



Public Hearing Item 11:

Consider Application for Variance from Separate Water Meter Requirement for a 40 Unit Senior Housing Project at 200 Glenwood Circle, Monterey (APN: 001-771-013)

Variance Request

- The Park Lane is a senior living facility requesting a variance to allow permanent submetering of 40 apartments
- MPWMD requires separate Water Meters for each unit
- During Cease & Desist Order (CDO) submeters can be used, but must be replaced with Cal-Am meters after moratorium
- Board may consider variance when Special Circumstances exist

Special Circumstances

- The Park Lane is currently served by 2 Cal-Am Master Meters
- The project will utilize a central hot water heating plant
 - Increases safety for elderly tenants (no gas in apartment)
 - Central system will eventually utilize solar (energy efficiency)
 - Area not needed for hot water heaters in apartments

Special Circumstances

- Permanent sub-meters are proposed
 - Senior housing project where all utilities are managed and paid for by The Park Lane
- Electronic in-unit sub-meters will be readable by the tenant
 - Measure (and monitor) both hot and cold water use
 - Accountability (Best Management Practice)
- Four previous Board approvals of permanent sub-metering in apartments with similar circumstances

Recommendation

Staff recommends the Board approve the variance and adopt the Findings of Approval with the following conditions:

1. Electronic in-line meters recording hot and cold water consumption must be installed and maintained for each Dwelling Unit
2. Outdoor water use associated with new landscaping and common areas within the new building must be separately sub-metered
3. The applicant/owner shall provide the District with sub-meter consumption data upon request
4. Within one year, the applicant must obtain building permits (building permits are currently pending)

Staff reports, ordinances and presentation materials can be found on the District's website at:

www.mpwmd.net

PowerPoint presentations will be posted on the website the day after the meeting