



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

AGENDA REPORT

TO: Architecture Review Board

FROM: Laurel O'Halloran, Assistant Planner

MEETING DATE: November 25, 2014

ADDRESS: 631 Ocean View Blvd, Pacific Grove, CA 93950
APN: 006-084-002-000

SUBJECT: Use Permit (UP) and Architectural Permit (AP) Application No. 14-441 to allow both the on and off sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities To allow the installation of a wind turbine in the parking lot to enhance the on-site energy production.

APPLICANT: James D. McCord AIA Architect

ZONING/LAND USE: R-3-M /Visitor Commercial

CEQA: Section 15301 Class 1 Categorical Exemption

RECOMMENDATION:
Hold a public hearing on Use Permit (UP) and Architectural Permit (AP) 14-441 and approve, subject to staff-recommended findings and conditions.

PROJECT DESCRIPTION

UP and AP Application No. 14-441 to reestablish a restaurant previously the Latitudes restaurant, to allow both the off and on sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities. To allow the installation of a wind turbine in the parking lot to enhance the on-site energy production.

BACKGROUND

The subject site is approximately 21,260 square feet (SF) and is developed with an existing approximately 5,997 SF building, originally built in 1960 and added onto in 1980. On October 29, 1952 Edward Livingston was granted a use Permit to add on to his existing

restaurant at 17th and Ocean, so the property has been in restaurant use for at least 62 years (Use Permit copy attached)

In a City Staff Report dated April 8, 1974 it states the Council approved Variance No. 228 to permit expansion of a non-conforming restaurant use on July 7, 1965 to allow construction of the existing restaurant on a 22,000 sf parcel. When the variance was granted it became a quasi-commercial zoning. The property is designated as Visitor Commercial in multiple documents.

The General Plan designates the subject parcel as VC, Visitor Commercial and states that 'this designation provides visitor accommodations, food and drink establishments, visitor-oriented retail commercial,...' (see attached map and complete text, page 30 of the General Plan) The requested Use Permit is consistent with the General Plan.

This Visitor Commercial is also the designation for this parcel in the Local Coastal Plan (see attached map, figure 4 of the Coastal Zone Land Use Plan)

The Zoning for the property is R-3-M which is inconsistent with these land use designations. California case law has concluded that when zoning and General Plan/ local Coastal Plan designations are inconsistent the General Plan designations take precedence.

Applicable Land Use Plan and Zoning Code Regulations

The City of Pacific Grove General Plan designates the subject parcel as Visitor Commercial (VC), which is consistent with the certified Local Coastal Plan Land Use Map (see below). This designation provides for visitor accommodations, food and drink establishments, visitor-oriented retail commercial activities and public parking facilities. The VC designations applied to certain coastal zone areas in the vicinity of Lovers Point. No trees are proposed for removal as part of this application.

The restaurant site is situated within the coastal zone and therefore is applicable to the provisions of the Local Coastal Plan Land Use Plan. Sections 2.5.4.1 through 2.5.4.3 of the Local Coastal Plan require new development to be sited and designed to protect views to and along the ocean and scenic coastal areas. The proposed project is in conformance with the Local Coastal Plan because it will not be creating any new structures within the Coastal Zone; however it will allow new businesses to open in the Coastal Zone. According to section 3.3.4.2 of the Local Coastal Plan, all existing visitor accommodations and restaurants at the time of the approval of the plan shall be reserved for visitor-serving uses and are designated V-A (Visitor Accommodations) and V-C (Visitor Commercial). At the time of the adoption of the plan (June 1989), the Tinnery restaurant was an existing use in the building, resulting in the existing structure having a land use designation of V-C. Uses within the V-A and V-C zone include overnight lodging facilities, visitor accommodations, food/drink establishment, visitor oriented retail commercial activities, and public parking facilities. According to the Local Coastal Plan, there are no existing non-conformities associated with the structure, nor will any new non-conformity be created. The proposed uses will also require a Coastal Development permit approval from the Coastal Commission.

Plans have been routed to applicable departments for preliminary review. Staff has included the standard condition of approval requiring compliance with Building, Public Works and Fire Department regulations prior to building permit issuance.

DISCUSSION

Applicable General Plan Goals and Policies

General Plan goals and policies that should be considered when reviewing a commercial expansion project are discussed below.

Chapter 2, Land Use

Policy 12: Promote and maintain a healthy local economy while preserving the local community character.

Policy 14: Promote Pacific Grove businesses and industries.

Policy 16: Attract and retain a variety of businesses and services in the community

The proposed renovation of the restaurant adds another key attraction to retain and draw visitors to Pacific Grove. This translates into additional business for local restaurants and stores, and overnight stays for motels and hotels.

Access and Parking

Bike Parking

Existing bicycle parking is provided near building entrances, and may be used by patrons and employees. The proposed plan is increasing the number of bicycle parking. Bicycle parking encourages alternate means of transportation.

Parking

The City's Local Coastal Program Land Use Plan requires one parking space per 300 square feet of floor area for restaurant uses (§3.1.1.3(d)). The proposed 5714 SF restaurant and multi-tenant restaurant/retail service facility will result in a parking requirement of 17.25 spaces (5174 square feet / 300 square feet per space = 17.25 spaces). The proposed plan provides for 32 parking spaces and 2 spaces for coastal access.

FINDINGS

Staff recommends approval of UP & AP 14-441, subject to the recommended findings (see Attachment 1, Draft Resolution).

CONDITIONS

Staff recommends approval of UP & AP 14-441, subject to the recommended conditions (see Attachment 1, Draft Resolution).

CEQA

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. The proposed project is found exempt under the CEQA Guidelines Categorical Exemption Section 15301 Class 1

Recommended Action: Recommend approval to the Planning Commission

ATTACHMENTS

1. Draft resolution
2. Application materials
3. CEQA Materials
4. Renderings and Presentation
5. Project Plans

RESPECTFULLY SUBMITTED:

REVIEWED BY:

Laurel O'Halloran

Laurel O'Halloran
Assistant Planner

Mark Brodeur

Mark Brodeur
Community and Economic
Development Director



RESOLUTION NO. 14-04

USE PERMIT (UP) AND ARCHITECTURAL PERMIT (AP) NO. 14-441 TO REESTABLISH AN ABANDONED NONCONFORMING USE PER PGMC 23.68.030, TO ALLOW BOTH THE ON AND OFF SALE OF ALCOHOL, TO CREATE A MASTER SIGN PROGRAM CONSISTENT WITH PGMC 20.04 IN GENERAL FOR THE PROPOSED PROJECT @ LOVERSPOINT, TO ALLOW RENOVATION OF AN EXISTING FULL SERVICE RESTAURANT STRUCTURE, TO RECONFIGURE THE EXISTING STRUCTURE AND SITE TO ACCOMMODATE A SMALLER FULL SERVICE RESTAURANT AND FOUR ADDITIONAL FOOD AND/OR RETAIL RELATED USES INCLUDING DEVELOPMENT OF COMMON USE FACILITIES. TO ALLOW THE INSTALLATION OF A 36' HIGH WIND TURBINE IN THE PARKING LOT TO ENHANCE ON-SITE ENERGY PRODUCTION.

FACTS

1. The subject site is located at 631 Ocean View Blvd., Pacific Grove, 93950 APN 006-084-002-000
2. The subject site has a designation of Visitor Commercial 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 which is inconsistent with the General Plan. In such cases, the General Plan designation takes precedence.
4. The subject site is approximately 21,260 square feet in area.
5. The subject site is developed with an existing full service restaurant building.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e) additions and alterations to existing structures.
7. A Coastal Development Permit will be required after Planning Commission approval

FINDINGS

1. The proposed renovation to the existing restaurant and associated site improvements and restaurant uses are allowed with a use permit according to PGMC §23.68.020(b) The nonconforming use of a portion of a building or structure may be extended throughout the building; provided, that a use permit shall first be secured. The PGMC zoning code is inconsistent with to the General Plan. In such cases, the General Plan designation takes precedence, a restaurant is a permitted use in the visitor commercial zoning district per PGMC §23.31.030, the existing building and proposed renovation are in compliance with development regulations per PGMC §23.31.030. The installation of a wind turbine in the parking lot to enhance the on-site energy production would also require a use permit to exceed the height limit to 36' high according to PGMC §23.64.120.
2. A combined Use Permit and Architectural Permit governs and addresses uses and associated building improvements and new structures including building configuration, design, and location per PGMC §23.72.020 the chief planner may determine that all of the applications shall be reviewed, and approved or disapproved, by the highest-level review authority assigned by Table 23.70.012-1 to any of the required applications. In

this case, the Community and Economic Development Director determined the Planning Commission is the appropriate approval body to review both the Use Permit and Architectural Permit. The Architectural Review Board has reviewed this project for design considerations.

3. The proposed 5714 SF restaurant and multi-tenant retail service facility are consistent with the General Plan and the Local Coastal Program Land Use because a restaurant use implements General Plan Land Use Policy 14, a restaurant use is not compatible with the Plan Zoning Ordinance,
4. The establishment, maintenance, and operation of the 5714 SF restaurant and multi-tenant retail service facility, associated site improvements and restaurant uses will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
5. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, because the 5714 SF restaurant and multi-tenant retail service facility will enhance the visitor commercial offerings for Pacific Grove residents, employees and tourists, a positive economic benefit.
6. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity in that the proposed restaurant and four additional food and/or retail related uses contribute vitality to the visitor commercial area.
7. 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 UP and AP 14-441 be approved, the action would be a Class 1 S. 15301.e.1 Categorical Exemption under CEQA Guidelines Section.

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 and Architectural Permit 14-441 is hereby approved, subject to the findings and conditions herein.

CONDITIONS:

1. Permitted uses include Restaurant-related uses and retail, including but not limited to:
 - i. Food and full alcohol service, which may include:
 - a. Food service and preparation, including catering
 - b. A micro-brewery
 - c. Alcohol sales, wine bar, or wine tasting room
 - i. Alcoholic beverage service shall be discontinued between the hours of 12:00 am and 7:00 am
 - ii. Retail, which may include

- a. Products that cater to the character of the general building use and or visitors to Lovers Point
2. A building permit shall not be issued until a resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions is returned to the Community and Economic Development Department and a Coastal Development Permit has been received.
3. All activities must occur in strict compliance with the proposal as set forth in the application for Use Permit, 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 as a use permit amendment.
4. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
5. These terms and conditions shall run with the land, and it is the intention of the Planning Commission 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 the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
6. This resolution shall become effective upon the expiration of the 10-day appeal period.
7. Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. All requirements of these Departments shall be conditions to this permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
8. Coastal Development Permit approval by the California Coastal Commission shall be required prior to the issuance of a building permit.
9. The Master Sign program (exhibit A) shall hereby be made a condition of approval and shall be applicable to all future tenants of the property.
10. Site and Architectural improvements shall be made in accordance with the Plans dated November 16, 2014. Minor changes may be approved by the CEDD Director.
11. Specific on-site lighting shall be approved by the CEDD Director prior to installation.
12. Trash enclosures are required and currently exist.
13. Seating limitations on the restaurant use are regulated according to building code which requires the occupant load to be calculated using 15 sf person.

- 14. Due to the restaurants close proximity to adjacent lodging and residential uses, all outdoor dining in the ground floor shall be closed to patrons at 11pm.
- 15. Due to the restaurants close proximity to adjacent lodging and residential uses, the future small vertical axis wind turbine not be located in the center of the parking lot, rather as far away from residential uses as possible. The variance for the height limit will need to return to the Planning Commission when it is anticipated to be utilized.
- 16. If any future tenants require modifications to the exterior façade of the structure, resulting in a significant change in building storefront design those modifications shall be brought before the Architectural Review Board.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 4th day of December, 2014, 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.

 James D. McCord
 Applicant

 Date

 Ostrich, Inc c/o Chris Hyland
 Owner

 Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application

Project Permit(s) & Fees

Permit:	Fee:	Multiple Permit Discount:	App. #:
UP	\$2,467.00		UPI/AP 14-441
AP	2,224	X.50 = \$1,112	Date: 08/22/14
			Received By: A. Aziz
			Total Fee: \$2,467.00

Project/Property Information

Project Address: 631 Ocean View Boulevard APN: 006-084-002-000
 Lot: 101 Block: (none) Tract: Pacific Grove Acres
 ZC: R-3-M GP: Commercial Lot Size: 21,260 SF

Project Description: Renovation of an existing full service restaurant structure.
 Reconfigure existing structure and site to accommodate smaller full service restaurant and 4 additional food and/or retail related uses including development of common use facilities.

Applicant Name: James D. McCord AIA Architect Phone #: 831 375 7800
 Mailing Address: 503 Wave Street, Monterey, CA 93940
 Email Address: Jim@HistoricArchitect.com

Owner Name: Ostrich, Inc c/o Chris Hygelund Phone #: 408 971-2700
 Mailing Address: 34 West Santa Clara Street
 Email Address: San Jose, CA 95113

\$ PAID
 2,467.00
 8/26/14

chygelund@ritchiecommercial.com

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 checked="" 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

- Cat-Exempt, Class:
 ND: Negative Declaration
 MND: Mitigated ND
 EIR: Environmental Impact Report

Review Authority

- Staff NRC
 ZA HRC
 SPRC PC
 ARB CC

Does the property have?

- Active Planning Permit
 Active Building Permit
 Active Code Violation

Is the property within?

- ASA: Archaeologically Sensitive Area¹
 CZ: Coastal Zone²
 ASBS: Drainage into ASBS Watershed
 HRI: Historic Resources Inventory^{3,4}
 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. **If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Applicant Signature

Date

Owner Signature (Required)

Date



JAMES DAVIS Mc CORD AIA • ARCHITECT C8847
 HISTORIC PRESERVATION & ADAPTIVE REUSE
 503 WAVE STREET • MONTEREY • CA 93940-1426
 STUDIO 831 375 7800 • CELL 831 601 2468
 ELECTRONIC MAIL • Jim@HistoricArchitect.com

City of Pacific Grove
 Community and Economic Development Department
 300 Forest Avenue,
 Pacific Grove, CA 93950

August 21, 2014

Project No. 1415

Re: 631 Ocean View Boulevard, Pacific Grove
 @ *LOVERS POINT*
 Use Permit and Ancillary approvals

The enclosed Use Permit Application, fee and supporting documents for 631 Ocean View Boulevard, Pacific Grove @ *LOVERS POINT* is filed to re-establish restaurant related uses at the renovated existing restaurant facility pursuant to Chapter 23.68 of the Pacific Grove Municipal Code, with special attention to Section 23.68.010(3) and 23.68.030.

