief, the Public Works Superintendent and the Building Official, completed review of the tentative map. On December 21, 2017, the SPRC accepted the proposal to subdivide the parcel into two parcels.

ENVIRONMENTAL DETERMINATION:

PM 16-725 qualifies for a Class 15 exemption from CEQA requirements, pursuant to Guidelines 15315 – Minor Land Divisions. The subdivision consists of four or fewer parcels, no variances or exceptions are required, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

AAP 16-745 qualifies for a Class 1 exemption from CEQA requirements, pursuant to Guidelines 15301 – Existing Facilities. The accessory structure being the garage will be removed and relocated to a new location on the same parcel.

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the environment, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. PM 16-725 – Draft Permit
- B. PM 16-725 – Parcel Map
- C. AAP 16-745 – Site Plans
- D. AAP 16-745 – Draft Permit
- E. CEQA Exemption

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Associate Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

**PARCEL MAP PERMIT NO. 16-725
FOR A PROPERTY LOCATED AT 510 EVERGREEN ROAD
TO SUBDIVIDE A 29,953 SQUARE FEET (0.687 ACRE) PARCEL (APN 006-422-021) INTO TWO PARCELS,
CREATING ONE PARCEL OF 13,475 SQUARE FEET (0.309 ACRES)
AND ONE PARCEL OF 16,478 SQUARE FEET (0.378 ACRES).**

FACTS

1. The subject site is located at 510 Evergreen Road, Pacific Grove, 93950 (APN 006-422-021)
2. The subject site has a designation of Low Density to 5.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1-B-3 zoning district.
4. APN 006-422-021 is an interior lot of 171.16 feet width by 175 feet length, totaling 29,953 square feet (0.687 acres).
5. APN 006-422-021 is developed with a single-family residence and a detached garage.
6. The project proposes one parcel in the north to be of 77.0 feet wide and 175 feet length, totaling 13,475 square feet (0.309 acres) and one parcel in the south to be of 94.16 feet wide and 175 feet length, totaling 16,478 square feet (0.378 acres).
7. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15315, Class 15, Minor Land Divisions.

FINDINGS

1. The division 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;
2. The subject property is in compliance with the City's General Plan, all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and rules pertaining to uses, and any other applicable provisions of the Zoning Ordinance with the exception of the front yard setback for the detached garage which is currently legal non-conforming, and the division includes a Condition of Approval #6 to relocate the detached garage, which will bring the setback into conformance, and;
3. Sanitary sewer facilities and connections are provided for each lot, and;
4. Each parcel contains a minimum of 10,000 square feet and a minimum width of 70 feet, per P.G.M.C. 23.16.100(c)(1).

PERMIT

Parcel Map Permit 16-725 to allow:

- 1) Subdivision of a property located at 510 Evergreen Road, Pacific Grove (APN 006-422-021) into two parcels as shown on "Miller Residence Lot Subdivision" dated December 5, 2017, prepared by Fletcher + Hardoin Architects, per Pacific Grove Municipal Code Section 24.08, Subdivisions.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit will not expire or become void once passed by the Zoning Administrator, and all permit conditions of approval must be completed and executed within one (1) year of this permit approval 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 additional approvals.

- 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. **Conformance to Plans.** Changes to the site shall conform to approved plans entitled “Miller Residence Lot Subdivision” dated December 5, 2017, prepared by Fletcher + Hardoin, on file with the Community and Economic Development Department, with the exception of any subsequently approved changes.
- 5. **Deed Restriction.** The new deed description of the subdivision shall be filed with the County Recorder and recorded prior to any building permit issuance, including legal description and a map from a professional engineer.
- 6. **Detached Garage.** Administrative Architectural Permit (AAP) #16-745 to relocate the detached garage to the new 16,478 square feet parcel and outside of the setback areas must be approved and executed in order for this permit (Parcel Map Permit No. 16-725) to be effective.
- 7. **Water.** A minimum of one (1) water credit shall be transferred from the existing residence at the new 16,478 square feet parcel to the new, vacant, 13,475 square feet parcel, per Monterey Peninsula Water Management District calculations.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE:

- 1. The Administrator 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 Administrator authorizes APPROVAL of Parcel Map Permit 16-725.
- 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 SPECIAL MEETING OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE ON THE 17TH DAY OF JANUARY, 2018.

APPROVED:

Mark J. Brodeur, Zoning Administrator

Date

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.

Andy & Marie Miller, Owners

Date

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
2016 TITLE 24, PART 8, CALIFORNIA STATE HISTORICAL CODE
2016 TITLE 24, PART 3, CALIFORNIA ELECTRICAL CODE
MONTEREY COUNTY CODE
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT.
- GENERAL DIMENSIONING GUIDELINES:
A. ALL DIMENSIONS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
B. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUDS OR CENTERLINE OF STUDS WHERE INDICATED.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THE CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS ON PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ONLY WORKING DRAWINGS STAMPED "ISSUED FOR CONSTRUCTION" ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYER SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- IF, DURING THE COURSE OF CONSTRUCTION ACTIVITY ON THE SUBJECT PROPERTY, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOPE PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES.

MILLER RESIDENCE

PACIFIC GROVE, CALIFORNIA



Fletcher + Hardoin
Architects

769 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889

CONSULTANT:

PROJECT:
Miller Residence
Lot Subdivision

510 Evergreen Road
Pacific Grove, CA

PROJECT NO: 1607

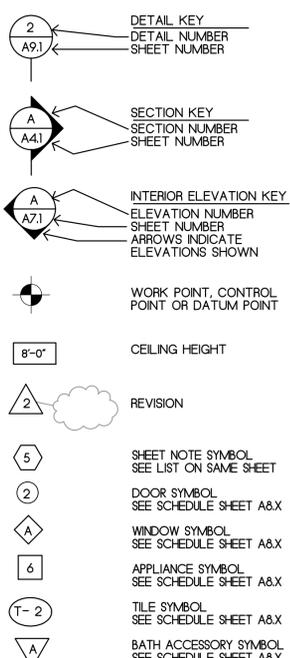
OWNER:
Andy & Marie Miller
510 Evergreen Road
Pacific Grove, CA

