



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: January 12, 2016

SUBJECT: Use Permit Application No. UP 15-443 for the addition of a new two story building with three motel units and one storage room to the Seabreeze Inn and Cottages resulting in a total of 46 units at an existing motel, pursuant to PGMC §23.52.035.

ADDRESS: 1100 Lighthouse Ave.; Lot 3, Block 321, PG Acres Tract; APN: 006-112-002

**ZONING/
LAND USE:** R-3-M Multiple Family Residential-Motel District/
Visitor Accommodation

APPLICANT: Gerry Case, on behalf of Greg Zimmerman, Owner

CEQA: An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

RECOMMENDATION

Receive report, hold public hearing, and recommend approval of UP 15-443 to the Planning Commission, based on the findings and subject to the staff-recommended conditions (See Attachment 1, Draft Resolution).

BACKGROUND

On November 8, 2011, the voters approved Measure U, which eases some of the R-3-M zoning district (PGMC Chapter 23.52) regulations for motels and hotels. Measure U is an amendment to the 1986 Measure C, a voter approved motel ordinance that has maintained the unique residential character of Pacific Grove since its passage. Measure U modifies some requirements of Measure C, balancing hotelier, city and residential concerns by offering more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the City and prevent motel impacts on surrounding neighborhoods.

Measure U applies only to R-3-M district motels. Most pre-1986 motels, including the subject property, exceed Measure C guidelines, and are considered "legal nonconforming." Under Measure C, nonconforming motels could not be altered or expanded without bringing the entire property into zoning conformance, making upgrades extremely difficult. Measure U allows for renovations within the existing motel footprint, improving their competitive position in the

marketplace. While some relief in building setback and height standards would apply only to the new units, the standards are still intended to protect the privacy of nearby residences. All other R-3-M standards shall apply including but not limited to parking, building coverages. In addition, adequate water supply requirements do not change. On February 16, 2012 Use Permit 11-1196 was approved by the Planning Commission allowing for an additional 5 Motel Units resulting in a 43 unit Motel

DISCUSSION

Based on the existing guest unit to lot area ratio, the motels affected by Measure U were placed into three groups. The subject property is in "Group A", which are motels that can construct additional units by conversion of existing buildings or by new construction, where the existing number of permitted guest units is less than 170% of the current maximum 1:2,500 density ratio.

The property currently has 43 existing units. The property is allowed through Measure U a total of 46 units. Use Permit 15-443 proposes to add three additional Inn units bringing the total units to the allowable 46.

General Plan

The Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies 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. Specific General Plan land use policies relevant to the proposed project include the following:

- Policy 2 - Ensure that new development is compatible with adjacent existing development.
- Policy 3 - Balance a property owner's ability to develop with the desirability of maintaining neighborhood character.
- Policy 15 - Encourage land uses that generate revenue to the City while maintaining a balance with other community needs, such as housing, open space, and recreation.

The Initial Study and Negative Declaration prepared for the Measure U amendments found that the amendments did not constitute a major change in land use since they were just a refinement of the existing regulations; as such, future development projects, such as the proposed project, were found to be compatible with the General Plan.

Zoning Code

The proposed project complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035 including parking, setbacks, maximum building height, maximum unit size, and water availability, with exception of site coverage and increased landscaping.

The R-3-M regulations limit site coverage to a 60%. The existing non-conforming site coverage is 67.7%. The subject application proposes to remain at a site coverage of 67.7% because the area proposed for the new units is already covered with pervious surface and is included in the site coverage calculation.

The R-3-M standards also expand existing landscape requirements to require that setback areas adjacent to new development, especially abutting residential zones, be planted with numerous trees, shrubs, and plants.

One of the provisions requires that new guest units must have available water. Each new motel unit would require 0.1 acre feet of water, for a total of 0.3 acre feet. This water is available and may be allocated from the City's commercial water allocation after water efficiency retrofits have been completed on the property.

FINDINGS

Staff recommends approval of UP 15-443, subject to the recommended findings (See Attachment 1, Draft Resolution).

CONDITIONS

Staff recommends approval of UP 15-443, subject to the recommended conditions (See Attachment 1, Draft Resolution).

CEQA

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

OPTIONS

1. Recommend approval of UP 15-443 to the Planning Commission subject to the staff-recommended findings and conditions;
2. Recommend a modified UP 15-443, citing findings and conditions; or
3. Recommend Denial of UP 15-443, citing findings.

ATTACHMENTS

1. Draft Resolution
2. R-3-M Special Provisions
3. Application Materials
4. Initial Study

RESPECTFULLY SUBMITTED:


Laurel O'Halloran,
Associate Planner

REVIEWED BY:


Mark Brodeur
CEDD Director

PAID
 \$ 2,467.00
 8.12.15



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
Permit & Request Application

Project Permit(s) & Fees

Permit: <u>UP</u>	Fee: <u>\$2,467</u>	Multiple Permit Discount: _____	App. #: <u>15-0443</u>
_____	_____	_____	Date: <u>8-12-15</u>
_____	_____	_____	Received By: <u>D.S.</u>
_____	_____	_____	Total Fee: <u>\$2,467.00</u>

Project/Property Information

Project Address: 1100 LIGHTHOUSE APN: 008112002
 Lot: 2 Block: 300 Tract: P.O. ACRES
 ZC: R-3-M GP: _____ Lot Size: 07532 SF

Project Description: SEABREEZE INN
3 ROOM ADDITION/STORAGE ROOM
IN (N) 2 STORY BLDG

Applicant Name: G.D. CASE Phone #: 8494743
 Mailing Address: P.O. BOX 3074, MONTEREY, CA 93942
 Email Address: g.d.case@redshift.com

Owner Name: GREG ZIMMERMAN Phone #: 9017770
 Mailing Address: P.O. BOX 5190 P.G. CA 93950
 Email Address: _____

Permit(s)/Request(s)

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

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

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.

Applicant Signature: _____ Date: 8/10/15
 Owner Signature (Required): _____ Date: 8/10/15



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

RESOLUTION NO. 16-02

USE PERMIT NO. UP 15-443 TO ALLOW THE ADDITION OF A NEW TWO STORY BUILDING WITH THREE MOTEL UNITS AND STORAGE UNIT TO THE SEABREEZE INN AND COTTAGES RESULTING IN A TOTAL OF 46 UNITS AT AN EXISTING MOTEL PURSUANT TO PGMC §23.52

FACTS

1. The subject site is located at 1100 Lighthouse Avenue, Pacific Grove, 93950 APN 006-112-002
2. The subject site has a designation of VA/MDR 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-3-M zoning district.
4. The subject site is approximately 55,183 sf.
5. The subject site is developed with a single-story motel and two-story motel units consisting of several buildings.
6. An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project. The Mitigated Negative Declaration found environmental impacts can be reduced to a less than significant level with mitigation.

FINDINGS

1. The proposed use is allowed within the applicable zoning district and complies with all applicable provisions of the zoning code regulations excluding non-conforming existing site coverage because the proposed development complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035, including parking, setbacks, maximum building height, maximum unit size, and water availability; whereas these special regulations were approved by the voters through Measure U, which offers more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the City and prevent motel impacts on surrounding neighborhoods.
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan, because the proposed development does not constitute a major change in land use and supports Land Use Policies 2, 3 and 15; and the subject property is not regulated by the local coastal program or any specific plans.
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing

or working in the neighborhood of the proposed use, because the subject property has historically been in use as a motel and the proposed development is expanding that existing use by adding 3 units, which is allowed with a use permit or use permit amendment pursuant to PGMC §23.52.035 and there is no known record reflecting any detrimental impacts to persons in the neighborhood associated with the existing motel use.

4. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity, because the development is typical of the R-3-M zoning district and Visitor Accommodation land use and the development complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035, and approved by the voters by Measure U, several of which are geared towards protection of neighboring lower intensity R-1, R-H and R-2 residential zoning districts.
5. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should UP15-443 be approved, the action would be a Mitigated Negative Declaration .

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.

Use Permit UP 15-443 is hereby approved, subject to the findings and conditions herein.

Previous Permits Superseded. The permit and conditions in UPA15-444 supersede all other previous permits.

Permit Expiration. This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.

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 Planning Commission approval.

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.

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. Minimum driveway width of 16 ft. must be maintained to allow fire truck access.

1. **Conformance to Plans.** Development of the site shall conform to approve UP 15-443 plans entitled “3 New Rooms for Seabreeze Inn and Cottages” dated 08/10/15, on file with the Community and Economic Development Department and to the Building Code.
2. **Curbs and Sidewalks.** Install curbs and sidewalks along all public street frontages.
3. **Street Trees.** One tree shall be planted per 30 feet of frontage, with a minimum of two trees.
4. **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.
5. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
6. **Landscaping.** Planting and irrigation are to be provided as indicated on the approved plans. Landscaped areas shall be maintained and all dead plant material is to be removed and replaced.
7. **Water Efficiency Requirements.** All Monterey Peninsula Water Management District water efficiency requirements, including the installation of high efficiency toilets, shall be implemented to minimize the amount of water allocated from the City’s commercial water reserve.
8. **Storm Water Maintenance Agreement:** Prior to finalization of the Building Permit, the developer shall enter into a legal agreement or covenant with the City to provide verification of maintenance of any necessary post-construction storm water facilities constructed on the site. The legal agreement or covenant shall be subject to review and approval of the City Engineering and City Attorney. The provisions in the agreement shall run with the land and the document shall be recorded with the County Recorder.
9. **Construction Hours.** No construction shall be conducted before 8:00 a.m. or after 5:00p.m. Monday through Friday, no jackhammering shall be conducted before 10:00a.m.and construction dumpsters must be retained on-site, rather than on the street.
10. **Appeal Period.** This resolution shall become effective upon the expiration of the 10-day appeal period.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 21st day of January 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

WILLIAM FREDRICKSON, 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.

GERRY CASE
Applicant

Date

GREG ZIMMERMAN
Owner

Date

Chapter 23.52
R-3-M DISTRICTS

23.52.035 Special regulations for motels and hotels built prior to 1986.

23.52.035 Special regulations for motels and hotels built prior to 1986. 

This section modifies the development standards in PGMC [23.52.030](#) for R-3-M motels and hotels built prior to the adoption of Ordinance No. 1536, in order to enable and encourage hoteliers to upgrade and modernize their businesses to stay competitive. Where this section differs from PGMC [23.52.030](#), the provisions of this section shall take precedence. Where this section is silent on a provision that is in PGMC [23.52.030](#), the provision in PGMC [23.52.030](#) shall apply.

(a) Motels and hotels built prior to 1986 are categorized into groups and are allowed additional guest units over the number of permitted guest units, as of the effective date of this section, as follows:

New Guest Units Allowed for Motels and Hotels Built Prior to 1986

Address	Permitted Guest Units as of Effective Date of This Section	Additional Guest Units Allowed over Permitted Guest Units in Column to Left
Group A¹		
569 Asilomar Avenue	16	3
1095 Lighthouse Avenue	10	2
800 Asilomar Avenue	54	11
221 Asilomar Avenue	18	1
1073 Lighthouse Avenue	27	5
701 – 709 Asilomar Avenue	28	6
775 Asilomar Avenue	18	4

New Guest Units Allowed for Motels and Hotels Built Prior to 1986

Address	Permitted Guest Units as of Effective Date of This Section	Additional Guest Units Allowed over Permitted Guest Units in Column to Left
1100 Lighthouse Avenue	38	8
1101 Lighthouse Avenue	33	7
Group B²		
1111 Lighthouse Avenue	49	10
740 – 750 Crocker Avenue	49	3
650 Dennett Street	31	6
1150 Lighthouse Avenue	66	6
1140 Lighthouse Avenue	37	3
133 Asilomar Avenue	19	4
Group C³		
635 Ocean View Boulevard	60	0
625 Ocean View Boulevard	52	0
1038 Lighthouse Avenue	24	0

¹ Group A – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is less than 170 percent of the 1:2,500 density ratio in PGMC [23.52.030\(a\)](#). Motels and hotels in Group A may construct additional guest units or ancillary facilities by conversion of existing buildings or by new construction.

² Group B – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 170 percent, but less than 250 percent, of the 1:2,500 density ratio in PGMC [23.52.030\(a\)](#). Motels and hotels in Group B may construct additional guest units or ancillary facilities by conversion of existing buildings only.

³ Group C – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 250 percent of the 1:2,500 density ratio in PGMC [23.52.030\(a\)](#). Motels and hotels in Group C may not construct any additional guest units.

(b) For motels and hotels in Group A, each new guest unit shall be a maximum size of 360 square feet. Since new guest units in Group B motels and hotels must be created by conversion of existing buildings, they may conceivably be greater than 360 square feet in size. No existing guest unit that is less than 360 square feet, as of the effective date of this section, may be enlarged to exceed 360 square feet in size. No existing guest unit that is 360 square feet or more in size, as of the effective date of this section, shall be enlarged.

(c) Motels and hotels in Group A may use up to three of the additional guest units allowed to instead create a new ancillary facility (e.g., meeting space, dining room, fitness facility), with a maximum size of 1,080 square feet (or 360 square feet for each additional guest unit substituted). Motels and hotels in Groups B and C may create new ancillary facilities only through conversion of existing buildings and are not limited in size.

(d) For motels and hotels in Group A, the setback requirements of PGMC [23.52.030\(b\)](#) shall also apply to new guest units or new ancillary facilities that abut any public street or any single-family residence.

(e) For motels and hotels in Group A, building height is two stories and not more than 25 feet for new guest units that are at least 50 feet from any property zoned **R-1**, **R-H**, or **R-2**, any public street, and any single-family residence. Building height is one story and not more than 18 feet for new guest units that are at least 20 feet from any property zoned **R-1**, **R-H**, or **R-2**, any public street, and any single-family residence. For property lines of Group A motels and hotels that do not abut any property zoned **R-1**, **R-H**, or **R-2**, a public street, nor single-family residence, building height for new guest units may be two stories and up to 25 feet within 10 feet of the property line. New ancillary facilities in Group A motels and hotels may be one story, with a maximum building height of 18 feet.

(f) For motels and hotels in Groups A and B, the following additional requirements apply to new construction or conversion of existing buildings:

(1) A use permit approval is required. As part of this review, the planning commission may impose specific standards pertaining to building design (e.g., building mass, bulk, height, and wall articulation), outdoor lighting, driveway locations, parking areas, landscaping, signs, street dedication, and related public improvements, upon finding that such requirements are necessary to meet the intent of the **R-3-M** district.

(2) No outdoor living areas are allowed within setbacks abutting residential zones or residential uses. This includes balconies, decks, open porches, patios, or similar outdoor guest activity areas.

(3) Existing landscaping requirements in PGMC [23.52.030](#) are expanded to require that within setback areas adjacent to the new development or building conversion, especially abutting residential zones and residential uses, plantings include numerous trees, shrubs and plants that will reduce visual and noise impacts of the motel or hotel use on adjacent properties.

(4) New guest units do not have to be built at one time, but may be developed in phases.

(5) All other **R-3-M** standards shall apply including, but not limited to, parking and building coverage. New guest units and ancillary facilities must have available water.

(g) For motels and hotels in Groups A, B and C, a nonconforming building damaged or destroyed by catastrophic event or demolished under any other circumstance may be rebuilt to the condition or configuration of the building that existed immediately prior to the event or demolition, as long as the reconstruction is carried out in a manner consistent with PGMC [23.68.040](#). While reconstruction to pre-existing conditions is allowed, elimination of nonconformities is encouraged. Reconstructed one-story buildings may be built to a maximum height of 18 feet, regardless of the pre-existing building height.

(h) For motels and hotels in Groups A, B and C, exterior remodeling within the existing footprint of a nonconforming building may retain existing nonconformities as long as the remodel does not:

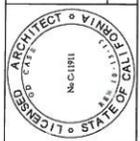
(1) Extend or expand an existing nonconformity;

(2) Add any new nonconformity; or

(3) Adversely affect the privacy of adjacent residential-zoned property or residential uses.

(i) No other reconstruction or remodeling may take place, beyond what is allowed in this section for motels and hotels in Groups A, B and C, without bringing the entire property into conformance with PGMC [23.52.030](#). [Added by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.2, 2011].

NO.	REVISIONS	BY



G David CASE
architecture
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE: 831-644743

TITLE SHEET

3 NEW ROOMS for
SEABREEZE INN and COTTAGES
 1100 LIGHTHOUSE AVE
 PACIFIC GROVE, CA.

DATE: 6/10/15
 SCALE: AS NOTED
 DRAWN: GD
 SHEET
A0.1
 OF 5 SHEETS

PROJECT DATA

LEGAL: LOT 2, BLOCK 306, PACIFIC GROVE ACRES
 APN: 006 112 002
 OWNER: GREG ZIMMERMAN
 ANTHONY FOUX
 c/o SEABREEZE INN
 PACIFIC GROVE, CA. 93950

ZONING: R-3-M
 LOT SIZE: 67532 SF
 OCCUPANCY: STORAGE SHED S1
 UNITS R1

TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

(E) GUEST UNITS	42
(E) MANAGERS UNIT	1
PROPOSED GUEST UNITS	3
TOTAL UNITS	46

PARKING

STANDARD	26
COMPACT	18
ASSESSIBLE	2
TOTAL	46

BUILDING COVERAGE

EXISTING	16134 SF	23.8 %
(N) TWO STORY BUILDING	875 SF	
PROPOSED	17009 SF	25.2 %

ASPHALT PAVING COVERAGE

EXISTING	26408 SF	39.1 %
REMOVED	-1505 SF	
PROPOSED	24903 SF	36.9 %

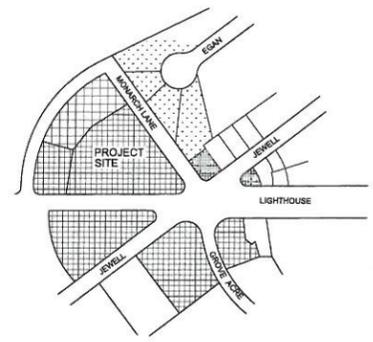
OTHER IMPERVIOUS (WALKS, PORCHES)

EXISTING	3252 SF	4.8 %
ADDED	221 SF	
PROPOSED	3473 SF	5.1 %

TOTAL SITE COVERAGE

EXISTING	45696 SF	67.7 %
PROPOSED	45385 SF	67.2 %

SCOPE OF WORK
 ADD (N) 2 STORY BUILDING WITH 3 UNITS + STORAGE: 1080 SF TOTAL



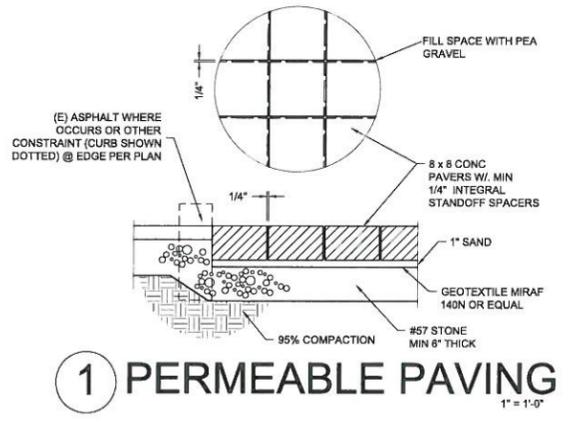
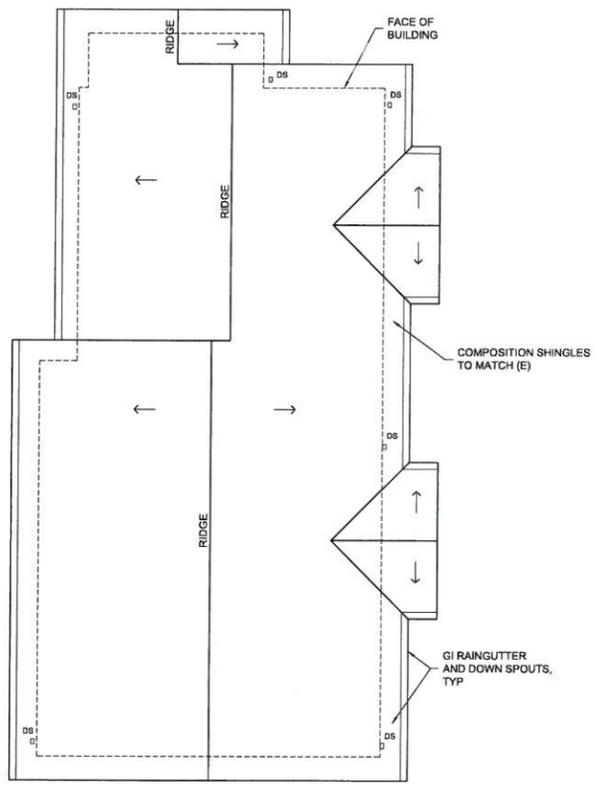
ZONING MAP

SHOWING ZONING AND USE OF ADJACENT PARCELS

ZONING	USE ON SITE
R-3-M	MOTEL
R-3-M	APARTMENTS
R-3-M	SINGLE FAMILY DWELLING
R-1	SINGLE FAMILY DWELLING

RECEIVED
 SEP 04 2015

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT



ABBREVIATIONS NOTES, SYMBOLS

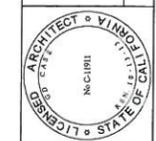
BLK	BLOCKING	FRMG	FRAMING	PR	PAIR
BM	BEAM	FTG	FOOTING	PTDF	PRESSURE TREATED DF
BOT	BOTTOM	GYP BRD	GYP SUM BOARD	REINF	REINFORCING
CLG	CEILING	GLB	GLUE LAMINATED BEAM	SW SCHED	SHEAR WALL SCHEDULE
CONC	CONCRETE	HNGR	HANGER	SHTG	SHEATHING
CONT	CONTINUOUS	LNG	LONG	T. AND B.	TOP AND BOTTOM
CMU	CONCRETE MASONRY UNITS	LTG	LIGHTING	T. AND G.	TONGUE AND GROOVE
DBL	DOUBLE	MAX	MAXIMUM	TEMP	TEMPERED
DF	DOUGLAS FIR	MIN	MINIMUM	T.E.N	TYPICAL EDGE NAIL
DS	DOWN SPOUTS	(N)	NEW	TOP	TOP OF FINISHED PAVING
DWL	DOWEL	OC	ON CENTER	TOS	TOP OF SLAB
(E)	EXISTING	PLYWD	PLYWOOD	TYP	TYPICAL
FIN FLR	FINISH FLOOR			UCN	UNLESS OTHERWISE NOTED
FND	FOUNDATION			WD	WOOD
				WI	WITH

X X DETAIL NUMBER
 PAGE WHERE DETAIL OCCURS

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
SHEET A0.1	TITLE SHEET; PROJECT DATA; PROJECT NOTES; ROOF PLAN
SHEET A0.2	EXISTING SITE PLAN
SHEET A1	PROPOSED SITE PLAN
SHEET A2	PROPOSED BUILDING FLOOR PLANS
SHEET A3	PROPOSED BUILDING ELEVATIONS

REVISIONS	BY



G David CASE
architect
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE: 831.6484743

EXISTING SITE PLAN

3 NEW ROOMS for
SEABREEZE INN and COTTAGES
 1100 LIGHTHOUSE AVE
 PACIFIC GROVE, CA

DATE: 9/1/15
SCALE: AS NOTED
DRAWN: GD
SHEET: A0.2
OF 5 SHEETS

PROJECT DATA

LEGAL: LOT 2, BLOCK 306, PACIFIC GROVE ACRES
 APN: 006 112 002
 OWNER: GREG ZIMMERMAN
 ANTHONY FOLX
 26 SEABREEZE INN
 PACIFIC GROVE, CA. 93950

ZONING: R-3-M
 LOT SIZE: 67532 SF
 OCCUPANCY: STORAGE SHED S1
 UNITS R1

TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

(E) GUEST UNITS	37
(E) MANAGERS UNIT	1
PROPOSED GUEST UNITS	5
TOTAL UNITS	43

PROPOSED PARKING

STANDARD	33
COMPACT	9
ACCESSIBLE	2
TOTAL	44

BUILDING COVERAGE

EXISTING (INCLUDES STORAGE SHED)	15251 SF	22.6 %
(N) TWO STORY (4 UNITS)	818 SF	
BATH AND CLOSET (ROOM 109A)	65 SF	
TOTAL	16134 SF	23.8 %

ASPHALT PAVING COVERAGE

EXISTING	27882 SF	41.3 %
REMOVED	-1014 SF	
EXCLUDED PER 23.080.078	-460 SF	
PROPOSED	26408 SF	39.1 %

OTHER IMPERVIOUS (WALKS; PORCHES)

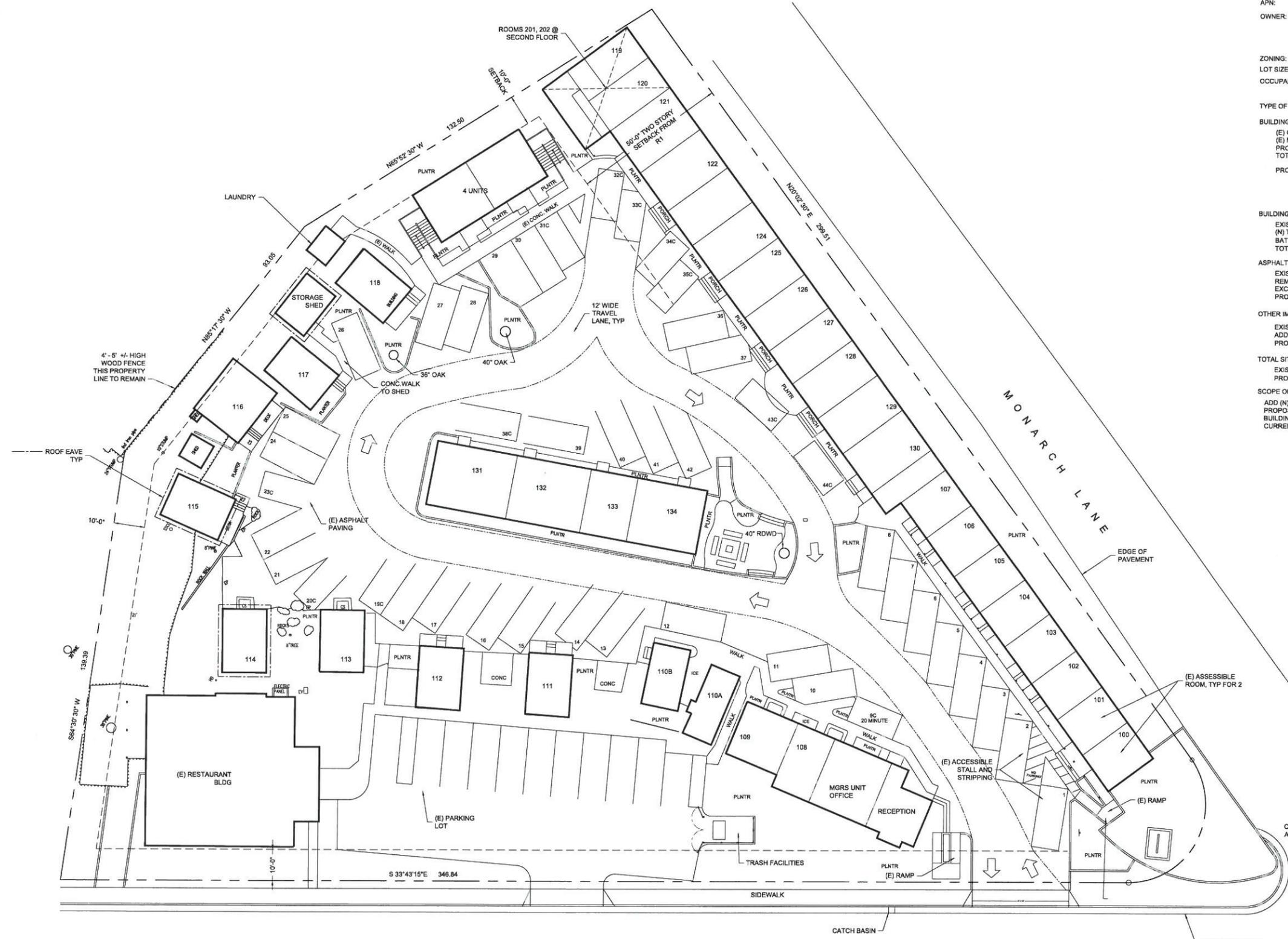
EXISTING	2563 SF	3.8 %
ADDED	469 SF	
PROPOSED	3252 SF	4.8 %

TOTAL SITE COVERAGE

EXISTING	45696 SF	67.7 %
PROPOSED	45696 SF	67.7 %

SCOPE OF WORK

ADD (N) TWO STORY BUILDING WITH 4 UNITS @ 360 SF EACH FOR PROPOSED 1440 SF. ADDITION OF BATHROOM AND CLOSET TO (E) BUILDING 109A FOR PROPOSED 235 SF UNIT. BUILDING 109A IS CURRENTLY WITHOUT ANY WATER FIXTURES.