Land Use

The proposed use of the property @ *LOVERS POINT* is an aggregate mix of less intense uses housed in a slightly smaller gross square footage structure than the preceding restaurant.

This documentation is submitted in conjunction with the Concurrent Permit Processing criteria outlined in 23.70.020.

The use of the property can best be described as a Multi-Tenant retail service type facility with 5 lease spaces, or such square footage allocation and number of users as the commercial lease market may demand. The intent is to attract users that are co-supporting in that the sum of the total business enclave be greater than the benefit of a single stand alone business, as follows.

Uses are projected to be anchored by a full service Restaurant with bar service and an interior dining area shown with a limit of 49 seats, kitchen, refrigeration, dishwashing, storage and other components consistent with such use. It will be located in Lease Space A.

The restaurant will have the dedicated use of the adjacent 716 square foot open patio.



Additional uses that will be sought out to occupy the building @ *LOVERS POINT* will be such as:

A bakery to sell directly to the public and perhaps provide the baked goods served in the restaurant(s) on site.

A Micro-brewery and / or wine bar / tasting / retailer that can rely on the restaurant to provide hot food (through common rear corridor) to its patrons in conjunction with beer or wine tasting and sales.

A coffee / tea and specialty beverage shop that serves beverages and sells product for home enjoyment hopefully while maintaining a presence on the restaurant menu.

Specialty food vendor(s) that can provide variety to the aforementioned types of activity so as to cater to the broad tastes of the Public that visits Lovers Point.

Retailer of products that cater to the character of the general building use and / or visitors to Lovers Point.

Patrons will have access to an array of outside seating opportunities including a new upper level accessible observation deck, covered open patio area and bayside al fresco seating along and above the sidewalk to consume their purchases @ *LOVERS POINT* while enjoying the beauty of the surroundings by day or night.

Ultimate Tenant Mix

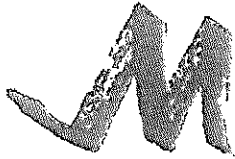
We have based this application and the design on this concept, with interest shown by some local members of the business community, however inadequate information exists at this time to project lease rates to begin serious lease discussions.

The market will ultimately dictate the business mix. Each potential tenant not falling under a permitted or a less intense use according to the Zoning Ordinance will, of course, be subject to separate use permit and related analysis / requirements.

Given the prior long running intense restaurant/bar use, adequate water credits exist to entertain a variety of uses on the property. (see MPWMD Water Permit Application, enclosed)

Ancillary Approvals

In conjunction with these use types, we are requestng a Use Permit to sell alcohol, both on and off sale, pursuant to 24.64.290(c)(2). Actual alcohol sales will, of course, be subject to the evaluation and approval of the Department of Alcoholic Beverage Control on a business by business basis.



As a part of this application, we are requesting Architectural Approval for the renovated building and site improvements consistent with Title 23 of the PGMC.

The Conceptual Design renderings and the drawings themselves are works in progress. The design is intended to unify and clarify the existing architectural expression while displaying separate components and uses to create a contemporary interpretation in response to the existing context and modern technologies.

Significant work has been done so as to get the design to this point, however, without actual tenant input we know that there will be refinements required to meet their needs.

In addition, there are building condition unknowns relating to physical structure configurations buried by years of additions and remodeling as well as conditions of deferred maintenance that must be investigated and repair or mitigation costs determined.

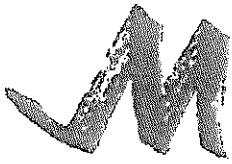
The Owner has added a General Contractor to the project team that has been tasked with addressing existing urgent repair items and to work with us to answer questions and prepare project budget alternatives in order to value engineer the project.

The Owner needs Architectural Approval in order to move forward in an informed manner, but we will need to return with design refinements as the project moves forward. We request the City's assistance in allowing this process to evolve with regard to such detail. Perhaps a concept level of design approval would allow for this latitude at the discretion of the Planning Commission. This is a common strategy in commercial leasing whereby a "vanilla shell" is developed as a basis for a lease negotiation and then the business owner (tenant) undertakes their own build-out under oversight by the landlord and applicable jurisdiction agencies.

The renovation will be utilizing green strategies to create a new vision and fresh relevance for the project as well as save money through reuse and repurpose of existing fabric. Budget figures have been approved for solar water preheating and photovoltaic energy capture, related tax credits and utility payback as active building system enhancements.

Wind energy in the form of a small vertical axis wind turbine has been discussed to enhance the on-site energy production. The unit under current consideration is a 4000K unit with a sound rating of 36db, a human whisper. Gearless generation has revolutionized small VAWT design with regard to quietness and efficiency.

Such a unit is shown in the center of the parking lot as a future alternative. We request that, pursuant to 23.64.120, the project be granted approval under this Use Permit for a height variance for a single 36' high VAWT. This would allow ongoing research to determine if this technology may prove to be feasible. It will take site



specific wind analysis over time in order to determine if such an installation makes financial sense.

Master Sign Program

A Master Sign Program consistent with 20.04.050(e) specifically and Chapter 20.04 in general is proposed for the project @ *LOVERS POINT*.

At this point, the building identity shall be expressed as @ *LOVERS POINT*, with each building tenant having its own name, but allowing the tenants to use the building identity in their advertising and directional wayfinding in a manner so as to develop a comfortable and familiar identity of the business. (eg: Bill's Bakery @ *LOVERS POINT*)

Consistent with this concept, the building shall have 2 locations of building identification signs, one on a cut down version (2 horizontal wood panels versus the existing 4) at the existing granite and wood sign mass at the parking lot. This will be a 2 sided sign and may contain 5 smaller sign components, each for a single tenant in the form of a 'supersized' directory, readable from a slow moving vehicle. The total sign will have an area of 42 square feet, each side. The building identity is envisioned to be a halo lit sign with the directory components to be illuminated in an undetermined restrained manner, not knowing or currently having control over the tenant graphics. All tenant signs will maintain a uniform lighting method, with first tenant in, as determined by the Landlord, defining the illumination strategy. Compact LED technology will be pursued in all sign applications.

The second building identity sign will be a wall mounted sign of 26 square feet located on the North Elevation of the building, per sheet P4 of the drawings. This sign will also be halo lit. It will *not* contain additional directory style sub-signs as most businesses shall have signs visible from this general frontage, although a pedestrian scale directory will be provided for patrons on foot at this location and at a location near the entry walk on the East side of the building.

Individual tenant wall signs shall be roughly 8 square feet each and located either on window panels at upper windows as for tenants in spaces B and C, illuminated from the interior of the space; or similar sized backlit suspended sign units in building openings at tenant spaces D & E, again generally per sheet P4.

In addition to these primary signs, each of these 4 tenants shall have a pedestrian oriented sign suspended from the new flat roof element of the structure, perpendicular to the plane of the window, generally as defined by the wall section on Sheet P6 and as shown on Sheet P7. Each 2 sided sign shall be 3 square feet in area per side. These signs shall be illuminated in a consistent manner by an indirect method, mounted on the underside of the roof panel with a source chosen for compact design and even illumination of the sign panels.



Tenant spaces D & E shall have similar sign panels (single sided and lit in a similar manner to above) suspended from the beam over the openings outside their respective spaces, parallel to the street and oriented to the pedestrian traffic. In addition, one similar single sided sign for each of these tenants shall be allowed at the opening to their outdoor patio dining, perpendicular to the street, as approached from the internal site walkway.

The major restaurant tenant in space shall have 2- 8 square foot wall mounted signs on either side of the projection of the building mass perpendicular to 17th Street. These signs shall be lit in a similar manner to the major tenant signs for tenants D & E, as outlined above. In addition, this tenant is allowed to have a halo lit sign of 26 square feet mounted on the stone wall below the sunroom windows, generally per the elevation on Sheet P2.

The sign area allocation, therefore, is as follows:

Building identification and tenant directory signs 2 @ 42 sf & 1 @ 26 sf =	110 sf
Tenant A = 2 @ 7 sf & 1 @ 20 sf =	34 sf
Tenants B thru F = 1 @ 8 sf & 2 ea @ 3 sf = 14 x 4 =	46 sf

	190 sf

Allowable, per sign ordinance section 20.04.050 is as follows:

Primary frontage @ 1 sf / lf of frontage = 150 lf allowable =	150 sf
Secondary frontage (17th street@lot) @ .5 sf / lf = 83 lf x .5 =	41.5 sf

	191.5 sf

We believe that this amount of signs are required to adequately represent 6 separate businesses for pedestrian and vehicular identification. If the number of tenants decreases, so would the sign allocation.

Land Use History

On October 29, 1952 Edward Livingston was granted a Use Permit to add on to his existing restaurant at 17th & Ocean, so the property has been in restaurant use for at least 62 years. (Use Permit copy attached)

In a City Staff Report of April 8, 1974 states that the Council approved Variance No. 228 to permit expansion of a non-conforming restaurant use on July 7, 1965 to allow 'construction of the existing restaurant' on a 22,000 square foot parcel. In that Staff report, the then Planning Director states "The property is zoned R-3-M (motel or



apartment use). However, when the variance was granted in 1965 it became a quasi-commercial zoning." (copy attached)

Agree with this assessment or not, the property has since been studied by various bodies and consultants and is designated as Visitor Commercial in multiple planning documents.

23.04.010 Purpose of zoning regulations.

This title constitutes the city's zoning regulations, referred to hereafter as "these regulations." The purposes of these regulations are to: promote and protect the public health, safety, peace, comfort, and general welfare; promote the growth and redevelopment of the city of Pacific Grove in an orderly manner; and implement the Pacific Grove general plan and local coastal program (LCP).

The General Plan designates the subject parcel as VC, Visitor Commercial and states that "This designation provides visitor accommodations, food and drink establishments, visitor-oriented retail commercial,..." (see attached map and complete text, page 30 of the General Plan) The requested Use Permit is consistent with the General Plan.

This Visitor Commercial is also the designation for this parcel in the Local Coastal Plan (see attached map, Figure 4 of the Coastal Zone Land Use Plan)

The City of Pacific Grove Zoning Ordinance is not in compliance with these directives.

23.04.020 Applicability of the zoning regulations. (applicable portions retained)

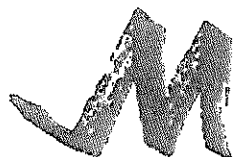
These regulations apply to all land uses, structures, subdivisions, and development within the city of Pacific Grove, as provided by this section.

(f) Conflicting Requirements.

(2) Development Agreements or Specific Plans: If conflicts occur between the requirements of these regulations and standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply.

We therefore believe that approval of this Use Permit application is 100% consistent with existing City planning policies.

In our view, the property should be granted the rights and privileges of the V-C (or C-V as it is variously referred to in the Zoning documents) zoning. Such evaluation would



show that existing property development standard non-compliance (West and North setbacks and site coverage) under R-3-M would be within compliance in the V-C standards, per 23.31.040.

We appreciate your support of this Use Permit request as it will allow a long vacant building @ *LOVERS POINT* to rejoin the revenue producing commercial sector of our local economy.

If you have questions please do not hesitate to contact me.

Thank you,

James D. McCord AIA
Architect

Copies: Ostrich, Inc.
Ritchie Commercial
Barry Swenson Builder

PROJECT DATA SHEET

7.a

PROJECT ADDRESS: 631 OCEAN VIEW BLVD.

DATE: 8 / 21 / 2013

APPLICANT: JAMES D. McCORD AIA ARCHITECT

PERMIT TYPE(S) & NO(S): UP - SEE LETTER

	REQUIRED / PERMITTED	EXISTING CONDITION	PROPOSED CONDITION	NOTES
ZONE DISTRICT	R-3-M			
BUILDING SITE AREA	21,513 SF			
DENSITY (multi family projects only)	-	-	-	
BUILDING COVERAGE (50% MAX)	10,757 SF	5,997 SF	5,714 SF	
SITE COVERAGE (60% MAX)	60 %	89.0 %	86.7 %	SEE LETTER
GROSS FLOOR AREA	3975 SF	1649 SF	3960 SF	
SQUARE FOOTAGE NOT COUNTED TOWARDS GROSS FLOOR AREA	-	366 SF	1,441 SF	
EXTERIOR LATERAL WALL LENGTH TO BE DEMOLISHED* / TOTAL EXISTING WALL LENGTH	-	-	56.5 LF 366 LF	
EXTERIOR LATERAL WALL LENGTH TO BE BUILT	-	-	26 LF	
BUILDING HEIGHT	25'	21.8'	23.0'	
NUMBER OF STORIES	2	1	1	
FRONT SETBACK	10'	VARIES	VARIES	5.33' TO 16.8'
WEST SIDE SETBACK (SPECIFY SIDE)	7.4'	5.2'	5.2'	SEE LETTER
SIDE SETBACK (SPECIFY SIDE)	-	-	-	SEE FRONT
REAR SETBACK	10'	105' +	105'+	
GARAGE DOOR SETBACK / BACK-UP DISTANCE	-	-	-	
COVERED PARKING SPACES	-	-	-	
UNCOVERED PARKING SPACES	-	35	34	ADDED HC + MC
PARKING SPACE SIZE	VARIES	VARIES	VARIES	EXIST. + HC
NUMBER OF DRIVEWAYS	-	2	2	
DRIVEWAY WIDTH(S)	20'	24' ±	24' ±	
EVE PROJECTION(S) (INTO SETBACK)	3' MAX.	7'	7'	⊙ WEST SETBACK
DISTANCES BETWEEN EAVES & PROPERTY LINES	3' MIN.	3' MIN.	3' MIN.	⊙ WEST SETBACK
OPEN PORCH / DECK PROJECTIONS	N/A	9.5'	9'	⊙ WEST SETBACK
ARCHITECTURAL FEATURE PROJECTION(S) (INTO SETBACK)	3'	9'	9'	⊙ WEST SETBACK
NUMBER & CATEGORY OF ACCESSORY BUILDINGS	-	-	-	
ACCESSORY BUILDING HEIGHTS	-	-	-	
ACCESSORY BUILDING SETBACKS	-	-	-	
DISTANCE BETWEEN BUILDINGS	-	-	-	
FENCE HEIGHTS	6' MAX.	6' MAX.	6' MAX.	

