

EXHIBIT 11-A



APPLICATION FOR VARIANCE REGARDING WATER CONNECTION PERMITS

RECEIVED  
FEB 21 2013  
MPWMD

Rule 24 of the District Rules and Regulations states that upon request an applicant may apply for a variance from standards incorporated in the District's rules and Regulations. Variances may be approved when: a) special circumstances exist, as defined in the Rules and Regulations; b) when strict interpretation and enforcement of any standard would cause undue hardship; and c) when the granting of such a variance will not tend to defeat the purpose of the Rules and Regulations. In order to be considered for a variance hearing, all applicants must submit a completed application with payment of a non-refundable processing fee \$900.00, (plus \$90.00 an hour for more than 10 hours of staff time), and any other information necessary to evaluate the case.

Applications must be received 5 weeks in advance of the next scheduled Board meeting in order to be considered for placement on the agenda. All applicants are required to provide the information requested on this form. This information will be used as the basis for finding on which the Board will support or deny your variance request. Submission of an incomplete application may constitute grounds for denial of your request.

APPLICANT INFORMATION

Applicant's Full Name: Park Lane  
Mailing Address: 200 Glenwood Circle  
City: Monterey State: CA Zip: 93940  
Phone Number(s): Work (819) 296-9000 Home ( )  
E-Mail: Attawkins@pacificacompanies.com  
Name of Agent(s) to Represent Applicant: Abbie Hawkins  
Mailing Address: 1775 Hancock street #200  
City: San Diego State: CA Zip: 92110  
Phone Number(s): Work (619) 296-9000 Home ( )  
E-Mail: Attawkins@pacificacompanies.com

PROPERTY INFORMATION

Full Name of Property Owner: P Monterey LP  
Mailing Address: 1775 Hancock street #200  
City: San Diego State: CA Zip: 92110  
Phone Number(s): Work ( 619 ) 296-9000 x185 Home ( )  
E-Mail: Attawkins@pacificacompanies.com  
Property Address: 200 Glenwood circle  
City: Monterey State: CA Zip: 93940  
Assessor's Parcel Number: 001 - 771 - 013  
Property Area: Acres: 10.12 Square Feet: \_\_\_\_\_ Other: \_\_\_\_\_  
Past Land Use: Senior care  
Present Land Use: Senior care  
Proposed Land Use: Senior care  
Existing buildings? Yes  No \_\_\_\_\_  
Types of uses and square footage: Independent Living

(PLEASE PROVIDE 5 YEARS OF WATER RECORDS)

STATEMENT OF VARIANCE REQUEST

\*If additional space is needed for response to any question, please continue on a separate piece of paper and attach to the back of this application.

From which rule(s) are you requesting a variance?

Rule 23.1; (4)a, Water meter installation at each sub-metered Use after lifting of connection moratorium.

Please state the special circumstances which distinguish your application from all others which are subject to enforcement of this process.

\*Please see Attach Description for Variance application.

What difficulties or hardships would result if your variance request was denied?

\*Please see attached

What specific action are you requesting that the Board take?

\*Please see attached

Please indicate if you intend to make a statement at the variance hearing, and list the names of any other individuals who may speak on your behalf.

If needed.

Abbie Hawkins  
Doug Roberts  
Bill Estes  
Rick North

VARIANCE APPLICATION

EXHIBIT 2

PROJECT INFORMATION

\*If additional space is needed for response to any questions, please continue on a separate piece of paper and attach it to the back of this application.

Type of Project:  New Construction  Remodel/Addition

Proposed New Use: (Please refer to the District's current Fixture Unit/Use Category sheet for assistance with this question.)