SHEET TITLE:
COVER SHEET
FLOOR PLAN

ABBREVIATIONS

∆	AND	DBL	DOUBLE	HB	HOSE BB	O/	OVER	SMA	SMALL
L	ANGLE	DEPT.	DEPARTMENT	HC	HARDBOARD	OBS	OBSCURE	SS	STAINLESS STEEL
•	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
⊕	CENTERLINE	DF.	DOUBLE FR	HER	HEADER	OD.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
⊞	PLATE	D.H.	DOUBLE HUNG	HDWD	HARDWOOD	OFF	OFFICE	SPEC.	SPECIFICATIONS
∅	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR	HARDWARE	OHWS	OVAL-HEAD MACHINE SCREW	SO	SQUARE
⊥	PERPENDICULAR	DA.	DIAMETER	H.M.	HOLLOW METAL	OHWS	OVAL-HEAD WOOD SCREW	STD.	STEEL
∥	PARALLEL	DMEN	DIMENSION	HORZ	HORIZONTAL	OSB	ORIENTED STRAND BOARD	STAG	STAGGERED
∩	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP	OPPOSITE	STOR.	STORAGE
∩	EXISTING	DWN	DOWN	HTG	HEATING	OSB	ORIENTED STRAND BOARD	STR.	STRUCTURAL
AB.	ANCHOR BOLT	DWS	DRAWING	HW	HOT WATER	P.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
AB.S.	ANCHOR BOLT BUTADIENE STYRENE	DWR	DRAWER	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	PART. BD.	PARTICLE BOARD	SYM.	SYMMETRICAL
A.C.	ASPHALTIC CONCRETE	E	EACH	IC.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	P.F.	POWDER ACTUATED FASTENER	SYS	SYSTEM
A/C	AIR CONDITIONING	E.A.	ELEVATION, ELEVATOR	ID.	INSIDE DIAMETER	PERF.	PERFORATED	T.	TREAD (S)
ADJ.	ADJUSTABLE	ELEC.	ELECTRIC (AL)	INCL.	INCLUDED, INCLUDING	PL.F.	POUNDS PER LINEAL FOOT	TA.	TOWEL BAR
ADJ.	ADJUSTABLE ADJACENT	EMER	EMERGENCY	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.O.C.	TOP OF CURB
AGGR.	AGGREGATE	ENCL.	ENCLOSURE	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR	PAPER	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXST. ID	EXISTING	JAN.	JANITOR	P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOST HANGER	P.S.I.	POUNDS PER SQUARE INCH	T.O.G.	TOP OF GRADE
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	P.T.	PRESSURE TREATED	THK.	THICK (NESS)
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	PART.	PARTITION	THRESH.	THRESHOLD
BIT.	BITUMINOUS	PAST.	PASTER, FASTENER	L.	LONG LENGTH	P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BLDG.	BUILDING	FR.	FLOOR	LAM.	LAMINATE, LAMINATED	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R	RIBER (S)	TV	TOILET PAPER HOLDER
BLKG.	BLOCKING	FEN.	FOUNDATION	LAV.	LAVATORY	RA.	RETURN AIR	T.W.	TOP OF WALL
B.M.	BENCH MARK	FE.	FIRE EXTINGUISHER	LBS.	LAG BOLT	RAD.	RADIUS	TYP.	TYPICAL
BM	BEAM	FBRGL.	FIBERGLASS	L.C.	LOCATE, LOCATION	R.D.	ROOF DRAIN	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FR.	FRESH (ES)	L.O.V.	LOCATE, LOCATION	REG.	REGISTER	UL	UNDERWRITERS LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	UR	UNLESS OTHERWISE NOTED
B.TWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	RENF.	REINFORCED, REINFORCING	URNAL	URNAL
B.W.	BOTH WAYS	FLR.	FLOOR (ING)	MAT.	MATERIAL (S)	REQU.	REQUIRED	V.A.	VAPOR BARRIER
CAB.	CABINET	FLUR.	FLOORING	MAX.	MAXIMUM	RESL.	RESILIENT	VAR	VARES
CATCH	CATCH BASIN	FLUOR.	FLOURESCENT	MB.	MACHINE BOLT	RHMS.	ROUND HEAD METAL SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.C.	MACHINE CABINET	RHWS.	ROUND HEAD WOOD SCREW	V.G.	VERTICAL GRAN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MCH.	MECHANICAL	RO.	ROUGH OPENING	V.N.Y.	V.N.Y. TILE
C.F.	CUBIC FOOT	F.F.	FACE OF FINISH	M.C.	MACHINE CABINET	R.O.W.	RIGHT OF WAY	W.	WEST
CL.	CAST IRON	F.P.S.	FACE OF STUDS	MEZ.	MEZZANINE	RUB.	RUBBER	W.	WIDE WIDTH
CLKG.	CALLKING	F.R.	FIRE RACE	MFR.	MANUFACTURER	RWD.	REDWOOD	W/C.	WATER CLOSET
CLG.	CEILING	FT.	FOOT OR FEET	MN.	MINIMUM	RW.	RAN WATER LEADER	WD.	WOOD
CLR.	CLEAR HANCE	FTG.	FOOTING	MIR.	MIRROR	S.	SOUTH	WDW.	WINDOW
COL.	COLUMN	FLUR.	FURRED (ING)	MISC.	MISCELLANEOUS	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
COMP.	COMPOSITION	GA.	GAUGE	M.L.W.	MALLEABLE IRON WASHER	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONC.	CONCRETE	GA.LV.	GALVANIZED	M.O.	MASONRY OPENING	SCHD.	SCHEDULE	W/O	WITHOUT
CONN.	CONNECT (ION)	GB.	GRAB BAR	M.TD.	MORTAR	SCHD.	SCHEDULE	W.P.	WATERPROOF
CONSTR.	CONSTRUCTION (ION)	GL.	GALVANIZED IRON	M.TL.	METAL	SECT.	SECTION	WR.	WATER RESISTANT
CONT.	CONTINUOUS	GL.	GLASS GLAZING	MULL.	MULLION	SERV.	SERVICE	WS.	WOOD SCREW
CORR.	CORRUGATED	GLB.	GLASS WALLBOARD	N	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.C.	WAINSCOT
CMT.	CASEMENT	GW.B.	GYPSSUM WALLBOARD	N.I.	NEW	SH.	SHELF, SHELVING	WT.	WEIGHT
CSWK.	CASEWORK			NIC.	NATURAL	SHR.	SHEET	W.W.M.	WELDED WIRE MESH
CT.	COUNTER			NOM.	NOMINAL	SH.	SHEET		
CTSK.	COUNTERSINK			NTS.	NOT TO SCALE	SHG.	SHEATHING		
C.Y.	CUBIC YARD								

SYMBOLS



PROJECT DATA

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF RELOCATING AN EXISTING GARAGE TO ANOTHER PORTION OF THE LOT

PROJECT LOCATION:
A.P.N. 006-422-021

ZONING:
R-1-B-3

TYPE CONSTRUCTION:
TYPE V-B

EXISTING SITE AREA:
29,953 SF.

SUBDIVIDED PARCELS:
NEW PARCEL AREA 13,475 SF.
PARCEL WITH EXISTING HOUSE AREA: 16,478 SF.

SHEET INDEX

A-0 COVER SHEET
A-1 SITE PLAN

VICINITY MAP



SCALE: NONE

DRAWN BY:
PRINT DATE:
DRAWING DATE: 7-28-2017
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
12-05-2017

FILE: 1607 COVER VIEW:

Use of these drawings and specifications is restricted to the original project site for which they were intended. Reproduction by any method, in whole or in part, is prohibited. Title to drawings and specifications including all design ideas and information remains with Fletcher + Hardoin Architects. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these drawings and specifications.