USE PERMIT
CITY OF PACIFIC GROVE

No. 105

APPLICATION

Name of Applicant Edward Langston
Address Bishop Ave
Date Oct 20, 1952 Phone _____

PERMIT

To: Edward Langston Applicant
In accordance with Section _____ of Ordinance No. _____ a Use

Permit is hereby granted for the following:

addition to restaurant

located at _____

in the City of Pacific Grove, subject however to all of the conditions hereinafter set out. The Use Permit hereby granted is subject to the following conditions:

Application is hereby made for use permit for * an addition to restaurant

on property located at * Lever's Point Inn, 17th & Ocean

The attached statement and plans are offered to show that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

There are * 2 sheets attached to and made a part of this application.

I HEREBY CERTIFY under penalty of law that the foregoing statements and all statements, maps, drawings, plans and specifications attached hereto are true and correct to the best of my knowledge and belief, and I further acknowledge and consent to any permit issued in reliance thereon being declared by the Planning Commission or the City Council to be null and void in the event that anything contained therein is erroneous even though such error was without fault and made in good faith by the applicant.

Ed Langston by Phil D. Hopkins
Signature of Applicant

This application must be accompanied by payment of \$5.00. Only check or money order will be accepted if submitted by mail.

The Use Permit hereby granted shall become effective upon compliance with the following guarantees and/or evidence that the foregoing conditions are being or will be complied with, and until such time as the said guarantees and/or evidence requirements are met this Use Permit shall be of no force or effect whatsoever.

This Use Permit extends and applies to only such building and/or lands, or portions thereof as specifically described in the attached application and all attachments thereto and limited by the provisions as set forth in this Use Permit.

The undersigned hereby certifies that he has read and has full knowledge of all of the conditions set forth herein.

Permitee

Granted by the City Planning Commission on the 29 day of Oct 19 52

Edwards
Secretary, Planning Commission

APPEAL PROCEDURE

Date of Appeal _____ Date of Hearing _____
Granted by the Council on the _____ day of _____ 19 _____

*Note: To be signed only if appealed to the Council as provided in Section 6-16(d)

FROM CITY RECORDS

1A15 7.a

MEMORANDUM

April 8, 1974

TO: CITY COUNCIL
FROM: PLANNING DIRECTOR
SUBJECT: LOVER'S POINT RESTAURANT

BACKGROUND

On July 7, 1965, the Council approved Variance No. 228 to permit the expansion of a non-conforming use which allowed the construction of the present restaurant.

The applicant, Ed Langston, proposed to continue operating the original restaurant building until the new building was completed. His plan was to build the new building in two phases. In phase one he continued the operation of the original restaurant while constructing the present building. At the completion of the new building, the old structure was removed as planned. However, phase two was never constructed.

On May 28, 1969, the Planning Board issued a use permit to Langston for on-sale beer and wine.

In 1972 Langston sold the restaurant to the present owner, Maxine J. Elves.

ZONING

The property is zoned R-3-M (motel or apartment uses). However, when the variance was granted in 1965 it became a quasi-commercial zoning.

The Planning Board recognized this in updating the Land Use Element of the General Plan and proposed Visitor Commercial use for the property which was approved by the Council in January of 1973.

The present restaurant has 4,060 sq. ft., with 32 off-street parking spaces on a site of approximately 22,000 sq. ft.

PROJECT DESCRIPTION

The applicant proposes to add a new terraced dining room of 1,678 sq. ft. and through some interior remodeling of the existing structure, add a bar-lounge of 440 sq. ft. The total area of the restaurant with the proposed addition would be 6,962 sq. ft. (Site plan included.)

PLANNING BOARD ACTIONS

At their meeting of February 27, 1974, the Board held a public hearing to consider a variance application for reductions in landscaping, yard requirement, and parking.

The hearing was continued to March 27 at which time the variance was denied and the Board's decision was appealed to the Council. (Planning Board report included.)

USE PERMIT
CITY OF PACIFIC GROVE

No. 105

APPLICATION

PERMIT

Name of Applicant Edward Langston
Address Bishop Ave
Date Oct 20, 1952

To: Edward Langston, Applicant
in accordance with Section _____ of Ordinance No. _____ a Use

Permit is hereby granted for the following:

addition to restaurant

To the City Planning Commission
Pacific Grove, California

located at _____
in the City of Pacific Grove, subject however to all of the conditions hereinafter set out. The Use Permit hereby granted is subject to the following conditions:

Application is hereby made for use permit for * an addition to restaurant

on property located at * Lover's Point Inn, 17th Ocean

The attached statement and plans are offered to show that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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I HEREBY CERTIFY under penalty of law that the foregoing statements and all statements, maps, drawings, plans and specifications attached hereto are true and correct to the best of my knowledge and belief, and I further acknowledge and consent to any permit issued in reliance thereon being declared by the Planning Commission or the City Council to be null and void in the event that anything contained therein is erroneous even though such error was without fault and made in good faith by the applicant.

Ed Langston by Phil D. Perkins
Signature of Applicant

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Permitee _____
Granted by the City Planning Commission on the 29 day of Oct 19 52
Edwards
Secretary, Planning Commission

APPEAL PROCEDURE

Date of Appeal _____ Date of Hearing _____
Granted by the Council on the _____ day of _____ 19 _____

*Note: To be signed only if appealed to the Council as provided in Section 6-16(d)

Clerk, City Council

From City Records

7.a

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April 8, 1974

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Presidio-Austin commercial area

The D designation is applied on the General Plan Land Use Map to the Downtown commercial core along Lighthouse Avenue. Downtown includes a portion of the Pacific Grove Retreat and is bounded roughly by Central Avenue, 12th Street, Pine Avenue, and Cypress Avenue.

Central-Eardley Commercial (CEC). This designation provides for retail and service uses, offices, restaurants, parking lots, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 1.5 for parcels fronting on Central Avenue and 2.5 for parcels fronting on the south side of Sloat Avenue between Dewey Avenue and Eardley Avenue. The floor area ratio for the American Tin Cannery site should not exceed 2.0.

This designation is applied on the General Plan Land Use Map to the commercial area bounded by the eastern city limits, Ocean View Boulevard, Dewey Avenue, and the rear property lines of parcels fronting on the south side of Central Avenue.

Forest Hill Commercial (FHC). This designation provides for retail and service uses, offices, restaurants, gasoline service stations, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 1.0. This designation is applied on the General Plan Land Use Map to the Forest Hill commercial area south of David Avenue.

Country Club Gate Shopping Center (CCG). This designation provides for retail and service uses, grocery stores, restaurants, offices, public and quasi-public uses, and similar and compatible uses. The

floor area ratio should not exceed 0.22 in accordance with Use Permit No. 1001. The CCG designation is applied on the General Plan Land Use Map to the Country Club Gate Shopping Center at Forest and David Avenues.

Presidio-Austin Commercial (PAC). This designation provides for retail and service uses, offices, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 0.75. The PAC designation is applied on the General Plan Land Use Map to the Presidio-Austin commercial area.

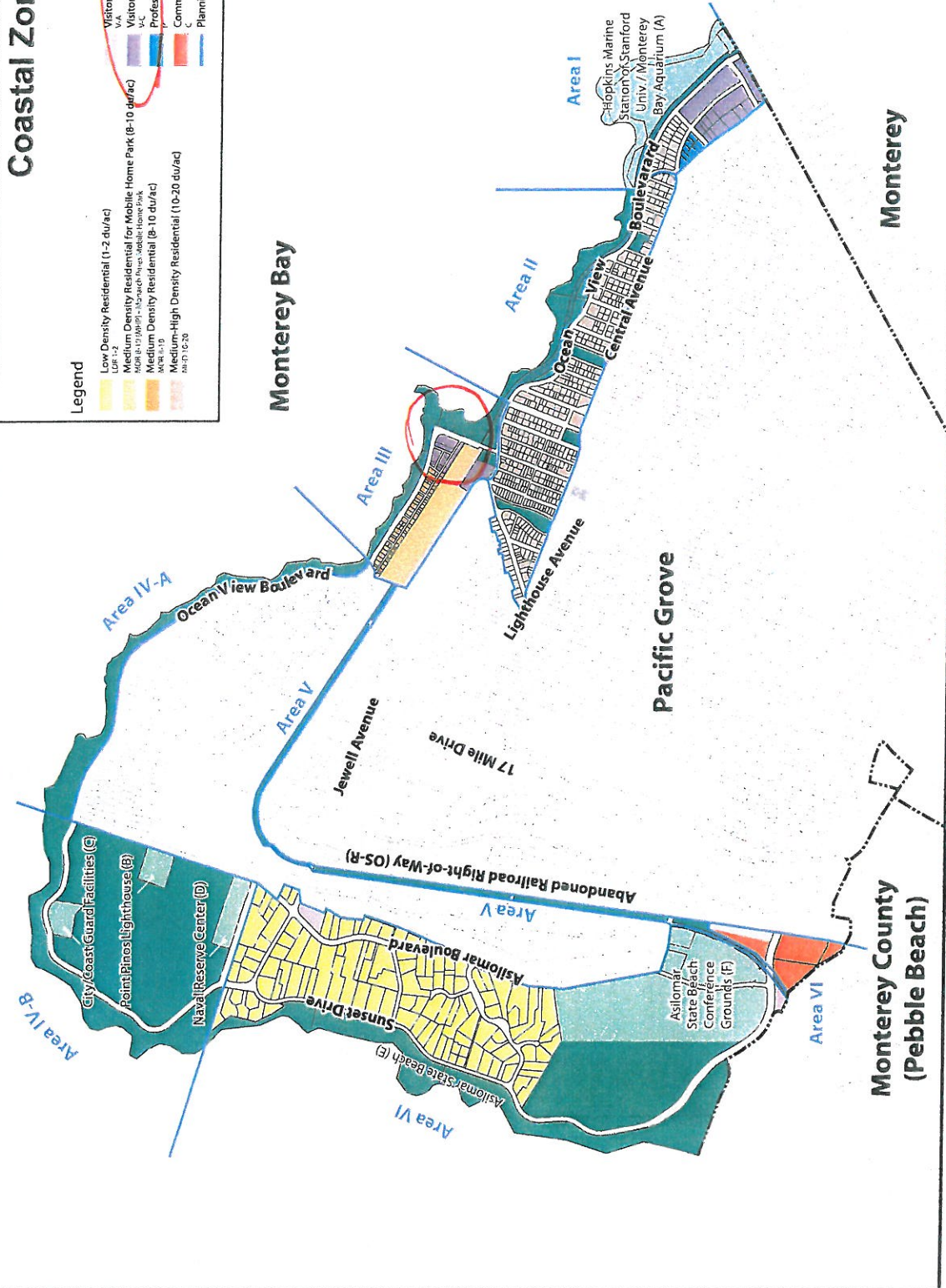
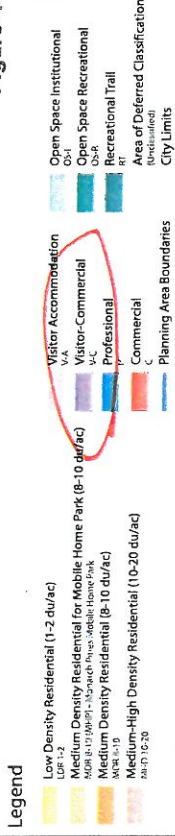
Sunset Service Commercial (SSC). This designation is intended to provide for retail and services uses, offices, restaurants, gasoline service stations, fabrication, and light manufacturing. However, heavy commercial, industrial, and manufacturing uses are allowed with a use permit. The floor area ratio should not exceed 1.3. The SSC designation is applied on the General Plan Land Use Map to the Sunset Drive commercial/industrial area.

Visitor Commercial (VC). This designation provides for visitor accommodations, food and drink establishments, visitor-oriented retail commercial activities, public parking facilities, and public parking facilities in conjunction with residential use (LUP, 3.3.4.2). The floor area ratio should not exceed 1.5. The maximum density for residential use is 20 units per acre (or up to 30 units per acre if a density bonus is granted to provide housing for lower income households). The VC designation is applied to certain coastal zone areas in the vicinity of Lovers Point. Visitor accommodations are allowed only in the R-3-M zoning district.

Neighborhood Commercial (NC). This designation provides for neighborhood and locally-oriented retail and service uses. The intent of this category is to limit uses to the current and historical uses of the properties to which the category is applied. No use will be allowed without a use permit. The floor area ratio for commercial uses should not exceed 0.4 or the prevailing floor area ratio in the surrounding neighborhood, whichever is greater, and buildings will be limited to one story. This designation is applied on the General Plan Land Use Map to the existing commercially-used site at the corner of Shafter and Buena Vista Avenues, to the Mission Linen site at Congress Avenue and Sunset Drive, to the nursery site on David Avenue west of Patterson Lane, and to

Coastal Zone Land Use Plan

Figure 4



IAIS^{7.a}



State of the Earth Innovation!

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Wheelchair and ADA Information

The American Disabilities Act (ADA) requires that all public playgrounds and beaches be made accessible to over 43 million disabled Americans. Beachrings², Gravelpave² and Grasspave² makes it easy and cost effective for you to comply with the ADA. [American's With Disabilities Act Web Site.](#)



Gravelpave²

"I have absolutely no problem with this surface [Gravelpave²], I wish all the surfaces I need to use were this good."
— Peggy Flobeck,
Savannah School of Art and Design



Grasspave²

Grasspave² is a stable and moderately firm surface. Grasspave²'s unique sand fill, ring structure, and grass position, make it the only grass paver to have passed any testing (as of 2009).