LEGEND
 □ (E) BUILDING

SURVEY NOTE
 SITE PLAN BASED ON SURVEY PERFORMED BY LEO WOODS (L.S. 3381) CONDUCTED IN 1984; SITE VERIFY ALL CONDITIONS, LOCATIONS, ETC., WITH ARCHITECT.

1100 LIGHTHOUSE AVENUE

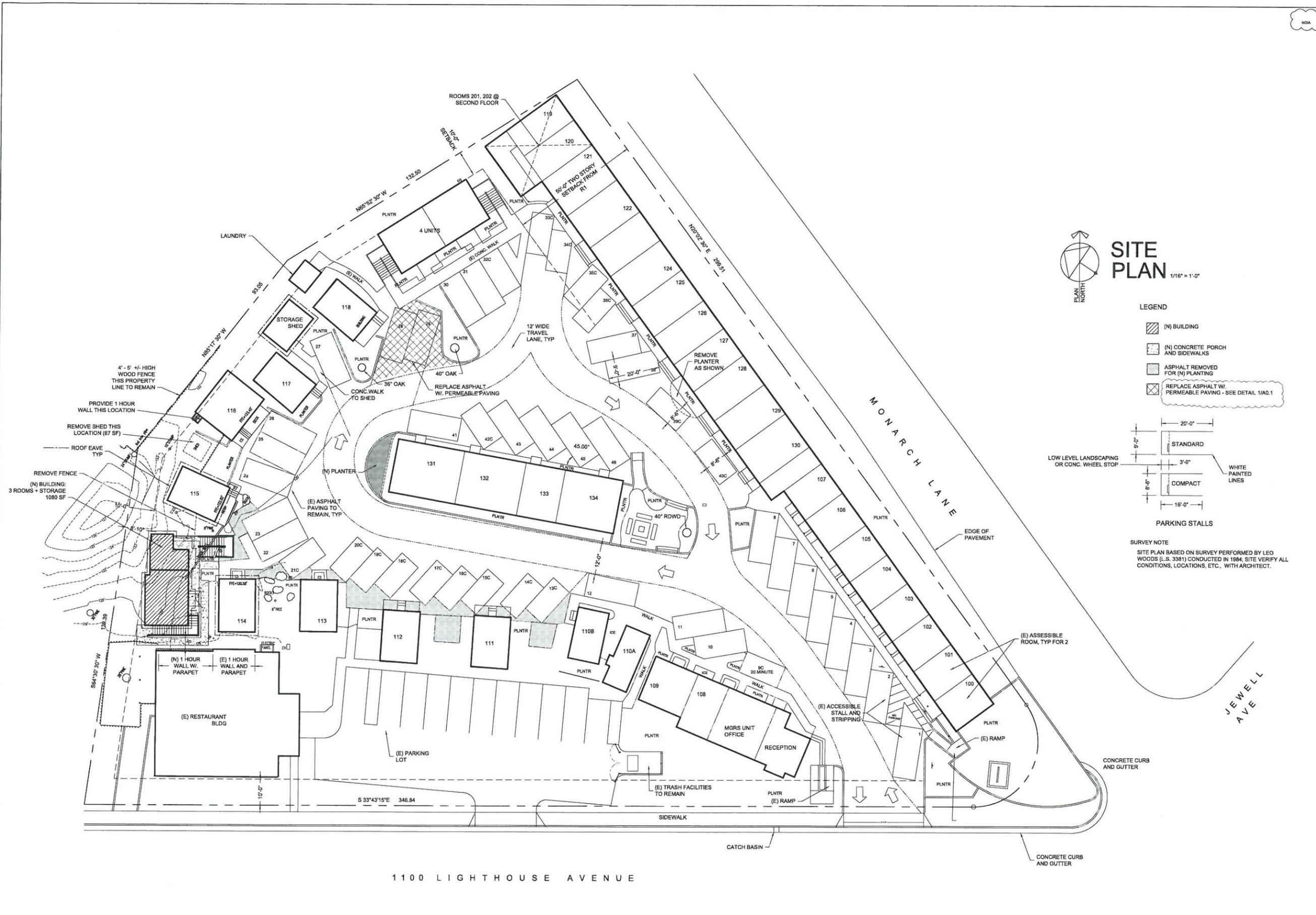
NO.	REVISIONS	BY
1	11/15	GD

ARCHITECT • VINTAGE CIVIL
 G David CASE
 architecture
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE: 831.648.7433

SITE PLAN

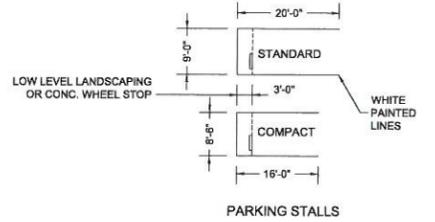
3 NEW ROOMS for
SEABREEZE INN and COTTAGES
 1100 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CA.

DATE: 8/15/15
SCALE: AS NOTED
DRAWN: GD
SHEET A1 OF 5 SHEETS



SITE PLAN
 1/16" = 1'-0"

- LEGEND**
- (N) BUILDING
 - (N) CONCRETE PORCH AND SIDEWALKS
 - ASPHALT REMOVED FOR (N) PLANTING
 - REPLACE ASPHALT W/ PERMEABLE PAVING - SEE DETAIL 1/A0.1



SURVEY NOTE
 SITE PLAN BASED ON SURVEY PERFORMED BY LEO WOODS (L.S. 3381) CONDUCTED IN 1984, SITE VERIFY ALL CONDITIONS, LOCATIONS, ETC., WITH ARCHITECT.

1100 LIGHTHOUSE AVENUE

REVISIONS	BY

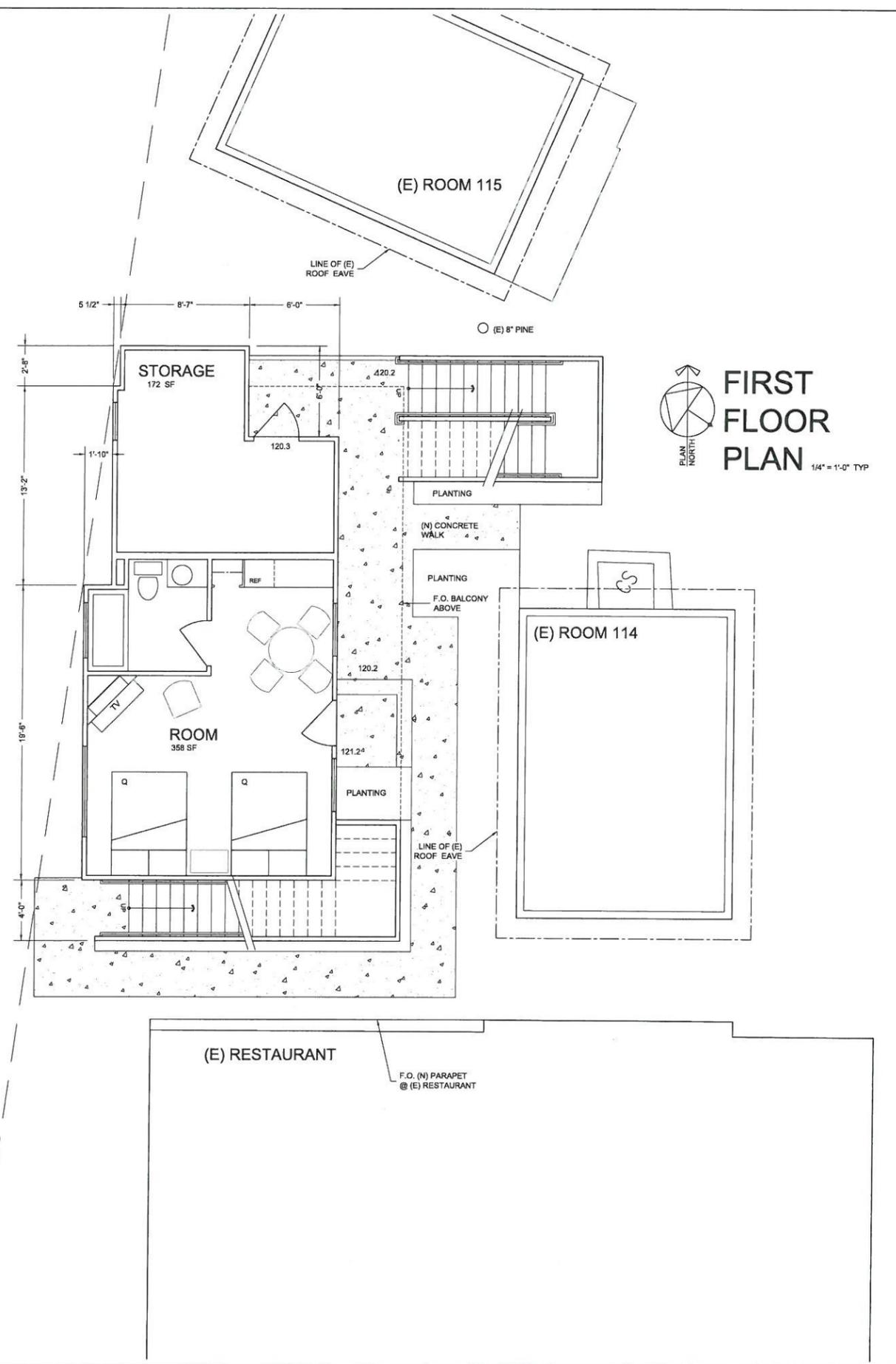
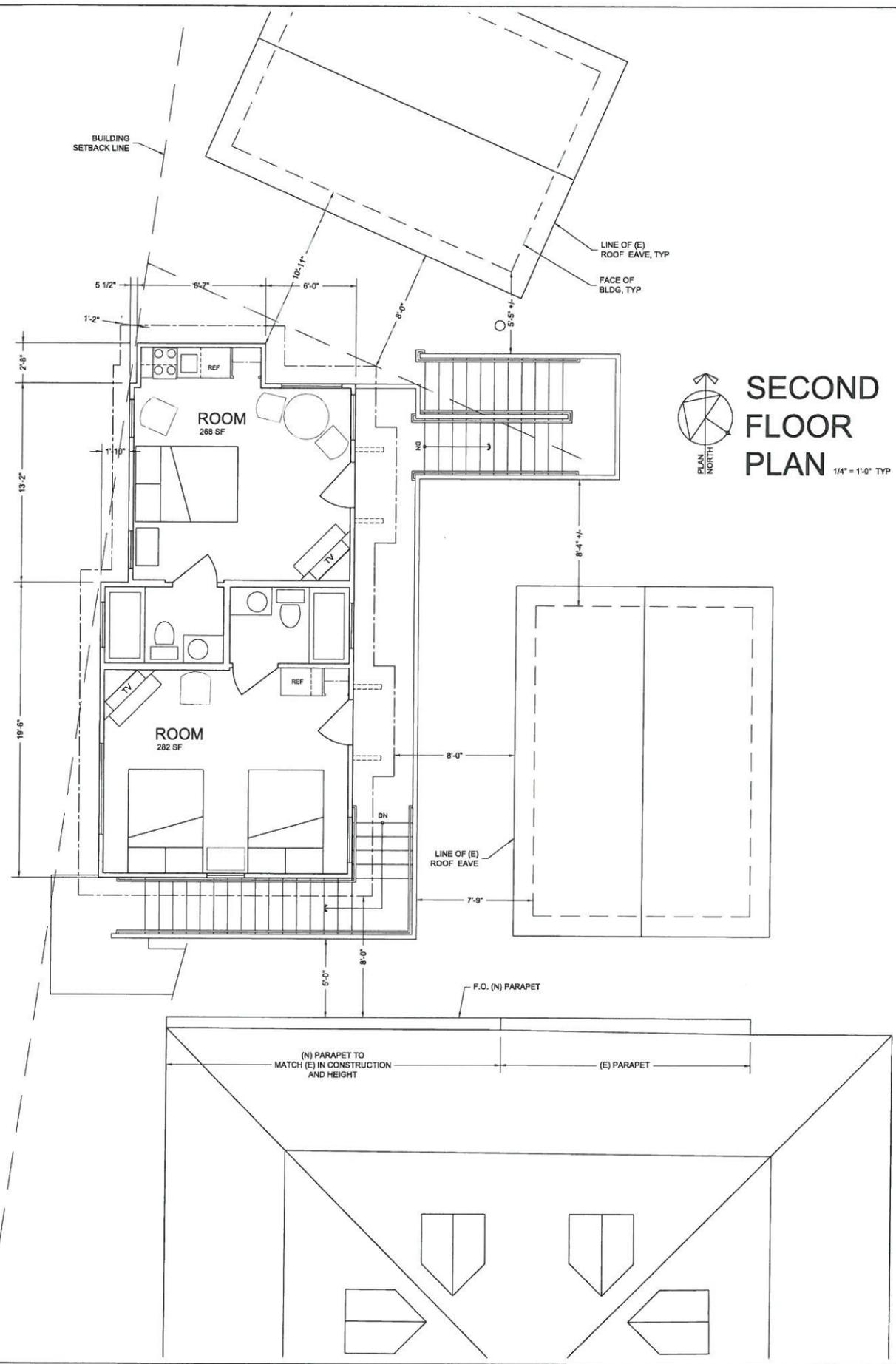


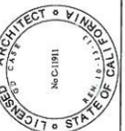
G David CASE
 architect
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE: 831.649.743

FLOOR PLAN
 ROOF PLAN

3 NEW ROOMS for
SEABREEZE INN and COTTAGES
 1100 LIGHTHOUSE AVE
 PACIFIC GROVE, CA.

DATE:	8/10/15
SCALE:	AS NOTED
DRAWN:	GD
SHEET:	A2
OF 5 SHEETS	

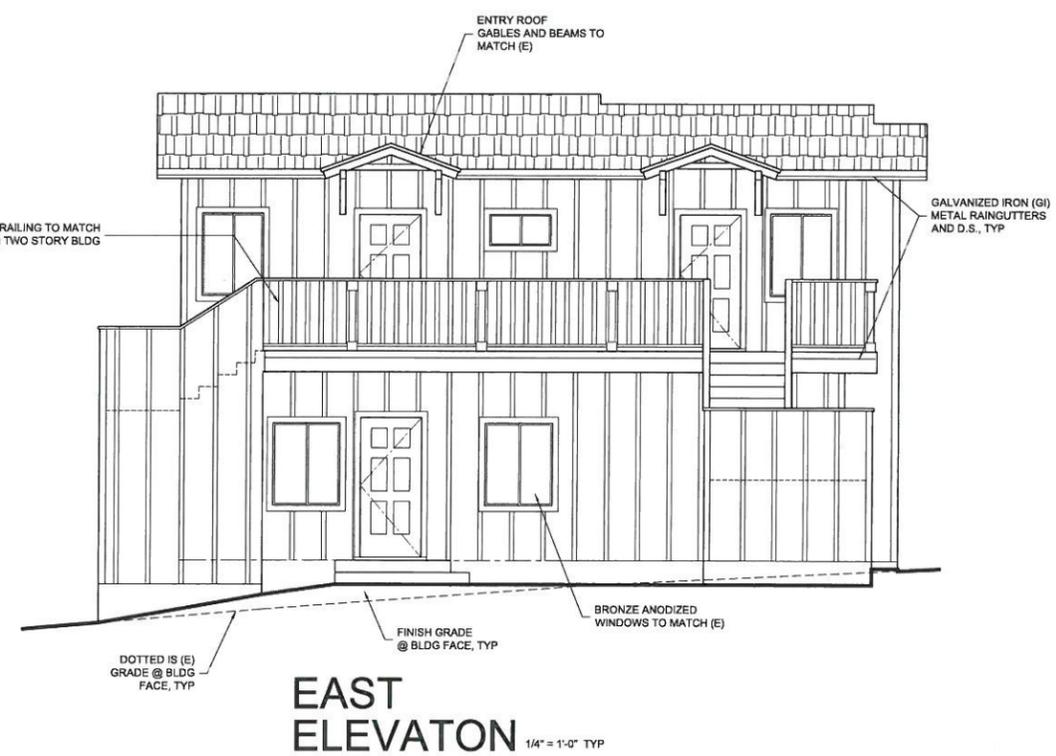
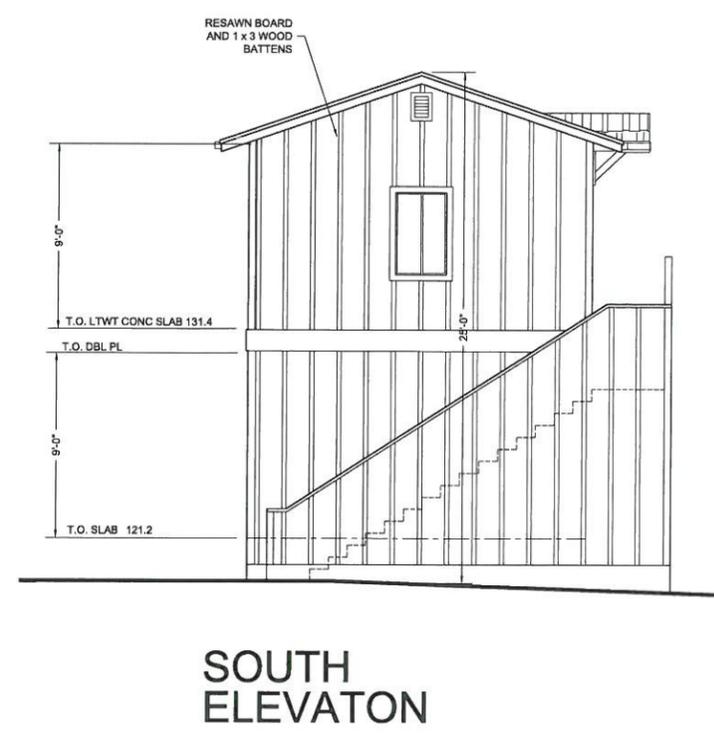
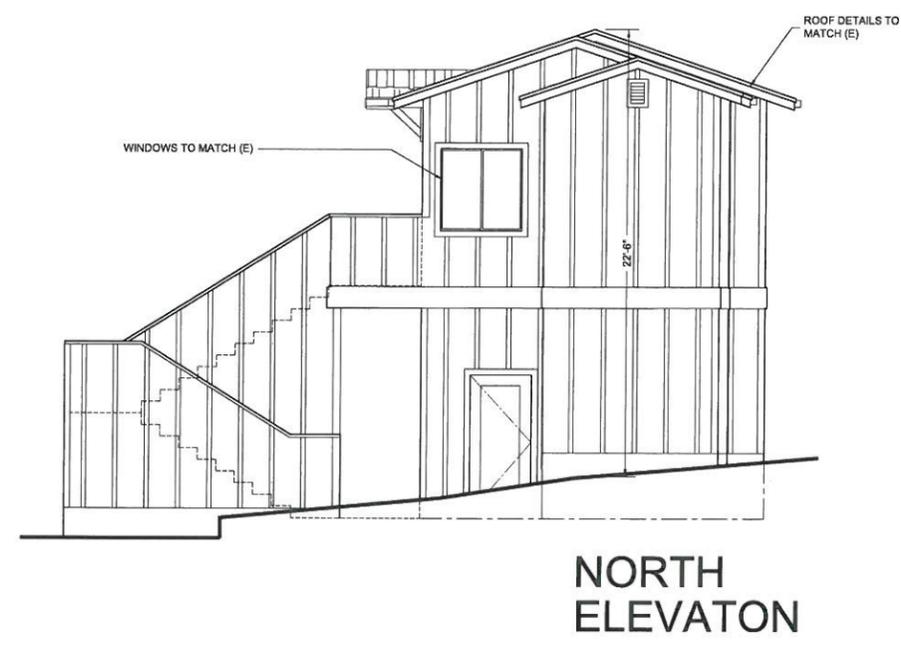




G David CASE
 architecture
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE. 831.649.743

FOUNDATION
 FRAMING and
 ROOF PLANS

3 NEW ROOMS for
SEABREEZE INN and COTTAGES
 1100 LIGHTHOUSE AVE/PACIFIC GROVE, CA.



**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the jurisdiction 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: GREG ZIMMERMAN **2. AGENT/REPRESENTATIVE INFORMATION:**
Name: G. CARP

Daytime telephone: 901 7770 Daytime telephone: 0494743

Mailing Address: P.O. BOX 5190 P.O. Mailing Address: P.O. BOX 3074

3. PROPERTY INFORMATION: Year building was constructed? Existing Square-footage 1100 LATHHOUSE Proposed Square-footage 1000 SF

Address: 1100 LATHHOUSE Assessor Parcel Number 008-112-002

Is a water meter needed? (Circle one) YES (How Many CAL AM) **NO** NOTE: Separate water meters are required for each User.

Water company serving parcel: MONTEREY

4. Type of Non-Residential Use: MOTEL
5. Project Description (Be thorough and detailed): 3 MOTEL ROOMS + STORAGE ROOM ADDITION IN C&S 2 STORY BLDG

Any Change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Table No. 1
Existing Group I (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	x	0.00007	=
Bank	x	0.00007	=
Convenience Store	x	0.00007	=
Church	x	0.00007	=
Dental/Medical/Vet Clinic	x	0.00007	=
Dry Cleaner (No onsite laundry)	x	0.00007	=
Family Grocery	x	0.00007	=
Fast Photo	x	0.00007	=
Gym	x	0.00007	=
Nail Salon	x	0.00007	=
Office	x	0.00007	=
Retail	x	0.00007	=
School	x	0.00007	=
Supermarket	x	0.00007	=
Warehouse	x	0.00007	=

Table No. 2
Post Project Group I (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	x	0.00007	=
Bank	x	0.00007	=
Convenience Store	x	0.00007	=
Church	x	0.00007	=
Dental/Medical/Vet Clinic	x	0.00007	=
Dry Cleaner (No on-site laundry)	x	0.00007	=
Family Grocery	x	0.00007	=
Fast Photo	x	0.00007	=
Gym	x	0.00007	=
Nail Salon	x	0.00007	=
Office	x	0.00007	=
Retail	x	0.00007	=
School	x	0.00007	=
Supermarket	x	0.00007	=
Warehouse	x	0.00007	=

Existing Group II (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Bakery	x	0.0002	=
Bistro	x	0.0002	=
Catering	x	0.0002	=
Coffee House	x	0.0002	=
Deli	x	0.0002	=
Ice Cream Shop	x	0.0002	=
Pizza	x	0.0002	=
Sandwich Shop	x	0.0002	=

Post Project Group II (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Bakery	x	0.0002	=
Bistro	x	0.0002	=
Catering	x	0.0002	=
Coffee House	x	0.0002	=
Deli	x	0.0002	=
Ice Cream	x	0.0002	=
Pizza	x	0.0002	=
Sandwich	x	0.0002	=

Existing Group III (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	x	0.085 bed	=
Beauty Shop	x	0.0567 station	=
Child Care	x	0.0072 child	=
Dog Grooming	x	0.0567 station	=
Domitory	x	0.040 room	=
Gas Station	x	0.0913 pump	=
Irrigated area (within 10 ft. of bldg.)	x	ETWU	=
Laundromat	x	0.20 machine	=
Meeting Hall	x	0.00053 sf	=
Motel Large Tub	x	0.03 tub	=
Motel/Hotel/B&B	x	0.1 room	=
Plant Nursery	x	0.00009 sf	=
Public Toilets	x	0.058 toilet	=
Public Urinals	x	0.036 urinal	=
Restaurant (Fast Food)	x	0.02 seat	=
Restaurant/Bar (General)	x	0.0008 unit	=
Self-Storage	x	0.120 bed	=
Skilled Nursing	x	0.05 spa	=
Spa	x	0.02 sf	=
Swimming Pool (each 100 sq ft. of pool surface)	x	0.0012 seat	=
Theater	x	no value	=
Zero Water Urinal	x	no value	=
EXISTING QUANTITY	TOTAL	=	=

Post Project Group III (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	x	0.085 bed	=
Beauty Shop	x	0.0567 station	=
Child Care	x	0.0072 child	=
Dog Grooming	x	0.0567 station	=
Domitory	x	0.040 room	=
Gas Station	x	0.0913 pump	=
Irrigated area (within 10 ft. of bldg.)	x	ETWU	=
Laundromat	x	0.20 machine	=
Meeting Hall	x	0.00053 sf	=
Motel Large Tub	x	0.03 tub	=
Motel/Hotel/B&B	x	0.1 room	=
Plant Nursery	x	0.00009 sf	=
Public Toilets	x	0.058 toilet	=
Public Urinals	x	0.036 urinal	=
Restaurant (Fast Food)	x	0.02 seat	=
Restaurant/Bar (General)	x	0.0008 unit	=
Self-Storage	x	0.120 bed	=
Skilled Nursing	x	0.05 spa	=
Spa	x	0.02 sf	=
Swimming Pool (each 100 sq ft. of pool surface)	x	0.0012 seat	=
Theater	x	no value	=
Zero Water Urinal	x	no value	=
PROPOSED QUANTITY	TOTAL	=	=

Group IV - Modified Uses
Reduced water Capacity from types listed in Groups I-III and have received a Water Use Credit for modifications
New Connections - Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"
PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE - POST PROJECT USE)
(Jurisdiction must authorize water for positive usage)

Use/AF =

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) 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 the type of Non-Residential use. In addition, Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent _____ Date 9/10/15

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY
AF Paratula Allocation _____ AF Public Credits _____ AF Pre-Paratula Credits _____ WDS (Private Well) _____ No water needed

Notes: This form expires on the same date as any discretionary or building permit issued for this Project by the Jurisdiction.
WHITE - APPLICANT YELLOW - APPLICANT PINK - LOCAL JURISDICTION
Unauthorized Work/Forms/Applications/Non-Residential Water Release & Permit Application Revised 2014/07/21.docx





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.ci.pg.ca.us/cdd

Permit & Request Application for Tree Permit (TP)

Post:	_____
Pull:	_____ 7b. _____
Replant:	_____
Tree Health:	_____
Arborist Report Required:	_____
App.#:	_____
Fee:	_____

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist. All tree work within the City of Pacific Grove requires an application to be on file. A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

Property Address: 1101 LIGHTHOUSE

Owner: G ZIMMERMAN	Applicant: GDCAGE
Phone: 901 7770	Phone: 6494743
E-mail: g3@obcglobal.net	E-mail: gdc@redshift.com
Tree # 1	Type/Species 6" φ PODOCARPUS
	Requested Action: (trim, remove) REMOVE

*Attach additional sheets if required for above listings. Trimming less than 25% of tree OR branches are less than 6" Dead Tree

Reason for Request (Please provide brief description. Details may follow in the report)
GRADING for DRAINAGE

Is there an active Planning/Building permit for this property? Yes No

- The following conditions must be met prior to any tree removal or trimming:
1. NO WORK IS PERMITTED until you have picked up and paid the application fee for an approved permit for tree work.
 2. A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application.
 3. All tree work activity shall comply with the provisions of the PGMC Title 12, Trees and the Urban Forest.
 4. A site plan must accompany the application showing the location of the trees to be worked on and the location of replants.
 5. Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGMC 12.20.040
 6. All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
 7. After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
 8. Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
 9. Permits expire 60 days after its effective date. The City Arborist may grant up to one extension not to exceed 30 days.
- *This list is not comprehensive of all conditions that may be required for tree removal and trimming work.
This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$687/tree) in place of replanting _____ trees, in the amount of \$ _____.
*Request will be approved or denied by the City Arborist

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, G. ZIMMERMAN authorize GDCAGE to represent me in the application and processing of this permit.
(Owner Name) (Agent Name)

Owner Signature _____ Date 9/3/15

NATIVE SISTERS

Tree Service

Serving the Monterey Peninsula
(831) 247-9301
www.NativeSistersTreeService.com
Jenn@NativeSistersTreeService.com

Licenses & Certifications:
Contractor License #932230
Arborist Cert. #WE-7530A
Tree Risk Assessor Cert. #1199



Dear Mr. Case,

At your request I visited the building site located at 1101 Lighthouse Ave, Pacific Grove, CA. During this site visit we located 5 areas that would be appropriate to accommodate tree replanting. These areas are indicated on the attached site map.