SHEET NUMBER:

A-0

SHEET OF SHEETS



Fletcher + Hardoin Architects

769 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889
CONSULTANT:

PROJECT:
Miller Residence
Lot Subdivision

510 Evergreen Road
Pacific Grove, CA

PROJECT NO: 1607

OWNER:
Andy & Marie Miller
510 Evergreen Road
Pacific Grove, CA

SHEET TITLE:
SITE PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY:
PRINT DATE:
DRAWING DATE: 7-28-2017
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
12-05-2017

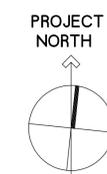
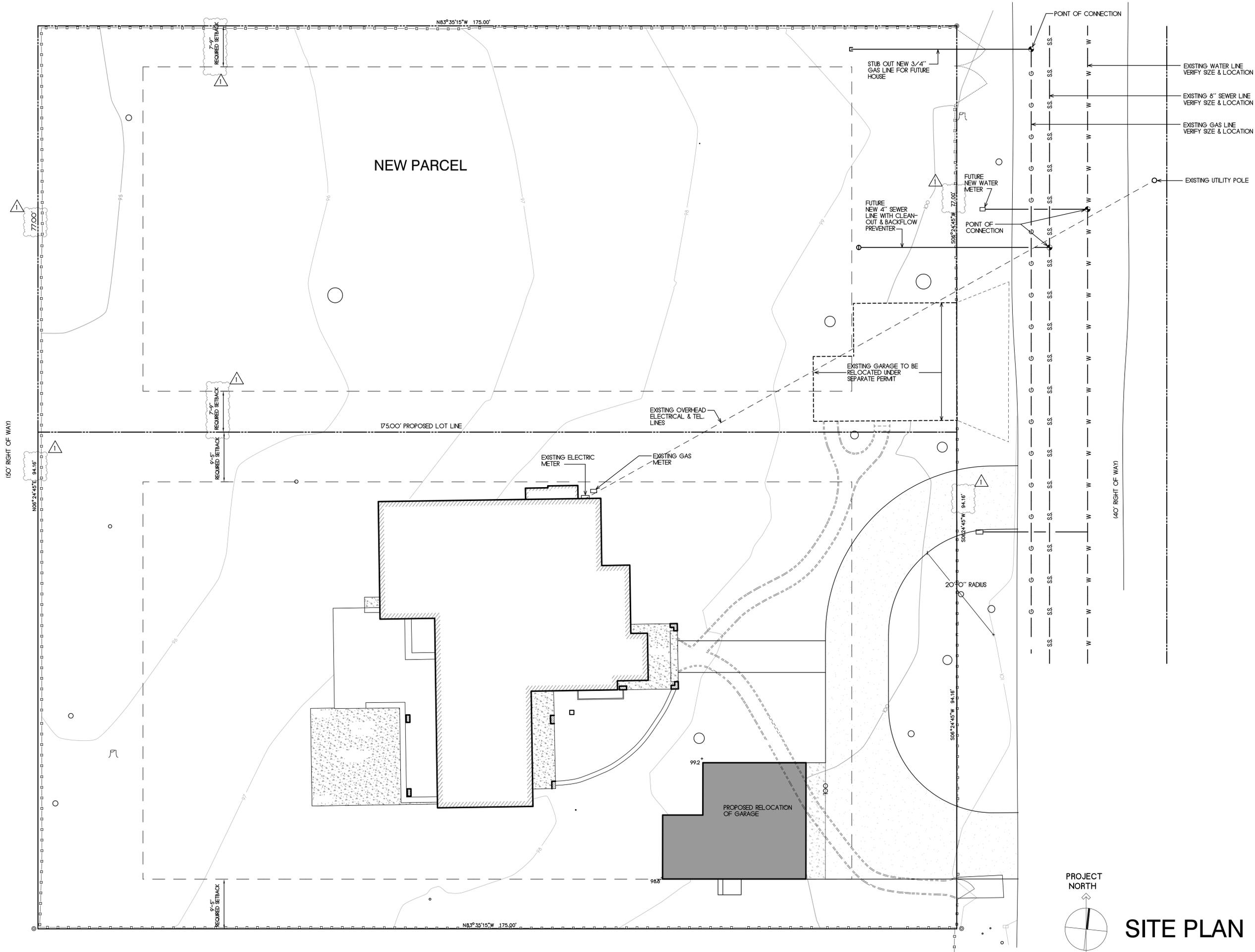
FILE: 1607 SITE PLAN VIEW: SITE

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SHEET NUMBER:

A-1

SHEET ___ OF ___ SHEETS



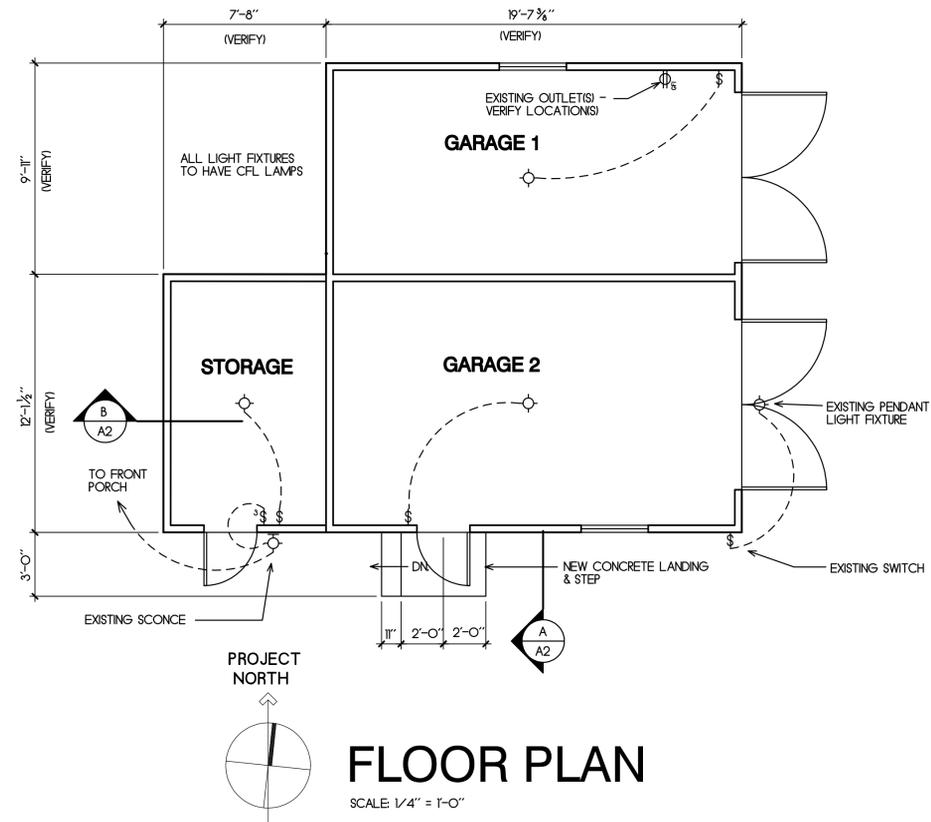
SITE PLAN

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
2016 TITLE 24, PART 8, CALIFORNIA STATE HISTORICAL CODE
2016 TITLE 24, PART 3, CALIFORNIA ELECTRICAL CODE
MONTEREY COUNTY CODE
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT.
- GENERAL DIMENSIONING GUIDELINES:
A. ALL DIMENSIONS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
B. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUDS OR CENTERLINE OF STUDS WHERE INDICATED.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THE CONTRACTOR SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS ON PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ONLY WORKING DRAWINGS STAMPED "ISSUED FOR CONSTRUCTION" ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYER SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- IF, DURING THE COURSE OF CONSTRUCTION ACTIVITY ON THE SUBJECT PROPERTY, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOPE PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES.