Grasspave² Testing:

[View ASTM F 1951-08 Test](#)
[View Rotational Penetrometer Test](#)

Gravelpave² Testing:

[View ASTM F 1951-99 Test](#)

Beachrings²

Beachrings² - Portable Mats for Equal Access to Beaches. Since 1986, the patented Beachrings² System has provided access over sand surfaces to all individuals, including the disabled.

Wheelchair and ADA info

[U.S. DOJ ADA Website](#)

[Grasspave² ASTM Testing](#)

[Grasspave² RP Testing](#)

[Gravelpave² ASTM Testing](#)

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• UGE-4K™

SILENTLY POWERFUL

The UGE-4K vertical axis wind turbine by Urban Green Energy is here to change the path of small wind. Quiet, yet powerful, it is the ultimate achievement in small wind, allowing our patented technologies to create a powerful system to offset your energy use, whatever the demand may be!

Whether you are eager to send energy to the grid or to charge a bank of batteries off the grid, the UGE-4K is an excellent solution for those looking to benefit from the untapped energy of the wind.

Visit www.urbangreenenergy.com/products/uge-4k today to find out how the UGE-4K is saving the planet, one wind turbine at a time!



SPECIFICATIONS

General

Axis	Vertical
Height	4.60 m (15.10 ft)
Width	3.00 m (9.85 ft)
Weight	461 kg (1016 lb)
Swept Area	13.8 m ² (149 ft ²)
Blade Materials	Carbon Fiber and Fiberglass

Performance

Rated Power	4000 W
Cut-in Wind Speed	3.5 m/s (7.8 mph)
Cut-out Wind Speed	30 m/s (67 mph)
Rated RPM	125 RPM
Survival Wind Speed	55 m/s (123 mph)
Rated Wind Speed	12 m/s (27 mph)
Noise Level at 12 m/s	38 dB

Certifications

CE Certified	European Conformity
IEC-61400-2	Wind Turbine Safety
IEC-61400-11	Noise Level Certification
IEC-61400-12	Power Performance Certification
ISO-2631	Vibration Level Certification

Electric Generation

Generator Type	Three-Phase Permanent Magnet
Rated Output	
Off-Grid	48 V DC
Grid-Tie	530 V DC

Inverters and Controllers available for all locations and regulations

UGE-4K Annual Power Output

Range of Potential Annual Output (kWh)

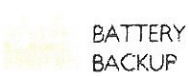
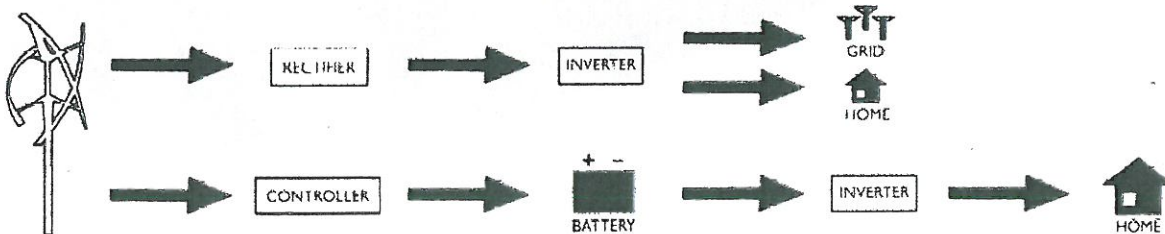
Annual Average Wind Speed (m/s)
1 m/s = 2.2 mph

UGE-4K Power Curve

Power Output (kW)

Wind Speed (m/s)
1 m/s = 2.2 mph

Grid-Tie and Battery Backup configuration



For more information, visit
www.urbangreenenergy.com
info@urbangreenenergy.com





CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 631 Ocean View Blvd., Pacific Grove, CA 93950

Project Description: Use Permit (UP) and Architectural Permit (AP) Application No. 14-441

To allow the renovation of an existing full service restaurant structure and reconfigure the existing structure and site to accommodate smaller full service restaurant and 4 additional food and or retail related uses including development of common use facilities.

APN: 006-084-002-000

ZC: R-3-M GP: Public Lot Size: 21,260 square feet

Applicant Name: James D. McCord AIA Architect Phone #: 831-373-7800

Mailing Address: 503 Wave Street, Monterey CA 93940

PORTION BELOW TO BE COMPLETED BY A PLANNER:

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

Exempt Status (Check One):

- Ministerial Project (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15301. Class 1 (e) Categorical Exemption

Statutory Exemptions

Type and Section Number: _____

- Other: _____

Exemption Findings: No significant environmental impacts or effects are anticipated. To allow the renovation of an existing full service restaurant structure and reconfigure the existing structure and site to accommodate smaller full service restaurant and 4 additional food and or retail related uses including development of common use facilities. Class 1 (e) additions to existing structures provided the addition will not result in an increase of more than: (1) 50% of the floor area before the addition.

Contact Person, Title: Laurel O'Halloran Assistant Planner

Contact Phone: 831-648-3127

Signature: Laurel O'Halloran

Date: October 1, 2014

**Mail to: Monterey County Clerk
P.O. Box 29
Salinas, CA 93902-0570**



FINAL NOTICE INITIAL HISTORIC SCREENING

PROPERTY ADDRESS: 631 Ocean View Blvd
 APN: 006-084-002
 OWNER: Richard Elves + Sally Elves
 APPLICANT NAME: Richard Elves
 APPLICANT ADDRESS: 11 Chatswood Place; Monterey, CA 93940

At the Sept. 14, 2011 meeting of the Historic Resources Committee, the Committee prepared a Preliminary Determination of Ineligibility and forwarded the following recommendation to the Chief Planner:

- Determined to be ineligible as an "Historical Resource".
- Determination of ineligibility cannot be made.

Based on the HRC recommendation, on Sept. 20, 2011, the Chief Planner:

- Approved the Determination of Ineligibility. A Phase 1 Historic Assessment is not required. This Final Notice will remain in effect for 5 years from the date of Chief Planner approval.
- Found that a determination of ineligibility cannot be made. A Phase 1 Historic Assessment is required.

designee
for:
Lynn Burgess
Chief Planner

[Signature]
Dee Van Donselvar
Senior Planner

9/20/2011
Date



PRELIMINARY DETERMINATION OF INELIGIBILITY
For the City of Pacific Grove Historic Resources Inventory (HRI)

ADDRESS: 631 Ocean View Blvd.

APN: _____

OWNER: _____

APPLICANT: _____

INITIAL INELIGIBILITY CRITERIA:

1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

building swallowed up (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 City's General Plan;

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.

HRC RECOMMENDATION:

- Determined to be ineligible as an "Historical Resource".

- Determination of ineligibility cannot be made.

HRC COMMENTS:

Ken Henson

9-14-11



JAMES DAVIS McCORD AIA • ARCHITECT C8847
HISTORIC PRESERVATION & ADAPTIVE REUSE
503 WAVE STREET • MONTEREY • CA 93940-1426
STUDIO 831 375 7800 • CELL 831 601 2468
ELECTRONIC MAIL • Jim@HistoricArchitect.com

October 1, 2014

Project # 1415

To: Neighbors of 631 Ocean View Boulevard
Pacific Grove, CA

Re: Proposed Renovation
631 Ocean View Boulevard
Pacific Grove, CA

Hello.

I am the architect that represents Ostrich, Inc., the property owner of 631 Ocean View Boulevard.

The Owner has developed a team to design, build and manage the property. We are developing a renovation scheme for the existing building that will update the structure and grounds and prepare it for multiple new commercial tenants. Uses will include a small full service restaurant. All uses will be selected for strong local appeal with a desirable mix that can also attract visitors.

The gross square footage of the structure and the general footprint will be largely maintained if the plan currently submitted to the City of Pacific Grove is approved.

Exterior areas will be upgraded to be accessible for patron use to take advantage of the spectacular setting of the structure. The entire property will be handicap accessible.

Building mechanical, plumbing and electrical systems will all be renewed and designed for reduced energy consumption, utilizing green technologies wherever feasible.

Architectural expression will be refreshed utilizing contemporary queues with more glass, added roof elements to provide weather protection, added trellis areas and new color scheme. Roof heights are increased about 3'-6" above existing only where required to shield equipment in the existing roof well.

If you would like to see the design, you can inquire at the City of Pacific Grove Community and Economic Development Department. Check the City website as the department is not open all day every day of the work week.

If you would like to meet with me to review the design feel free to give me a call to make an appointment.

Regards,

James D. McCord AIA
Architect

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: OSTRICH, INC. c/o CHRIS HYGLUND
Daytime telephone: 408 971 2700

2. AGENT/REPRESENTATIVE INFORMATION: Name: JAMES D. MCCORD AIA
Daytime telephone: 831 375 7800

Mailing Address: 34 W. STA CLARA, SAN JOSE 95113
Mailing Address: 503 WAVE, MONTEREY 93940

3. PROPERTY INFORMATION:
Year building was constructed? 1965 + ADDN 95113 Existing Square-footage 5997 Proposed Square-footage 5714
Address: 631 OCEAN VIEW, PACIFIC GROVE Assessor Parcel Number 006 - 084 - 002

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

4. Type of Non-Residential Use: RESTAURANT

5. Project Description (Be thorough and detailed): RENOVATION OF EXISTING RESTAURANT STRUCTURE TO A MULTI-TENANT COMMERCIAL BUILDING

Any Change in Use/Expansion of Use requires a Water Permit. Mandatory Retrofit Upon Expansion of Use.

Table No. 1 Existing Group I - Low to Moderate Use
(All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Church	_____	x 0.00007	= _____
Dental/Medical/Vet Clinic	_____	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	= _____
Warehouse	_____	x 0.00007	= _____

Existing Group II - High Use
(All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Bakery	_____	x 0.0002	= _____
Coffee House	_____	x 0.0002	= _____
Convenience Store	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Dry Cleaner	_____	x 0.0002	= _____
Pizza	_____	x 0.0002	= _____
Sandwich Shop	_____	x 0.0002	= _____
Supermarket	_____	x 0.0002	= _____

Existing Group III - Miscellaneous Uses
(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	= _____
Laundromat	_____	x 0.02 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)	<u>170</u>	x 0.02 seat	= <u>3.40</u>
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 140 sq ft or pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
Zero Water Urinal	_____	no value	= _____
EXISTING Quantity	TOTAL		= <u>3.40</u>

Table No. 2 Post Project Group I - Low to Moderate Use
(All Uses after project) (PROJECTED)

Type of Use	Quantity	Factor	Use/AF
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Church	_____	x 0.00007	= _____
Dental/Medical/Vet Clinic	_____	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	= _____
Warehouse	_____	x 0.00007	= _____

Post Project Group II - High Use
(All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Bakery	_____	x 0.0002	= _____
Coffee House	<u>3408</u>	x 0.0002	= <u>682</u>
Convenience Store	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Dry Cleaner	_____	x 0.0002	= _____
Fast Photo	_____	x 0.0002	= _____
Gym	_____	x 0.0002	= _____
Nail Salon	_____	x 0.0002	= _____

Post Project Group III - Miscellaneous Uses
(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	= _____
Laundromat	_____	x 0.02 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)	<u>49</u>	x 0.02 seat	= <u>.98</u>
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 140 sq ft or pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
Zero Water Urinal	_____	no value	= _____
PROPOSED Quantity	TOTAL		= <u>1.662</u>

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)

Use/AF
= _____
= _____
= _____
3.40 1.662 = 1.738*

(Jurisdiction must authorize water for positive result)
*** COULD BE USED BY FUTURE UNKNOWN TENANT**

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.

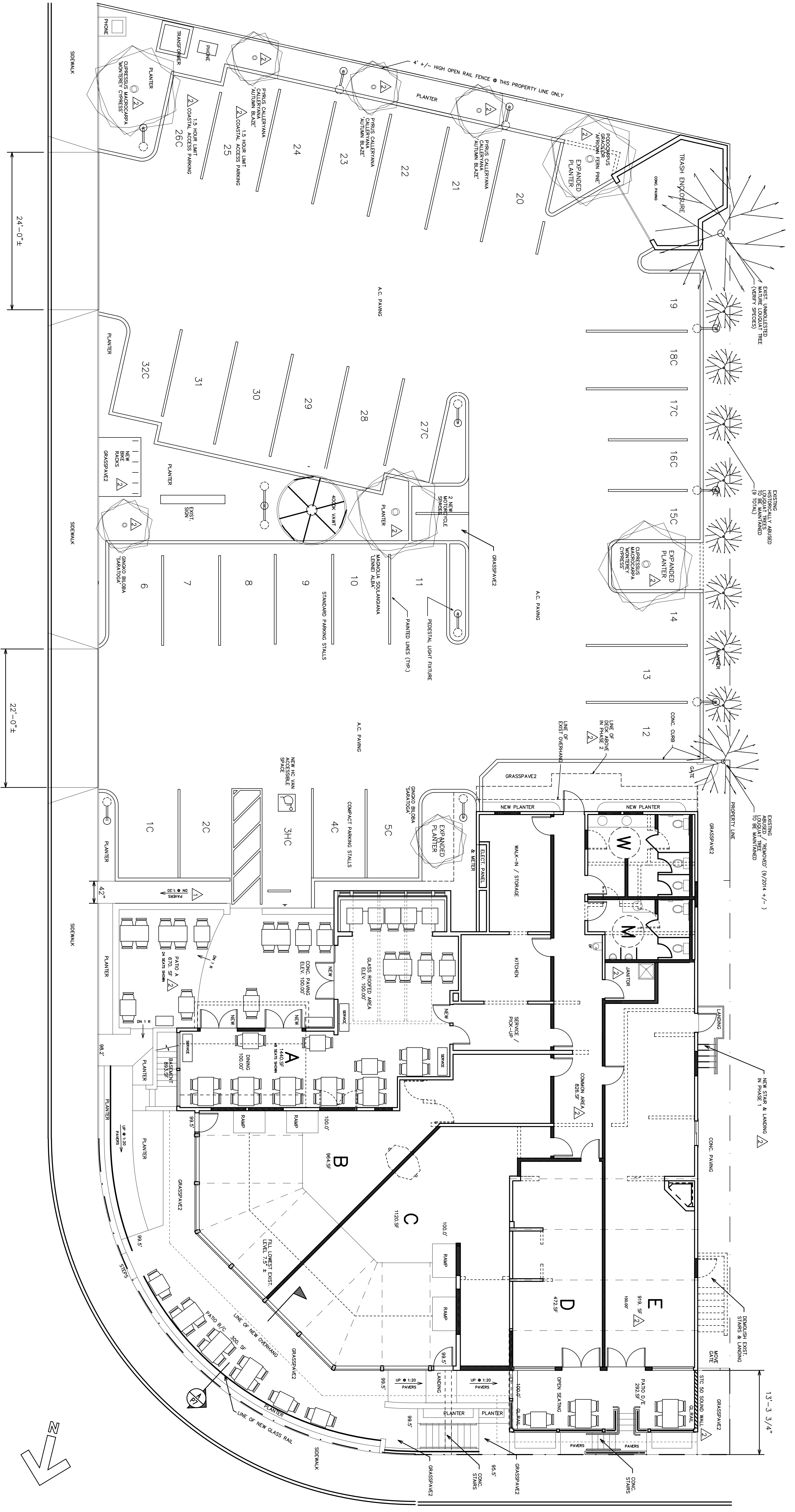
Signature of Owner/Agent: _____ Date: 8/17/14