Per my discussion with Al Weisfuss, City Arborist for Pacific Grove, we plan to use 5, -15 gallon trees. The species will include 2 Monterey Pines, 1 Monterey Cypress, 1 Deodora Cedar, and 1 Strawberry Arbutus. The Strawberry Arbutus is the replacement tree for one Podocarpus tree proposed for removal. See attached removal application.

This letter is to modify the existing replanting plan associated with this building project.

Please feel free to contact me with any questions or concerns. Once the replanting is performed, photos will be submitted to the city.

Thank You, Jennifer Berggren 8-7-15





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

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: January 12, 2016

SUBJECT: Use Permit Amendment Application No. UPA 15-444 for the addition of one motel unit to the Seabreeze Inn and Cottages and the relocation of one previously approved unit, resulting in a 40 unit motel, pursuant to PGMC §23.52.035.

ADDRESS: 1101 Lighthouse Ave.; Lot 3, Block 321, PG Acres Tract; APN: 006-371-001

**ZONING/
LAND USE:** R-3-M Multiple Family Residential-Motel District/
Visitor Accommodation

APPLICANT: Gerry Case, on behalf of Greg Zimmerman, Owner

CEQA: An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

RECOMMENDATION

Review the application and consider a recommendation of approval, approval with recommendations or denial for the Planning Commission

BACKGROUND

On November 8, 2011, the voters approved Measure U, which eases some of the R-3-M zoning district (PGMC Chapter 23.52) regulations for motels and hotels. Measure U is an amendment to the 1986 Measure C, a voter approved motel ordinance that has maintained the unique residential character of Pacific Grove since its passage. Measure U modifies some requirements of Measure C, balancing hotelier, city and residential concerns by offering more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the City and prevent motel impacts on surrounding neighborhoods.

Measure U applies only to R-3-M district motels. Most pre-1986 motels, including the subject property, exceed Measure C guidelines, and are considered "legal nonconforming." Under Measure C, nonconforming motels could not be altered or expanded without bringing the entire property into zoning conformance, making upgrades extremely difficult. Measure U allows for renovations within the existing motel footprint, improving their competitive position in the marketplace. While some relief in building setback and height standards would apply only to the

new units, the standards are still intended to protect the privacy of nearby residences. All other R-3-M standards shall apply including but not limited to parking, building coverages. In addition, adequate water supply requirements do not change.

A Phase I Historic Report was completed on November 25, 2013 and the property was found ineligible for the City's Historic Resources Inventory, and both the State and National Register.

DISCUSSION

Based on the existing guest unit to lot area ratio, the motels affected by Measure U were placed into three groups. The subject property is in "Group A", which are motels that can construct additional units by conversion of existing buildings or by new construction, where the existing number of permitted guest units is less than 170% of the current maximum 1:2,500 density ratio.

The property currently has 38 existing units. The property is allowed through Measure U a total of 40 units. Use Permit Amendment 15-444 proposes to add one additional Inn unit and relocate a previously approved guest unit bringing the total units to the allowed 40.

General Plan

The 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. Specific General Plan land use policies relevant to the proposed project include the following:

- Policy 2 - Ensure that new development is compatible with adjacent existing development.
- Policy 3 - Balance a property owner's ability to develop with the desirability of maintaining neighborhood character.
- Policy 15 - Encourage land uses that generate revenue to the City while maintaining a balance with other community needs, such as housing, open space, and recreation.

The Initial Study and Negative Declaration prepared for the Measure U amendments found that the amendments did not constitute a major change in land use since they were just a refinement of the existing regulations; as such, future development projects, such as the proposed project, were found to be compatible with the General Plan.

Zoning Code

The proposed project complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035 including parking, setbacks, maximum building height, maximum unit size, and water availability, with exception of site coverage and increased landscaping.

The R-3-M regulations do not allow exceptions to the 60% site coverage limitation. The subject application proposes a site coverage of 69.3%, which exceeds the 60% coverage by almost 10%. The existing site coverage is 71% so the proposed project proposes to Reduce the site coverage by 1.7%.

The R-3-M standards also expand existing landscape requirements to require that setback areas adjacent to new development, especially abutting residential zones, be planted with numerous trees, shrubs, and plants.

One of the provisions requires that new guest units must have available water. Each new motel unit would require 0.1 acre feet of water, for a total of 0.1 acre feet. The applicant is proposing to remove the existing pool to obtain the necessary water credits for the new unit.

FINDINGS

Staff recommends approval of UPA 15-444, subject to the recommended findings (See Attachment 1, Draft Resolution).

CONDITIONS

Staff recommends approval of UPA 15-444, subject to the recommended conditions (See Attachment 1, Draft Resolution).

CEQA

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

OPTIONS

1. Recommend approval of UPA 15-444 subject to the staff-recommended findings and conditions;
2. Recommend a modified approval of UPA 15-444, citing findings and conditions; or
3. Recommend denial of UPA 15-444, citing findings.

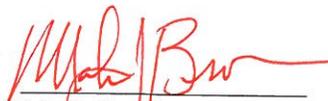
ATTACHMENTS

1. Draft Resolution
2. R-3-M Special Provisions
3. Application Materials
4. Initial Study

RESPECTFULLY SUBMITTED:

REVIEWED BY:


Laurel O'Halloran,
Associate Planner


Mark Brodeur
CEDD Director



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

Permit & Request Application

Project Permit(s) & Fees

Permit: <u>UP</u>	Fee: <u>\$2,467.00</u>	Multiple Permit Discount: _____	App #: <u>15-0444</u>
_____	_____	_____	Date: <u>8-12-15</u>
_____	_____	_____	Received By: <u>DG</u>
_____	_____	_____	Total Fee: <u>2,467.00</u>

Project/Property Information

Project Address: 1101 W Lighthouse APN: 000 371 001
 Lot: 3 Block: 321 Tract: PACIFIC GROVE ACRES
 ZC: _____ GP: _____ Lot Size: 1.28 AC.

Project: SEABREEZE LODGE
 Description: ADD (1) IND UNIT; REMOVE POOL; GRADING & DRAINAGE; RELOCATE (1) APPROVED UNIT

Applicant Name: G.D. CASE Phone #: 6494743
 Mailing Address: P.O. BOX 3074, MONTEREY CA 93942
 Email Address: gdc@redshift.com

Owner Name: GREG ZIMMERMAN Phone #: 9017770
 Mailing Address: P.O. BOX 5190, PACIFIC GROVE, CA 93950
 Email Address: _____

Permit(s)/Request(s)

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

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

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.

Applicant Signature: _____ Date: 8/10/15
 Owner Signature (Required): _____ Date: 8/10/15

PROJECT DATA SHEET

Project Address: 1101 WLOTHOUSE Submittal Date: 8/12/15
 Applicant(s): CASE/ZIMMERMAN Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3-M			
Building Site Area	1.28 AC			
Density (multi-family projects only)				
Building Coverage				
Site Coverage	50%	19.3%	23.5%	
Gross Floor Area	60%	71%	69.3%	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		-6117	-904	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	___ft___%	
Exterior Lateral Wall Length to be built	_____	_____		
Building Height	25		23'	@ BLDG A
Number of stories	2		2	
Front Setback	10	V	NC	
<u>W</u> Side Setback (specify side)	10	V	14'	@ BLDG A
<u>E</u> Side Setback (specify side)	10	V	NC	
Rear Setback	10	10	NC	
Garage Door Setback				
Covered Parking Spaces				
Uncovered Parking Spaces	41	40	41	
Parking Space Size (Interior measurement)	9' x 20'	9 x 20	9 x 20	
Number of Driveways	1	2	2	
Driveway Width(s)		40'/25'	40'/27.5'	
Back-up Distance		V	NC	
Eave Projection (Into Setback)	3' maximum			
Distances Between Eaves & Property Lines	3' minimum	11'	11'	@ BLDG A
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks		V	NC	
Distance between Buildings		V	0'.4"	@ BLDG A
Accessory Building Heights		V	NC	
Fence Heights				

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

V. VARIES
NC NO CHANGE



CITY OF PACIFIC GROVE

Community and Economic Development Department

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

RESOLUTION NO. 15-07

USE PERMIT AMENDMENT NO. UPA 15-444 TO ALLOW THE ADDITION OF ONE INN UNIT AND THE RELOCATION OF A PREVIOUSLY APPROVED INN UNIT TO A TWO-STORY SIX UNIT MOTEL BUILDING. TO ALSO REMOVE THE POOL AND INSTALL GRADING AND DRAINAGE AT THE SEABREEZE LODGE, LOCATED AT 1101 LIGHTHOUSE AVENUE, PURSUANT TO PGMC §23.52

FACTS

1. The subject site is located at 1101 Lighthouse Avenue, Pacific Grove, 93950 APN 006-371-001
2. The subject site has a designation of VA/MDR 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-3-M zoning district.
4. The subject site is approximately 1.28 gross acres.
5. The subject site is developed with a single-story motel, a recently constructed two story additional motel rooms and consisting of several buildings.
6. The subject site is located within the 100 yard butterfly buffer zone.
7. This project has been determined to be Exempt under CEQA Guidelines 15303.c.
8. This property was subject to Use Permit (UP) 2703-01 approval on March 14, 2002 and a Use Permit Amendment (UPA) 13-048 approved March 6, 2014.
9. The property was found ineligible for the City's Historic Resources Inventory and the State and National Register by a November 25, 2013 Phase 1 Historic Report.

FINDINGS

1. The proposed use is allowed with a use permit amendment within the applicable zoning district and complies with all applicable provisions of the zoning code regulations, because the proposed development complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035, including parking, setbacks, maximum building height, maximum unit size, and water availability; whereas these special regulations were approved by the voters through Measure U, which offers more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the City and prevent motel impacts on surrounding neighborhoods.
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan, because the proposed development does not constitute a major change in land use and supports Land Use Policies 2, 3 and 15; and the subject property is not regulated by the local coastal program or any specific plans.

3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, because the subject property has historically been in use as a motel and the proposed development is expanding that existing use by adding 8 units, which is allowed with a use permit or use permit amendment pursuant to PGMC §23.52.035 and there is no known record reflecting any detrimental impacts to persons in the neighborhood associated with the existing motel use.
4. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity, because the development is typical of the R-3-M zoning district and Visitor Accommodation land use and the development complies with all of the applicable provisions of the special regulations outlined in PGMC §23.52.035, and approved by the voters by Measure U, several of which are geared towards protection of neighboring lower intensity R-1, R-H and R-2 residential zoning districts.
5. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should UPA15-444 be approved, the action would be a Class 3 Categorical Exemption under CEQA Guidelines Section 15303(c).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.
2. Use Permit Amendment (UPA) 15-444 is hereby approved, subject to the findings and conditions herein.
3. **Previous Permits Superseded.** The permit and conditions in UPA15-444 supersede all other previous permits.
4. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
5. **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 Planning Commission approval.
6. **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.

- 7. **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. Minimum driveway width of 16 ft. must be maintained to allow fire truck access.
- 8. **Conformance to Plans.** Development of the site shall conform to approved UPA15-444 plans entitled “Addition and Remodel for Seabreeze Lodge” dated 09/01/15, on file with the Community Development Department and to the Building Code.
- 9. **Curbs and Sidewalks.** Install curbs and sidewalks along all public street frontages
- 10. **Tree Replacement:** Removal of any Tree shall be in conformance with Municipal Code Section 12. Replacement trees shall be of a suitable species and planted in a suitable location, as agreed to by the city arborist and the property owner in conformance with the *Management Plan for Monterey Cypress and Monterey Pines* by Urban Forest Care dated February 18, 2013.
- 11. **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.
- 12. **Butterfly Buffer Zone:** Removal or pruning of any tree shall be done in compliance with S.12.20.040.
- 13. **Water Efficiency Requirements.** All Monterey Peninsula Water Management District water efficiency requirements, including the installation of high efficiency toilets, shall be implemented to minimize the amount of water allocated from the City’s commercial water reserve.
- 14. **Construction Hours.** No construction shall be conducted before 8:00 a.m. or after 5:00p.m. Monday through Friday, no jackhammering shall be conducted before 10:00a.m.and construction dumpsters must be retained on-site, rather than on the street.
- 15. **Appeal Period.** This resolution shall become effective upon the expiration of the 10-day appeal period.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this **xxxxx** by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

WILLIAM FREDRICKSON, 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.

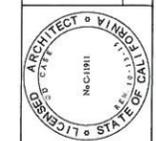
GERRY CASE
Applicant

Date

GREG ZIMMERMAN
Owner

Date

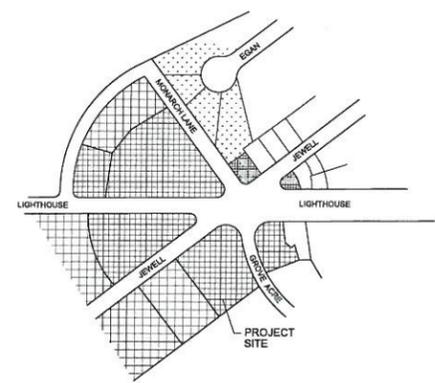
REVISIONS	DATE	BY



G David Case
architect
P.O. BOX 3074
MONTEREY, CA 93940
TELE: 831.649.4743

COVER SHEET

A NEW TWO STORY ADDITION for
SEABREEZE LODGE
1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.



ZONING MAP
SHOWING ZONING AND USE OF ADJACENT PARCELS

ZONING	USE ON SITE
R-3-M	MOTEL
R-3-M	APARTMENTS
R-3-M	SINGLE FAMILY DWELLING
R-1	SINGLE FAMILY DWELLING

ABBREVIATIONS NOTES, SYMBOLS

AFF	ABOVE FINISH FLOOR	PR	PAIR
BLK	BLOCKING	PTDF	PRESSURE TREATED DF
BM	BEAM	REINF	REINFORCING
BOT	BOTTOM	SW SCHED	SHEAR WALL SCHEDULE
CLG	CEILING	SHTG	SHEATHING
CONC	CONCRETE	T. AND B.	TOP AND BOTTOM
CONT	CONTINUOUS	T. AND G.	TONGUE AND GROOVE
CMU	CONCRETE MASONRY UNITS	TEMP	TEMPERED
DBL	DOUBLE	T.E.L.	TYPICAL EDGE MAIL
DF	DOUGLAS FR	TOP	TOP OF FINISHED PAVING
DS	DOWN SPOUTS	TOS	TOP OF SLAB
DWL	DOWEL	TYP	TYPICAL
(E)	EXISTING	UN	UNLESS OTHERWISE NOTED
FIN FLR	FINISH FLOOR	WD	WOOD
FND	FOUNDATION	WI	WITH
FRMG	FRAMING		
FTG	FOOTING		
GYP BRD	GYP SUM BOARD		
GLB	GLUE LAMINATED BEAM		
HNGR	HANGER		
LNG	LONG		
LTG	LIGHTING		
MAX	MAXIMUM		
MIN	MINIMUM		
(N)	NEW		
OC	ON CENTER		
PLYWD	PLYWOOD		



PROJECT DATA

LEGAL: LOT 3, BLOCK 321
PACIFIC GROVE ACRES
PACIFIC GROVE, CALIFORNIA
APN: 006 - 371 - 001
OWNER: GREG ZIMMERMAN
ANTHONY FOLK
610 SEABREEZE INN
PACIFIC GROVE, CA. 93950
831.901.7770

ZONING: R-3-M
OCCUPANCY: R1
TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

NUMBER OF EXISTING ROOMS 39
NUMBER OF NEW ROOMS 1**
TOTAL NUMBER OF ROOMS 40
** ADDED UNDER MEASURE U

SITE DATA

LOT SIZE: 1.28 AC 55796 SF
BUILDING COVERAGE ALLOWED (50%)
TOTAL SITE COVERAGE COVERAGE ALLOWED (60%)

COVERAGE:	EXISTING	ADD/REMOVE	PROPOSED
BUILDING	10743 SF (19.3%)	2381 SF	13124 SF (23.5%)
PAVING	18463 SF	-4026 SF	14437 SF
OTHER IMPERVIOUS	10387 SF	741 SF	11128 SF
TOTAL SITE COVERAGE	39593 SF (71%)	- 904 SF	38689 SF (69.3%)

PARKING REQUIRED

(1) SPACE REQUIRED PER MOTEL UNIT x 40 UNITS 40
(1) SPACE REQUIRED FOR LOBBY (MANAGERS) BLDG 1
TOTAL SPACES REQUIRED 41

PROPOSED PARKING

STANDARD	38
ACCESSIBLE	3
TOTAL	41

SCOPE OF WORK

NEW TWO STORY BUILDING ADDITION @ END OF (E) 8 UNIT BUILDING. (1) OF THE UNITS IS A RELOCATED UNIT (414) PROVIDED FOR UNDER (E) USE PERMIT. THE SECOND UNIT IS ADDED PER MEASURE U. WATER IS SUPPLIED FOR ONE UNIT UNDER EXISTING WATER PERMIT; WATER FOR THE SECOND UNIT WILL BE PROVIDED BY REMOVAL OF (E) POOL.

CONSULTANTS

STRUCTURAL ENGINEER TOM HATANO
P.O. BOX 607
MONTEREY, CA. 93940
CIVIL ENGINEER MONTEREY BAY ENGINEERS
617 CHARLES AVENUE, SUITE B
SEASIDE, CA. 93955

PROJECT NOTES

- THESE PLANS SHALL BE APPROVED FOR CONSTRUCTION BY THE PLANNING AND BUILDING DEPARTMENTS AND THE PROJECT ARCHITECT. ANY DEVIATIONS FROM THE WORK DESCRIBED HEREIN MUST BE AUTHORIZED IN ADVANCE BY THE ARCHITECT AND SUBMITTED TO THE APPROPRIATE AGENCIES FOR APPROVAL. ADDITIONALLY THE PLANS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY HAVE BEEN "WET SIGNED" BY THE ARCHITECT.
- PROJECT SHALL COMPLY WITH 2013 EDITIONS OF CBC, CMC, CPC, AND CEC.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
SHEET A0.1	COVER SHEET, PROJECT DATA, NOTES
SHEET A0.2	APPROVED SITE PLAN
SHEET C1	PROPOSED DRAINAGE PLAN
SHEET C2	GRADING DETAIL
SHEET A1	PROPOSED SITE PLAN
SHEET A2	PROPOSED FLOOR PLANS
SHEET A3	PROPOSED EXTERIOR ELEVATIONS
SHEET A4	PROPOSED EXTERIOR ELEVATION; ROOF PLAN

PROJECT DATA

LEGAL: LOT 3, BLOCK 321
PACIFIC GROVE ACRES
PACIFIC GROVE, CALIFORNIA
APN: 006-371-001
OWNER: GREG ZIMMERMAN
ANTHONY FOUX
db SEABREEZE INN
PACIFIC GROVE, CA 93950
831.901.7770

ZONING: R-3-M
OCCUPANCY: R1
TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

NUMBER OF EXISTING ROOMS 30
NUMBER OF NEW ROOMS 9**
TOTAL NUMBER OF ROOMS 39
** 6 UNITS ARE ADDED UNDER MEASURE U; 3 UNITS ARE ADDED PER USE PERMIT No. 27-93-01.

SITE DATA

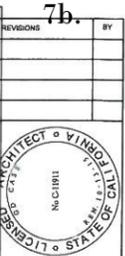
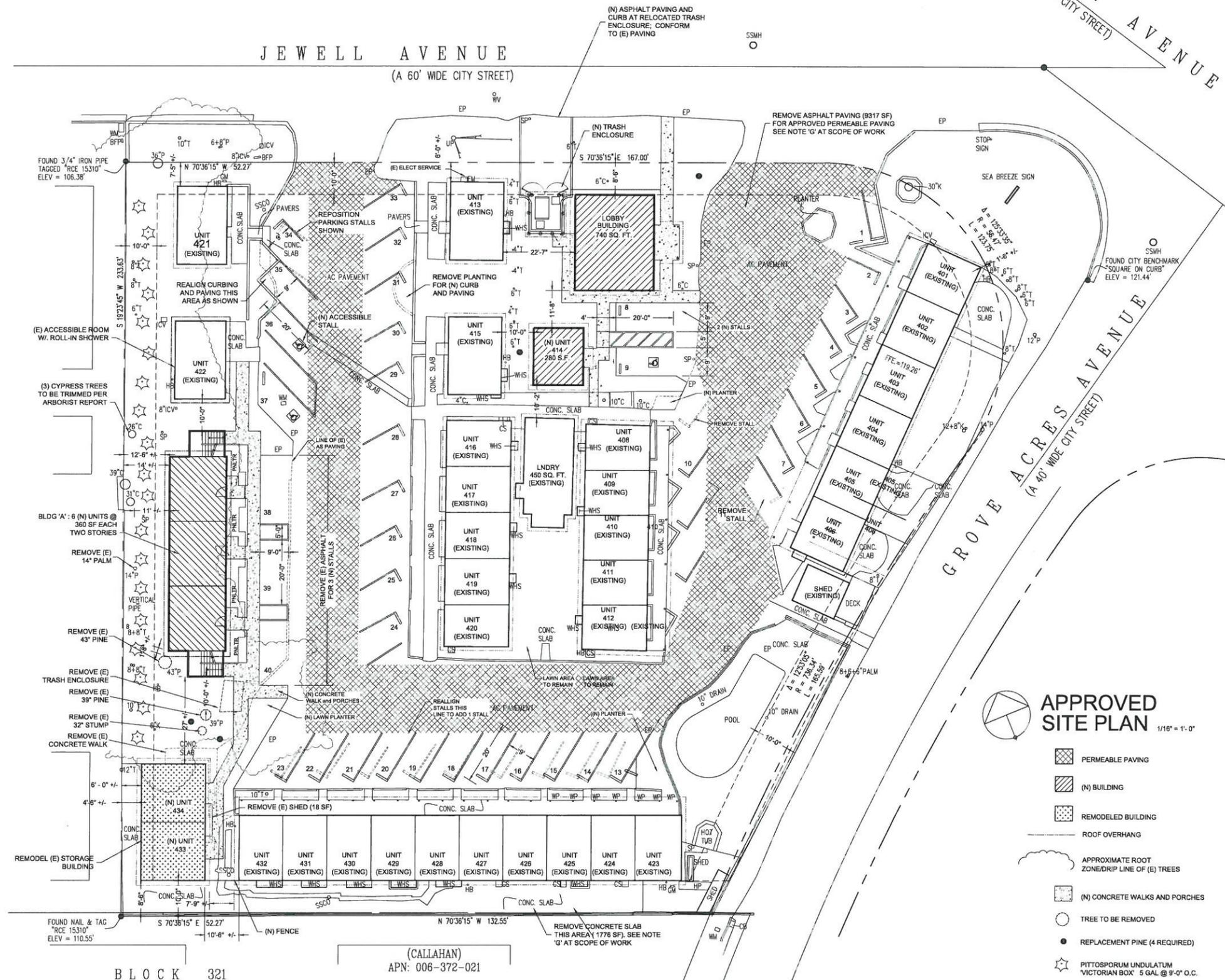
LOT SIZE: 1.28 AC 55796 SF
BUILDING COVERAGE ALLOWED (50%)
TOTAL SITE COVERAGE COVERAGE ALLOWED (60%)

COVERAGE:	EXISTING	ADD/REMOVE	PROPOSED
BUILDING	10743 SF (19.3%)	2251 SF	13004 SF (23.3%)
PAVING	18463 SF	-7962 SF	10501 SF
OTHER IMPERVIOUS	10387 SF	-416 SF	9971 SF
TOTAL SITE COVERAGE	39593 SF (71%)	-6117 SF	33476 SF (60%)

PARKING REQUIRED

(1) SPACE REQUIRED PER MOTEL UNIT x 39 UNITS 39
(1) SPACE REQUIRED FOR LOBBY (MANAGERS) BLDG 1
TOTAL SPACES REQUIRED 40

PROPOSED PARKING
STANDARD 37
ACCESSIBLE 3
TOTAL 40



G David CASE
architect
P.O. BOX 3074
MONTEREY, CA 93940
TELE: 831.649.4743

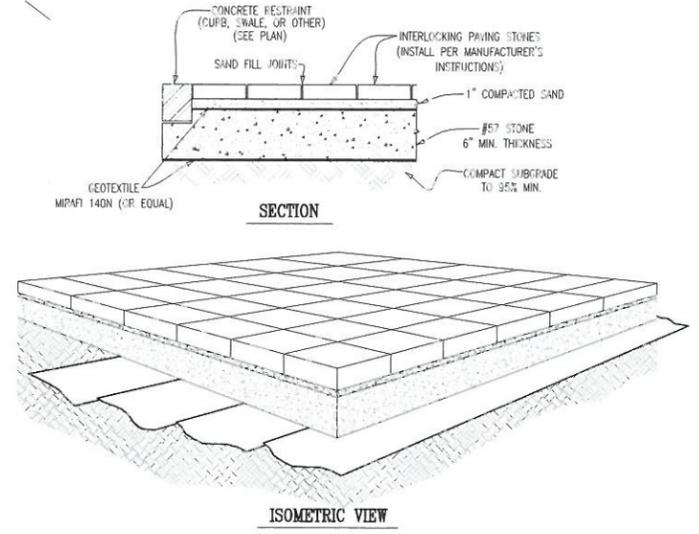
EXISTING SITE PLAN

A NEW TWO STORY ADDITION for
SEABREEZE LODGE
1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.

DATE: 8/4/15
SCALE: AS NOTED
DRAWN: GD
SHEET: **A0.2**
OF 8 SHEETS

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = 1 FOOT.
 - ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM. THE BENCHMARK IS A CITY OF PACIFIC GROVE "SQUARE ON CURB" AT THE SOUTH END OF THE SOUTHWEST CURB OF GROVE ACRE & LIGHTHOUSE AVENUE. ELEVATION = 121.44'.

- GRADING NOTES**
- ALL NEW CUT AND FILL SLOPES SHALL BE 2:1 (H:V) FLAT.
 - EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPE.
 - ALL CUTS SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER THREE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TYPICAL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 12 INCHES IN DEPTH.
 - ALL GRADING AROUND BUILDINGS SHOULD SLOPE AWAY FROM THE FOUNDATION AT 5% FOR 10' MIN. IN UNPAVED AREAS, AND 2% MINIMUM OVER ASPHALT/CONCRETE.