MILLER RESIDENCE

PACIFIC GROVE, CALIFORNIA



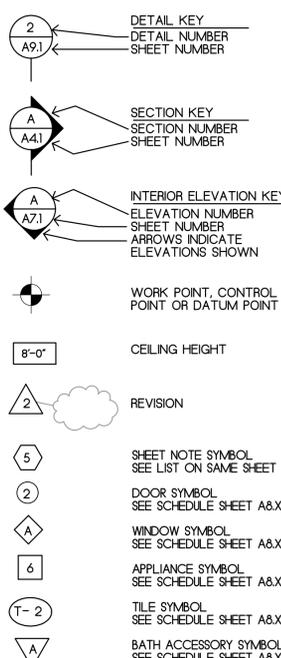
FLOOR PLAN

SCALE 1/4" = 1'-0"

ABBREVIATIONS

∠	AND ANGLE	DBL	DOUBLE DEPT.	HD.	HOSE BB	O/	OVER OBS.	SM	SMALL
•	ANGLE	DEPT.	DEPARTMENT	HC.	HOLLOW CORE	O.C.	ON CENTER	SS.	STAINLESS STEEL
⊕	CENTERLINE	DET.	DETAIL	H.C.	HOLLOW CORE	S.M.	SHEET METAL	SM.	SHEET METAL SCREW
⊕	FLATE	DF.	DOUBLE FR	HDWD.	HARDWOOD	SM.S.	SHEET METAL SCREW SPECIFICATIONS	SO.	SQUARE
∅	DIAMETER OR ROUND	DH.	DOUBLE HUNG	HDWR.	HARDWARE	SO.	SQUARE	STD.	STANDARD
∥	PERPENDICULAR	DIAG.	DIAGONAL	H/MZ.	HOLLOW METAL	SO.	SQUARE	STAG.	STAGGERED
∥	PARALLEL	DMEN.	DIMENSION	HORZ.	HORIZONTAL	STL.	STEEL	STOR.	STORAGE
∥	ROUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	STOR.	STRUCTURAL	SUSP.	SUSPENDED
∥	EXISTING	DN.	DOWN DRAWING	HTG.	HEATING	STR.	STRUCTURAL	SYM.	SYMMETRICAL
∥	EXISTING	DWS.	DOWNSPOUT	HW.	HOT WATER	SYS.	SYSTEM		
AB.	ANCHOR BOLT	DWG.	DRAWING	HVAC	HVAC				
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER						
A.C.	ASPHALTIC CONCRETE	E.	EAST	IC.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED	T.	TREAD (S)
A/C	AIR CONDITIONING	EA.	EACH	INCL.	INCLUDED, INCLUDING	PL.F.	POUNDS PER LINEAL FOOT	TA.	TOWEL BAR
A.COUS.	ACQUIS.	ELEV.	ELEVATION	INSUL.	INSULATION	PL. LAM.	PLASTIC LAMINATE	T.O.C.	TOP OF CURB
ADJ.	ADJUSTABLE	ELEC.	ELECTRIC (AL)	INT.	INTERIOR	PLAS.	PLASTER	TEL.	TELEPHONE
AGGR.	AGGREGATE	EMER.	EMERGENCY	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INV.	INVERT	PR.	PAPER	T.E.N.	TYPICAL EDGE NAILING
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	JAN.	JANITOR	P.S.F.	POUNDS PER SQUARE FOOT	T.G.	TONGUE AND GROOVE
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXST.	EXISTING	J.H.	JOST HANGER	P.S.I.	POUNDS PER SQUARE INCH	T.O.G.	TOP OF GRADE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	JT.	JOINT	P.T.	PRESSURE TREATED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	KIT.	KITCHEN	PART.	PARTITION	THRESH.	THRESHOLD
BD.	BOARD	F.A.	FIRE ALARM			PART. BOARD	PART. BOARD	T.O.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	PAST.	PASTER			P.V.C.	POLYVINYL CHLORIDE	T.P.	TOILET PAPER HOLDER
BLDG.	BUILDING	FR.	FLOOR	L.	LONG LENGTH	R.	RIBER (S)	T.V.	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	RA.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FEN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	FE.	FIRE EXTINGUISHER	LAG.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FBRGL.	FIBERGLASS	L.V.C.	LOCATE LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ES)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	UL.	UNDERWRITERS LABORATORIES
BRG.	BEARING	FHWS.	FLAT HEAD WOOD SCREW	M.	MATERIAL (S)	RENF.	REINFORCED, REINFORCING	UR.	URNAL
B.TWN.	BETWEEN	FLR.	FLOORING	MAX.	MAXIMUM	REQMT.	REQUIREMENT	V.A.	VAPOR BARRIER
CAB.	CABINET	FLUR.	FLOORING	M.B.	MACHINE BOLT	RHMS.	ROUND HEAD METAL SCREW	VAR.	VARIABLE
CABIN.	CATCH BASIN	FLSH.	FLASHING	M.C.	MEDICINE CABINET	RHWS.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	FLR.	FLOORING	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAN
CER.	CERAMIC	F.O.C.	FACE OF CONCRETE	MCH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINTL TILE
CF.	CUBIC FOOT	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.W.	RIGHT OF WAY		
CL.	CAST IRON	F.O.M.	FACE OF MASONRY	MEZ.	MEZZANINE	RUB.	RUBBER	W.	WEST
CLKG.	CALLKING	F.P.S.	FACE OF STUDS	MFR.	MANUFACTURE IER	RWD.	REDWOOD	W.	WIDE WIDTH
CLG.	CEILING	FT.	FOOT	MN.	MINIMUM	MIR.	MIRROR	W/W.	WITH WATER CLOSET
CLQ.	CLOSE	FTS.	FOOTING	MSC.	MISCELLANEOUS	MLD.	MOLDING	WD.	WOOD
CLR.	CLEAR HANCE	FLUR.	FURRED INGI	MW.	MALLEABLE IRON WASHER	M.O.	MASONRY OPENING	WDW.	WINDOW
COL.	COLOR	GA.	GAUGE	M.L.W.	MASONRY OPENING	M.D.	MOUNTED	W.C.	WATER HEATER
CONC.	CONCRETE	GALV.	GALVANIZED	MB.	MACHINE BOLT	M.T.	METAL	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT ION	GB.	GRAB BAR	M.C.	MEDICINE CABINET	MZ.	MEZZANINE	W/O.	WITHOUT
CONSTR.	CONSTRUCTION ION	GL.	GALVANIZED IRON	M.LL.	MALLION	N.	NORTH	W.P.	WATERPROOF
CONT.	CONTINUOUS	GL.	GLASS GLAZING	N.	NORTH	NAT.	NATURAL	WR.	WATER RESISTANT
CORR.	CORRUGATED	GWB.	GYPSUM WALLBOARD	N.	NORTH	NIC.	NOMINAL	WS.	WAINSCOT
CMT.	CASEMENT			N.	NORTH	NOM.	NOMINAL	W.S.C.	WAINSCOT
CSWK.	CASEWORK			N.	NORTH	N.S.	NATURAL	WT.	WEIGHT
CT.	COUNTER			N.	NORTH	N.S.	NATURAL	WT.	WEIGHT
CTR.	COUNTER			N.	NORTH	N.S.	NATURAL	WT.	WEIGHT
CTSK.	COUNTERSINK			N.	NORTH	N.S.	NATURAL	WT.	WEIGHT
CT.	CUBIC YARD			N.	NORTH	N.S.	NATURAL	WT.	WEIGHT

SYMBOLS



PROJECT DATA

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF RELOCATING AN EXISTING GARAGE TO ANOTHER PORTION OF THE LOT

PROJECT LOCATION:
A.P.N. 006-422-021

ZONING:
R-1-B-3

TYPE CONSTRUCTION:
TYPE V-B

SITE AREA:
29,953 SF.