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paralta Allocation _____ AF Public Credits _____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ No water needed _____

Notes: _____ Authorized by: _____ Date: _____

This form expires on the same date as any discretionary or building permits issued for this Project by the Jurisdiction.
WHITE - MPWMD YELLOW - APPLICANT PINK - LOCAL JURISDICTION



1 SCHEMATIC
PROPOSED SITE AND FLOOR PLAN WITH TREE PLANTING PLAN SHOWING 250 SF OF ADDITIONAL PLANTING AREA & ROOF DECK DELETED
 LOT 101, PACIFIC GROVE ACRES 21,513. S.F. A.P.N. 006-084-002-000
 1/8" = 1'-0"

NOTE
 THIS IS NOT A RECORD OF SURVEY DRAWING. PRIOR TO COMMENCEMENT OF ANY WORK AFFECTED BY THE PRECISE PROPERTY LINE LOCATIONS A RECORD OF SURVEY SHALL BE PERFORMED BY A LICENSED SURVEYOR OR A REGISTERED CIVIL ENGINEER. SUCH SURVEY SHALL BE COMPARED TO THIS DRAWING FOR ACCURACY, WITH ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT AND PROPERTY OWNER PRIOR TO PERFORMING WORK.

PRELIMINARY AREAS

SPACE A	1,440 SF	PATIO A	670 SF
SPACE B	964 SF	PATIO B/C	300 SF
SPACE C	1,120 SF	PATIO D/E	292 SF
SPACE D	472 SF	BASEMENT	256 SF
SPACE E	919 SF		
COMMON AREA	826 SF		
	5,741 SF	ROOF DECK REMOVED	1,518 SF

PLAN LEGEND

(Solid line)	NEW WALLS
(Dashed line)	EXISTING WALLS
(Dotted line)	EXISTING WALLS TO REMOVE
(Circle with dot)	NEW STC 50 WALLS
(Circle with cross)	EXISTING PEDESTAL LIGHT FIXTURE TO BE REFURB./RELANMPED W/ LED

PARKING COUNT

S	20	EXISTING STANDARD SPACES
C	11	EXISTING COMPACT SPACES
HC	1	VAN ACCESSIBLE SPACE
32	AUTO PARKING SPACES TOTAL**	
2	MOTORCYCLE PARKING SPACES	
**	2	SPACES FOR COASTAL ACCESS AND/OR PATRONS OF @LoversPoint

PAVING NOTE
 PREPARE / PATCH / SEAL AND RESTRIPE EXISTING AC PAVING TO REMAIN AS IS NECESSARY TO MODIFY PARKING LOT LAYOUT AND CREATE A DURABLE FINISHED DRIVING SURFACE

SETBACK NOTE
 SEE EXISTING SITE PLAN FOR SETBACKS FOR R-3-M ZONE - SETBACKS FOR CV SHOULD GOVERN PER GENERAL PLAN AND LOCAL COASTAL PLAN DESIGNATIONS PER STATE LAW

REVISIONS:
 9/23/14
 11/10/14
 11/15/14
 TIE IN ROOF DECK PRINTED

DRAWN
 8/20/14

PROJECT NUMBER
1415

SET NUMBER
C1

SHEET NUMBER
C1

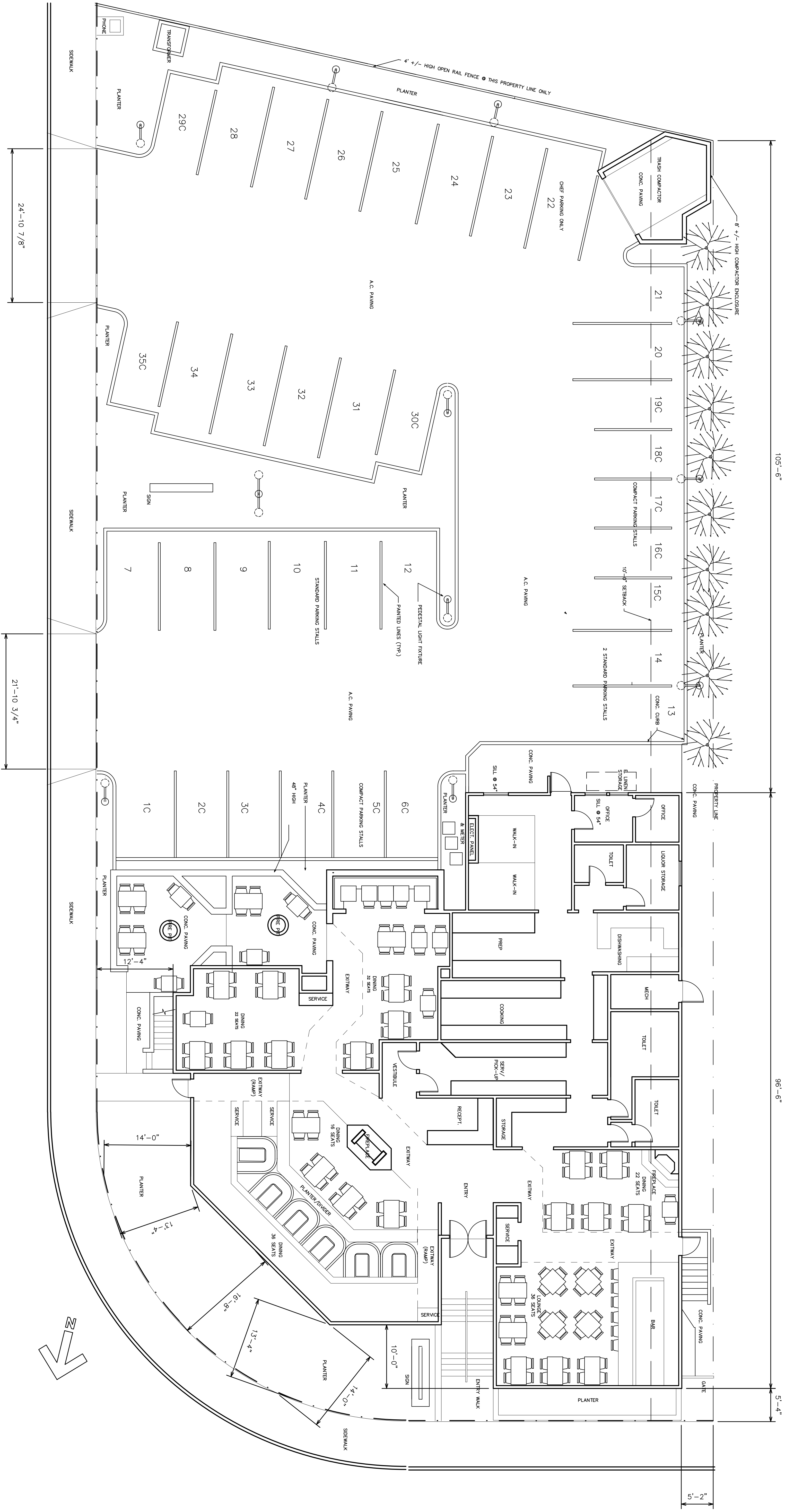
1 OF 1 SHEET

BUILDING RENOVATION FOR:
OSTRICH, INC.
 631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.

JAMES DAVIS McCORD AIA ARCHITECT C8847
 HISTORIC PRESERVATION & ADAPTIVE REUSE
 503 WAVE ST. MONTEREY, CA. 93940-1426
 STUDIO 831 375 7800 CELL 831 601 2468
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1 EXC1

1/8" = 1'-0"

1 EXISTING SITE AND FLOOR PLAN

170 SEATS INDOORS & 20 SEATS OUTDOORS

LOT 101, PACIFIC GROVE ACRES

A.P.N. 006-084-002-000

NOTE

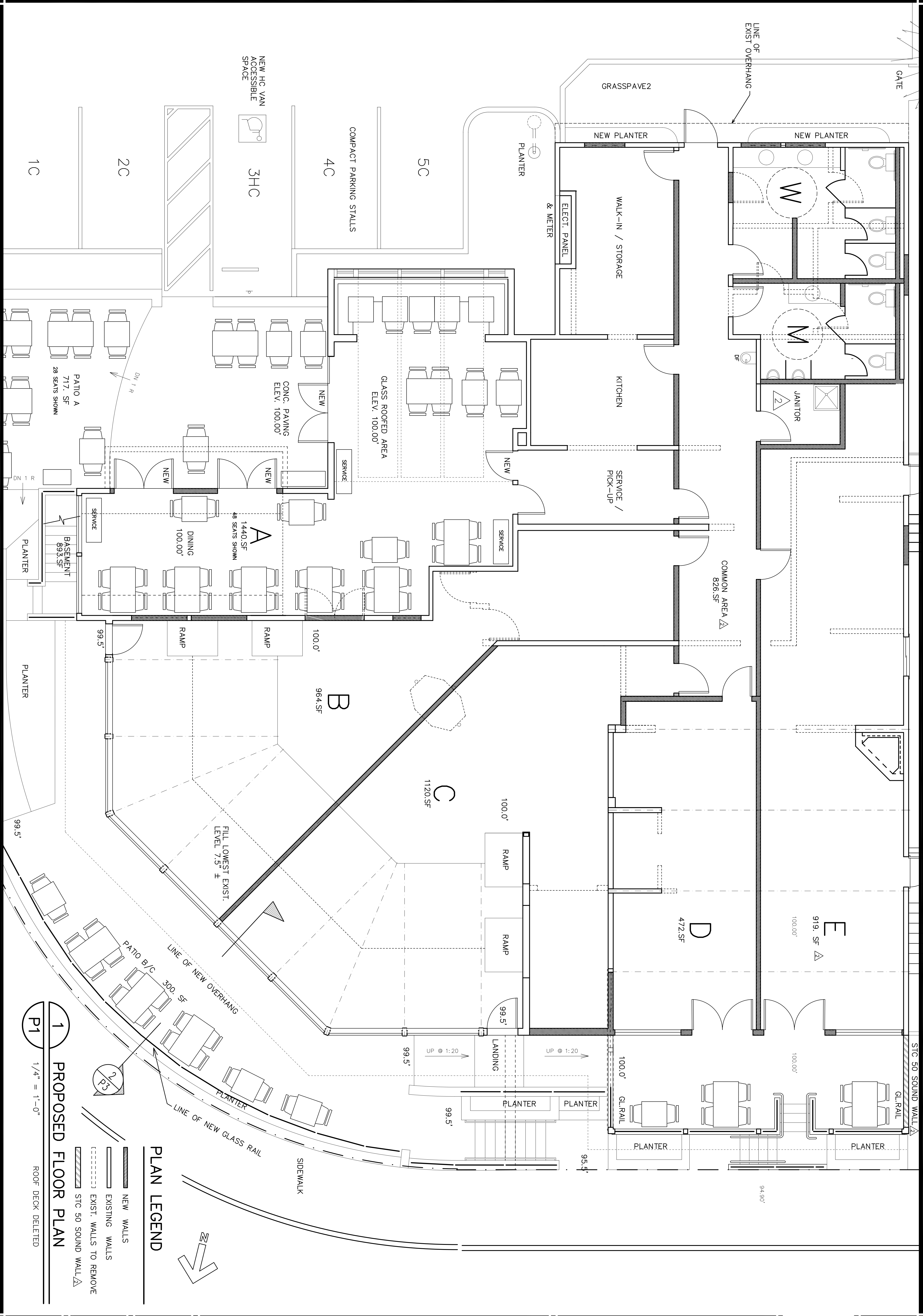
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EXISTING PARKING COUNT

- S 21 EXISTING STANDARD SPACES
- C 14 EXISTING COMPACT SPACES
- 35 AUTO PARKING SPACES TOTAL

SEE SHEET C1 FOR PROPOSED PARKING COUNT

<p>1 OF 1 SHEETS</p> <p>EXC1</p>	<p>BUILDING RENOVATION FOR:</p> <p>OSTRICH, INC.</p> <p>631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.</p>	<p>JAMES DAVIS McCORD • ARCHITECT • C8847</p> <p>HISTORIC PRESERVATION & ADAPTIVE REUSE</p> <p>503 WAVE ST. MONTEREY, CA. 93940-1426</p> <p>PHONE 831 375 7800 FAX 831 655 3259</p> <p>www.HistoricArchitect.com • Jim@HistoricArchitect.com</p>	<p>PRELIMINARY</p>
<p>DRAWN: 8/18/14</p> <p>PROJECT NUMBER: 1315</p> <p>SET NUMBER</p> <p>SHEET NUMBER: EXC1</p>	<p>REVISIONS:</p>	<p>PRINTED</p>	<p>THE ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF JAMES DAVIS McCORD, ARCHITECT. IN THE EVENT OF UNAUTHORIZED USE BY SUCH A THIRD PARTY, THE ARCHITECT SHALL BE HELD HARMLESS BY SUCH UNAUTHORIZED REUSE TO HOLD JAMES DAVIS McCORD, ARCHITECT HARMLESS.</p>



PLAN LEGEND

- NEW WALLS
- EXISTING WALLS
- EXIST. WALLS TO REMOVE
- STC 50 SOUND WALL

1 PROPOSED FLOOR PLAN

P1

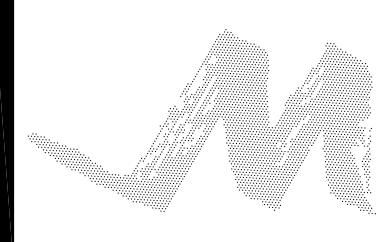
1/4" = 1'-0"

ROOF DECK DELETED

REVISIONS:	9/23/14
	11/15/14
	REM. ROOF DECK
PRINTED	
DRAWN	8/6/14
PROJECT NUMBER	1415
SET NUMBER	
SHEET NUMBER	P1
1 OF 3 SHEETS	

BUILDING RENOVATION FOR:
OSTRICH, INC.