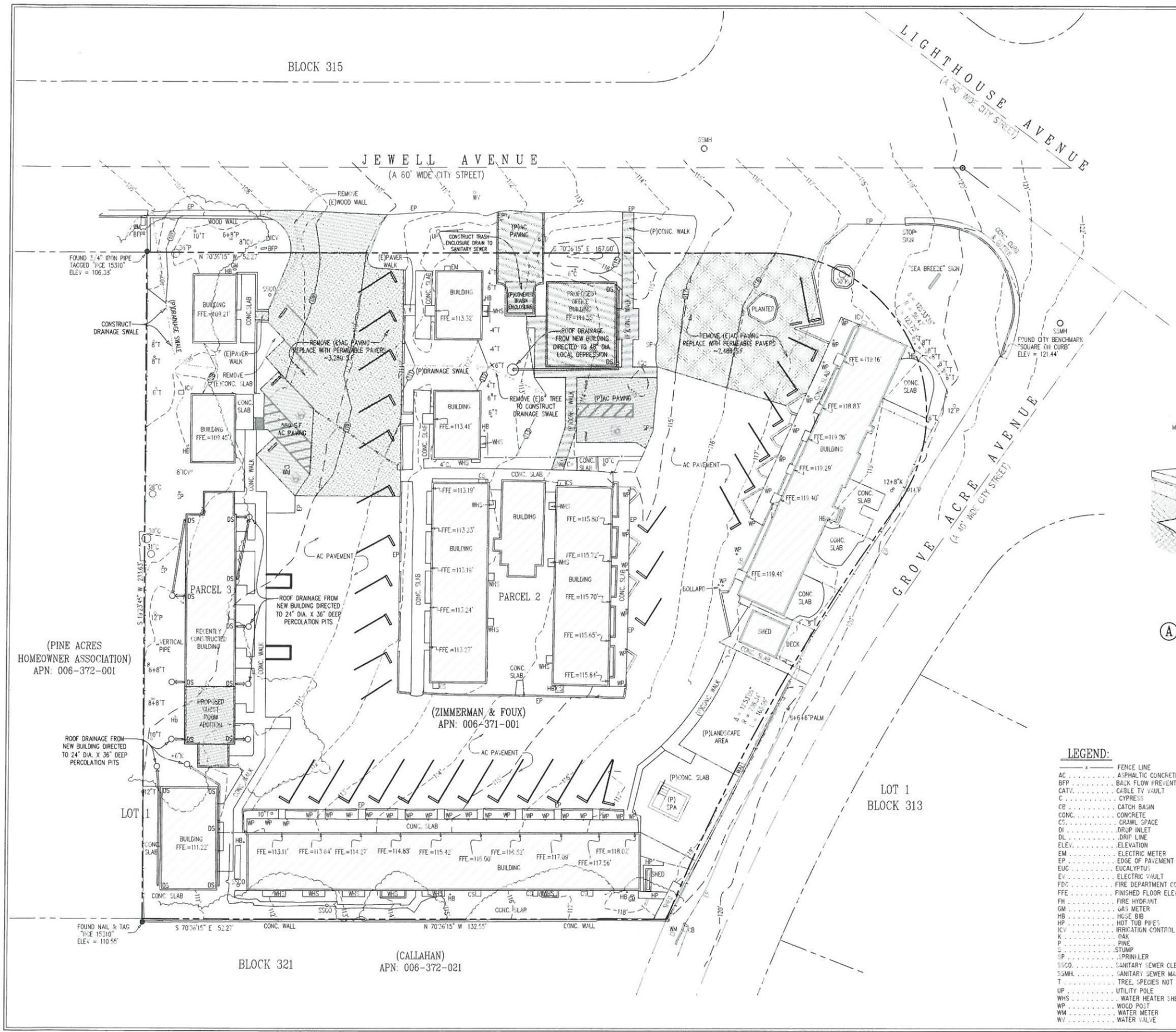


A TYPICAL UNIVERSAL PAVER INSTALLATION
NOT TO SCALE

- LEGEND:**
- AC ASPHALTIC CONCRETE
 - BFP BACK FLOW PREVENTER
 - CATV CABLE TV VAULT
 - C CYPRESS
 - CB CATCH BASIN
 - CONC CONCRETE
 - CS CRAWL SPACE
 - DI DROP INLET
 - DL DRIP LINE
 - ELEV ELEVATION
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - EUC EUCALYPTUS
 - EV ELECTRIC VAULT
 - FDC FIRE DEPARTMENT CONNECTION
 - FFE FINISHED FLOOR ELEVATION
 - FH FIRE HYDRANT
 - GM GAS METER
 - HB HOSE BIB
 - HP HOT TUB PIPES
 - ICV IRRIGATION CONTROL VALVE
 - K OAK
 - P PINE
 - S STAMP
 - SP SPRINKLER
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMHL SANITARY SEWER MANHOLE
 - T TREE, SPECIES NOT SPECIFIED
 - UP UTILITY POLE
 - WHS WATER HEATER SHED
 - WP WOOD POST
 - WM WATER METER
 - WV WATER VALVE



REVISIONS		PROPOSED DRAINAGE PLAN	
DATE	BY	SEA BREEZE LODGE 1101 LIGHTHOUSE AVE. A PORTION OF LOT 1, BLOCK 321 PACIFIC GROVE ACRES VOLUME 3, CITIES & TOWNS, PAGE 13	
		CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA	
		PREPARED FOR GREG ZIMMERMAN	
		BY MONTEREY BAY ENGINEERS, INC.	
		607 CHARLES AVE SUITE B (805) 899-7999 SEASIDE, CALIFORNIA 92082	
		SCALE 1" = 16'	SHEET C1 OF 1

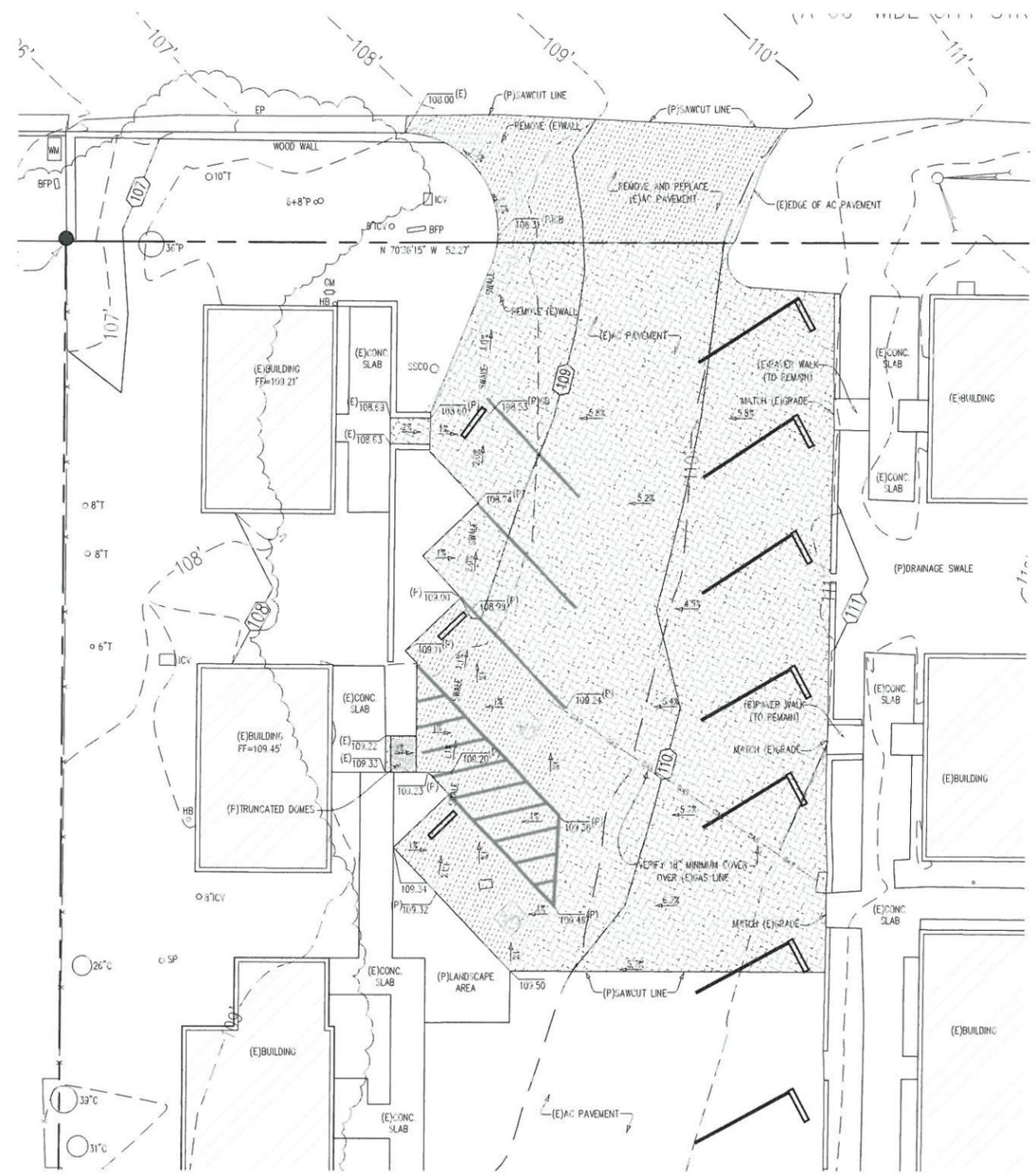


(PINE ACRES HOMEOWNER ASSOCIATION)
APN: 006-372-001

(ZIMMERMAN & FOUX)
APN: 006-371-001

LOT 1
BLOCK 313

BLOCK 321
(CALLAHAN)
APN: 006-372-021



REVISIONS		GRADING DETAIL			
DATE	BY	SEA BREEZE LODGE 1101 LIGHTHOUSE AVE. A PORTION OF LOT 1, BLOCK 321 PACIFIC GROVE ACRES VOLUME 3, CITIES & TOWNS, PAGE 13			
		CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR GREG ZIMMERMAN			
		BY MONTEREY BAY ENGINEERS, INC.			
		407 CHARLES AVE. SUITE 2 (831) 899-7559 P.O. BOX 21555 PACIFIC GROVE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 8'	JULY, 2015	BCW	C2 OF 2
JOB No. 13-128					



G David CASE
architect
P.O. BOX 3074
MONTEREY, CA 93942
TELE: 831.649.4743

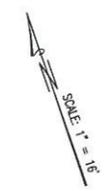
SITE PLAN

A NEW TWO STORY ADDITION FOR
SEABREEZE LODGE
1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.

DATE:	8/4/15
SCALE:	AS NOTED
DRAWN:	GD
SHEET:	A1
OF 8 SHEETS	

- NOTES:**
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 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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 - DENOTES A FOUND MONUMENT.
 - DENOTES A FOUND CONCRETE WELL MONUMENT.
 - AREAS OF IMPERVIOUS SURFACES (IN SQUARE FEET):
-BUILDINGS: 10,743
-ASPHALTIC CONCRETE: 18,463
-OTHER: 10,387
TOTAL IMPERVIOUS SURFACES: 39,593
TOTAL PROPERTY AREA: 55,796

- LEGEND:**
- FENCE LINE
 - AC ASPHALTIC CONCRETE
 - BFP BACK FLOW PREVENTER
 - CATV CABLE TV VAULT
 - C CYPRESS
 - CB CATCH BASIN
 - CONC CONCRETE
 - CS CRAWL SPACE
 - DI DROP INLET
 - DL DROP LINE
 - ELEV ELEVATION
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - EUC EUCALYPTUS
 - EV ELECTRIC VAULT
 - FDC FIRE DEPARTMENT CONNECTION
 - FFE FINISHED FLOOR ELEVATION
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 - HP HOT TUB PIPES
 - ICV IRRIGATION CONTROL VALVE
 - K OAK
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 - SSCO SANITARY SEWER CLEAN OUT
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 - T TREE, SPECIES NOT SPECIFIED
 - UP UTILITY POLE
 - WHS WATER HEATER SHED
 - WP WOOD POST
 - WM WATER METER
 - WV WATER VALVE



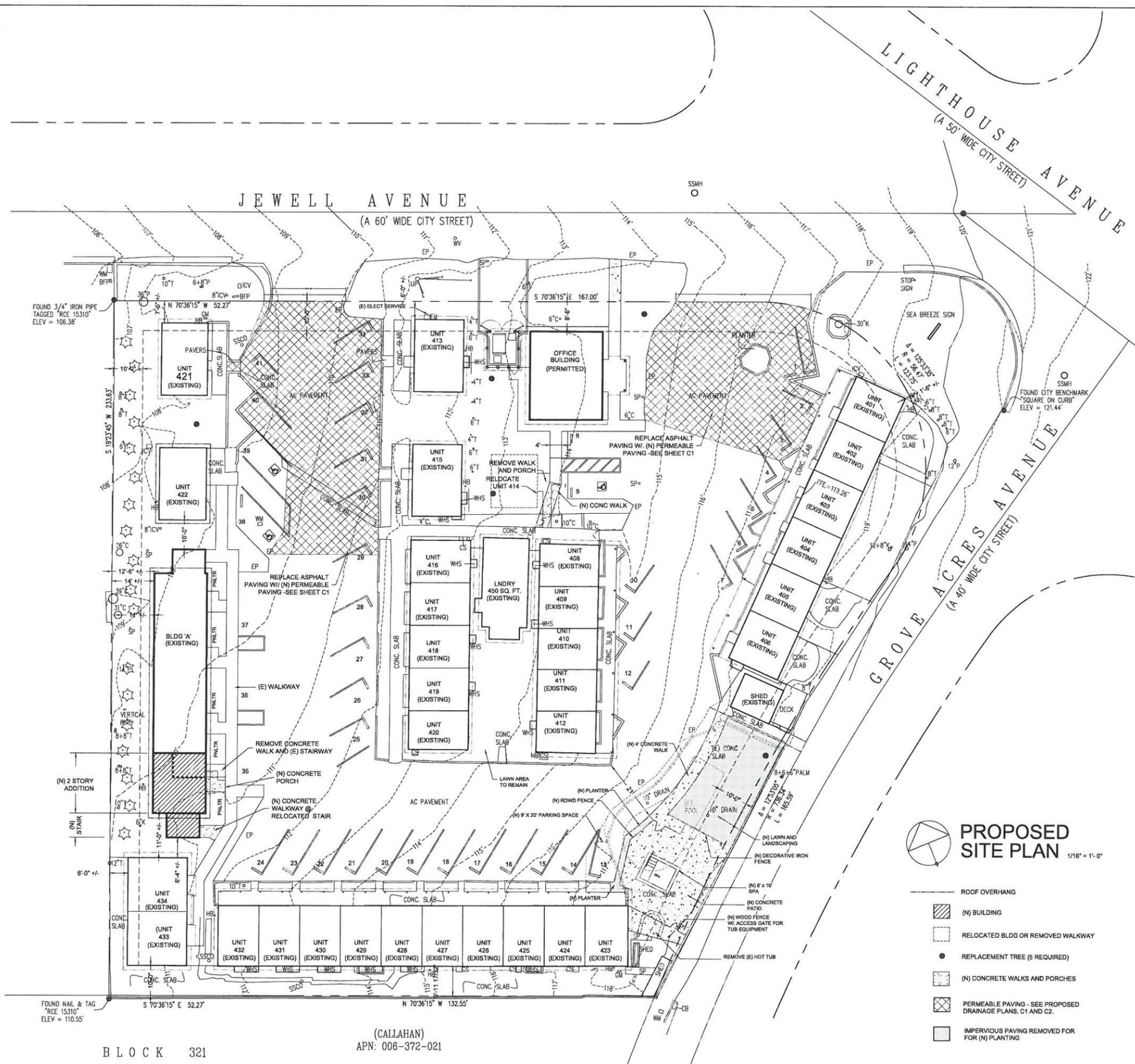
TOPOGRAPHIC SURVEY

PARCEL 2 AND 3
DOCUMENT #2011033635
BEING A PORTION OF
LOT 1, BLOCK 321
PACIFIC GROVE ACRES
VOLUME 3, CITIES & TOWNS, PAGE 13

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
GREG ZIMMERMAN

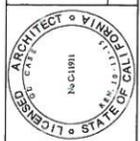
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
807 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 16'
JOB No. 13-128
DECEMBER 2013
FIELD: AL & JMS
DRAWN BY: AL & JMS



- PROPOSED SITE PLAN** 1/16" = 1'-0"
- ROOF OVERHANG
 - ▨ (N) BUILDING
 - ▭ RELOCATED BLDG OR REMOVED WALKWAY
 - REPLACEMENT TREE (5 REQUIRED)
 - ▭ (N) CONCRETE WALKS AND PORCHES
 - ▨ PERMEABLE PAVING - SEE PROPOSED DRAINAGE PLANS, C1 AND C2.
 - ▭ IMPERVIOUS PAVING REMOVED FOR (N) PLANTING

BLOCK 321
APN: 006-372-021
(CALLAHAN)

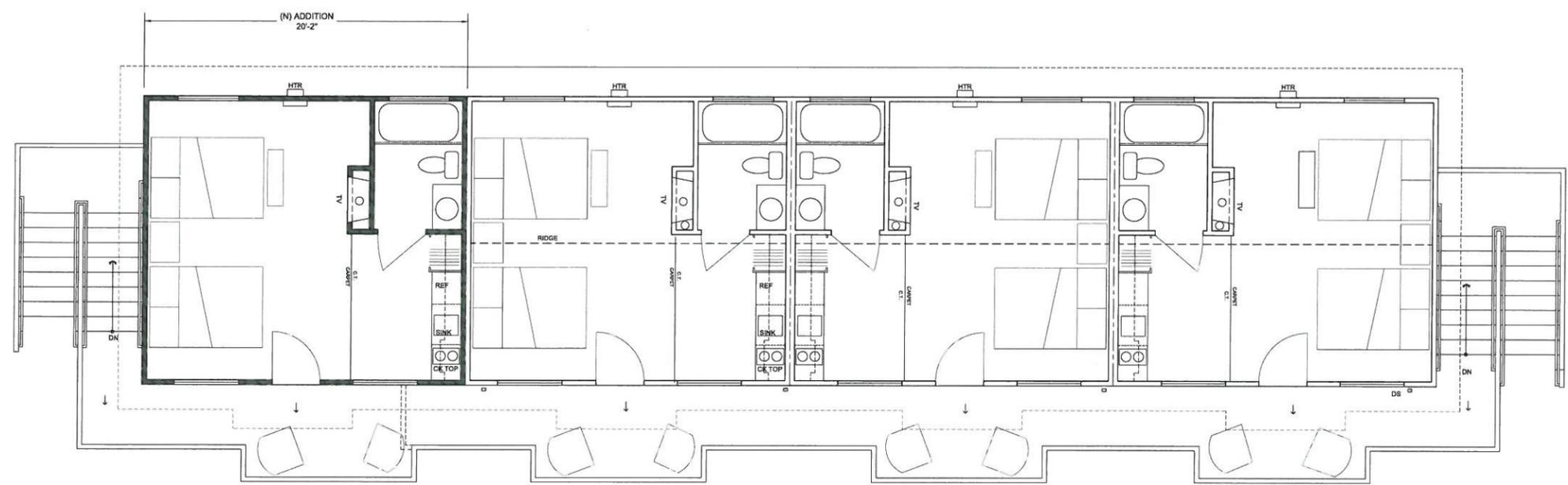


G David CASE
 architect
 P.O. BOX 3074
 MONTEREY, CA 93942
 TELE: 831.649.4743

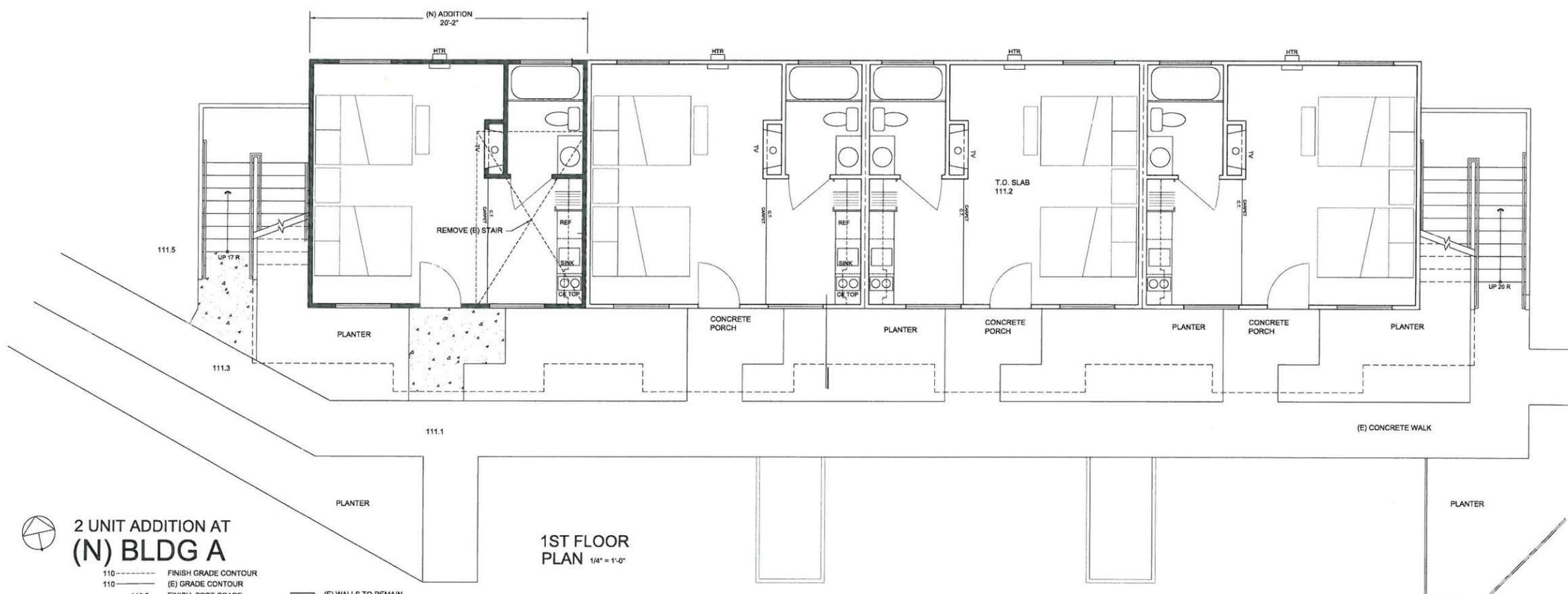
FLOOR PLAN

A NEW TWO STORY ADDITION for
SEABREEZE LODGE
 1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.

DATE: 8/4/15
 SCALE: AS NOTED
 DRAWN: GD
 SHEET: **A2**
 OF 8 SHEETS



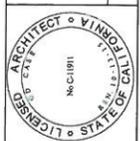
2ND FLOOR
 PLAN 1/4" = 1'-0"
 ↓ DIRECTION OF DECK SLOPE @ 1/4"/FT



1ST FLOOR
 PLAN 1/4" = 1'-0"

- 2 UNIT ADDITION AT (N) BLDG A**
- 110----- FINISH GRADE CONTOUR
 - 110----- (E) GRADE CONTOUR
 - 110.5----- FINISH SPOT GRADE
 - ▨ (N) CONC WALK
 - ▭ (E) WALLS TO REMAIN
 - ▭ (E) WALLS TO BE REMOVED
 - ▭ (N) WALLS TO MATCH (E)

REVISIONS	BY

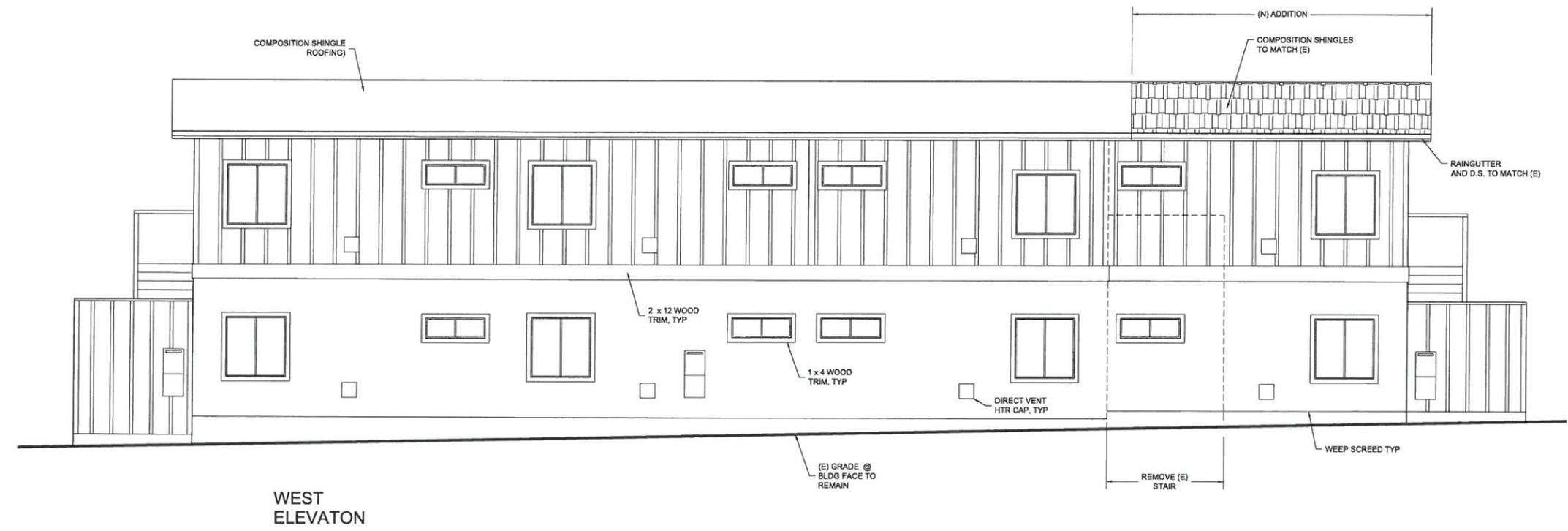


G David CASE
 architecture
 P.O. BOX 3074
 MONTEREY, CA 93942
 TELE: 831.649.4743

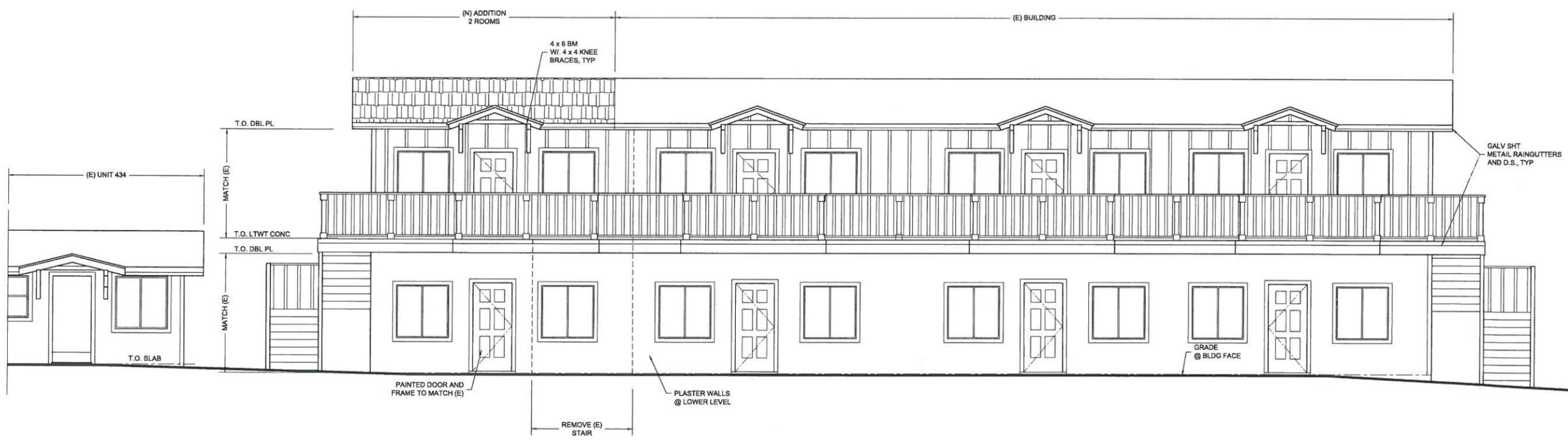
ELEVATIONS

A NEW TWO STORY ADDITION for
SEABREEZE LODGE
 1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.