Residential No. Dwellings 40 Total No. Fixture Units 305.8

~~Commercial/Industrial/Governmental~~

Type of Use: Senior Independent Living Square Footage: 44,354 SF

Other (Specify): \_\_\_\_\_

Current Zoning Classification: Planned Community

Name of water company which services the property: California American Water Company

Do you feel this project will use less water than that calculated by the District? If so, please explain how much you believe the project will use, and the basis on which you make this assumption. no

Has this project been approved by the local jurisdiction? If so, please list or attach a copy of all conditions which have been imposed on the project. (Attach a copy of these conditions and approvals received.) In the process - PC hearing March 12th

Does the applicant intend to obtain a municipal or county building permit for the project within ninety (90) days following the granting of a water connection permit? If not, when will water be needed at the site? yes

\*\*\*\*\*  
I declare under penalty of perjury that the information in the application and on accompanying attachments is correct to the best of my knowledge and belief.

[Signature]  
Signature of Applicant

2/15/19  
Date/Location

NOTE TO APPLICANT: You may attach written findings for the Board to review and consider in support of the action you have requested.

Fee Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_ Staff Initials \_\_\_\_\_





February 13, 2019  
Revised 2/20/19

20180235

Doug Roberts  
JHW Architects  
2400 Garden Road Suite C  
Monterey, California 93940

Re: **PARK LANE 40 UNIT BUILDING**  
**MPWMD VARIANCE APPLICATION**

**For which rules are you requesting a variance?**

Rule 23.1.i (4)a, Water meter installation at each sub-metered use after lifting of connection moratorium.

**Please state the special circumstances which distinguish your application from all others which are subject to enforcement of this process.**

The senior housing facility consists of 40 individual apartments, each with a bedroom, living room kitchen and bathroom. Bathroom plumbing fixtures are all Cal Green, low consumption type. Kitchens have a high efficiency. There are laundry hookups in each unit, and a single additional communal residential size washer for oversize loads. All Laundry equipment to be Energy Star rated.

The plumbing design provides for central water heating plant for the domestic water heating. Space heating consists of central hot water and chilled water with fan coils serving each apartment. Kitchen range will be electric. Each unit will be provided with hot and cold water submeters, readable in the unit, and monitored by a central computer, allowing for analysis for excess consumption and leaks.

The plumbing layout is designed to avoid any natural gas in the apartments. This is a safety issue with senior residents. If there were a gas leak, reduced sensitivity to smell could result in a serious leak without the tenant knowing there is a problem. The central water heater also allows for high efficiency water heaters (condensing type) and future thermal solar water heating, which is mandated by California Title 24. The central water heater plant will be (2) water storage tanks, fired by (2) hot water boilers providing redundancy. The domestic hot water will be circulated throughout the building allowing quick access to hot water at appliances, and conforming to local water conservation requirements.

Re:    **PARK LANE 40 UNIT BUILDING**

**What difficulties or hardships would result if your variance request was denied?**

The rule requires installation of individual meters after the lifting of the connection moratorium. The plumbing design is optimized for water conservation, energy efficiency, cost of construction and occupant safety. The current design would not be workable if new meters were required. Including the provisions for future individual meters in the current design would be costly, and result in higher costs for residents due to the additional meter charges. In addition, all the advantages of water conservation, solar water heating, operations and maintenance would be lost.

**What specific action are you requesting that the Board take?**

Park Lane is requesting a variance that will allow the use of the a single new California American water service meter to be used for the whole building, and not require any modification of the water distribution system if and when the connection moratorium is lifted.

**Please indicate if you intend to make a statement at the variance hearing, and list the names of any other individuals who may speak on your behalf.**



February 20, 2019

20180235

Doug Roberts  
JHW Architects  
2400 Garden Road Suite C  
Monterey, California 93940

Re: **PARK LANE 40 UNIT BUILDING**  
**MPWMD VARIANCE APPLICATION-FIXTURE UNITS**

Dear Doug:

The water fixture units for the new building, based on MPWMD values, per Rule 24:

Per plans there are 2 unit types:

**Unit 1, 1090 SF, 2-bed, 1bath:**

Wash basin	1.0	
Toilet	1.3	(high efficiency, 1.28gpf)
Shower	2.0	
Kitchen sink	1.5	Dishwasher (High Efficiency, 5.8 gal/cycle max)
Laundry	<u>1.0</u>	(high efficiency WF 5.0 or less)
Total	6.8	FU