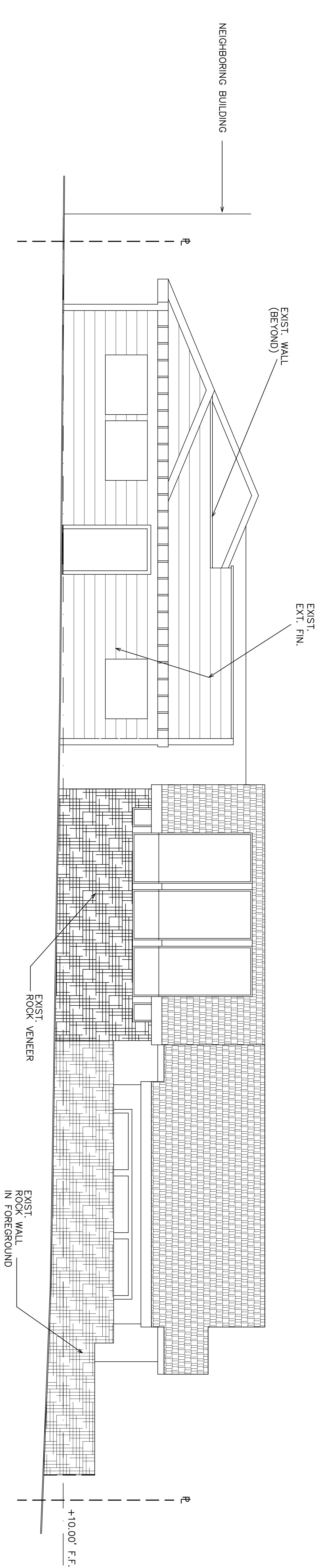
OCEAN VIEW BLVD. AT 17TH, PACIFIC GROVE, CA.



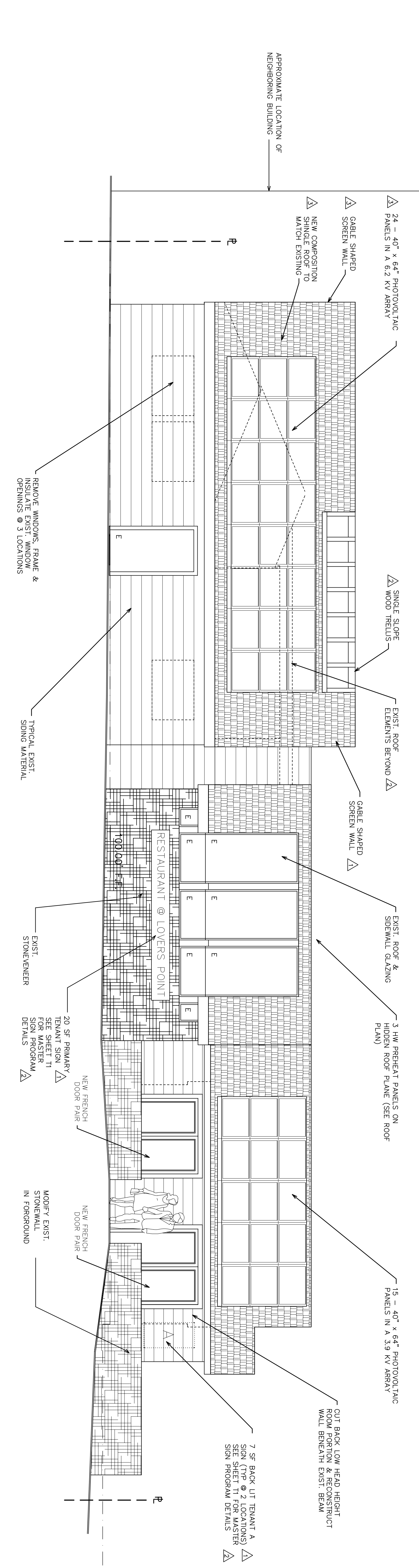
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1 SCHEMATIC EXISTING
SOUTH ELEVATION
P2 1/4" = 1'-0"



2 SCHEMATIC PROPOSED
SOUTH ELEVATION
P2 1/4" = 1'-0"

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PRELIMINARY

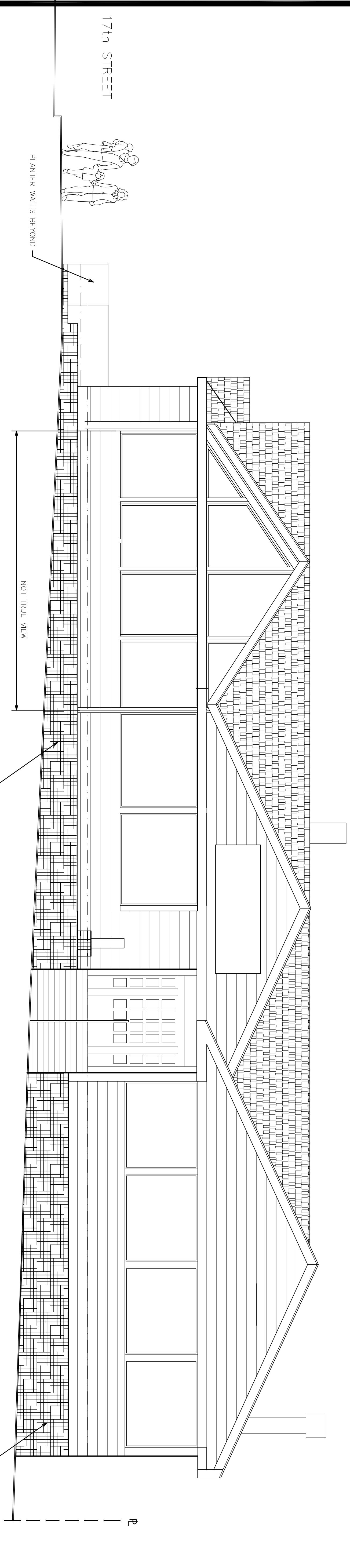
JAMES DAVIS MCCORD • ARCHITECT • C8847
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PHONE 831 375 7800 FAX 831 655 3259
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BUILDING RENOVATION FOR:
OSTRICH, INC.
631 OCEAN VIEW BOULEVARD @ 17TH, PACIFIC GROVE, CA.

REVISIONS
9/8/14
9/23/14
11/19/14
11/19/14
PRINTED

DRAWN
8/19/14
PROJECT NUMBER
1415

SHEET NUMBER
P2
2 OF 7 SHEETS



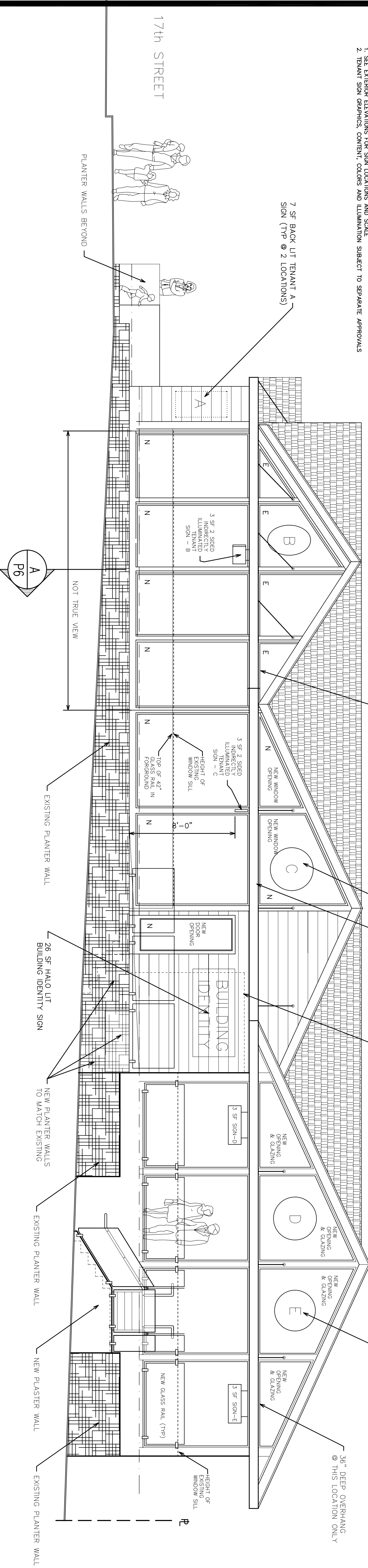
1 SCHEMATIC EXISTING
NORTH ELEVATION
P4 1/4" = 1'-0"

MASTER SIGN PROGRAM

PROPOSED SIGN SIZES, TYPES AND ALLOCATION

BUSINESS	PRIMARY SIGN NUMBER & SIZE	PEDESTRIAN SIGN NUMBER & SIZE	TOTAL SF	NOTES
Lower-Park (HALO LIT SIGN)	2 @ 42 SF	-	110 SF	HALO LIT SEPARATE LETTERS WILL HAVE LED LIGHT SOURCE
TENANT A (HALO LIT SIGN)	1 @ 20 SF (INTERNAL LIT)	2 @ 7 SF (LIT)	34 SF	INTERNALLY ILLUMINATED SIGNS SHALL HAVE ILLUMINATED TEXT & OPaque BACKGROUND
TENANT B (LIT ROOM SPACE)	1 @ 8 SF	2 @ 3 SF	14 SF	INDIRECTLY LIT TENANT SIGNS ARE ILLUMINATED BY BUILDING SIGNS IN AN INDIRECT MANNER
TENANT C (LIT ROOM SPACE)	1 @ 8 SF	2 @ 3 SF	14 SF	PRIMARY TENANT SIGNS ARE ILLUMINATED BY BUILDING SIGNS IN AN INDIRECT MANNER
TENANT D (LIT ROOM SPACE)	1 @ 8 SF	2 @ 3 SF	14 SF	PRIMARY TENANT SIGNS ARE ILLUMINATED BY BUILDING SIGNS IN AN INDIRECT MANNER
TENANT E (LIT ROOM SPACE)	1 @ 8 SF	2 @ 3 SF	14 SF	PRIMARY TENANT SIGNS ARE ILLUMINATED BY BUILDING SIGNS IN AN INDIRECT MANNER
TENANT F (LIT ROOM SPACE)	1 @ 8 SF	2 @ 3 SF	14 SF	PRIMARY TENANT SIGNS ARE ILLUMINATED BY BUILDING SIGNS IN AN INDIRECT MANNER
TOTALS	9 SIGNS	12 SIGNS	200 SF	

1. SEE EXTERIOR ELEVATIONS FOR SIGN LOCATIONS AND SCALE
2. TENANT SIGN GRAPHICS, CONTENT, COLORS AND ILLUMINATION SUBJECT TO SEPARATE APPROVALS



2 SCHEMATIC PROPOSED
NORTH ELEVATION
P4 1/4" = 1'-0"

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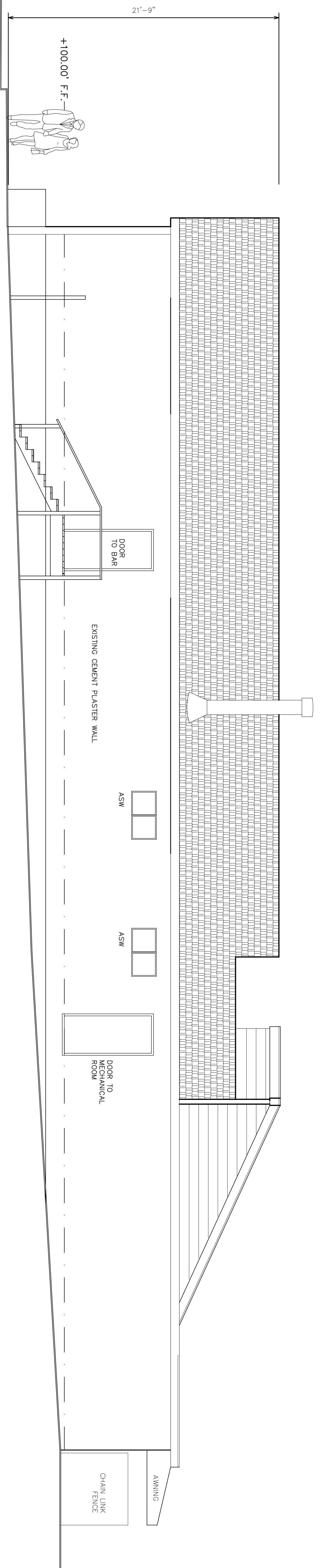
BUILDING RENOVATION FOR:
OSTRICH, INC.