DATE:	8/4/15
SCALE:	AS NOTED
DRAWN:	GD
SHEET:	A3
OF 8 SHEETS	



WEST ELEVATION



EAST ELEVATION 1/4" = 1'-0" TYP

PROPOSED
 2 UNIT ADDITION

REVISIONS	BY

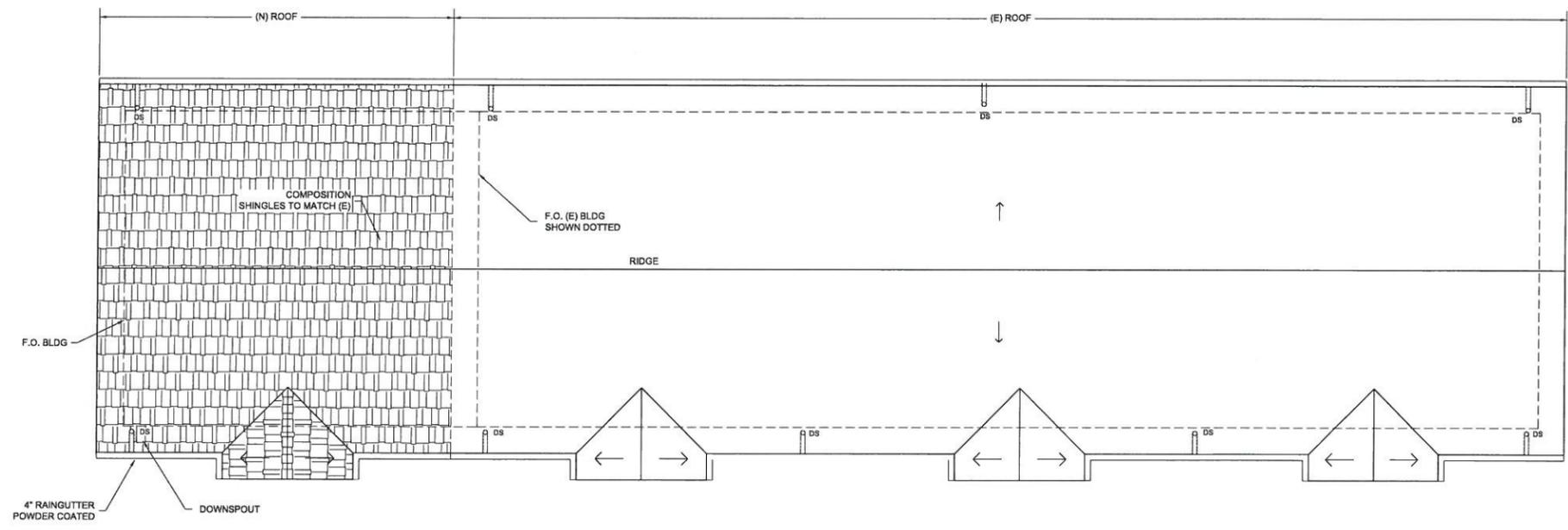


G David CASE
 architect
 P.O. BOX 3074
 MONTEREY, CA 93940
 TELE. 831.649.4743

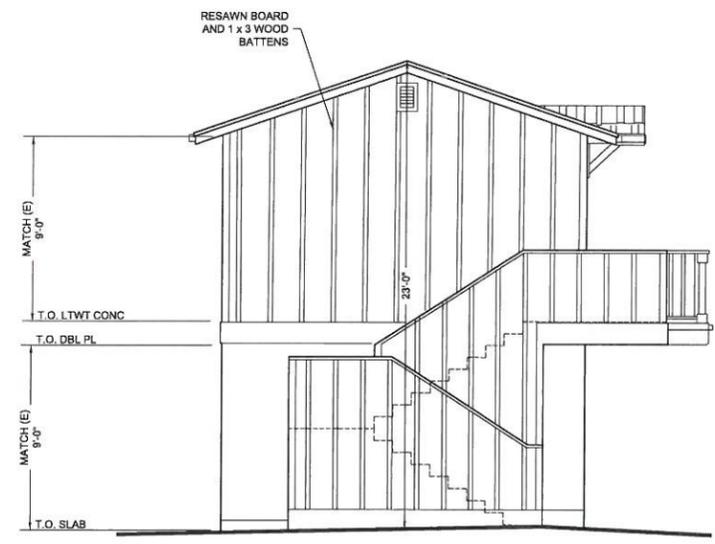
ROOF PLAN
 EXTERIOR ELEVATION

A NEW TWO STORY ADDITION for
SEABREEZE LODGE
 1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA.

DATE:	8/4/15
SCALE:	AS NOTED
DRAWN:	GD
SHEET	A4
OF	8 SHEETS



ROOF PLAN
 1/4" = 1'-0"



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

PROPOSED
 2 UNIT ADDITION

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the Jurisdiction 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: ZIMMERMAN 2. AGENT/REPRESENTATIVE INFORMATION:
Name: G. CASE
Daytime telephone: 901.7770 Daytime telephone: 6494743
Mailing Address: P.O. BOX 5190 P.G. Mailing Address: P.O. BOX 3074

3. PROPERTY INFORMATION:

Year building was constructed? _____ Existing Square-footage _____ Proposed Square-footage 720 SF
Address: 1101 LIGHTHOUSE Assessor Parcel Number 000-371-001

Is a water meter needed? (Circle one) NO NOTE: Separate water meters are required for each User.
Water company serving parcel: CAL. AM

4. Type of Non-Residential Use: MOTEL

5. Project Description (Be thorough and detailed): ADDITION of 1 room/RELOCATE 1 ROOM

Any Change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Table No. 1

Existing Group I (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	x 0.00007	=	=
Bank	x 0.00007	=	=
Convenience Store	x 0.00007	=	=
Church	x 0.00007	=	=
Dental/Medical/Vet Clinic	x 0.00007	=	=
Dry Cleaner (No onsite laundry)	x 0.00007	=	=
Family Grocery	x 0.00007	=	=
Fast Photo	x 0.00007	=	=
Gym	x 0.00007	=	=
Nail Salon	x 0.00007	=	=
Office	x 0.00007	=	=
Retail	x 0.00007	=	=
School	x 0.00007	=	=
Supermarket	x 0.00007	=	=
Warehouse	x 0.00007	=	=

Table No. 2

Post Project Group I (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	x 0.00007	=	=
Bank	x 0.00007	=	=
Convenience Store	x 0.00007	=	=
Church	x 0.00007	=	=
Dental/Medical/Vet Clinic	x 0.00007	=	=
Dry Cleaner (No on-site laundry)	x 0.00007	=	=
Family Grocery	x 0.00007	=	=
Fast Photo	x 0.00007	=	=
Gym	x 0.00007	=	=
Nail Salon	x 0.00007	=	=
Office	x 0.00007	=	=
Retail	x 0.00007	=	=
School	x 0.00007	=	=
Supermarket	x 0.00007	=	=
Warehouse	x 0.00007	=	=

Existing Group II (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Bakery	x 0.0002	=	=
Bistro	x 0.0002	=	=
Catering	x 0.0002	=	=
Coffee House	x 0.0002	=	=
Deli	x 0.0002	=	=
Ice Cream Shop	x 0.0002	=	=
Pizza	x 0.0002	=	=
Sandwich Shop	x 0.0002	=	=

Post Project Group II (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Bakery	x 0.0002	=	=
Bistro	x 0.0002	=	=
Catering	x 0.0002	=	=
Coffee House	x 0.0002	=	=
Deli	x 0.0002	=	=
Ice Cream	x 0.0002	=	=
Pizza	x 0.0002	=	=
Sandwich	x 0.0002	=	=

Existing Group III (All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	x 0.085 bed	=	=
Beauty Shop	x 0.0567 station	=	=
Child Care	x 0.0072 child	=	=
Dog Grooming	x 0.0567 station	=	=
Dormitory	x 0.040 room	=	=
Gas Station	x 0.0913 pump	=	=
Irrigated area (within 10 ft. of bldg.)	x ETWU	=	=
Laundromat	x 0.20 machine	=	=
Meeting Hall	x 0.00053 sf	=	=
Motel Large Tub	x 0.03 tub	=	=
Motel/Hotel/B&B	x 0.1 room	=	=
Plant Nursery	x 0.00009 sf	=	=
Public Toilets	x 0.058 toilet	=	=
Public Urinals	x 0.036 urinal	=	=
Restaurant (Fast Food)	x 0.038 seat	=	=
Restaurant/Bar (General)	x 0.02 seat	=	=
Self-Storage	x 0.0008 unit	=	=
Skilled Nursing	x 0.120 bed	=	=
Spa	x 0.05 spa	=	=
Swimming Pool (each 100 sq-ft. of pool surface)	x 0.02 sf	=	=
Theater	x 0.0012 seat	=	=
Zero Water Urinal	no value	=	=
EXISTING QUANTITY	TOTAL	TOTAL	USE/AF

Post Project Group III (All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	x 0.085 bed	=	=
Beauty Shop	x 0.0567 station	=	=
Child Care	x 0.0072 child	=	=
Dog Grooming	x 0.0567 station	=	=
Dormitory	x 0.040 room	=	=
Gas Station	x 0.0913 pump	=	=
Irrigated area (within 10 ft. of bldg.)	x ETWU	=	=
Laundromat	x 0.20 machine	=	=
Meeting Hall	x 0.00053 sf	=	=
Motel Large Tub	x 0.03 tub	=	=
Motel/Hotel/B&B	x 0.1 room	=	=
Plant Nursery	x 0.00009 sf	=	=
Public Toilets	x 0.058 toilet	=	=
Public Urinals	x 0.036 urinal	=	=
Restaurant (Fast Food)	x 0.038 seat	=	=
Restaurant/Bar (General)	x 0.02 seat	=	=
Self-Storage	x 0.0008 unit	=	=
Skilled Nursing	x 0.120 bed	=	=
Spa	x 0.05 spa	=	=
Swimming Pool (each 100 sq-ft. of pool surface)	x 0.02 sf	=	=
Theater	x 0.0012 seat	=	=
Zero Water Urinal	no value	=	=
PROPOSED QUANTITY	TOTAL	TOTAL	USE/AF

Group IV - Modified Uses

Reduced water Capacity from types of uses listed in Groups I-III and have received a Water Use Credit for modifications
New Connections - Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"
PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE - POST PROJECT USE)

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) 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 the type of Non-Residential use. In addition, Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent _____ Date 8/10/15

Notes: _____
 AF Paralta Allocation _____ AF Public Credits _____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ No water needed _____
 AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

SEA BREEZE INN AND COTTAGES EXPANSION PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CA 93950

Prepared by:

Michael Baker International
60 Garden Court, Ste 230
Monterey, CA 93940

DECEMBER 2015

**CITY OF PACIFIC GROVE
SEA BREEZE INN AND COTTAGES
EXPANSION PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Prepared for:

CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CA 93950

Prepared by:

Michael Baker International
60 Garden Court, Ste 230
Monterey, CA 93940

DECEMBER 2015

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- Appendix B Biological Resources
- Appendix C Cultural Resources
- Appendix D Greenhouse Gas Emissions Calculations
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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document contains an initial study, with supporting environmental studies, which concludes that a mitigated negative declaration is the appropriate California Environmental Quality Act (CEQA) document for the Sea Breeze Inn and Cottages Expansion Project (proposed project). This Mitigated Negative Declaration has been prepared in accordance with Public Resources Code Section 21000 et seq., and the CEQA Guidelines, California Code of Regulations Section 15000 et seq.

An initial study is conducted by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the proposed project under review may have a potentially significant impact on the environment that cannot be initially avoided or mitigated to a level that is less than significant. A negative declaration may be prepared if the lead agency also prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The initial study identifies potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted in the proposed project in accordance with CEQA Guidelines Section 15070(b), including the adoption of mitigation measures included in this document, a mitigated negative declaration can be prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on the criteria above, the City of Pacific Grove (City) is the lead agency for the proposed project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed project. This document is divided into the following sections:

1.0 Introduction – This section provides an introduction and describes the purpose and organization of the document.

2.0 Project Information – This section provides general information regarding the project, including the project title, lead agency and address, contact person, brief description of the project location, General Plan land use designation and zoning district, identification of surrounding land uses, and identification of other public agencies whose review, approval, and/or permits may be required. Also listed in this section is a checklist of the environmental factors that are potentially affected by the project.

3.0 Project Description – This section provides a detailed description of the proposed project.

4.0 Environmental Checklist – This section describes the environmental setting and overview for each of the environmental subject areas, and evaluates a range of impacts classified as “no impact,” “less than significant impact,” “less than significant impact with mitigation incorporated,” and “potentially significant impact” in response to the environmental checklist.

5.0 References – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4.0, Environmental Checklist, is the analysis portion of this Initial Study. The section provides an evaluation of the potential environmental impacts of the project. Section 4.0 includes 18 environmental issue subsections, including CEQA Mandatory Findings of Significance. The environmental issue subsections, numbered 1 through 18, consist of the following:

- | | |
|---------------------------------------|----------------------------------------|
| 1. Aesthetics | 10. Land Use and Planning |
| 2. Agriculture and Forestry Resources | 11. Mineral Resources |
| 3. Air Quality | 12. Noise |
| 4. Biological Resources | 13. Population and Housing |
| 5. Cultural Resources | 14. Public Services |
| 6. Geology and Soils | 15. Recreation |
| 7. Greenhouse Gas Emissions | 16. Transportation/Traffic |
| 8. Hazards and Hazardous Materials | 17. Utilities and Service Systems |
| 9. Hydrology and Water Quality | 18. Mandatory Findings of Significance |

Each environmental issue subsection is organized in the following manner:

The **Setting** summarizes the existing conditions at the regional, subregional, and local levels, as appropriate, and identifies applicable plans and technical information for the particular issue area.

The **Discussion of Impacts** provides a detailed discussion of each environmental issue checklist question. The level of significance for each topic is determined by considering the predicted magnitude of the impact. Four levels of impact significance are evaluated in this Initial Study:

No Impact: No project-related impact on the environment would occur with project development.

Less Than Significant Impact: The impact would not result in a substantial adverse change in the environment. This impact level does not require mitigation measures.

Less Than Significant Impact With Mitigation Incorporated: An impact that may have a “substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (CEQA Guidelines Section 15382). However, the incorporation of mitigation measures that are specified after analysis would reduce the project-related impact to a less than significant level.

Potentially Significant Impact: An impact that is “potentially significant” but for which mitigation measures cannot be immediately suggested or the effectiveness of potential mitigation measures cannot be determined with certainty, because more in-depth analysis of the issue and potential impact is needed. In such cases, an EIR is required.

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2.0 PROJECT INFORMATION

1. **Project title:** Sea Breeze Inn and Cottages Expansion Project
2. **Lead agency name and address:** City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 94806
3. **Contact person and phone number:** Mark Brodeur, Director
Community & Economic Development Department
(831) 648-3189
4. **Project location:** The project site is located at 1100 and 1101 Lighthouse Avenue, at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The project site is separated by Lighthouse Avenue, with 1100 Lighthouse bordered by Monarch Lane and Lighthouse Avenue and 1101 Lighthouse bordered by Grove Acre Avenue and Jewel Avenue.
5. **Project sponsor's name and address:** Greg Zimmerman & Anthony Foxx
Sea Breeze Inn
Pacific Grove, CA 93950
6. **General Plan designation:** Visitor Commercial/Medium Density Residential
7. **Zoning:** R-3-M (Multiple Family Residential/Motel District)
8. **Project Description:** The project would add a total of four motel units: three at 1100 Lighthouse Avenue and one at 1101 Lighthouse Avenue. The project would add the new units through the addition of a two-story building at 1100 Lighthouse Avenue and an addition on an existing building at 1101 Lighthouse Avenue. The project would also remove the pool and vegetation at 1101 Lighthouse Avenue. The project would maintain the site's existing circulation system and replace impermeable asphalt with permeable. The project would require a small amount of vegetation removal and trimming.
9. **Surrounding land uses and setting:** The project site is currently developed and used as the Sea Breeze Inn and Cottages. The 1100 Lighthouse Avenue site is surrounded by residential uses to the east, motel uses to the north and west, and residential and commercial uses to the south. The 1101 Lighthouse Avenue site is surrounded by residential uses to the southeast and northeast, motel uses to the north and west, and residential and commercial uses to the south and southwest.

10. Environmental factors potentially affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the checklist on the following pages.

- | | | |
|-------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

12. Determination: (To be completed by the lead agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Mark Brodeur

Printed Name

City of Pacific Grove

Lead Agency

Director
Title

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3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The project site is located in Pacific Grove (**Figure 3.1**). Pacific Grove is a coastal community located on the Monterey Peninsula in Monterey County, California. The city was established in the late 1800s as a Methodist Retreat Center and incorporated in 1889. Pacific Grove is characterized by the historic downtown and residential neighborhoods and dramatic ocean views. The city covers 2.8 square miles and is bounded by Pebble Beach to the southwest, Monterey to the southeast, the Monterey Bay to the northeast, and the Pacific Ocean to the northwest. Pacific Grove is located approximately 15 miles to the southwest of Salinas and 50 miles to the southwest of San Jose.

Pacific Grove currently (2015) has a population of 15,552, with a median household income of \$50,254. The city is known for over 1,200 historic homes, with a large percentage of homes (25.9 percent) built before 1939. The city is mainly built out with little open space for future development. Most development in the city takes place on infill lots and in the form of redevelopment.

The project site is located at 1100 and 1101 Lighthouse Avenue, at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The project site is separated by Lighthouse Avenue with 1100 Lighthouse bordered by Monarch Lane and Lighthouse Avenue and 1101 Lighthouse bordered by Grove Acre Avenue and Jewel Avenue (**Figure 3.2**). The project site is currently developed with the Sea Breeze Inn and Cottages.

3.2 EXISTING SETTING

1100 LIGHTHOUSE AVENUE

The current site at 1100 Lighthouse Avenue is located on the corner of Monarch Lane and Lighthouse Avenue (APN 006 112 002). The site contains 43 guest units, along with 46 parking spaces. The current site coverage includes motel units, parking spaces and other paved coverage for a total of 67.7 percent of total site coverage as shown on **Figure 3.3**. The main entrance is from Lighthouse Avenue. Guest units are located along Monarch Lane. A parking lot and a restaurant, along with the reception area and the manager's unit, are located along Lighthouse Avenue, while a two-story building with four units and a storage shed are located on the northern side of the project site. The site is surrounded by residential uses to the east, motel uses to the north and west, and residential and commercial uses to the south.

1101 LIGHTHOUSE AVENUE

The current site at 1101 Lighthouse Avenue is located on the corner of Grove Acres Avenue and Jewell Avenue (APN 006 317 001). The site contains 39 guest units along with 40 parking spaces. The current site coverage includes motel units and storage space, with the rest of the site for parking and other impervious surfaces for a total of 71 percent of total site coverage as shown on **Figure 3.4**. The main entrance is from Lighthouse Avenue, with a secondary exit and entrance on Jewell Avenue. Guest units are located along Grove Acres Avenue. Units are also located in the middle of the parcel surrounded by the driveway and parking lot. The project site includes a pool on the Grove Acres Avenue side of the lot. The site is surrounded by residential uses to the southeast and northeast, motel uses to the north and west, and residential and commercial uses to the south and southwest.

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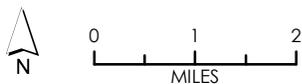


Figure 3.1
Regional Vicinity



Figure 3.2
Project Location

PROJECT DATA

LEGAL: LOT 2, BLOCK 306, PACIFIC GROVE ACRES
 APN: 006 112 002
 OWNER: GREG ZIMMERMAN
 ANTHONY FOUX
 60 SEABREEZE INN
 PACIFIC GROVE, CA. 93950

ZONING: R-3-M
 LOT SIZE: 67532 SF
 OCCUPANCY: STORAGE SHED S1
 UNITS R1

TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA
 (E) GUEST UNITS 37
 (E) MANAGERS UNIT 1
 PROPOSED GUEST UNITS 5
 TOTAL UNITS 43

PROPOSED PARKING
 STANDARD 33
 COMPACT 9
 ASSESSIBLE 2
 TOTAL 44

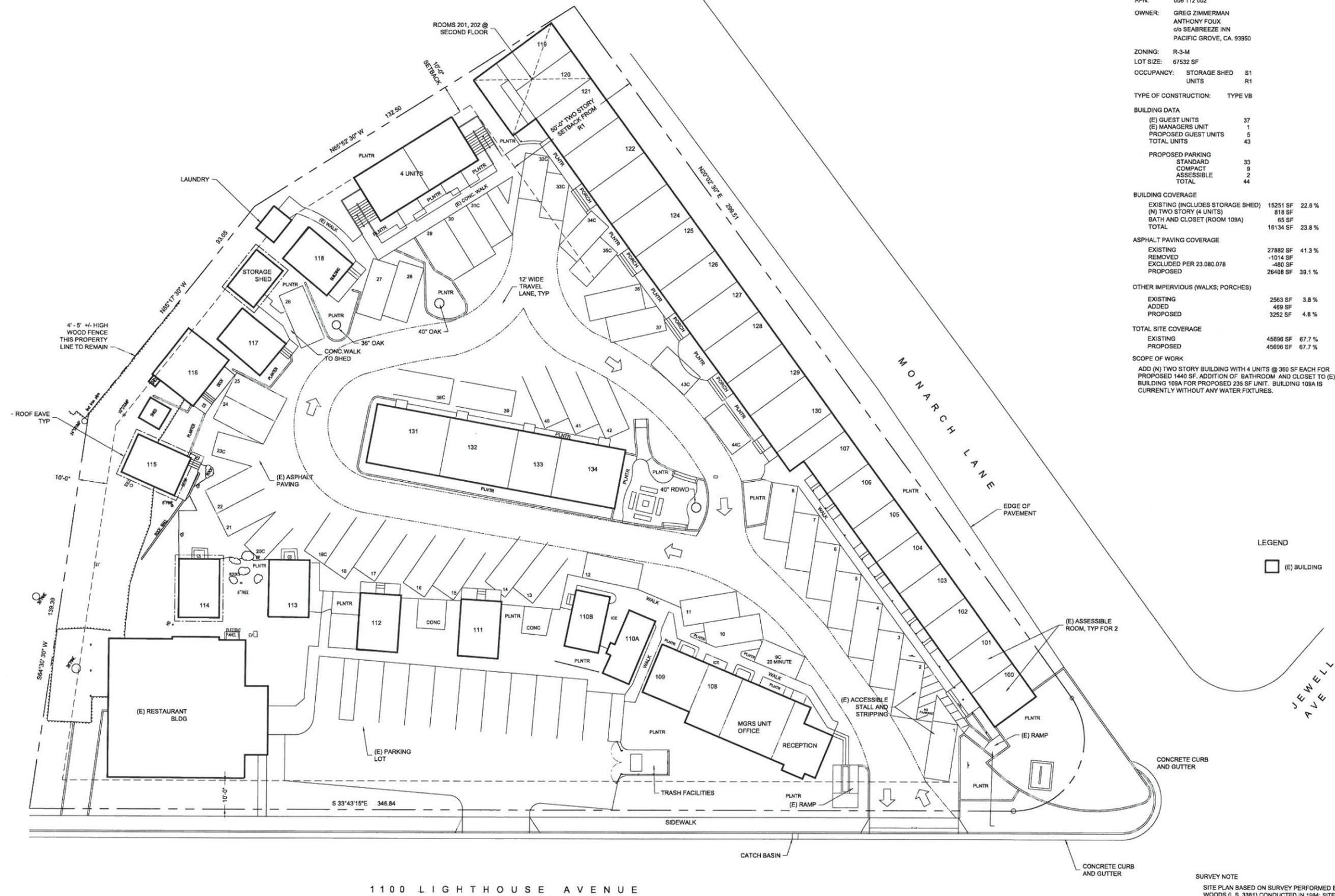
BUILDING COVERAGE
 EXISTING (INCLUDES STORAGE SHED) 15251 SF 22.6 %
 (N) TWO STORY (4 UNITS) 818 SF
 BATH AND CLOSET (ROOM 108A) 85 SF
 TOTAL 16134 SF 23.8 %

ASPHALT PAVING COVERAGE
 EXISTING 27882 SF 41.3 %
 REMOVED -1014 SF
 EXCLUDED PER 23.080.078 -460 SF
 PROPOSED 26408 SF 39.1 %

OTHER IMPERVIOUS (WALKS; PORCHES)
 EXISTING 2563 SF 3.8 %
 ADDED 469 SF
 PROPOSED 3252 SF 4.8 %

TOTAL SITE COVERAGE
 EXISTING 45896 SF 67.7 %
 PROPOSED 45696 SF 67.7 %

SCOPE OF WORK
 ADD (N) TWO STORY BUILDING WITH 4 UNITS @ 360 SF EACH FOR PROPOSED 1440 SF. ADDITION OF BATHROOM AND CLOSET TO (E) BUILDING 108A FOR PROPOSED 235 SF UNIT. BUILDING 108A IS CURRENTLY WITHOUT ANY WATER FIXTURES.



LEGEND
 (E) BUILDING

SURVEY NOTE
 SITE PLAN BASED ON SURVEY PERFORMED BY LEO WOODS (L.S. 3381) CONDUCTED IN 1984; SITE VERIFY ALL CONDITIONS, LOCATIONS, ETC., WITH ARCHITECT.

Source: G David CASE Architecture

Not To Scale

Figure 3.3
 1100 Lighthouse Avenue Existing Site

PROJECT DATA

LEGAL: LOT 3, BLOCK 321
PACIFIC GROVE ACRES
PACIFIC GROVE, CALIFORNIA

APN: 006-371-001

OWNER: GREG ZIMMERMAN
ANTHONY FOJUX
c/o SEABREEZE INN
PACIFIC GROVE, CA. 93950
831.901.7770

ZONING: R-3-M
OCCUPANCY: R1
TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

NUMBER OF EXISTING ROOMS 30
NUMBER OF NEW ROOMS 9**
TOTAL NUMBER OF ROOMS 39

** 8 UNITS ARE ADDED UNDER MEASURE U; 3 UNITS ARE ADDED PER USE PERMIT No. 27-93-01.

SITE DATA

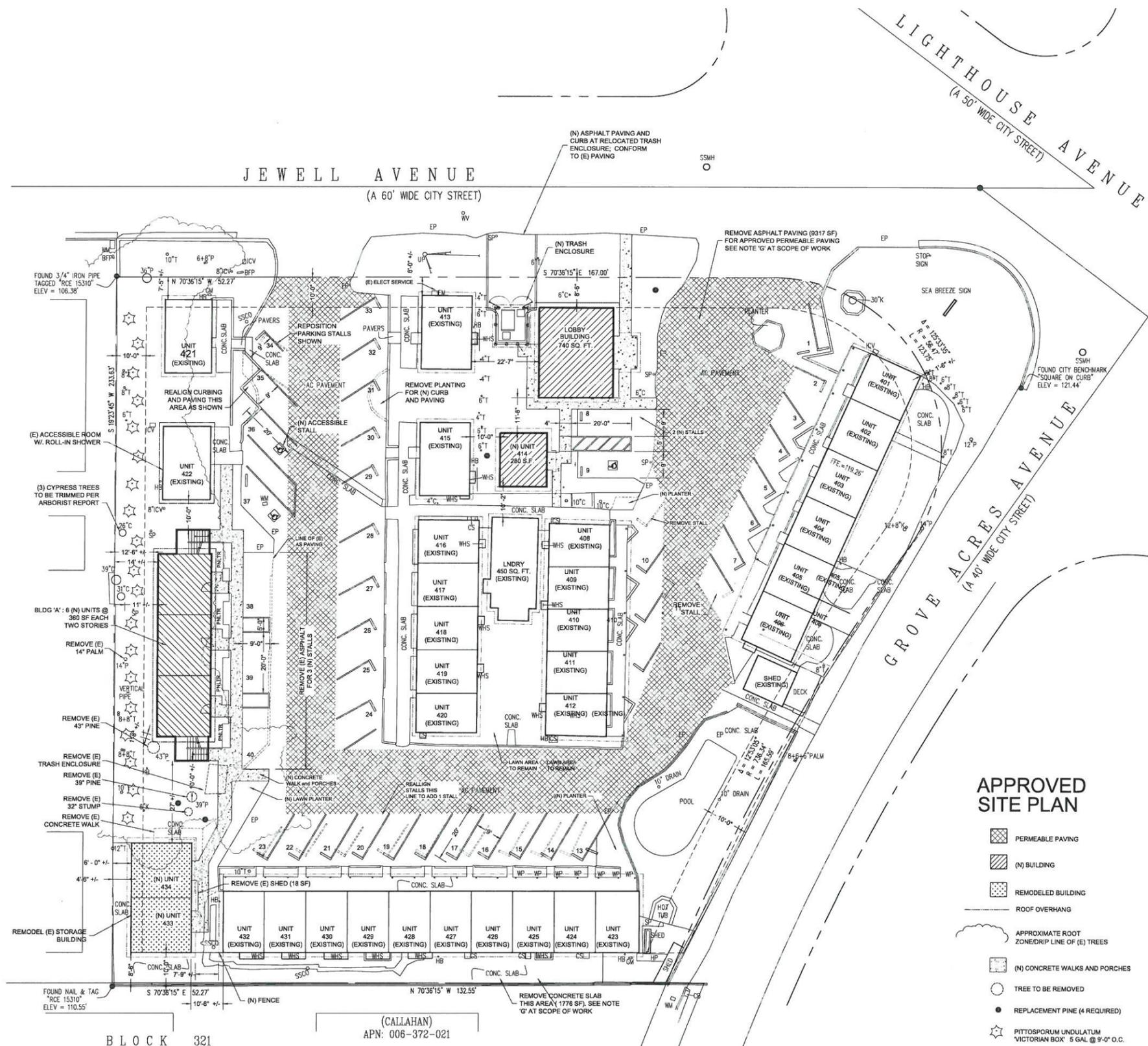
LOT SIZE: 1.28 AC 55796 SF
BUILDING COVERAGE ALLOWED (50%)
TOTAL SITE COVERAGE ALLOWED (80%)

COVERAGE:	EXISTING	ADD/REMOVE	PROPOSED
BUILDING	10743 SF (19.3%)	2261 SF	13004 SF (23.3%)
PAVING	18463 SF	- 7962 SF	10501 SF
OTHER IMPERVIOUS	10387 SF	- 416 SF	9971 SF
TOTAL SITE COVERAGE	39593 SF (71%)	- 6117 SF	33476 SF (60%)

PARKING REQUIRED

(1) SPACE REQUIRED PER MOTEL UNIT x 39 UNITS 39
(1) SPACE REQUIRED FOR LOBBY (MANAGERS) BLDG 1
TOTAL SPACES REQUIRED 40

PROPOSED PARKING
STANDARD 37
ACCESSIBLE 3
TOTAL 40



APPROVED SITE PLAN

- PERMEABLE PAVING
- (N) BUILDING
- REMODELED BUILDING
- ROOF OVERHANG
- APPROXIMATE ROOT ZONE/D RIP LINE OF (E) TREES
- (N) CONCRETE WALKS AND PORCHES
- TREE TO BE REMOVED
- REPLACEMENT PINE (4 REQUIRED)
- PITTOSPORUM UNDULATUM "VICTORIAN BOX" 5 GAL @ 9'-0" O.C.