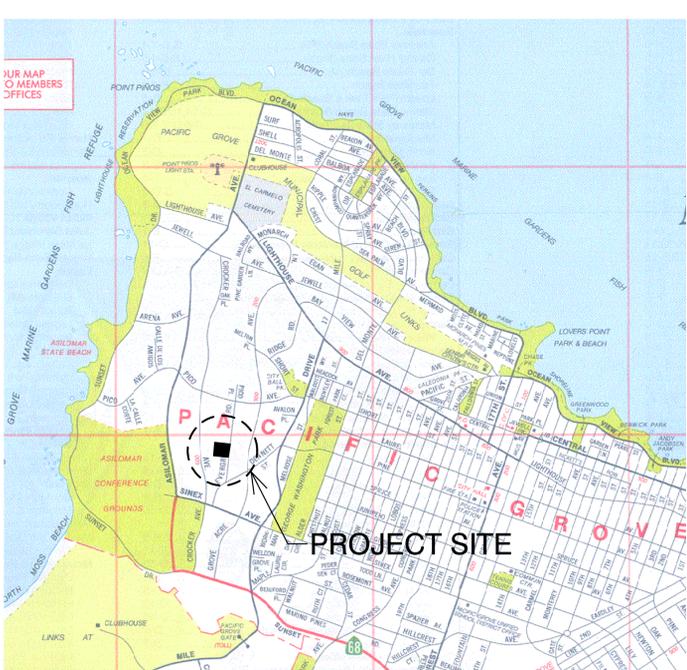
SITE COVERAGE:
ALLOWED COVERAGE:
BUILDING: 4,616 SF. (10%)
BUILDING + PAVING: 6,924 SF. (16%)
PROPOSED BUILDING COVERAGE:
HOUSE: 1,966 SF. (5%)
GARAGE: 2,492 SF. = 8.3%
TOTAL: 2,492 SF. = 8.3%
PROPOSED PAVING COVERAGE:
EXISTING: 653 SF. (2%)
REMOVED: -135 SF. (-0.4%)
NEW: 201 SF. (0.7%)
TOTAL: 719 SF. = 2.4%

PARKING:
2 COVERED

SHEET INDEX

- A-0 COVER SHEET
- A-1 SITE PLAN
- A-2 ELEVATIONS & SECTIONS
- SO.0 STRUCTURAL NOTES
- S11 TYPICAL DETAILS
- S2.1 FOUNDATION & ROOF FRAMING PLANS
- S3.1 STRUCTURAL DETAILS
- WSW1 "STRONGWALL" DETAILS
- WSW2 "STRONGWALL" DETAILS

VICINITY MAP



Fletcher + Hardoin Architects

769 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889

CONSULTANT:

PROJECT:
**Miller Residence
Garage Relocation**

510 Evergreen Road
Pacific Grove, CA

PROJECT NO: 1607

OWNER:
Andy & Marie Miller
510 Evergreen Road
Pacific Grove, CA

SHEET TITLE:
**COVER SHEET
FLOOR PLAN**

SCALE: NONE

DRAWN BY:

PRINT DATE:

DRAWING DATE: 7-28-2017

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

FILE: 1607 COVER VIEW:

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TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889
CONSULTANT:

PROJECT:
**Miller Residence
Garage Relocation**

510 Evergreen Road
Pacific Grove, CA
PROJECT NO: 1607

OWNER:
**Andy & Marie Miller
510 Evergreen Road
Pacific Grove, CA**

SHEET TITLE:
SITE PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY:
PRINT DATE:
DRAWING DATE: 7-28-2017
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

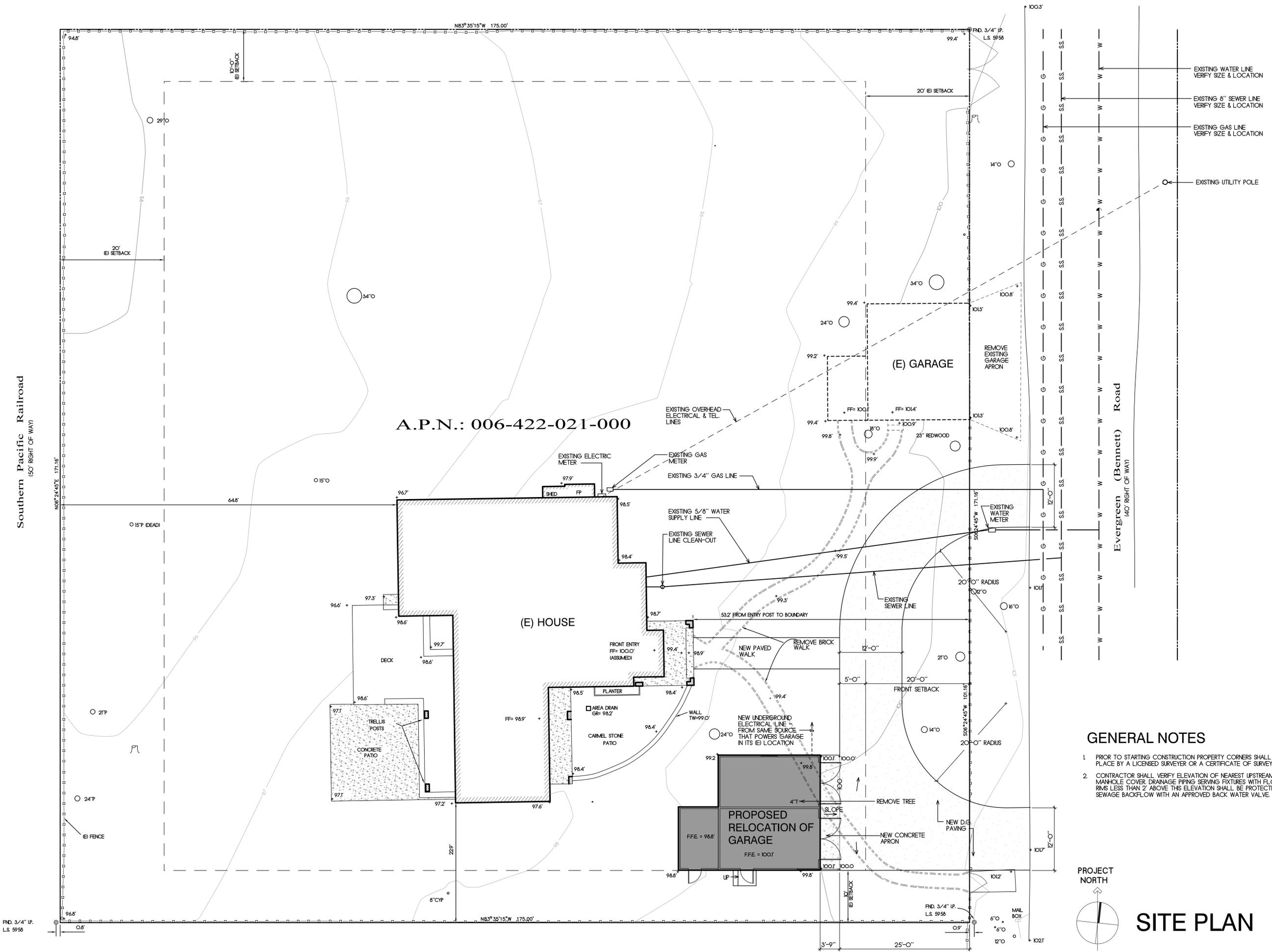
FILE: 1607 SITE PLAN VIEW: SITE

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SHEET NUMBER:

A-1

SHEET _____ OF _____ SHEETS



GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYER OR A CERTIFICATE OF SURVEY SUBMITTED.
2. CONTRACTOR SHALL VERIFY ELEVATION OF NEAREST UPSTREAM SEWER MANHOLE COVER. DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2' ABOVE THIS ELEVATION SHALL BE PROTECTED FROM SEWAGE BACKFLOW WITH AN APPROVED BACK WATER VALVE.