631 OCEAN VIEW BOULEVARD @ 17TH, PACIFIC GROVE, CA.

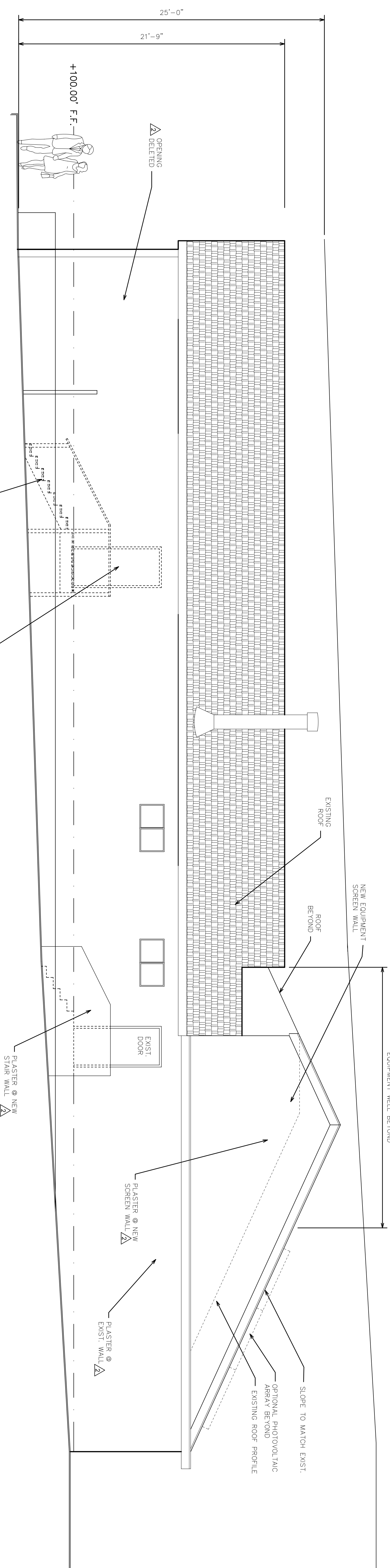
DRAWN 8/18/14
PRINTED 9/23/14

REVISIONS:
9/8/14
9/23/14

PROJECT NUMBER 1415
SHEET NUMBER P4
4 OF 7 SHEETS



1
 SCHEMATIC EXISTING
 WEST ELEVATION
 P5 1/4" = 1'-0"



2
 SCHEMATIC PROPOSED
 WEST ELEVATION
 ROOF DECK DELETED
 P5 1/4" = 1'-0"

JAMES DAVIS McCORD • ARCHITECT • C8847
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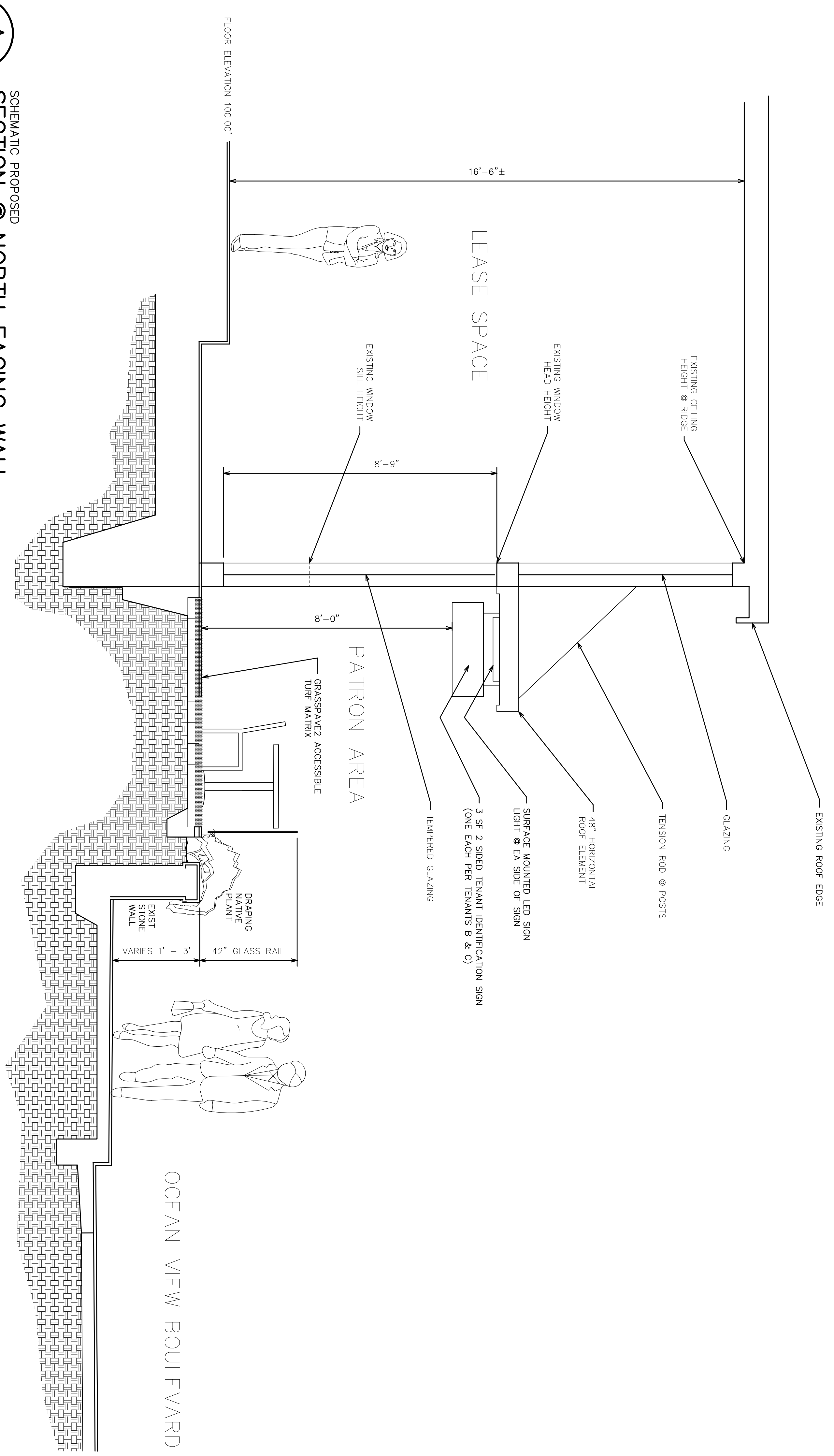
REVISIONS
 9/23/14
 11/17/14
 NEW ROOF DECK
 PRINTED
 DRAWN
 8/21/14
 PROJECT NUMBER
 1415
 SET NUMBER
 SHEET NUMBER
 P5
 5 OF 7 SHEETS

BUILDING RENOVATION FOR:
OSTRICH, INC.
 631 OCEAN VIEW BOULEVARD @ 17TH, PACIFIC GROVE, CA.

A
P6

SCHEMATIC PROPOSED
SECTION @ NORTH FACING WALL

1/2" = 1'-0"



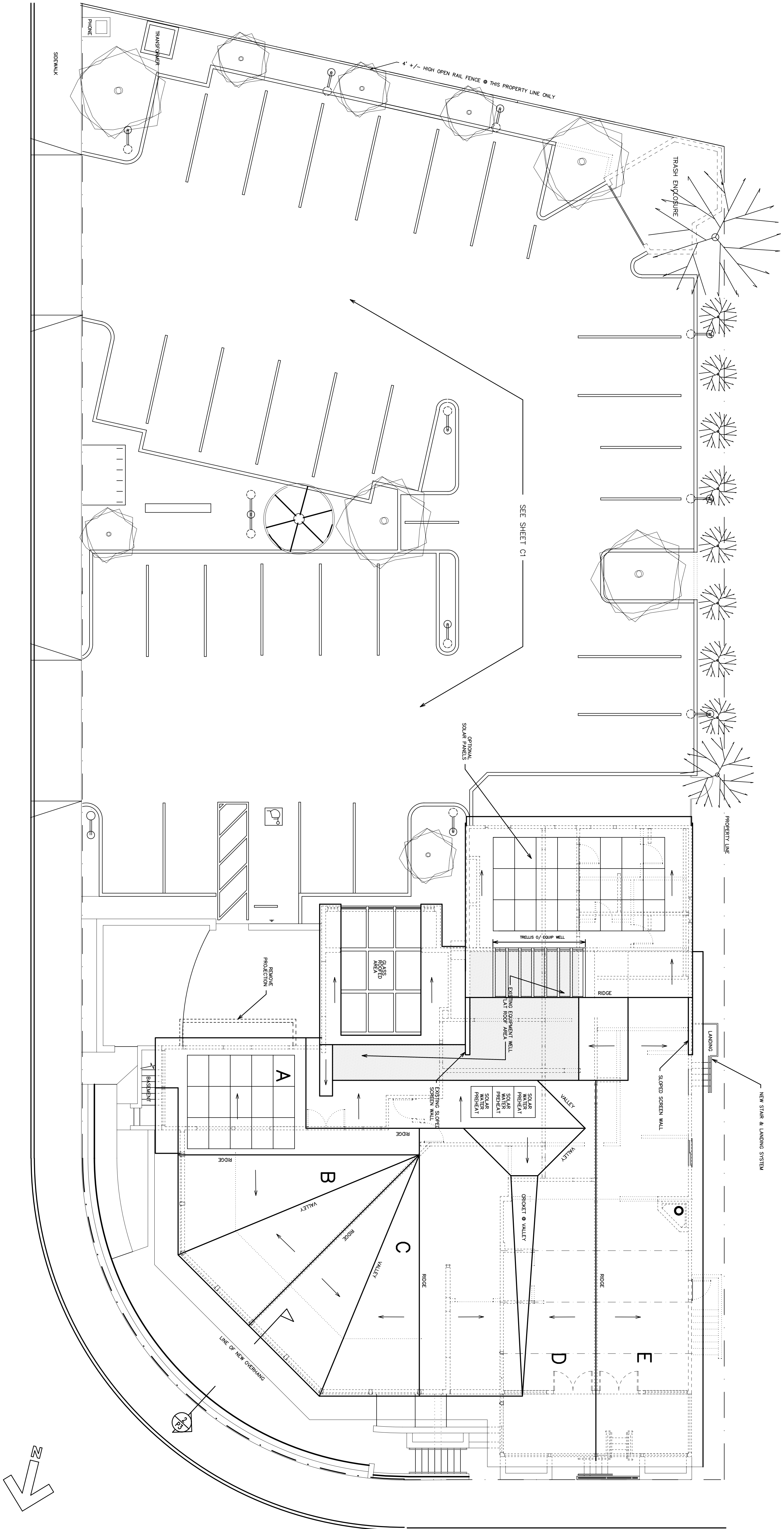
DRAWN	8/18/14
PRINTED	
REVISIONS	
PROJECT NUMBER	1415
SHEET NUMBER	P6
7 OF 7 SHEETS	

BUILDING RENOVATION FOR:
OSTRICH, INC.
 631 OCEAN VIEW BOULEVARD @ 17TH, PACIFIC GROVE, CA.

JAMES DAVIS McCORD • ARCHITECT • C8847
 HISTORIC PRESERVATION & ADAPTIVE REUSE
 503 WAVE ST. MONTEREY, CA. 93940-1426
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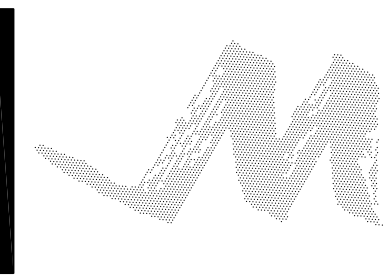
1
ROOF PLAN
 Schematic Proposed
 W/ SITE SHOWN \triangle ROOF DECK DELETED
 RP1 1/8" = 1'-0"

NOTE

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PLAN LEGEND

- NEW WALLS BELOW
- EXISTING WALLS BELOW
- EXISTING PERIMETER WALLS REMOVED
- NEW WALLS @ SECOND LEVEL
- EXISTING ROOF EDGE
- MODIFIED ROOF EDGE
- PHOTOVOLTAIC SOLAR PANELS
- DIRECTION OF ROOF DOWNSLOPE (UN)
- EXISTING WALLS REMOVED BELOW



JAMES DAVIS McCORD AIA ARCHITECT C8847
 HISTORIC PRESERVATION & ADAPTIVE REUSE
 503 WAVE ST. MONTEREY, CA. 93940-1426
 STUDIO 831 375 7800 CELL 831 601 2468
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BUILDING RENOVATION FOR:
OSTRICH, INC.