Source: G David CASE Architecture

Not To Scale

Figure 3.4
1101 Lighthouse Avenue Existing Site

3.3 PROPOSED PROJECT

PROJECT BACKGROUND

In 2011, voters in Pacific Grove approved Measure U, which eased some of the R-3-M zoning district (Municipal Code Chapter 23.52) regulations for motels and hotels. Measure U is an amendment to the 1986 Measure C, a voter-approved motel ordinance that aimed to maintain the unique residential character of Pacific Grove. Measure U modifies some requirements of Measure C, balancing hotelier, City, and resident concerns by offering more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the city and prevent motel impacts on surrounding neighborhoods.

Measure U applies only to motels in the R-3-M zoning district. Most pre-1986 motels, including the Sea Breeze Inn and Cottages, exceed Measure C guidelines and are considered “legal nonconforming.” Under Measure C, nonconforming motels could not be altered or expanded without bringing the entire property into zoning conformance, making upgrades extremely difficult. Measure U allows renovations within the existing motel footprint, while all other R-3-M standards apply including but not limited to parking and building coverages. In addition, water supply requirements do not change.

PROJECT CHARACTERISTICS

The project would allow the addition of motel units, storage units, and offices at the Sea Breeze Inn and Cottages. The project characteristics are described for each project site below, as they are separated by thoroughfares.

The project would add a total of four guest units through the addition of an extra story to an existing building and the construction of a new two story building. The units would be added under Measure U and the existing use permit (No. 27-93-01).

1100 Lighthouse Avenue

The project would add three guest units through the addition of a two-story building. The building would be located between existing Unit 115 and the motel’s restaurant on the project site’s northwest border. The building would include three guest rooms and a storage room. The existing storage shed would be removed and replaced with vegetation. The wood fence located on the property line would mostly be preserved, with the portion between Unit 115 and the restaurant removed to make space for the addition. The project would also replace existing parking stalls 26 and 27 with permeable asphalt. The project’s plan is shown on **Figure 3.5** while the proposed building’s elevations are shown on **Figure 3.6**. The project would minimize the site coverage of 67.2 percent from 67.7 percent.

1101 Lighthouse Avenue

The project would add one unit by adding a second floor on an existing building located at the end of Building A near Unit 434 as shown on **Figure 3.7**. The proposed room setting is shown on **Figure 3.8**. The project would also fill in the pool with a concrete slab and a lawn and landscaping. The hot tub would also be removed. The project would also replace asphalt with permeable surfaces as shown in **Figure 3.8**. The project would reduce the total site coverage from 71 percent to 69.3 percent by removing paving and other impervious surfaces.

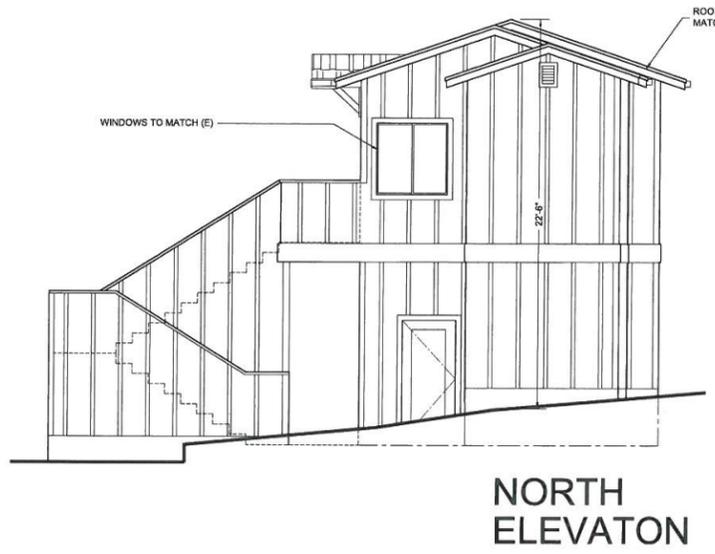
CONSTRUCTION

Construction activities are anticipated to last approximately 12 months. Consistent with the City's Noise Ordinance, construction would generally occur Monday through Friday and be limited to the hours from 8:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 4:00 p.m. on Saturdays. No work would take place on Sundays or other federal, state, or local holidays.

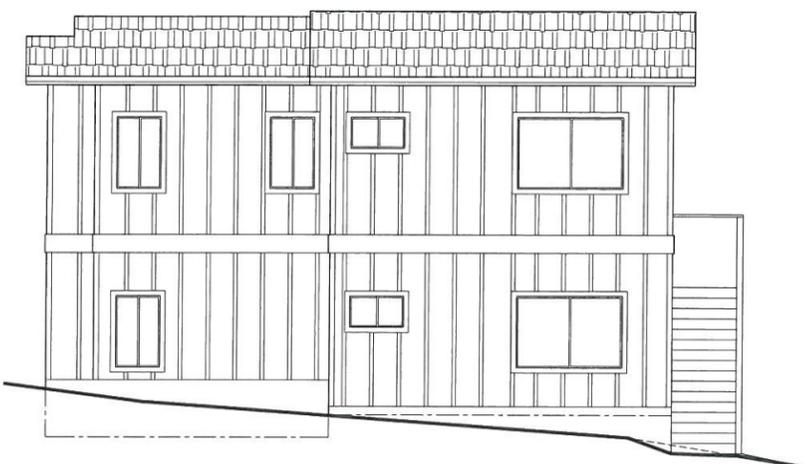
Construction activities would consist of site preparation, including grading, removal of existing asphalt, vegetation removal and trimming, and construction of new structures.

Project construction would result in the import of approximately 139 cubic yards of soil to fill in the pool. Construction equipment would include heavy equipment such as a bulldozer, scrapers, backhoes, excavators, loaders, compactors, rollers, and paving machine. The construction crew would vary in size and would be approximately 6 to 10 people.

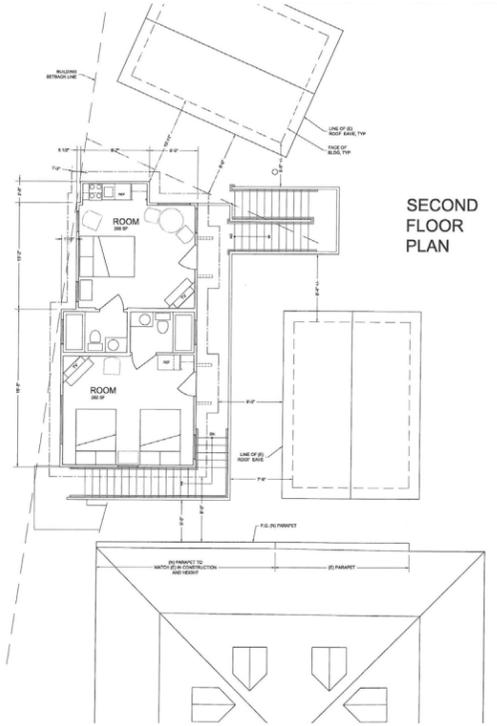
T:_CS\Work\Pacific Grove, City of\15-0177 Morel CEQA Figures



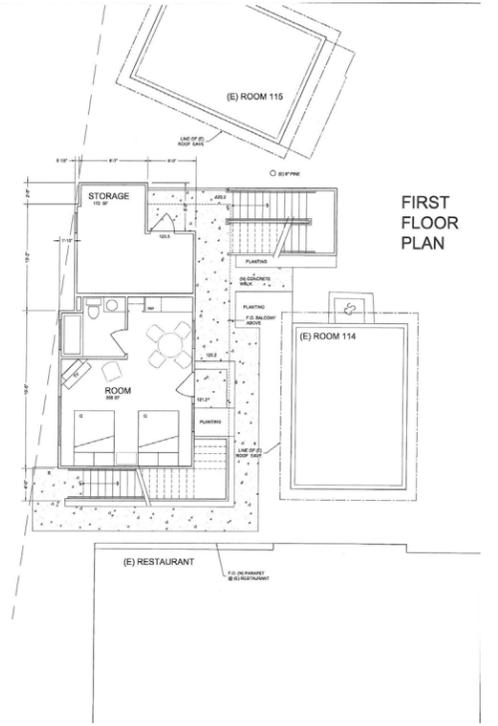
NORTH ELEVATION



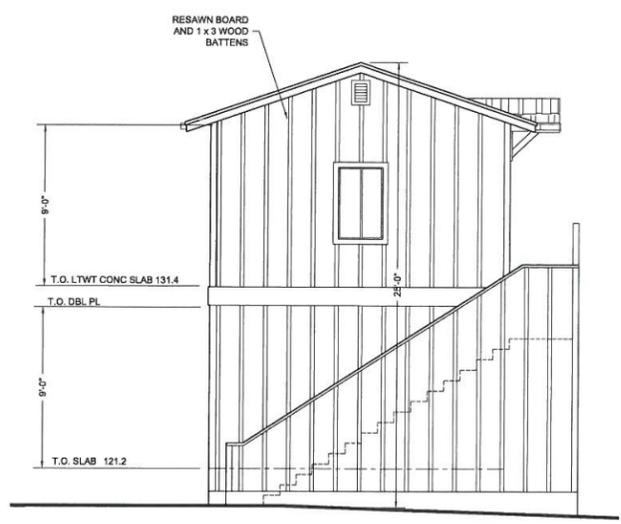
WEST ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION

Source: G David CASE Architecture

Not To Scale

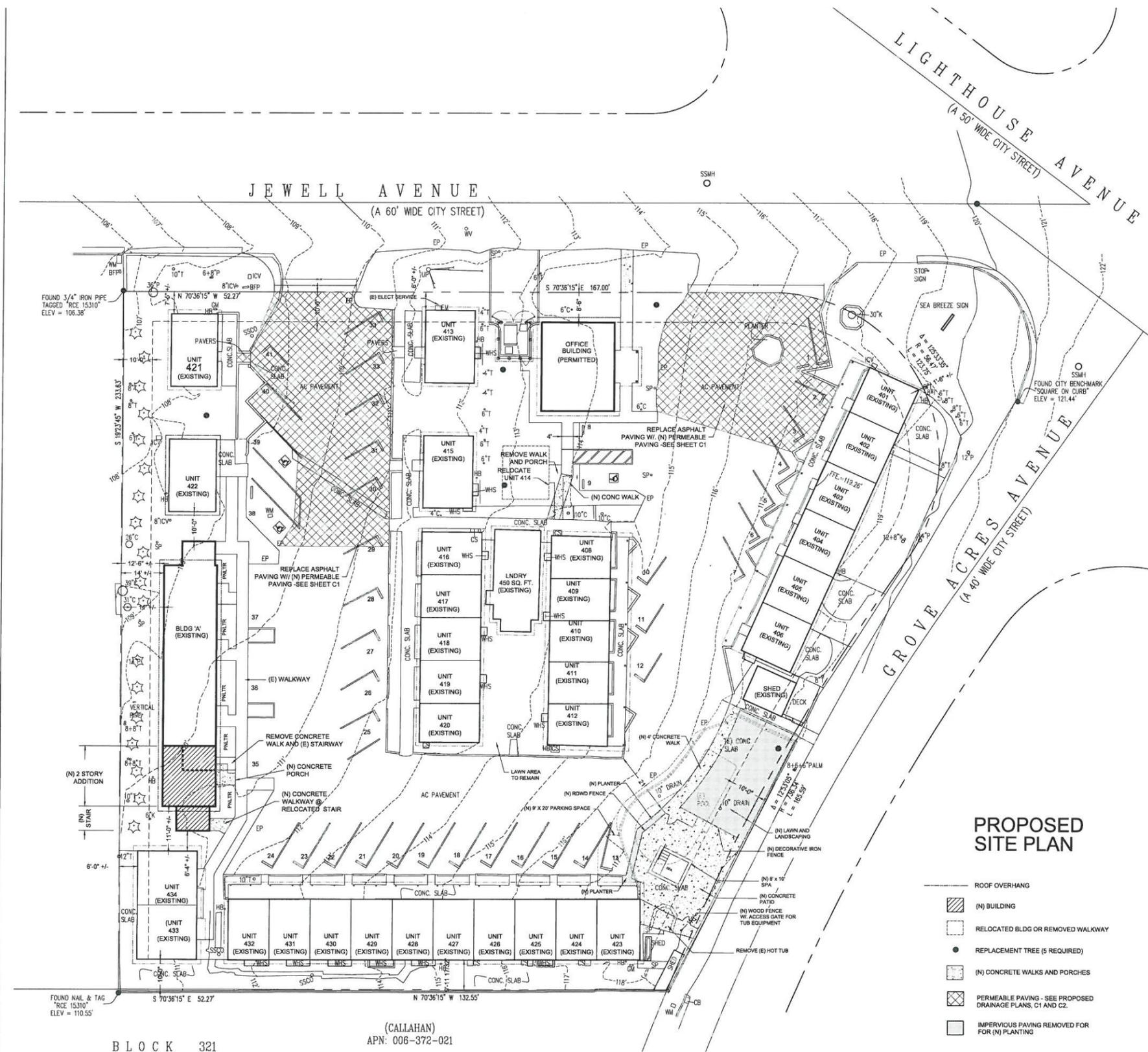
Figure 3.6 1100 Lighthouse Avenue Proposed Building Elevations

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NVD-29 DATUM. THE BENCHMARK IS A CITY OF PACIFIC GROVE "SQUARE ON CURB" AT THE SOUTH END OF THE SOUTHWEST CURB OF GROVE ACRE & LIGHTHOUSE AVENUE. ELEVATION = 121.44'.
- DENOTES A FOUND MONUMENT.
- DENOTES A FOUND CONCRETE WELL MONUMENT.
- AREAS OF IMPERVIOUS SURFACES (IN SQUARE FEET):
 -BUILDINGS: 10,743
 -ASPHALTIC CONCRETE: 18,463
 -OTHER: 10,387
 TOTAL IMPERVIOUS SURFACES: 39,593
 TOTAL PROPERTY AREA: 55,796

LEGEND:

- FENCE LINE
- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- CATV CABLE TV VAULT
- C CYPRESS
- CB CATCH BASIN
- CONC. CONCRETE
- CS CRAWL SPACE
- DI DROP INLET
- DL DRIP LINE
- ELEV ELEVATION
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- EUC EUCALYPTUS
- EV ELECTRIC VAULT
- FDC FIRE DEPARTMENT CONNECTION
- FFE FINISHED FLOOR ELEVATION
- GH GAS HYDRANT
- GM GAS METER
- HB HOSE BIB
- HP HOT TUB PIPES
- ICV IRRIGATION CONTROL VALVE
- K OAK
- P PINE
- S STUMP
- SP SPRINKLER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- T TREE, SPECIES NOT SPECIFIED
- UP UTILITY POLE
- WHS WATER HEATER SHED
- WP WOOD POST
- WM WATER METER
- WV WATER VALVE



PROPOSED SITE PLAN

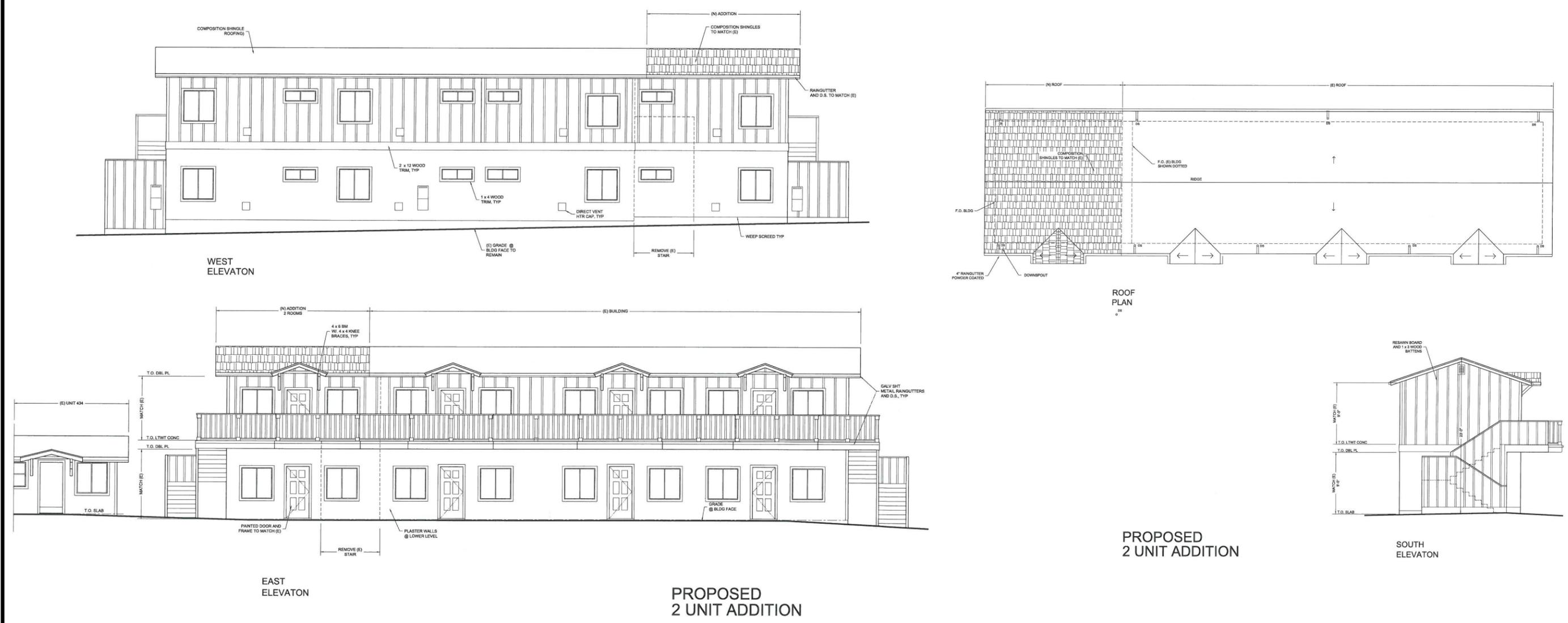
- ROOF OVERHANG
- ▨ (N) BUILDING
- ▤ RELOCATED BLDG OR REMOVED WALKWAY
- REPLACEMENT TREE (S REQUIRED)
- ▨ (N) CONCRETE WALKS AND PORCHES
- ▨ PERMEABLE PAVING - SEE PROPOSED DRAINAGE PLANS, C1 AND C2.
- ▨ IMPERVIOUS PAVING REMOVED FOR (N) PLANTING

BLOCK 321
 (CALLAHAN)
 APN: 006-372-021

Source: G David CASE Architecture

Not To Scale

Figure 3.7
 1101 Lighthouse Avenue Proposed Plan



Source: G David CASE Architecture

Not To Scale

Figure 3.8
1101 Lighthouse Avenue Proposed Building Elevations

3.4 PROJECT APPROVALS

As the lead agency, the City of Pacific Grove has the ultimate authority for project approval or denial. The proposed project may require the following discretionary approvals by the City for actions proposed as part of the project:

- Adopt the Initial Study/Mitigated Negative Declaration

3.5 RELATIONSHIP OF PROJECT TO OTHER PLANS

CITY OF PACIFIC GROVE GENERAL PLAN

The City's General Plan was adopted in 1994 and represents the City's vision for guiding future conservation and development in Pacific Grove. The General Plan is organized in the following chapters: Land Use, Housing, Transportation, Parks and Recreation, Natural Resources, Historic and Archaeological Resources, Urban Structure and Design, Public Facilities, and Health and Safety. The Sea Breeze Inn and Cottages Expansion Project is in compliance with General Plan goals of supporting growth in an organized manner.

CITY OF PACIFIC GROVE ZONING CODE

The Sea Breeze Inn and Cottages Expansion Project would be in compliance with the Municipal Code , including the zoning ordinance.

Both of these documents have been incorporated by reference in the Initial Study/Mitigated Negative Declaration.

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4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.1 AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

Pacific Grove is a small coastal community located on the Monterey Peninsula, bordered by Pebble Beach to the southwest, the City of Monterey to the southeast, the Monterey Bay to the northeast, and the Pacific Ocean to the northwest. Pacific Grove has a unique charm and is characterized by its historic buildings, quaint neighborhoods, and dramatic ocean views. The Pacific Grove General Plan highlights the City’s goal to promote this “sense of place” in the community through enhancement of the existing urban landscape, including the preservation of the city’s historic buildings and attractive natural environment.

The project site is currently developed and occupied by the Sea Breeze Inn and Cottages, located at 1100 and 1101 Lighthouse Avenue. The motel currently has a total of 82 guest units, 87 parking spaces, and a guest pool, divided between the two sites. The project site is relatively flat with some landscaping and mature trees and is situated at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. Casual views of the project site and existing development are available to motorists on these streets, while more permanent views are available to surrounding neighborhood residents. The site currently features two stand-alone signs advertising the Sea Breeze Inn and Cottages that are visible from either side of Lighthouse Avenue. The project site is surrounded by other small hotels, lodging, and residential neighborhoods.

DISCUSSION OF IMPACTS

- a) *No Impact.* There are no designated scenic vistas on the project site. The project would not have an adverse impact on any existing views from the property. The design of the new building would be consistent with the existing units and would not substantially change the aesthetics of the site. Therefore, the project would have no impact.
- b) *No Impact.* According to the California Department of Transportation (2013a), Highway 1 traveling south from Monterey along the coast and State Route (SR) 68 heading east of Monterey to the Salinas River are designated scenic highways. However, the two highways are not visible from the project site as they begin at the interchange of Highway 1 and SR 68 in the city of Monterey and are located approximately 4 miles

southeast of the project site. Because there are no scenic highways within the project area, the project would have no impact.

- c) *Less Than Significant Impact.* The project site's current visual character is that of a commercial lot developed with a motel. The motel is typical of pre-1986 development with guest units and car parking facing each motel unit. The circular driveway and site layout are of low visual quality, as the site does not contain any unique architectural features. The project site frontage is heavily vegetated with mature trees, blocking most of the parking lot and motel amenities from casual off-site viewers. The project site is surrounded by single- and multi-family residential development and other motel uses. The visual character of the project area is that of a residential neighborhood with heavy vegetation and mature trees.

The project would renovate the motel's existing parking and landscaping, as well as add four guest units and a storage room. However, site improvements would remove some impervious surfaces and reduce the total lot coverage, through introduction of permeable pavement and vegetation. Building A would be renovated from a one-story building to a two-story building. The buildings would have a slightly larger footprint with the added units and would require the removal of trees and ornamental vegetation along the site's perimeter, as discussed below in the subsection 4.4, Biological Resources. The project would include new ornamental landscaping that would match and improve the existing site conditions. Further, the project would not entail any new signage. Therefore, the project site's overall character as a motel providing accommodations to visitors in a similarly developed neighborhood would not be changed.

The project would be consistent with the goals of the City's General Plan and is subject to the architectural review process, as outlined in Pacific Grove Municipal Code Section 23.70.060. The architectural review process involves consideration of the project's location and design, including color schemes and building materials, to ensure that the project is visually harmonious with surrounding development, landforms, and vegetation (Pacific Grove 2015). Therefore, the project would be compatible with the current land use and consistent with the City's development standards and aesthetic guidelines. As such, the project would not damage the project area's surrounding visual character and quality and would have a less than significant impact.

- d) *Less Than Significant Impact.* The project site is currently developed as a small-scale motel in a residential zone that does not generate any significant source of nighttime light or glare. The existing lighting is in compliance with the lighting standards for residential zones as required by the City of Pacific Grove. Additionally, the surrounding residences and street traffic from the four arterial streets that intersect at the project site emit low to moderate nighttime light and would not be modified.

The project would update the site with similar uses and would install lighting consistent with the City's Zoning Code. As previously stated, the project would be subject to the City's architectural review process, which would ensure the project's consistency with the City's design guidelines. Compliance with existing lighting standards would minimize light impacts on adjacent properties and would reduce potential effects on the night sky. Therefore, this impact would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4.2 AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

According to the 2012 Important Farmland map for Monterey County (DOC 2014), the project site and all adjacent properties have been designated as Urban and Built-Up Land. This designation is defined as land that is occupied by structures with a density of at least 1 unit to 1.5 acres, with common examples including residential, industrial, commercial, and institutional uses.

DISCUSSION OF IMPACTS

a-e) *No Impact.* The project site is currently developed and is the location for the existing Sea Breeze Inn and Cottages. The site is not used for any type of agricultural or forestry use and is not zoned for agricultural or forestry use. As such, the site is not subject to a Williamson Act contract. The project site does not meet the definition of forestland in Public Resources Code Section 12220(g) due to its location in an urbanized and developed area, which would preclude the management of forest resources. Therefore, the project would have no impact on agricultural resources.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The project site is located within the North Central Coast Air Basin (NCCAB). The NCCAB comprises a single air district, the Monterey Bay Unified Air Pollution Control District (MBUAPCD), which encompasses Santa Cruz, San Benito, and Monterey counties.

DISCUSSION OF IMPACTS

- a) *No Impact.* The MBUAPCD prepared the 2008 Air Quality Management Plan (AQMP) and continues to prepare triennial updates (Triennial Plan Revision 2009–2012) to the AQMP to attain state and federal ambient air quality standards in the air basin. The AQMP and updates accommodate growth by projecting the growth in emissions based on different indicators. For example, population forecasts adopted by the Association of Monterey Bay Association of Governments (AMBAG) are used to forecast population-related emissions. Through the planning process, emissions growth is offset by basin-wide controls on stationary, area, and transportation sources of air pollution.

Projects that are not consistent with the AQMP have not been accommodated in the plan and would have a significant cumulative impact on regional air quality unless emissions are completely offset. The MBUAPCD developed a consistency determination process for local jurisdictions to identify whether proposed residential land uses are consistent with the AQMP (the MBUAPCD considers new residential units to be the closest indicator to predicting population growth). Specifically, the MBUAPCD consistency determination process demonstrates whether the population associated with growth is considered in the AQMP, since AMBAG’s regional forecasts for population and dwelling

units are embedded in the emissions inventory projections used in the AQMP. Projects that are consistent with AMBAG's regional forecasts have been accommodated in the AQMP and therefore are consistent with the plan.