PROJECT NORTH



SITE PLAN



Fletcher + Hardoin Architects

769 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889

CONSULTANT:

PROJECT:

Miller Residence
Garage Relocation

510 Evergreen Road
Pacific Grove, CA

PROJECT NO: 1607

OWNER:

Andy & Marie Miller
510 Evergreen Road
Pacific Grove, CA

SHEET TITLE:

EXT. ELEVATIONS

SCALE: AS SHOWN

DRAWN BY:

PRINT DATE:

DRAWING DATE: 7-28-2017

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

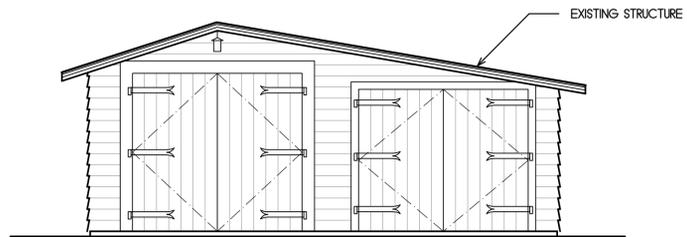
1607 GARAGE ELEVATIONS VIEW: ELEV

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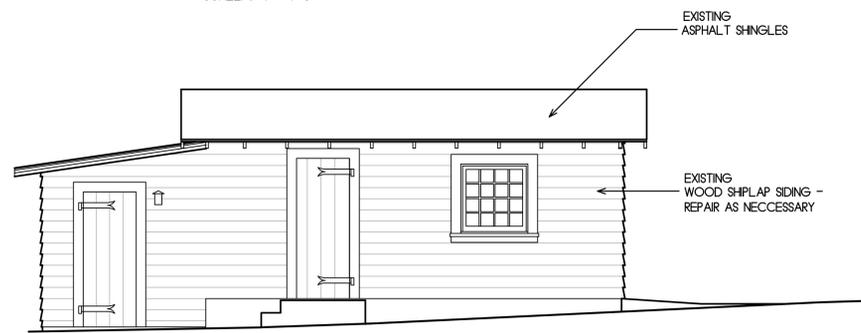
A-2

SHEET _____ OF _____ SHEETS

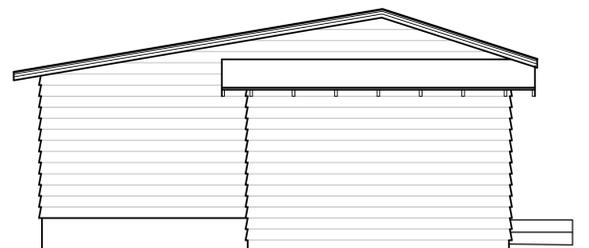


EAST ELEVATION

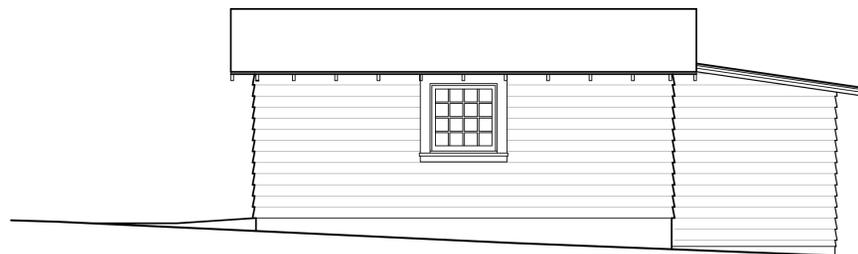
SCALE 1/4" = 1'-0"