631 OCEAN VIEW BOULEVARD @ 17TH STREET, PACIFIC GROVE, CA.

REVISIONS 9/23/14 11/15/14 REM ROOF DECK	DRAWN 8/16/14	PROJECT NUMBER 1415	SHEET NUMBER RP1
PRINTED	SET NUMBER	1 OF 1 SHEET	1 OF 1 SHEET

MASTER SIGN PROGRAM

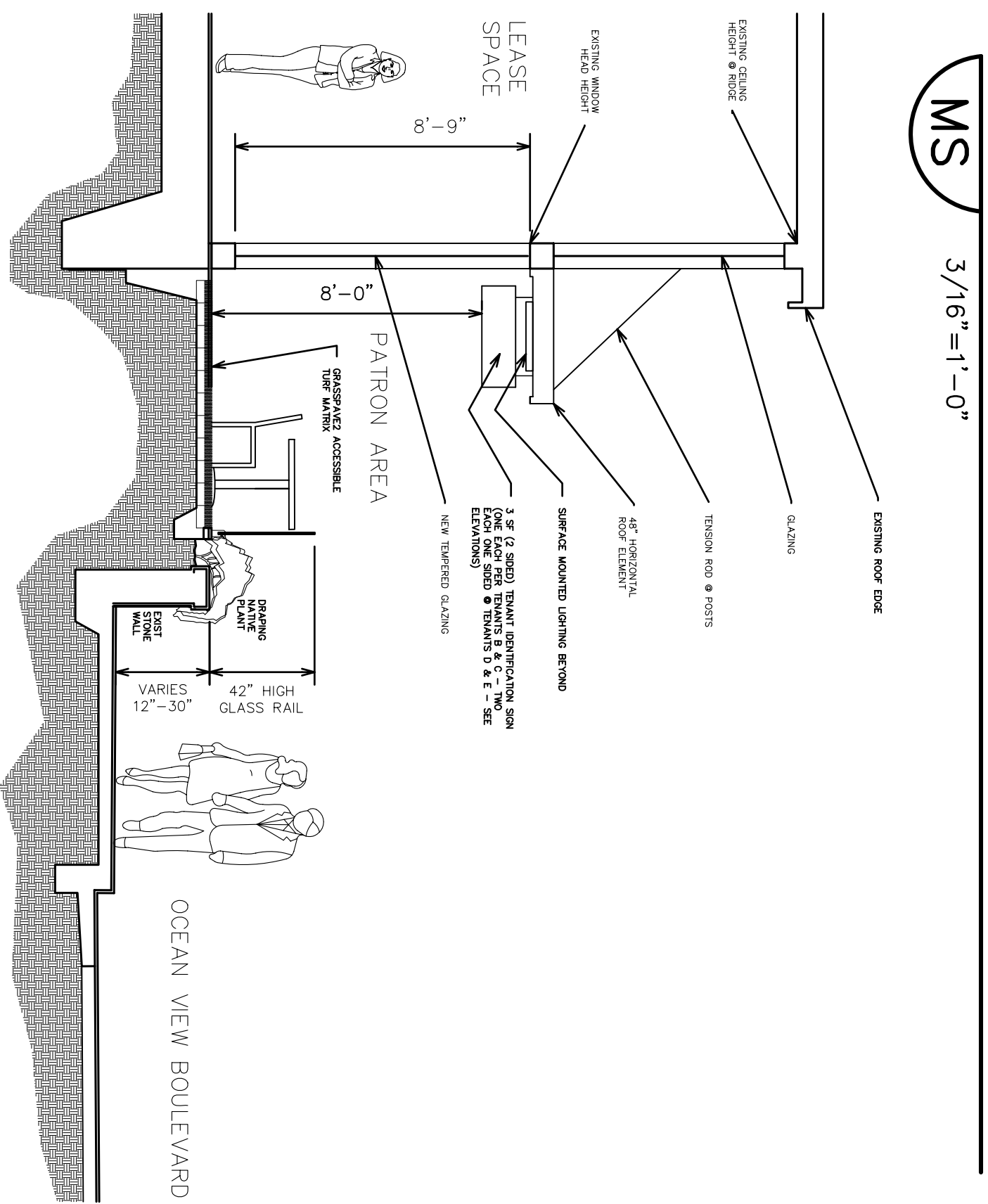
PROPOSED SIGN SIZES, TYPES AND ALLOCATION

BUSINESS	PRIMARY SIGN NUMBER & SIZE	PEDESTRIAN SIGN NUMBER & SIZE	TOTAL SF	NOTES
@LoversPoint	2 @ 42 SF 1 @ 26 SF (HALO LIT LTRS)	-	110 SF	HALO LIT SEPARATE LETTERS WILL HAVE LED LIGHT SOURCE INTERNALLY ILLUMINATED SIGNS SHALL HAVE ILLUMINATED TEXT & OPAQUE BACKGROUND
TENANT A	1 @ 20 SF (HALO LIT LTRS)	2 @ 7 SF (INTERNALLY LIT)	34 SF	
TENANT B	1 @ 8 SF (LIT FROM SPACE)	2 @ 3 SF (INDIRECTLY LIT)	14 SF	INDIRECTLY LIT TENANT SIGNS ARE ILLUMINATED BY BUILDING LIGHTS IN AN INDIRECT MANNER
TENANT C	1 @ 8 SF (LIT FROM SPACE)	2 @ 3 SF (INDIRECTLY LIT)	14 SF	PRIMARY TENANT SIGNS ARE ILLUMINATED BY LIGHTS THAT ARE PROVIDED BY THE TENANT AND MOUNTED IN THE TENANT SPACE. THESE SIGNS SHOULD BE BASED UPON SIGN DESIGN AND DEMONSTRATION OF EFFECTIVE AND UNIFORM ILLUMINATION WITHOUT UNNECESSARY LIGHT SPILL OR VISUAL DOMINANCE
TENANT D	1 @ 8 SF (LIT FROM SPACE)	2 @ 3 SF (INDIRECTLY LIT)	14 SF	
TENANT E	1 @ 8 SF (LIT FROM SPACE)	2 @ 3 SF (INDIRECTLY LIT)	14 SF	
TENANT F	1 @ 8 SF (LIT FROM SPACE)	2 @ 3 SF (INDIRECTLY LIT)	14 SF	
TOTALS	9 SIGNS	12 SIGNS	200 SF	

1. SEE EXTERIOR ELEVATIONS FOR SIGN LOCATIONS AND SCALE
2. TENANT SIGN GRAPHICS, CONTENT, COLORS AND ILLUMINATION SUBJECT TO SEPARATE APPROVALS

MASTER SIGN PROGRAM @LoversPoint

4 SCHEMATIC PROPOSED FREESTANDING SIGN OPPOSITE SIDE IDENTICAL

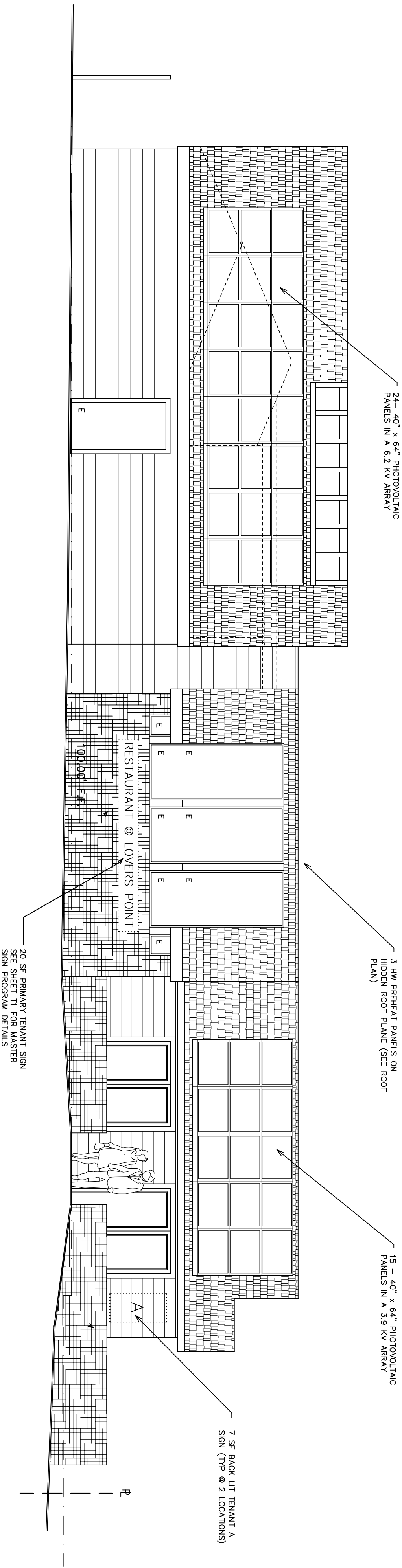


A SCHEMATIC PROPOSED SECTION @ NORTH WALL

MS 1/4" = 1'-0"

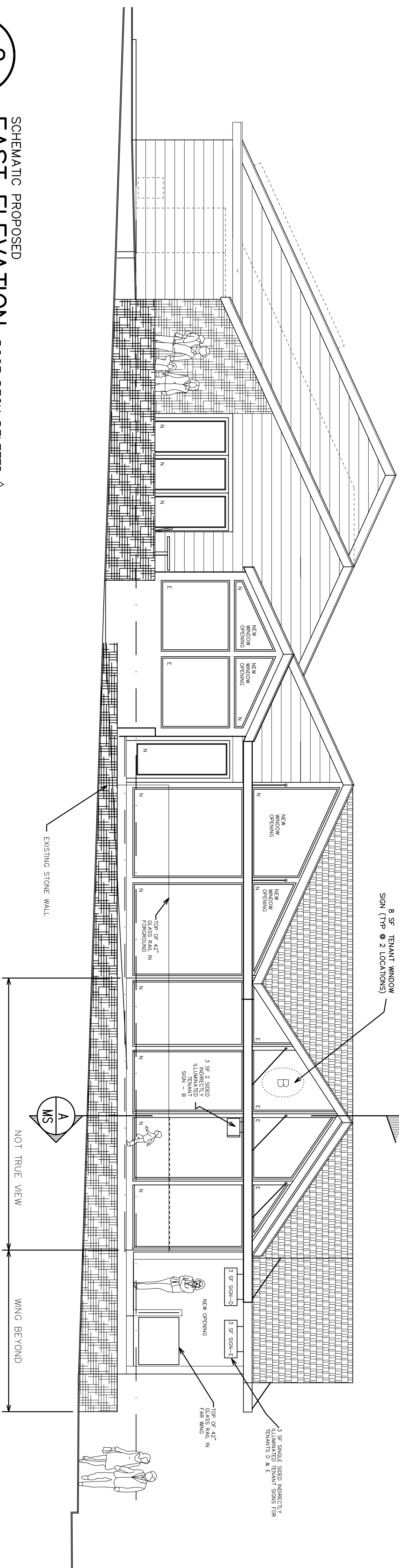
1 SCHEMATIC PROPOSED SOUTH ELEVATION ROOF DECK DELETED

MS 3/16" = 1'-0"



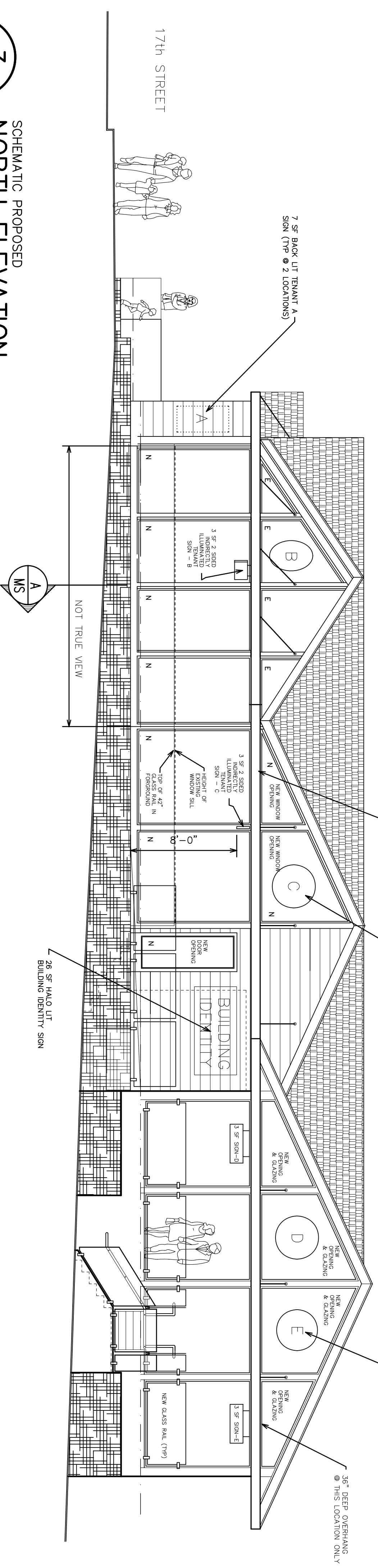
2 SCHEMATIC PROPOSED EAST ELEVATION ROOF DECK DELETED

MS 3/16" = 1'-0"



3 SCHEMATIC PROPOSED NORTH ELEVATION

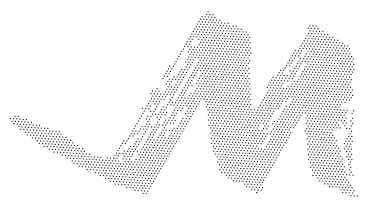
MS 3/16" = 1'-0"



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MASTER SIGN PROGRAM FOR
@LoversPoint

631 OCEAN VIEW BOULEVARD @ 17TH, PACIFIC GROVE, CA.

REVISIONS
11/5/14
NEW ROOF DECK
PRINTED
DRAWN
9/30/14
PROJECT NUMBER
1415
SET NUMBER
SHEET NUMBER
MS
4 OF 7 SHEETS



TRIM

FRAME

GLASS



James D. McCord - Architect
7.a

HARDWARE



TRELLIS

NEUTRAL

ROOFING

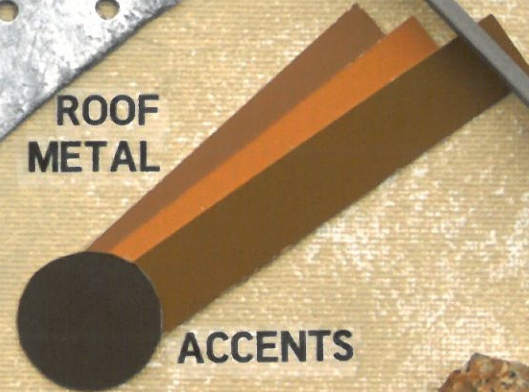
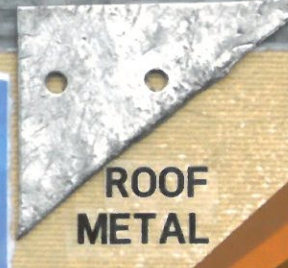
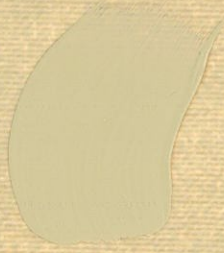
BUILDING BODY

ROOF METAL

ACCENTS

GRANITE

RENOVATION @ LOVERS POINT
@ SIGN LETTERS





Cafe Del Mar @ Lover's Point

Cafe
Del
Mar

@ LoversPoint



RENOVATION @ *LOVERS POINT*