The project would update an existing motel and would not provide permanent residences. Therefore, the project would not have a direct impact on population growth. The project would increase the number of employees minimally, as the motel is currently fully staffed. Thus, it is unlikely that the jobs created by the project would require personnel from outside the community. Therefore, the proposed project would have no impact on the AQMP.

- b) *Less Than Significant Impact.* The project would introduce additional construction, mobile, and stationary sources of emissions, which would adversely affect regional air quality. Short- and long-term operational emissions associated with the proposed project were quantified using the CalEEMod land use emissions model (see **Appendix A** for model data outputs). These quantified emissions projections were then compared with the MBUAPCD significance thresholds established in the MBUAPCD's (2008b) CEQA Air Quality Guidelines.

Short-Term Construction Emissions

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. Project construction would result in temporary emissions from site preparation and excavation, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces, worker trips, etc. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities.

The MBUAPCD's construction-related pollutant of concern is particulate matter smaller than 10 microns in diameter (PM₁₀), and the MBUAPCD threshold for PM₁₀ is 82 pounds per day. The MBUAPCD provides screening thresholds to determine whether construction activities could exceed this threshold. According to the MBUAPCD, construction activities that involve minimal earth moving over an area of 8.1 acres or more could result in potentially significant temporary air quality impacts if not mitigated. Construction activities that require more extensive site preparation (e.g., grading and excavation) may result in significant unmitigated impacts if the area of disturbance exceeds 2.2 acres per day.

Project construction would require earth moving and ground disturbance over an area that is less than 1 acre. Specifically, construction activities at 1100 Lighthouse Avenue would include the building of 1,080 square feet (0.2 acre) of additional building space, the addition of 221 square feet of hardscape (0.005 acre), and demolition of a 67-square-foot storage shed and 1,505 square feet of asphalt (0.03 acre). Construction activities at 1101 Lighthouse Avenue would include the building of 2,381 square feet of additional building space atop an existing building and thus would result in minimal ground disturbance. Demolition activities at this portion of the project site would include the removal of 4,026

square feet (0.1 acre) of asphalt and the addition of 741 square feet (0.01 acre) of hardscape. Therefore, the project would disturb less than 1 acre per day.¹

Construction activity would result in emissions but on a limited scale that would not adversely affect criteria pollutant concentrations. Since the proposed area of disturbance is limited, construction would not result in exceedance of MBUAPCD thresholds for PM₁₀. Therefore, construction emissions would be less than significant.

Long-Term Operational Emissions

Project-generated increases in emissions would be predominantly associated with motor vehicle use. To a lesser extent, area sources, such as the use of natural-gas-fired appliances and architectural coatings, would also contribute to overall increases in emissions. The project’s long-term operational emissions are summarized in Table 4.3-1.

**TABLE 4.3-1
LONG-TERM OPERATIONAL EMISSIONS – UNMITIGATED POUNDS PER DAY**

Source	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Proposed Project – Summer Emissions						
Area Source	0.12	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.04	0.03	0.00	0.00	0.00
Mobile Source	0.19	0.39	1.87	0.00	0.20	0.05
Total	0.31	0.43	1.91	0.00	0.21	0.06
Proposed Project – Winter Emissions						
Area Source	0.12	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.04	0.03	0.00	0.00	0.00
Mobile Source	0.21	0.44	2.26	0.00	0.20	0.05
Total	0.33	0.49	2.30	0.00	0.21	0.06
MBUAPCD Potentially Significant Impact Threshold	137	137	550	150	82	None
Exceed MBUAPCD Threshold?	No	No	No	No	No	No

Source: CalEEMod version 2013.2.2. Refer to Appendix A for model data outputs.

As shown in Table 4.3-1, the project’s net emissions would not exceed MBUAPCD thresholds. Therefore, the long-term operational air quality impacts would be less than significant.

- c) *Less Than Significant Impact.* In accordance with the MBUAPCD’s (2008b) CEQA Air Quality Guidelines, project emissions that are not consistent with the AQMP would have a cumulative regional air quality impact. As identified under Issue a) above, the project would be consistent with the regional air pollutant forecasts in the AQMP. In addition, as

¹ Calculation: 0.2 + 0.005 + 0.03 + 0.1 + 0.01 = 0.34 acre disturbed over the duration of all construction

noted in Issue b) above, neither the project's construction-related emissions nor its long-term operational emissions (as mitigated) would exceed MBUAPCD significance thresholds. For these reasons, this would be a less than significant impact.

- d) *Less Than Significant Impact.* The project could create a significant hazard to surrounding residents and other sensitive receptors through exposure to substantial pollutant concentrations such as particulate matter during construction activities and/or other toxic air contaminants (TACs).

Construction TACs

The project site is located adjacent to residential neighborhoods. Sources of construction-related air toxics potentially affecting the sensitive receptors include off-road diesel-powered equipment. Construction would result in the generation of diesel particulate matter (diesel PM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities.

The use of diesel-powered construction equipment would be temporary and episodic and would occur over several locations isolated from one another. The duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Additionally, construction activities would occur within an area less than 1 acre. Construction projects contained in a site of such size are generally considered by the California Air Resources Board to represent less than significant health risk impacts due to (1) limitations on the off-road diesel equipment able to operate and thus a reduced amount of generated diesel PM, (2) the reduced amount of dust-generating ground disturbance possible compared to larger construction sites, and (3) the reduced duration of construction activities compared to the development of larger sites. Additionally, construction would be subject to and would comply with California regulations limiting the idling of vehicles to no more than 5 minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable diesel PM emissions.

For these reasons, diesel PM generated by construction activities, in and of itself, would not be expected to expose sensitive receptors to substantial amounts of air toxics.

Operational TACs

The project would not result in the development of any sources of TACs. Furthermore, no major existing sources of TACs would affect sensitive receptors identified in the project vicinity (CHAPIS 2013).

Carbon Monoxide Hot Spots

Typically, substantial pollutant concentrations of carbon monoxide (CO) are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (LOS E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents). Surrounding the project site are sensitive receptors consisting of existing residential uses and an existing network of roadways with vehicle traffic controlled by stop signs. As stated in subsection 16, Transportation/Traffic, the project would not create any significant impacts at any of the study intersections under existing plus project conditions. Therefore, the project operation would not result in CO hot-spot impacts on sensitive receptors. Therefore, impacts on sensitive receptors would be less than significant.

- e) *Less Than Significant Impact.* Project construction would use a variety of gasoline- or diesel-powered equipment that would emit exhaust fumes. While exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source. In terms of operational odor impacts, the proposed project is not considered to be an emissions source that would result in objectionable odors. Therefore, odor impacts would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.4 BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project site has relatively flat topography and is approximately 100 feet above mean sea level. The project site is surrounded on all sides by urban land uses. It consists of developed land associated with the existing motel. There are several trees on-site scattered throughout the development.

On October 27, 2015, a query was conducted of available data and literature from local, state, federal, and nongovernmental agencies to determine whether any potential impacts to biological resources would be present (**Appendix B**). The following databases were searched:

- US Fish and Wildlife Service (USFWS) (2015a) IPaC: Information for Planning and Conservation to identify federally protected species and their habitats that may be affected by the project in the Monterey, California, US Geological Survey (USGS) 7.5-minute quadrangle (quad) and all adjacent quads
- USFWS (2015b) Critical Habitat Portal to identify critical habitat in the project area
- California Department of Fish and Wildlife (CDFW) (2015) California Natural Diversity Database (CNDDDB) to identify known processed and unprocessed occurrences for special-status species within the quads listed above
- California Native Plant Society (CNPS) (2015) Inventory of Rare, Threatened, and Endangered Plants of California to identify special-status plant species with the potential to occur within the aforementioned quads

SPECIAL-STATUS SPECIES

Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their range. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW, the USFWS, and nongovernmental organizations such as the CNPS. The degree to which a species is at risk of extinction determines its status ranking. Some common threats to a species or population's persistence include habitat loss, degradation, and fragmentation, as well as human conflict and intrusion. For the purposes of this analysis, special-status species are defined by the following codes:

- Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996, candidates)
- Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)
- Designated as Species of Special Concern by the CDFW
- Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, and 5515)
- Species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380) including CNPS List Rank 1B and 2

The query of the USFWS, CNPS, and CNDDDB databases revealed only one special-status species with the potential to occur in the project vicinity: Townsend's big-eared bat (*Corynorhinus townsendii*). This species is a state candidate for threatened status and a California species of special concern.

Due to the active urban use, constant human traffic through the motel, and the urban/commercial developments surrounding the site, including the site's fully developed condition, special-status species would not be expected to occur on the site. However, trees on and around the project site may provide suitable nesting and roosting habitat for migratory birds, raptors, and bats.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact With Mitigation Incorporated.* Based on the results of database queries and historic records, as well as known regional occurrences, special-status bats, including the Townsend's big-eared bat, and nesting birds are the only species with the potential to occur on the project site. Given the heavily disturbed and developed nature of the site, no other special-status plants or other special-status animals have the potential to occur on the project site.

The project site provides suitable roosting habitat for special-status bats in the form of trees and existing structures. The project has the potential to adversely impact bats, including direct mortalities due to tree and building removal. In addition, indirect impacts such as loss/modification of suitable roosting and foraging habitat may occur as a result of project-related activities. Therefore, mitigation measure **MM BIO-1** would be required and its implementation would reduce impacts to special-status bats to a less than significant level.

Trees on the project site may provide suitable nesting habitat for migratory birds and raptors protected under the Migratory Bird Treaty Act. The removal of vegetation and/or trees during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the project vicinity. Nest abandonment and mortality to individuals would be a significant impact and mitigation measure **MM BIO-2** is required. Implementation of **MM BIO-2** would reduce impacts to a less than significant level.

- b, c) *No Impact.* Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Section 1600 of the FGC; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies.

No sensitive natural communities, wetlands, or other jurisdictional waters occur on-site. The project site is composed of developed commercial areas. Thus, no sensitive natural communities or federally protected waters occur within the site and no impact would occur as a result of the project.

- d) *No Impact.* Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. No wildlife corridors occur on or near the project site, thus the project would have no impact.

- e) *Less Than Significant Impact.* The proposed project would not conflict with City of Pacific Grove Municipal Code Sections 11.48 and 12. These code sections require permits, seasonal restrictions, and mitigation of protected trees, and include additional measures for trees within 100 yards of a designated monarch butterfly sanctuary.

The project site is located within 100 yards of a monarch butterfly sanctuary; therefore, all trees on the project site are considered protected. Removal of trees on-site requires issuance of a permit by the City of Pacific Grove as stated in Municipal Code Section

12.60, and all work would be done under the direction of the city arborist. Application of current regulations would reduce this impact to less than significant.

- f) *No Impact.* No adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans are applicable to the proposed project. Therefore, the project would have no impact.

Mitigation Measures

MM BIO-1 Prior to the removal of any trees or structures, a qualified biologist shall perform a bat survey between March 1 and July 31. If the survey does not identify the presence of occupied roosts, no additional mitigation measures are required.

If non-breeding roosts occupied by special-status bat species are documented within disturbance areas, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to May and prior to the onset of disturbance activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied.

If a maternity colony is detected, a 100-foot no-activity setback shall be established around the roost site and remain in place until it has been determined by a qualified biologist that the nursery is no longer active. Removal of maternity roosts shall be restricted to between March 1 and April 15 or between August 15 and October 15 to avoid interfering with an active nursery.

MM BIO-2 If clearing and/or construction activities occur during the raptor or migratory bird nesting season (February 15–August 15), a qualified biologist shall conduct preconstruction surveys for nesting birds, up to 14 days before the start of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if construction is suspended or delayed for more than 15 days during nesting season.

If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.5 CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

HISTORIC RESOURCES

Pacific Grove was originally established as a religious retreat. Attendees of the 1872 California Annual Conference of the Methodist Church formally started discussing establishing a West Coast campground and in 1874, a committee was created to investigate the formation of a retreat on the West Coast. Subsequently, on June 15, 1875, the Methodist Episcopal Church filed articles of incorporation for the Pacific Grove Retreat Association. In July 1875, a survey map of the Pacific Grove Retreat was filed with the Monterey County Recorder’s Office (Pacific Grove 2011).

The City of Pacific Grove maintains a Historic Resources Inventory listing landmarks, streets, and individual structures of local importance. A number of officially designated historic buildings in Pacific Grove are listed in the National Register of Historic Places. Because of Pacific Grove’s rich history and preservation efforts, the City’s inventory contains an extensive list of individual structures.

The City of Pacific Grove General Plan identifies several areas in the city as containing historic structures. The Historic Downtown is located along Lighthouse Avenue, between Cypress Avenue and 12th Street, and on Forest Avenue between Central and Pine avenues. In addition, the Historic Residential area contains structures built during the late 1800s and early 1900s. The Historic Residential area is generally bounded by Junipero Avenue, 1st Street, Ocean View Boulevard, Pacific Avenue, and Alder Street (Pacific Grove 1994).

The City of Pacific Grove adopted a Historic Context Statement in 2011, which looked at the history of the city, its important structures, and the delineation of its neighborhoods. The document describes the city in terms of four periods of development:

- Development of the Retreat (1873–1902)
- PG Comes of Age (1903–1926)
- City of Homes (1927–1945)
- Expanding into the Hills (1946–1966)

PROJECT SITE

Kent L. Seavey prepared a historic evaluation of the project site to determine its eligibility for the California Register of Historical Resources and the Pacific Grove Historic Resources Inventory. The report, attached as **Appendix C**, describes the project site's history from its beginning as the Pine Grove Auto Camp in 1922 to its evolution to the existing Sea Breeze Inn and Cottages. The project buildings changed from tent cabins to stucco buildings around 1946. The project site was purchased in 1972 by James Y. Chyo and renamed the Pacific Grove Motel. In 2001, the motel was purchased by Greg Zimmerman and Anthony Faux and renamed the Sea Breeze Lodge when more extensive demolitions and remodeling took place on the project site.

ARCHAEOLOGICAL RESOURCES

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing).

Anthropological studies appear to indicate that the Monterey area represented a border area between two Native American linguistic groups: the Hokan-speaking Esselen people to the south and the Ohlone-speaking Rumsen people, whose territory included the present-day cities of Monterey, Carmel, and Salinas (Pacific Grove 2011). Numerous small, likely seasonal archaeological sites have been recorded along the shoreline of Pacific Grove. At least one site is known to have included a human burial, and evidence of prior digging or artifact collecting—known as “pothunting”—is known at several sites (Pacific Grove 2011). These sites could have also been associated with visiting tribes.

NATIVE AMERICAN CONSULTATION

One tribe requested consultation with the City in accordance with Assembly Bill 52. As such, Native American consultation was conducted in support of the project. No tribal cultural resources (as defined in Public Resources Code Section 21074) were identified in the project area.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* The project site was evaluated for eligibility for both the California Historical Resources and the Pacific Grove Historic Resources Inventory. The project report (**Appendix C**) concluded that the existing structures lack historical integrity, due to cosmetic and structural changes, to meet the minimum eligibility standards established by the 2011 Historic Context Statement for Pacific Grove to qualify as a historic resource. Further, the report concluded that the property does not qualify for listing in the California Register of Historical Resources. Therefore, the project would have a less than significant impact on historic resources.
- b, c) *Less Than Significant Impact With Mitigation Incorporated.* Project construction would involve ground-disturbing activities that could result in unanticipated or accidental discovery of archeological deposits, historical resources, or human remains. This would be a significant impact, and implementation of mitigation measures **MM CUL-1** and **MM CUL-2** is required. With implementation of these mitigation measures, project impacts would be less than significant.

- d) *No Impact.* There are no known tribal cultural resources (as defined in Public Resources Code Section 21074) or cultural resources (as defined in Public Resources Code Section 15064.5) within the project area. Further, Assembly Bill 52 consultation was initiated by the City of Pacific Grove. Therefore, the project would have no impact on tribal resources.

Mitigation Measures

MM CUL-1 **Treatment of previously unidentified archaeological deposits.** During project construction, if any archeological or paleontological resources (i.e., fossils) are found, the project applicant and/or its contractor shall cease all work within 25 feet of the discovery and immediately notify the City of Pacific Grove Planning Division. The project applicant and/or its contractor shall retain a qualified archeologist or paleontologist to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered archeological or paleontological resources. The City and the applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures.

MM CUL-2 **Treatment of previously unidentified human remains.** During project construction, if human remains are discovered, the project applicant and/or its contractor shall cease all work within 25 feet of the find and notify the City of Pacific Grove Planning Division and the county coroner, according to California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.6 GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

REGIONAL AND SITE GEOLOGY

Pacific Grove has a gentle topography in most of its developed and built-up areas. With the notable exception of rock outcrops, soils in Pacific Grove are all sand or sandy loam. The permeability of the soil varies, as does the runoff rate. Erosion hazard is high along the coastline's rock outcroppings. Beach and sand dune areas are particularly susceptible to disturbance. The trampling of dune vegetation causes blowouts, in which the destabilized sand is carried away by the wind. Soil hazards to development are discussed in General Plan Chapter 10, Health and Safety, Sections 10.1 and 10.2 (Pacific Grove 1994).

SITE TOPOGRAPHY

The topography on the project site is flat, as the land has already been graded and developed and has an elevation of approximately 150 feet above mean sea level. The project site is occupied by a 67 guest-unit motel, with associated parking areas and storage and office buildings. Various trees and landscaping exist on the premises.

SEISMICITY

Monterey County is situated in a seismically active area with a number of faults traversing the county near the Monterey Peninsula. The region has historically experienced strong ground shaking from large earthquakes and will continue to do so in the future. In addition, permanent ground displacement, liquefaction, land sliding, lurching, and other types of ground movement can occur as a result of an earthquake.

The San Andreas fault runs approximately 28 miles east of Pacific Grove and is the predominant fault system in California responsible for generating some of the largest and most destructive earthquakes in history. There are two other active fault zones affecting Pacific Grove: the Monterey Bay and the Palo Colorado-San Gregorio. The Monterey Bay Fault Zone is situated offshore in the northern and southern areas of Monterey Bay, while the Palo Colorado-San Gregorio Fault Zone is a northwest-trending zone located 6 miles west and south of Pacific Grove (Pacific Grove 1994).

The San Andreas, Monterey Bay, and Palo Colorado-San Gregorio faults have been determined by the US Geological Survey to be capable of producing earthquake magnitudes between 6.5 and 8.5 on the Richter Scale, with the Monterey Bay fault the weakest of the three and the San Andreas fault the most threatening. In addition to these three active fault zones, there are another 15 potentially active faults in Monterey County. Because of the city's proximity to active fault zones such as the powerful San Andreas fault, the City adopted a Seismic Hazards Identification Program as part of its building and construction standards, outlined in Chapter 18.40 of the Pacific Grove Municipal Code. The purpose of this program is to identify buildings in the city that exhibit structural deficiencies and to evaluate their potential threat to public safety in the event of a strong ground-shaking event. Enforcement of this program has minimized the risks related to earthquakes and seismic activity.

While exposed to seismic hazards, Pacific Grove is situated in a relatively stable area of granitic bedrock and has historically sustained little damage from ground shaking and seismic events (Pacific Grove 1994). The project site is not located within a Special Study Zone per the Alquist-Priolo Earthquake Fault Zone map (CGS 2015). Additionally, the project would comply with General Plan Section 10.2 Goal 1 and its associated policies and programs.

SOILS AND SOIL EROSION

Project Site Soils

According to the US Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS 2015a), project site soils are almost entirely classified as Baywood sand, with 2 to 15 percent slopes. The soils extend to a depth of at least 80 feet and are classified as well draining with very low runoff potential.

Expansive Soils

Expansive soils possess a “shrink-swell” characteristic. Project site soils have a low shrink-swell potential with a linear extensibility percent of 1.5 percent (USDA-NRCS 2015b).²

Soil Erosion

Soil erosion is a process whereby soil materials are worn away and transported to another area, by either wind or water. Rates of erosion can vary depending on the soil material and structure, placement, and human activity.

Soil erosion potential or susceptibility is partially defined by a soil’s “K Factor,” which provides an indication of a soil’s inherent susceptibility to erosion, without accounting for slope and groundcover factors. Values of K range from 0.02 to 0.69. The higher the value, the more susceptible the soil is to sheet erosion by water. Project site soils have a low erosion potential with a K factor of 0.20 (USDA-NRCS 2015a).

DISCUSSION OF IMPACTS

- a) The project would make improvements to the existing site by renovating Building A to have a second story and one additional room and constructing a new two-story, three-unit building between Unit 115 and the motel’s restaurant. The project is a continuation of the current use and would not result in an increased risk of landslides, earthquakes, erosion, or liquefaction.
 - i. *Less Than Significant Impact.* As mentioned above, the project is not within an earthquake fault zone, and therefore would not be subject to fault rupture. The project is also not in a Special Study Zone per the Alquist-Priolo Earthquake Fault Zone map (CGS 2015). The project would be consistent with the City’s building, zoning, and safety codes and with the California Building Code seismic design force standards. Therefore, this impact would be less than significant.
 - ii. *Less Than Significant Impact.* As mentioned above, the project is located in a seismically active zone. The project would be subject to the California Building Code seismic design force standards for the Monterey County area. Compliance with these standards would ensure that the structure and associated improvements are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse), thereby minimizing risk to the public and property. Therefore, this impact would be less than significant.
 - iii. *Less Than Significant Impact.* See Item a)(ii).
 - iv. *Less Than Significant Impact.* The project site is relatively flat and is located on the Baywood sand soil type. The Baywood series consists of deep, somewhat excessively

² Linear extensibility percent (LEP) is the linear expression of the volume difference of natural soil fabric at 1/3-bar or 1/10-bar water content and over dryness. The volume change is reported as percent change for the whole soil. A soil with a LEP of 3 to 6 is considered to have moderate shrink-swell potential (USDA-NRCS 2015b).

drained soils that formed in old sand dunes near the coast. Since the terrain is relatively flat and the project site is located on well draining soils, exposure to landslides and ground failure/liquefaction would be minimal. This impact would be less than significant.

- b) *Less Than Significant Impact.* The proposed project would improve the existing motel units, parking areas, and landscaping. The existing guest pool would be filled in with a concrete slab and landscaping. A new two-story, three-unit building would be constructed between existing Unit 115 and the motel's restaurant. Additionally, Building A would be renovated to have a second floor with one new guest room. All construction activities would be subject to the standards of California Building Code Chapter 70, which include implementation of appropriate measures during any grading activities to reduce soil erosion. The project would be a continuation of an existing use and would not include excessive earthwork or soil disturbance. In addition, project site soils have a low erosion potential with a K factor of 0.20. Thus, the project would not expose the site to wind or water erosion and the impact would be less than significant.
- c, d) *Less Than Significant Impact.* Based on regional soils data provided by the USDA-NRCS, project site soils are classified as Baywood sand. These soils are generally not expansive and have a low shrink-swell potential with a linear extensibility value of 1.5 percent. Thus, risks associated with expansive soils are anticipated to be low. Impacts would be less than significant.
- e) *No Impact.* The project does not include any septic tanks or alternative wastewater disposal systems; therefore, it would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.7 GREENHOUSE GASES. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

Greenhouse gases (GHG) are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases includes carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), and chlorofluorocarbons. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth’s climate system.

Table 4.7-1 provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties and primary sources.

**TABLE 4.7-1
GREENHOUSE GASES**

Greenhouse Gas	Description
Carbon dioxide (CO ₂)	CO ₂ is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
Methane (CH ₄)	CH ₄ is a colorless, odorless gas that is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH ₄ is emitted from both human-related and natural sources. Methane’s atmospheric lifetime is about 12 years. ²
Nitrous oxide (N ₂ O)	N ₂ O is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. The atmospheric lifetime of N ₂ O is approximately 120 years. ³

Sources: ¹EPA 2011a, ²EPA 2011b, ³EPA 2010

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH₄ traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential. Expressing GHG emissions in CO₂e takes the

contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as electricity usage for lighting.

Significance thresholds for GHG emissions resulting from land use development projects have not been established in Monterey County. In the absence of any GHG emissions significance thresholds, the projected emissions are compared to the San Luis Obispo Air Pollution Control District (SLOAPCD) recommended threshold of 1,150 metric tons of carbon dioxide equivalent (CO₂e) annually. While significance thresholds used in San Luis Obispo County are not binding on the City of Pacific Grove, they are instructive for comparison purposes.

Projected GHGs from site preparation (i.e., vegetation removal, grubbing) and construction activities have been quantified and amortized over the life of the project (30 years). The amortized site preparation and construction emissions are added to the annual average operational emissions. The project operational GHG emissions resulting from the proposed project are identified in **Table 4.7-2**.

TABLE 4.7-2
ESTIMATED PROJECT GREENHOUSE GAS EMISSIONS – PROJECT OPERATION (METRIC TONS PER YEAR)

Emissions Source	CO ₂ e
Construction Amortized over 30 Years	67
Area Source (landscaping, hearth)	0
Energy	15
Mobile	44
Waste	2
Water	1
Total	129

Source: CalEEMod version 2013.2.2. See **Appendix D** for emission model outputs.

As shown in **Table 4.7-2**, the project is estimated to result in 129 metric tons of CO₂e per year. Therefore, the project would not surpass the project threshold of 1,150 metric tons of CO₂e annually and would result in a less than significant impact.

- b) *Less Than Significant Impact.* California has adopted several policies and regulations for the purpose of reducing GHG emissions. On December 11, 2008, the California Air Resources Board adopted the Assembly Bill (AB) 32 Scoping Plan to achieve the goals of AB 32. The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. The project is subject to compliance with AB 32, which is designed to reduce statewide GHG emissions to 1990 levels by 2020. As identified above, the project-generated GHG emissions would not surpass GHG significance thresholds, which were prepared with the purpose of complying with the

requirements of and achieving the goals of AB 32. Therefore, the project would not conflict with the state goals listed in AB 32 or in any preceding state policies adopted to reduce GHG emissions.

The project would not be considered to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG emissions and therefore represents a less than significant impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

A search of the EnviroStor database, maintained by the California Department of Toxic Substances Control, and the GeoTracker database, maintained by the State Water Resources Control Board, revealed one site within half a mile of the project site: Monterey Reg Water Pollution (T0605300128), case closed as of October 17, 1996 (DTSC 2015; SWRCB 2015).

AIRPORTS

There are no public or private airports or airstrips within 2 miles of the project site (Google 2015).

EMERGENCY RESPONSE

The City of Pacific Grove currently participates in the Monterey County Multi-Jurisdictional Hazard Mitigation Plan. The plan puts forth mitigation measures as well as plan maintenance procedures. The process underlines by the plan includes measures for coordination in case of an emergency. The Monterey City Fire Department is the agency responsible for emergency response in the City.

WILDLAND FIRE

According to the California Department of Forestry and Fire Protection's (2007) Fire Hazard Severity Zones in LRA map, the project site is identified as a Local Responsibility Area (LRA) Non-VHFHSZ (Non-Very High Fire Hazard Severity Zone). The City of Pacific Grove identifies several areas as structural fire hazard areas located mainly in the city's downtown and near the existing wildland reserves in the city.

DISCUSSION OF IMPACTS

a, b) *Less Than Significant Impact.*

Construction

Both the US Environmental Protection Agency (EPA) and the US Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The EPA administers permitting, tracking, reporting, and operations requirements established by the Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through implementation of the Hazardous Materials Transportation Act. This act administers requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, state and local agencies enforce the application of these acts and provide coordination of safety and mitigation responses in the case that accidents involving hazardous materials occur.

Project construction would include refueling and minor maintenance of construction equipment on-site, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. All construction activities would be subject to the National Pollutant Discharge Elimination System (NPDES) permit process that requires the preparation of a stormwater pollution prevention plan (SWPPP), which would be reviewed and approved by the Regional Water Quality Control Board. With compliance with existing regulations, the project would have a less than significant impact from construction.