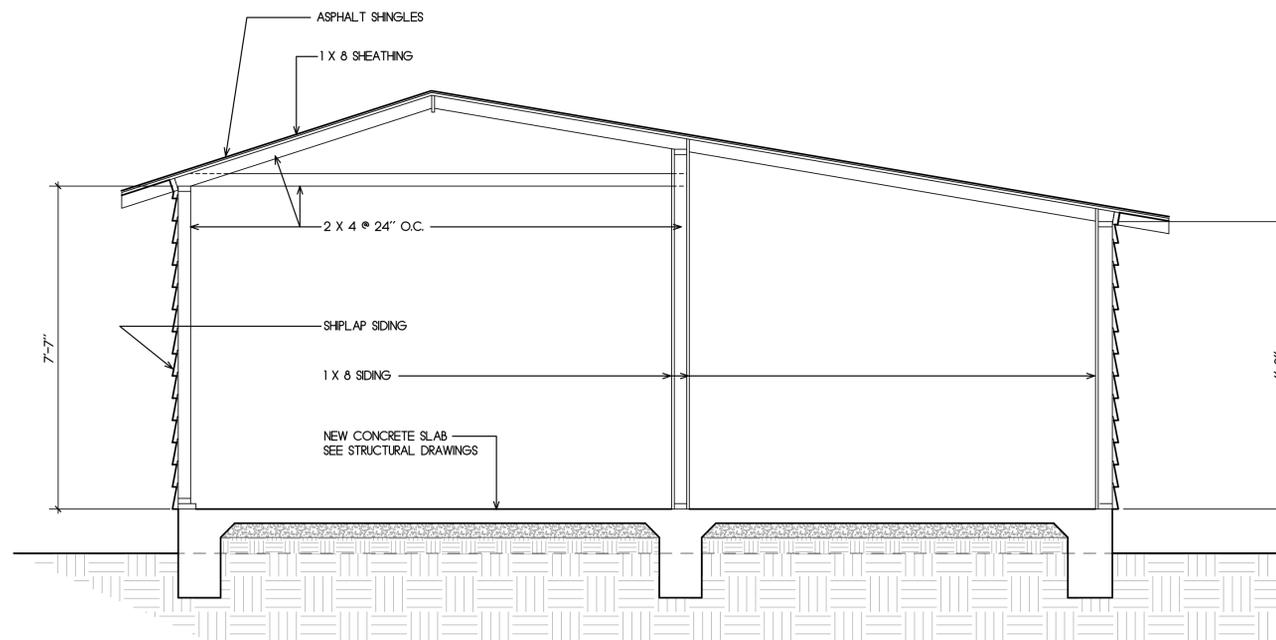
SOUTH ELEVATION



WEST ELEVATION



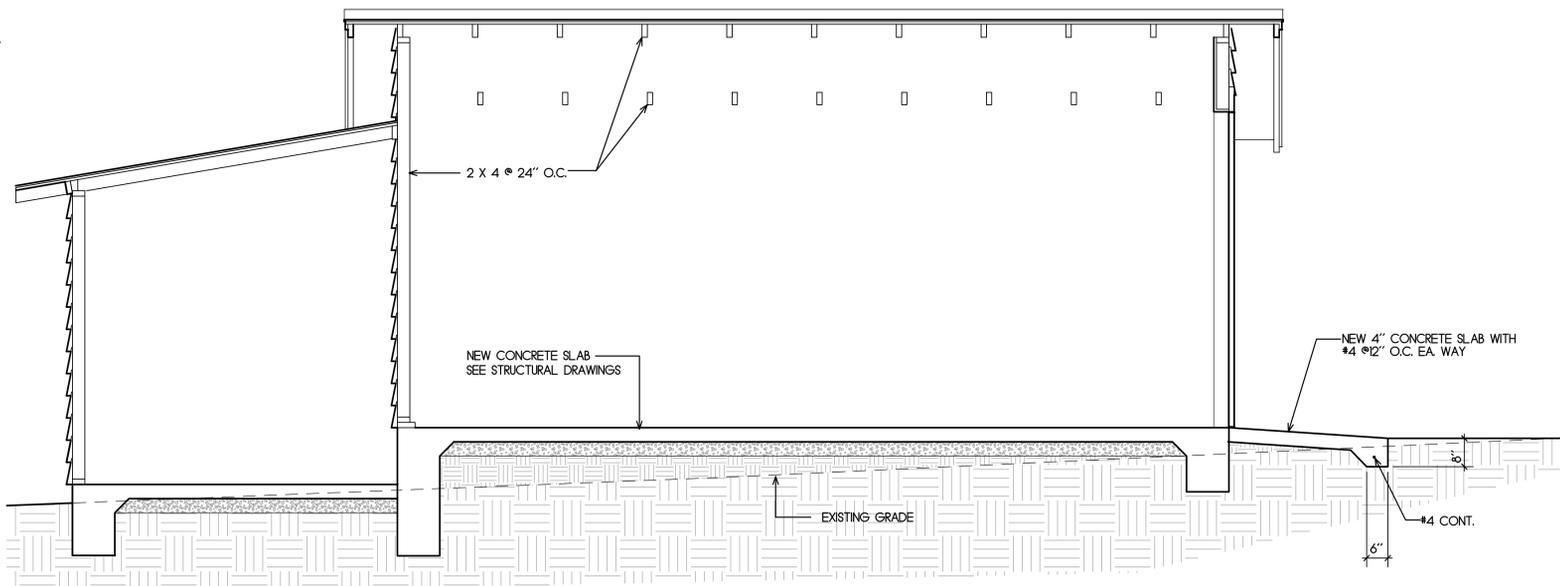
NORTH ELEVATION



A
A-2

SECTION

SCALE 1/2" = 1'-0"



B
A-2

SECTION

SCALE 1/2" = 1'-0"



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org/cedd

**ADMINISTRATIVE ARCHITECTURAL PERMIT 16-745
FOR A PROPERTY LOCATED AT 510 EVERGREEN ROAD
TO ALLOW THE RELOCATION OF A 526 SQUARE FEET DETACHED GARAGE TO THE
SOUTHEAST EDGE OF THE PROPERTY
WITH A 20 FEET FRONT YARD SETBACK AND A 10 FEET SIDE YARD SETBACK.**

FACTS

1. The subject site is located at 510 Evergreen Road, Pacific Grove, CA 93950 (APN 006-422-021)
2. The subject site has a designation of Low Density to 5.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is an interior lot of 29,953 square feet (0.687 acres)
5. The subject site is developed with a single-family residence and a detached garage.
6. The City's Historic Resources Committee reviewed the detached garage at its June 8, 2011 meeting, and found that a Determination of Ineligibility could not be made.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) Class 1, Existing Facilities.

FINDINGS

1. The proposed development conforms to the applicable provisions of the general plan, any applicable specific plan, and these regulations, and;
2. The proposed development is located on a legally created lot, and;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid, and;
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit, and;
5. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district, and;
6. 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, and;
7. 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;
8. 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, and;
9. Administrative Architectural Permit #16-745 is a Condition of Approval of Parcel Map Permit #16-725, and therefore both permits are processed concurrently, and;
10. The exterior alteration of the structure, though not listed on the Historic Resources Inventory, would be consistent with the Secretary of Interior's Standards for Rehabilitation of Historic Buildings, and;

11. The exterior alteration of the structure, though not listed on the Historic Resources Inventory, complies with Appendices I through IV of the Pacific Grove Architectural Review Guidelines.

PERMIT

Administrative Architectural Permit (AAP) #16-745

Per Pacific Grove Municipal Code 23.70.030(b) and 23.76.090(a) with the following conditions:

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 3 months 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 “Miller Residence Garage Relocation” dated July 28, 2017, file with the Community and Economic Development Department as of October 26, 2017, and to the Building Code, with the exception of any subsequently approved changes.
6. **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.
7. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE:

1. The Administrator 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 Administrator authorizes APPROVAL of Administrative Architectural Permit #16-745
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 SPECIAL MEETING OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE ON THE 17TH DAY OF JANUARY, 2018.

APPROVED:

Mark J. Brodeur, Zoning Administrator

Date

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.

Andy Miller, Owner

Date

Marie Miller, Owner

Date



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

AGENDA REPORT

TO: City Council

FROM: Mark Brodeur, Director Community and Economic Development Department

MEETING DATE: January 23, 2018

SUBJECT: Parcel Map PM 17-709 to subdivide one building into two condominiums and one restaurant on the first floor at 223 Grand Avenue

CEQA: Exempt

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Administrator:

APPROVE PM No 17-709 pursuant to PGMC 24.08 and subject to the attached Findings and Conditions.

PROJECT DESCRIPTION

To subdivide one building into two condominiums and one restaurant on the first floor at 223 Grand Avenue

BACKGROUND

On July 19, 2017, a Parcel Map application was submitted to subdivide one existing 3,000 square foot building located at 223 Grand Avenue. The Parcel Map consists of two separate condominiums on the second floor and one restaurant on the first floor.

DISCUSSION

The subject property is a 2,370 square foot interior lot that is located on the eastern side of Grand Avenue. The site is bordered on the east and south by commercial buildings that are at or very near the property line. On the north a public alley that is 10' wide borders the site. This alley leads to the opposite side of the block where it exits on Fountain Avenue. Grade on the site slopes from the front property towards the back and over this span of 79' it drops about three feet. The site is zoned C-D and is designated in the General Plan as Downtown Commercial.

As noted, the subject site is within the downtown commercial district; however, it is not part of the core commercial district along Lighthouse Avenue. The downtown commercial district contains a mix of civic, commercial, professional, and residential uses. Uses within

the block of the subject site are a similar mix. The site is within the former downtown parking assessment district and off-street parking can be found in public parking lots near the site. There is also on-street parking on both sides of Grand Avenue in front of the site. There are a variety of street trees planted along both sides of Grand Avenue.

Zoning Code:

The proposed parcel map conforms to both the General Plan designation and C-D zoning district and there are no legal issues that would prohibit the approval of the parcel map subdividing one building into two condo units and a restaurant on the lower floor.