**Unit 2, 750 SF, 1-bed, 1 bath:**

Wash Basin	1.0	
Toilet (2)	1.3	(high efficiency 1.28 gpf)
Shower	2.0	
Kitchen sink	1.5	Dishwasher (High Efficiency, 5.8 gal/cycle max)
Laundry	<u>1.0</u>	(high efficiency WF 5.0 or less)
Total	6.8	FU

Usage is 6.8 FU \* 40 = 272 FU

**Corporate Office**  
22 Lower Ragsdale Dr., Suite A  
Monterey, CA 93940

**Phone** (831) 649 8000  
**Fax** (831) 649 8038

**Monterey - Santa Cruz - Napa**

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Doug Roberts/JHW Architects  
February 20, 2019 . . . Page 2 . . . File #20180235

Re: **PARK LANE 40 UNIT BUILDING**

Additionally there will be a residential washer in the third floor utility room to allow washing of bulkier items, still residential, still high efficiency.

1.0 FU

Total Fixture Units: **273**

Total water consumption at apartments:  $273*(0.01AF/yr.FU) = 2.73 \text{ Acre Feet/Yr}$

At the first floor there will be a 1,060 SF communal dining area, with associated prep area. This area is categorized as a Group II area, as food will be prepared at the main kitchen and this will be just serving and cleanup. (not a full-service restaurant). Usage factor is 0.0002 AF/SF.

Usage is **0.212 AF**

In addition, there are (2) single occupancy toilets, Usage is 0.058 AF/Toilet.

Usage is **0.116 AF**.

**Total building usage: 3.058 Acre Feet per Year**

Cordially,  
AXIOM ENGINEERS<sup>SM</sup>

WILLIAM M. ESTES, PE  
Principal

RECEIVED

FEB 21 2019

MPWMD

DISCLOSURE STATEMENT  
 (EX PARTE COMMUNICATIONS)

Name or description of project, action, etc: The Park Lane - New Independent Living  
200 Glenwood Circle

Names and addresses of all persons authorized to communicate with the Board of Directors on this matter:

Name	Address
<u>Douglas Roberts, AIA</u>	<u>JH W Architects, 2400 Garden Rd, Monterey</u> <u>CA 93940</u>
<u>Abbie Hawkins</u>	<u>P Monterey LP, 1775 Hancock St #200</u> <u>San Diego, CA 92110</u>
<u>Rick North</u>	<u>- same -</u>
<u>Bill Estes</u>	<u>Axiom Engineers, 22 Lower Ragsdale</u> <u>Suite A, Monterey CA 93940</u>

This *Disclosure Statement* is completed in my capacity as  the Applicant for matter referenced in the first line, or as  an authorized Agent of the Applicant. My signature evidences I am duly authorized to act on behalf of all individuals and/or entities that have an ownership interest in this matter (exceptions shall be noted by checking this box  and providing a complete explanation as an attachment to this *Disclosure Statement*).

I understand this *Disclosure Statement* is required to list the names and addresses of all persons authorized to communicate with the Directors of the Water Management District on this matter. I further understand and agree to revise and amend this *Disclosure Statement* whenever any other person is authorized to communicate regarding this matter. Oral disclosure of agents shall not satisfy this requirement.

I understand and agree that failure to disclose the name of individuals who shall communicate with the District Board Members on behalf of the applicant shall subject the matter referenced above to immediate review and denial. Further, I understand that if denial is based on failure of either the applicant or of an authorized agent of the applicant to comply with these disclosure requirements, no request for approval of an identical or similar matter shall be granted for a period of twenty-four (24) months from the date this matter is denied.

I declare the foregoing to be true and correct of my own personal knowledge. I have signed this form this 21<sup>st</sup> day of February, 2019. This form is signed in the City of Monterey, State of CALIFORNIA.

Douglas Roberts  
 Name (print) [Signature]  
 Signature