Operation

Project operation would involve the routine transport, use, or disposal of hazardous materials in very small quantities as they relate to motel/commercial use. The project site currently operates as a motel and has not had any hazardous materials spills or contamination on-site. All hazardous materials on the site would be handled in accordance with city and state regulations. The project operation would be similar to the current site usage. Because any hazardous materials used for operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

- c) *No Impact.* The project site is not located within 0.25 mile of a public school. Therefore, the project would have no impact on schools due to the release of hazardous materials.
- d) *No Impact.* The project site is not listed as a hazardous materials storage or release site (CalEPA 2015). Therefore, the project would have no impact.
- e) *No Impact.* The project site is more than 2 miles from any public or private airport and would have no impact.
- f) *No Impact.* The project site is not located in the vicinity of a private airstrip, and would have no impact.
- g) *No Impact.* The project would not require any road closures. Therefore, the proposed project would not impair implementation of or physically interfere with the City's adopted emergency response plan.
- h) *No Impact.* The project site is not in an area identified as having a high potential for wildland fire (Cal Fire 2007). The project would have no impact on wildland fires. The project site is located in an urbanized area and would have no impact due to wildfires.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.9 HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

SURFACE WATER RESOURCES AND QUALITY

Pacific Grove obtains its water supply from surface water in Carmel Valley and from groundwater resources in the Carmel Valley and Seaside Coastal aquifers. Withdrawals from this system are governed by the Monterey Peninsula Water Management District (MPWMD). The California American Water Company supplies water to the residents and businesses of Pacific Grove. The water is obtained from the San Clemente and Los Padres reservoirs on the Carmel River and from a number of wells in Carmel Valley and Seaside.

The Monterey Regional Water Pollution Control Agency treats Pacific Grove's wastewater at the regional treatment plant. The treated water meets and exceeds all state discharge requirements.

GROUNDWATER RESOURCES AND QUALITY

Depth to groundwater measurements are performed in coastal wells each August to determine the location and extent of groundwater pumping depressions or "troughs." Groundwater measurements can be found on the MPWMD website. These troughs are caused by withdrawal of groundwater at rates in excess of the rate of aquifer recharge. The "August Troughs" are formed when the water levels in wells decline steeply during summer pumping and are significantly below sea level. This occurrence is more serious near the coast where replenishment occurs both from the inland sources and from the ocean to fill the trough. The flow from the ocean is evidenced by seawater intrusion into the groundwater aquifer, contaminating the aquifer and making it unusable for most purposes. For this reason, the location and depth of the troughs are an indication of the potential for the inland advance of seawater intrusion. Changes in pumping stress and recharge conditions cause the troughs to vary in location and depth from year to year (MPWMD 2015).

DRAINAGE AND FLOODING

Pacific Grove has two major drainage basins, each of which drains approximately half the city. The northeasterly basin drains northerly into Monterey Bay. The southwesterly basin drains westerly into the Pacific Ocean. The drainage flows on the surface on private properties and public streets and in underground culverts. Although no rivers or major streams flow through the city, there are underground springs and subsurface drainage flows.

According to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) No. 06053C0170G, the project site is located in Zone X, indicating that there is minimal risk of flooding (FEMA 2009).

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.*

Construction

Construction activities would include grading, excavation, and vegetation removal, which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering downstream waterways. In addition, refueling and parking of construction equipment and other vehicles on-site could result in oil, grease, and other

related pollutant leaks and spills that could enter runoff. However, the project applicant would be required to implement construction best management practices (BMPs) as outlined in the City's National Pollutant Discharge Elimination Permit issued by the State Water Board (NPDES Resolution No. R3-2013-0032 Requirements).

Examples of typical construction BMPs include but are not limited to storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; and installing sediment control devices such as gravel bags to reduce or eliminate sediment and other pollutants from discharging to the drainage system or receiving waters. BMPs are recognized as effective methods to prevent or minimize the potential releases of pollutants into drainages, surface water, or groundwater. Strict compliance with the stormwater pollution prevention plan, coupled with the use of appropriate BMPs, would reduce potential water quality impacts during construction activities to less than significant.

Operation

Project operation could also contribute pollutants, such as oil, grease, and debris, to stormwater drainage flowing over the parking areas and entering the city's stormwater system. The project would connect to the city's existing storm drainage and sewer facilities. The Monterey Regional Water Pollution Control Agency would treat wastewater from the project site. The district's treatment plant currently meets all applicable water quality standards and waste discharge requirements. The project would have a less than significant impact associated with wastewater or stormwater discharge.

- b) *No Impact.* The project site is located in a developed urban neighborhood. The project area primarily consists of impervious surfaces such as roadways. The project site does not represent an area of significant groundwater recharge. The project would remove existing asphalt and replace it with permeable pavement, which would increase the recharge area on the project site. Further, project construction would not require use of groundwater usage. The project would not use groundwater resources or substantially deplete groundwater supplies. Thus, there would be no impact.
- c) *Less Than Significant Impact.* Runoff from the project site currently drains to the city's stormwater system. Because the project site is currently developed and almost entirely paved, erosion from runoff flowing over the site is minimal. The proposed project would develop on existing structures and existing paved areas and would increase permeable surface on the project area, thus reducing runoff from the project site.

Further, in compliance with existing water quality regulations, the project would be required to implement construction and post-construction BMPs to minimize erosion and sedimentation. Post-construction BMPs could include posting signs at drainage inlets to discourage dumping; posting signs at trash enclosures to discourage disposal of hazardous materials; secondary containment rooftop equipment which may produce pollutants; and regular cleaning and maintenance of sidewalks, driveways, and parking lots to prevent accumulation of litter and debris. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or otherwise result in substantial erosion or siltation. This impact would be less than significant.

- d) *Less Than Significant Impact.* See Item b). The project site is currently developed and drains to the city's stormwater system. The project would not substantially alter this

existing drainage pattern, nor would it substantially increase runoff. The project would increase permeable surface on the project area and thus decrease the rate and amount of surface runoff. Therefore, the proposed project would not result in on- or off-site flooding, and this impact would be less than significant.

- e) *Less Than Significant Impact.* See Items a) and b). Project site runoff would be collected and conveyed to the city's storm drainage system via the existing on-site drainage system. The project would be required to comply with the development runoff requirements of the City's National Pollutant Discharge Elimination System permit, including the management of any increases in runoff volume and flows. Therefore, the project would not increase drainage flows entering the city's drainage system and would not exceed its capacity. A less than significant impact would result.
- f) *Less Than Significant Impact.* See Item a).
- g) *No Impact.* As described previously, the project site is designated by FEMA as Zone X, indicating minimal risk of flooding. In addition, the project does not propose the construction of permanent housing. Therefore, there would be no impact.
- h) *No Impact.* See Item f). The proposed project would not place any structures within a 100-year flood hazard area and would have no impact.
- i) *No Impact.* There are no levees in the project vicinity and the project is not located in a dam inundation area. Therefore, the project would have no impact.
- j) *No Impact.* The project is not located within the tsunami inundation or seiche inundation areas (Cal OES 2015). The project site itself is essentially flat. As such, the site is not subject to mudflow. The project would have no impact due to tsunami, seiche, or mudflow.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.10 LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The basis for land use and planning in the city is the Pacific Grove General Plan, adopted in 1994. The General Plan Land Use Element provides the primary guidance on issues related to land use, land use intensity, and design. In concert with the General Plan, Title 23, Zoning, of the Pacific Grove Municipal Code establishes zoning districts in the city and specifies allowable uses and development standards for each district.

The City most recently updated its Zoning Code in August 2015. As shown on the Pacific Grove General Plan Map, the project site is designated as Visitor Commercial/Medium-Density Residential. Under the current Zoning Code, the site is zoned R-3-M (Multiple Family Residential/Motel District). Pursuant to Pacific Grove Municipal Code Section 23.52, motel and hotel uses are permitted with a use permit in the R-3-M zoning district. The project applicant currently holds a use permit to operate a motel.

DISCUSSION OF IMPACTS

- a) *No Impact.* The project site is currently developed as a 67-unit motel located at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The site is surrounded by urban land uses including other visitor accommodations, lodging, and residential neighborhoods. The project would continue the existing use and conditions and would not divide the community. Therefore, the project would have no impact.
- b) *No Impact.* The project would be consistent with the current zoning and land use designation. In addition, the project would be in compliance with the regulations established for the R-3-M zoning district. The project would not change the current use of the site; therefore, the project would have no impact.
- c) *No Impact.* See Item f) in subsection 4.4, Biological Resources.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.11 MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The mineral deposits in the project area are classified as MRZ-3, areas containing mineral deposits, the significance of which cannot be evaluated from available data (Pacific Grove 1994). As a practical matter, Pacific Grove is nearly built out, precluding any mineral extraction.

DISCUSSION OF IMPACTS

- a) *No Impact.* The project would not change the site’s current use. The project site is developed; therefore, the project would not result in significant grading or topsoil loss. Site improvements would have no effect on mineral resources. The project does not involve the loss of an available known mineral resource that would be of value to the region and would have no impact.
- b) *No Impact.* There are no locally important mineral resources delineated in the Pacific Grove General Plan within or adjacent to the project site. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.12 NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The major sources of noise in Pacific Grove are related to vehicular traffic, including automobile and truck traffic on major streets and SR 68, and airport operations at the Monterey Peninsula Airport. Schools, construction sites, and the Mission Linen Service Plant may also generate noises during the day.

NOISE FUNDAMENTALS

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear (A-weighted decibels or dBA).

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The rate depends on the ground surface and the number or type of

objects between the noise source and the receiver. Mobile transportation sources, such as highways, and hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3.0 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance from the source. Noise generated by stationary sources typically attenuates at a rate of approximately 6.0 to 7.5 dBA per doubling of distance from the source (EPA 1971).

Sound levels can be reduced by placing barriers between the noise source and the receiver. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver. Buildings, concrete walls, and berms can all act as effective noise barriers. Wooden fences or broad areas of dense foliage can also reduce noise, but are less effective than solid barriers.

Criteria for Acceptable Noise Exposure

The City's General Plan Health and Safety Element outlines criteria and guiding policies for establishing acceptable noise levels (Pacific Grove 1994). Figure 10-6 in the element shows acceptable noise levels for specific land uses, including an acceptable noise limit of 60 decibels over the day-night average (L_{dn}) in residential neighborhoods as well as in areas with transient lodging. The project site will be expanding transient lodging and is located adjacent to other transient lodging and residential land uses. The analysis takes into account the increases in noise levels over the pre-project noise conditions.

Traffic Noise Prediction Methodology

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions. The average vehicle noise rates (energy rates) used in the FHWA model have been modified to reflect average vehicle noise rates identified for California by the California Department of Transportation (Caltrans). The Caltrans data shows that California automobile noise is 0.8 to 1.0 dBA higher than national levels and that medium and heavy truck noise is 0.3 to 3.0 dBA lower than national levels.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.*

Short Term

Short-term noise levels related to project construction would temporarily increase noise levels in the project vicinity. Site preparation activities, which include excavation and grading, tend to generate the highest noise levels because earth-moving equipment is the noisiest construction equipment. Earth-moving equipment includes excavating machinery such as backhoes, bulldozers, front loaders, and earth-moving and compacting equipment, which includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings.

During project construction, noise levels could affect the nearest existing sensitive receivers in the project vicinity. However, this would be a temporary impact and would cease completely when construction is complete. Proposed grading and construction

activities would be minor, as the construction site is less than 0.5 acre. Furthermore, according to City General Plan Program PP, construction is exempt from noise requirements. Therefore, project construction noise would have a less than significant impact.

Long Term

As previously stated, the acceptable noise limit in the project vicinity is 60 dBA L_{dn} and the analysis takes into account the increases in noise levels over the pre-project noise conditions. Project operation would generate local traffic as a result of residents entering and exiting the site. The increase in traffic could increase the ambient noise levels at off-site locations (such as residential uses) in the project vicinity. However, the project would increase the number of existing guest units by four. This would be a minimal increase compared to the motel's existing capacity. Assuming full capacity of the additional rooms with a two-night minimum stay the project would generate a total of approximately 27 trips per week. **Table 4.12-1** shows the calculated roadway noise level increase associated with 27 trips spread out over one week.

**TABLE 4.12-1
PREDICTED INCREASES IN TRAFFIC NOISE LEVELS**

Roadway	Weekly Trips	Day-Night Decibels Averaged (L_{dn})	Affected Land Use
Lighthouse Avenue	27	21.6	Existing Residential & Transient Lodging

Source: FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) see **Appendix E** for calculations

As shown, the average day-night noise level associated with 27 automobile trips spread out over one week is 21.6 dBA L_{dn} . However, these measurements only account for the noise generated by 27 automobile trips spread out over the course of one week and do not take into consideration the existing ambient noise level in the project vicinity. According to the General Plan, noise levels in Pacific Grove are generally typical of a quiet suburban community, ranging from 39 to 61 dBA L_{dn} .

Therefore, project-related traffic could introduce a maximum of 21.6 dB L_{dn} to an existing noise environment of at least 39 dBA L_{dn} , yet as high as 61 dBA L_{dn} . According to the Caltrans (2013b) Technical Noise Supplement to the Traffic Noise Analysis Protocol, when two combining noise levels are 10 decibels or more apart, the lower value does not contribute to the total noise level. As such, the modeled 21.6 dB L_{dn} associated with 27 automobile trips spread out over one week, when considered in the context of the existing noise environment, would not result in a perceptible change in the noise environment. Therefore, operational impacts would be less than significant.

- b) *Less Than Significant Impact.* Project construction would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. This impact discussion utilizes Caltrans's (2002) recommended standard of 0.2 inches per second (in/sec) peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings. **Table 4.12-2** displays vibration levels for typical construction equipment.

**TABLE 4.12-2
TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS**

Equipment	PPV at 25 Feet (in/sec) ¹
Truck	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: FTA 2006

¹ PPV is the peak particle velocity

Construction on the project site may require the use of graders and trucks. Using the FTA-recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.03 in/sec PPV at approximately 50 feet from the project site's boundary could occur from use of a large bulldozer. These vibration levels would not exceed the Caltrans's recommended standard of 0.2 in/sec PPV with respect to the prevention of structural damage for normal buildings. Vibration levels at greater distances would be substantially diminished. Additionally, this would be a temporary impact and would cease completely when construction ends. Impacts would be less than significant.

- c) *Less Than Significant Impact.* See Item a).
- d) *Less Than Significant Impact.* See Item a).
- e) *No Impact.* The project site is not located within an airport land use plan area because it is more than 2 miles from a public or private airport. The project would have no impact.
- f) *No Impact.* The project site is not located near a private airstrip. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.13 POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Pacific Grove has experienced minimal change over the past 30 years. According to the California Department of Finance (2015), the population of the city was 15,388 as of January 1, 2015. The city is mostly build out, and most development consists of urban infill.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* The project does not include the construction of any new homes. Guest units would be used for temporary visitors and not for permanent housing. Employment opportunities would be limited to construction workers during the construction period. The project would increase employees at the project site by 6 workers. There are currently 22 full-time employees at the project site. As such, the project would not add a substantial number of employees who would require additional housing or the extension of roads or infrastructure. The project would not result in population growth. This impact would be less than significant.
- b) *No Impact.* The project site is currently developed for visitor commercial use. Therefore, the project would not displace any housing or people and would have no impact.
- c) *No Impact.* See Item b).

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.14 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

FIRE PROTECTION

In December 2008, the Pacific Grove Fire Department merged with the Monterey City Fire Department, creating a 67-person, four-station department with enhanced operational capability and depth of resources to better provide a broad spectrum of services to both communities at a lower overall cost than maintaining two separate departments. Pacific Grove Station #4 protects a geographical area of 2.5 square miles with a full-time population of 15,500 residents. Station #4 responds to an average of 1,450 calls a year.

POLICE PROTECTION

Pacific Grove is served by the Pacific Grove Police Department with 21 officers and 9 support professionals. The police department is located at 580 Pine Avenue in Pacific Grove, 1.2 miles south of the project site.

SCHOOLS

The Pacific Grove Unified School District serves the population of the city. The district serves a population of approximately 2,050 students in five schools: two elementary schools, one middle school, one high school, and one continuation school.

RECREATION

See subsection 4.15, Recreation.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* Project development would increase the number of visitors to Pacific Grove. The project area is currently served by sufficient fire protection services. The increase in units would be minimal compared with the motel's existing capacity and

would not increase the need for fire services in the project area. Therefore, the project would have a less than significant impact.

- b) *Less Than Significant Impact.* Project development would increase the number of visitors to Pacific Grove. The project area is currently served by sufficient police protection services. The increase in units would be minimal compared with the motel's existing capacity and would not increase the need for police protection services in the project area. Therefore, the project would have a less than significant impact on police services.
- c) *No Impact.* The project does not include any permanent housing. The project would increase the number of motel units and therefore would not include any school-age children who would enroll in schools. Therefore, the project would have no impact on schools.
- d) *Less Than Significant Impact.* Please see subsection 4.15, Recreation.
- e) *Less Than Significant Impact.* The project would not increase the need for fire, police, schools, or recreation services. Further, the project would minimally increase the number of motel units and would not accommodate permanent residents. Therefore, the project would not increase the need for any other public facilities and would have a less than significant impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.15 RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The Pacific Grove Recreation Board currently maintains 28 community and neighborhood parks and eight recreational facilities (Pacific Grove 1994). The project site is currently used as a motel. A monarch butterfly sanctuary is located less than a quarter-mile south of the project site; however, there are no parks adjacent to the project site. The site’s undeveloped portions do not include any recreational facilities or opportunities.

DISCUSSION OF IMPACTS

a, b) *No Impact.* The project would not change the current use of the site, which is a motel. Although upgrades and renovations made might attract more visitors, the project would result in the addition of only four guest units to the existing motel. Despite the monarch butterfly sanctuary’s location within easy walking distance of the project site, the additional units would not significantly increase the number of visitors to the sanctuary. Therefore, the project would not have an adverse effect on the use of existing parks and other recreational facilities in the project vicinity, and no new or expanded facilities would be required. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The city’s roadway network consists of a street system that is laid out in a basic grid pattern. Variations to the grid occur due to topography and in those areas developed with the more contemporary subdivision pattern of cul-de-sac and closed loop local streets tying into collector streets. A wide range of street widths are represented from 30-foot rights-of-way to 100 feet on Pine Avenue. The standard width for new streets is a 50-foot-wide right-of-way according to the City of Pacific Grove General Plan (1994).

Traffic volumes are generally lower on weekends than weekdays except for streets accessing visitor attractions including Ocean View Boulevard, Central Avenue, Asilomar Avenue, and Sunset Drive. The streets generally accommodate traffic within their design capacity (Pacific Grove 1994). However, portions of Central, Forest, David, and Congress avenues and on weekends, Ocean View Boulevard, are at or near their design capacity. Some problem areas include congestion in the vicinity near the Monterey Bay Aquarium, through traffic on Patterson Lane to access SR 68, and through traffic to and from Monterey accessing SR 68 via Prescott Lane.

There are no bicycle lanes along Lighthouse Avenue in the project area. The City of Pacific Grove is currently served by two bus routes, including Bus Route #1 Asilomar Monterey, which runs on Lighthouse Avenue through the project area. Pedestrian facilities are present in the project area in the form of continuous sidewalks.

DISCUSSION OF IMPACTS

- a, b) *Less Than Significant Impact.* The existing arterial roads that serve Pacific Grove are described in the City's General Plan Transportation Element, including respective level of service (LOS) and road capacity. Level of service is commonly used as a qualitative description of roadway operation and is based on the capacity of the roadway segment and the volume of traffic using the roadway segment. The City's General Plan found that most roadways in the city function at acceptable levels of service.

The Transportation Element establishes measures of effectiveness for the performance of the circulation system and takes into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The project would add four motel units to the existing Sea Breeze Inn and Cottages. The project would not modify the existing transportation infrastructure and therefore would not conflict with the Transportation Element.

Construction

Traffic impacts from construction activities would be short term and temporary. Construction crews would constitute approximately 6 to 11 people. If each crew member arrived in a separate vehicle, this would add a total of approximately 6 to 11 one-way employee commute trips to the local roadways, or 4 to 8 round trips. It is possible that at least some crew members may arrive together in the same vehicle and the total number of trips could be lower. The temporary addition of vehicles in the project area during construction would be negligible and would have no discernible effect on level of service on local streets and intersections.

Materials delivery and hauling (e.g., equipment, hauling of demolition materials) would be intermittent and negligible in terms of traffic volume. No street closures are planned. The proposed project would generate estimated 12 round trips for material hauling (materials brought to the site or hauled off-site) over the course of the 52-week construction period. This represents an average of about .03 material hauling trips per day. Traffic from the proposed project would be temporary and would cease after the construction period.

During construction, there would be no substantial change in level of service on local roadways or at intersections, due to the small number of construction vehicles proposed. Impacts would be minor and temporary and would be less than significant.

Operation

The project would increase the number of existing guest units by four. This would be a minimal increase compared to the motel's existing capacity. Assuming full capacity of the additional rooms with a two-night minimum stay, the project would generate a total of approximately 27 trips per week. This would be a negligible increase in the number of trips on the existing street network. Further, tourist travel tends to happen during off-peak hours; therefore, project operation would not impact the existing level of service. Due to the minimal increase in the number of vehicles and the existing conditions, the project would have a less than significant impact.

- c) *No Impact.* The proposed project would not change air traffic patterns and would therefore have no impact.
- d) *No Impact.* The project would not modify the existing site circulation plan. It would maintain the same ingress and egress points with appropriate signage. The proposed project would not result in any new design features or incompatible uses. Although work crews would use existing public roads to transport equipment to the project site and haul out demolition materials, transportation of this equipment would follow traffic laws, would not require special permission from local governments, and would not require use of warning or chase vehicles. The proposed project would not require the permanent alteration of any roadways or generate vehicle uses incompatible with the existing roadways; therefore, it would have no impact on road hazards.
- e) *No Impact.* Emergency access would not be impacted by the proposed project. No streets or intersections would be closed. Access to and from the project site would be maintained throughout the project and the project would not modify the existing site's circulation system. Thus, the project would have no impact.
- f) *No Impact.* The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Although roads in the project area are used by bicyclists, the proposed project would not impact any bike facilities or bike access. Pedestrian facilities such as sidewalks are present in the project area and the project would maintain pedestrian access. Further, transit access would be maintained and the project would not modify the existing site's circulation system. Therefore, the project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

WASTEWATER

The City of Pacific Grove provides sewer services for residents and commercial businesses. The City owns and operates the sewer collection system consisting of approximately 58 miles of pipeline (with pipes varying in size from 4 to 18 inches in diameter), 900 manholes, and 7 pump stations. Wastewater collected in the city is conveyed to the Monterey Regional Water Pollution Control Agency (MRWPCA) Regional Treatment Plant in Marina by an interceptor pipeline located along the coast through the cities of Monterey, Seaside, and Marina. The regional treatment plant treats and recycles approximately 60 percent of wastewater collected in the MRWPCA service area for reuse by the agricultural industry in northern Monterey County. The remaining 40 percent of treated wastewater is discharged into the Monterey Bay.

WATER

The City of Pacific Grove receives water services from the California American Water Company. The City is currently experiencing a water shortage and maintains a waiting list for new water meter connections.

The Monterey Peninsula Water Management District regulates potable water on the Monterey Peninsula along with local governments. Effective August 1, 1995, all remaining water allocated to the City by the Monterey Peninsula Water Management District, and all water becoming available after that date, will be allocated, in amounts and percentages determined by the City Council, to four allocation categories: residential, commercial, government, and community reserve. Building permit applications for projects for which there is no available water will not be accepted or processed. However, the Municipal Code establishes a prioritized waiting list for each allocation category. Projects are placed on a waiting list according to order of receipt of proof of readiness to apply for a building permit.

DRAINAGE

Rainwater in the city is generally directed to storm drains located along major roadways in Pacific Grove. The project site drains to the city's stormwater system.

SOLID WASTE

The Monterey Regional Waste Management District manages solid waste from the Monterey Peninsula region. The district's role includes the recovery of recyclable materials, including cardboard, glass, wood, yard waste, plastics, metal, sheetrock, concrete, asphalt, reusable building materials, and resale items.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* Wastewater generated by the proposed project would be conveyed to the MRWPCA's Regional Treatment Plant. The plant currently meets all applicable water quality standards and waste discharge requirements. The plant has a current capacity of 29.6 million gallons per day and receives 18.5 million gallons per day. The project would increase the number of guest units by four, which the regional treatment plant would be able to accommodate. Therefore, the proposed project would not result in an exceedance of any wastewater treatment requirements and would have a less than significant impact on wastewater.
- b) *Less Than Significant Impact.*

Water

The project would increase the number of guest units at the project site by four. The project would only be occupied at full capacity during peak tourist season, which is approximately three months a year. The increase in water usage from the extra units would be imperceptible. The new units would be outfitted with newer faucets and water-efficient facilities that would decrease water leaks and would be more efficient than existing units. The project would also fill in the existing pool on the project site and replace it with a concrete slab and landscaping, thus further reducing the need for water for project operation.

The project site would not require expanded water entitlements and is currently served by the California American Water Company. Further, Monterey County is currently implementing water conservation measures including lawn watering restrictions. Motel guests throughout the city have the option of choosing not to have towels or linens laundered daily, with prominently displayed notice of this option. Because of the minimal increase in the number of motel units and the existing water conservation measures, the project would not require the construction of new water facilities. This impact would be less than significant.

Wastewater

The regional treatment plant has a current capacity of 29.6 million gallons per day and receives 18.5 million gallons per day. The project would increase the number of guest units by four, which the regional treatment plant would be able to accommodate. The project would result in a negligible increase in wastewater, and no new or expanded treatment facilities would be required.

- c) *Less Than Significant Impact.* See Item e) in subsection 4.9, Hydrology and Water Quality. The project would increase permeable surface, thus facilitating more groundwater infiltration and reducing runoff from the project site. The project would not increase the need for stormwater facilities. As such, the project would have a less than significant impact on storm water facilities.
- d) *Less Than Significant Impact.* See Item b).
- e) *Less Than Significant Impact.* See Item b).
- f) *Less Than Significant Impact.* The project would update and expand the use of existing structures. During project construction, material would be hauled off-site and would be handled in accordance with state and local regulations as they relate to building material waste. Any fill material would be used on-site as possible to minimize waste.

Solid waste generated by the project operations would be hauled to the WM Material Recovery Facility in Castroville. Additionally the Monterey Regional Waste Management District has programs in place to reduce waste from commercial businesses. The program includes diverting organic waste. The City of Pacific Grove also implements recycling programs that would apply to the project. Because the increase in the number of guest units would be small and with the existing recycling programs in the city, the project would have a less than significant impact.

- g) *No Impact.* The project would comply with all applicable solid waste regulations including standards for the location and screening of waste container enclosures provided in Pacific Grove. Therefore, there would be no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.18 MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact With Mitigation Incorporated.* None of the project’s potential impacts identified have the potential to degrade habitat or wetlands. Mitigation measures **MM BIO-1** and **MM BIO-2** would reduce impacts on protected or listed plant and animal species to less than significant levels. Compliance with General Plan policies related to cultural resources would minimize impacts on California history or prehistory. Additionally, implementation of mitigation measures **MM CUL-1** and **MM CUL-2** would reduce potential impacts to less than significant.
- b) *Less Than Significant Impact.* The proposed project would not result in any potentially significant impacts; therefore, the potential for project cumulative effects in combination with other planned or anticipated improvements is low. In general, individual GHG emissions do not have a large impact on climate change. However, once added with all other GHG emissions in the past and present, they combine to create a perceptible change to climate. Because of the extended amount of time that GHGs remain in the atmosphere, any amount of GHG emissions can be reasonably expected to contribute to future climate change impacts. The amount of CO₂ emissions from the project, although measurable, would be minor. On a global scale, the project would contribute a negligible amount to global cumulative effects to climate change due to its small increase in motel units and its urban location. Therefore, the project’s contribution to GHG emissions would not be cumulatively considerable, and this would be a less than significant impact.
- c) *Less Than Significant Impact.* Based on the findings of this Initial Study, the project would not have a substantial impact on human beings.

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5.0 REFERENCES

5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE

The following documents were used to support the preparation of this Initial Study. Compliance with federal, state, and local laws is assumed in all projects.

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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

Initial Historic Screening Determination

Address: 1101 Lighthouse Ave APN: 006-371-001
 Owner: Greg Zimmerman/Anthony Foux Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 09/11/13 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
- 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - _____ (description of known alteration)
 - _____ (type of documentation)
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
 - or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason, HRC Chair

9/11/13
 Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Associate Planner

09/11/13
 Date