Mixed Use:

The applicant has proposed a structure containing a mixture of uses. Uses include restaurant/retail and residential. A business within the structure has not been specified, but they would be limited to those allowed by C-D zoning regulations.

In the opinion of staff, the mixed use concept is appropriate because it has elements desirable in the Downtown Commercial district. It provides for infill development and the mix of uses are in appropriate locations. Restaurant space is at the street level close to the front property line and two residential units (a use encouraged in the Pacific Grove General Plan) on the second and third level.

ENVIRONMENTAL REVIEW

This Parcel map qualifies for a CEQA Exempt under CEQA Class 15 S. 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

ATTACHMENTS

1. Parcel Map.
2. Permit
3. Exemption

SUBMITTED BY:

Laurel O'Halloran

Laurel O'Halloran, Associate 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 # 17-709

Date: 7-19-17

Total Fees: 3,364

APPLICANT/OWNER:	Project Address: <u>223 GRAND AVE</u> APN: <u>006-283-011</u>	
	Project Description: <u>NEW MIXED USE BUILDING</u>	
PLANNING STAFF USE ONLY:	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Applicant	
	Name: <u>MICHAEL KANE MILLER</u>	Name: <u>MICHAEL & JOLAN MILLER</u>
	Phone: <u>831-224-9200</u>	Phone: _____
	Email: <u>mkmillerpg@gmail.com</u>	Email: <u>(SEE PREVIOUS)</u>
	Mailing Address: <u>225 WALCOTT WAY</u> <u>PACIFIC GROVE, CALIF</u>	Mailing Address: _____
Permit Request: <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> EIR: Environmental Impact <input type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input checked="" type="checkbox"/> Other: <u>Parcel Map</u>		
CEQA Determination: Review Authority: Active Permits: Overlay Zones: <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> Coastal Zone <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> _____ <input type="checkbox"/> ARB <input type="checkbox"/> _____ <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
Property Information Lot: <u>8</u> Block: <u>Stable</u> Tract: <u>1st Add to PG</u> ZC: <u>C-D</u> GP: <u>Commercial</u> Lot Size: <u>2,339 sf</u> <input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area		
Staff Use Only: Received by: <u>Laurel</u> Assigned to: <u>Laurel</u> <div style="text-align: center;"> RECEIVED JUL 25 2017 \$ PAID <u>3,364 + 15 = 3,379.00</u> 7-25-17 CITY OF PACIFIC GROVE COMMUNITY DEV DEPT </div>		

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.

I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: _____

Date: _____

Owner Signature (Required): _____

Date: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Monterey

Subscribed and sworn to (or affirmed) before me
 on this 19th day of July, 2017,
 by Michael Kane Miller
 (1) _____
 (and (2) _____),

Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Terr C Schaeffer
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

PARCEL MAP 17-709

A PROPERTY LOCATED AT 223 GRAND AVENUE FOR A SINGLE LOT SUBDIVISION

FACTS

1. The subject site is located at 223 Grand Avenue Pacific Grove, 93950 APN 006-283-011
2. The project consists solely of the subdivision of the site.
3. The project site is located in the Commercial/ Downtown zoning district.
4. APN 006-283-011 is developed with a commercial building.
5. This map is prepared in accordance with Section 66427 of the Subdivision Map Act, which provides that the subdivision map need not show the buildings or the manner in which the airspace is to be divided.
6. This project has been determined to be CEQA Exempt under CEQA Class 15 S. 15315.

FINDINGS

1. The subdivision 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
2. The subject property is in compliance with the City's General Plan, all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and rules pertaining to uses, and any other applicable provisions of the Zoning Ordinance,

PERMIT

Parcel Map Permit 17-709

CONDITIONS OF APPROVAL

1. **Condominium Plan.** A condominium plan shall be prepared and recorded in accordance with California Civil Code Section 4290 showing:
 - 2 residential condominium units
 - 1 retail condominium units
2. **Construction Compliance.** No construction is approved by this permit.
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. **Conformance to Plans.**
5. **Deed Description.** The new deed description of the subdivision shall be filed with the County Recorder and recorded prior to any building permit issuance.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE:

1. The Zoning Administrator 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 Zoning Administrator authorizes APPROVAL of Parcel Map Permit 17-709
3. 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 special meeting of the Zoning Administrator of the City of Pacific Grove on the 23rd day of January, 2018

APPROVED:

Mark Brodeur, Zoning Administrator

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.

Owner

Date



CITY OF PACIFIC GROVE

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NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 223 Grand, Pacific Grove, CA 93950

Project Description: PM 170709

Description: New mixed-use building Parcel Map for 2 residential condominiums and 1 commercial condominium.

APN: 006283011000

ZC: C-1

Lot Size: 2,339 sf

Applicant Name:	Michael Miller	Phone #:	224-9200
Mailing Address:	225 Walcott Way		
Email Address:	mkmillerpg@gmail.com		

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

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1);15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number: Class 15 S. 15315.
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

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

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: December 15, 2017

Owner's Certificate

We hereby certify that we are the owners of the real property included within the subdivision shown on this map, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.

Michael K. Miller

John A. Miller

Owner's Acknowledgement

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of _____)

On _____ before me, _____ personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal. Notary seal not required (Sec. 65438 (c))

County of Notary's principal place of business Notary Commission number and expiration date

Notary Name Notary signature

Owner's Acknowledgement

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of _____)

On _____ before me, _____ personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal. Notary seal not required (Sec. 65438 (c))

County of Notary's principal place of business Notary Commission number and expiration date

Notary Name Notary signature

Parcel Map

Miller Condominiums

A single lot subdivision of APN: 004-041-003 for the creation of one (1) commercial condominium and two (2) residential condominiums. Located in the City of Pacific Grove, Monterey County, State of California

Prepared For: Michael K. Miller and John A. Miller

December 2017

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

Notes:

- 1. This map is prepared in accordance with Section 66427 of the Subdivision Map Act, which provides that the subdivision map need not show the buildings or the manner in which the airspace is to be divided.
2. A condominium plan shall be prepared and recorded in accordance with California Civil Code Section 4290 showing:
2 Residential Condominium Units
1 Retail/Commercial Condominium Unit

Surveyor's Certificate

This map was prepared by me or under my direction and is based on a field survey and record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Michael K. Miller and John A. Miller in April of 2017. I hereby certify that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any. I hereby state that all the monuments are of the character and occupy the positions indicated and that such monuments are or will be sufficient to enable the survey to be retraced.

Gordon A. Humenik
Licensed Land Surveyor, PLS 9119
State of California

Date

County Recorder's Certificate

Filed this _____ day of _____, 2017, at _____ in Volume _____ of Parcel Maps, at Page _____, at the request of Rasmussen Land Surveying, Inc.

County Recorder

Date

City Engineer's Statement

I, Sherman Low, City Engineer for the City of Pacific Grove, County of Monterey, State of California, do hereby state that I have examined this map, that this subdivision is substantially the same as it appeared on the Tentative Map, if required, and any alterations thereof, that all provisions of the Subdivision Map Act and any local ordinances at the time of approval of the Tentative Map, if required, have been complied with, and that this map is technically correct.

Dated

Sherman W. Low, RCE 29411
City Engineer, City of Pacific Grove

