



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: April 12, 2016

SUBJECT: Consideration of Sign Permit No.16-180 for a property located at 1101 Lighthouse Avenue to allow for a 74" high and 96" wide, double sided sandblasted cedar sign with a carved whale and custom paint.

CEQA STATUS: Exempt

RECOMMENDATION

Review the application and consider a recommendation of approval.

BACKGROUND

Application: SP 16-180

Location: 1101 Lighthouse Avenue

APN: 006-371-001

Applicant: Phil Vanderkraats

The proposed development will meet the development regulations set forth in the R-13-M zoning district including setbacks and height requirements

DISCUSSION

Staff Analysis

Sign Zoning Regulations: **Per PGMC 20.04.010**

Staff feels the proposed sign protects and enhances the architectural character and harmony, and natural beauty of the community, its buildings and its various neighborhoods. Staff also feels that the proposed sign possess a satisfactory aesthetic effect

and pleasing elements of design and effectively communicates the business identity to the public

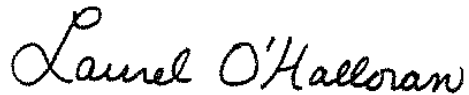
ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

1. Draft AP
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:



Laurel O'Halloran, Associate Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # Item 6a 16-0180

Date: Mar 3, 16

Total Fees: \$915.00

Received by: _____

APPLICANT/OWNER:	Project Address: <u>1101 Lighthouse Ave</u> APN: <u>006371001000</u>	
	Project Description: <u>NEW FREESTANDING SIGN</u> <u>"MONTEREY PENINSULA INN"</u>	
APPLICANT/OWNER:	Applicant	Owner
	Name: <u>Phil Vanderkroats</u>	Name: <u>Greg Zimmerman</u>
	Phone: <u>831 206-4304</u>	Phone: <u>831 901-7770</u>
	Email: <u>Phil@signsbyvan.com</u>	Email: <u>GJZ@SBCglobal.net</u>
	Mailing Address: <u>16130 Hwy 156,</u> <u>Salinas, CA 93907</u>	Mailing Address: <u>P.O. box A Pacific</u> <u>Grove, CA 93950</u>

Permit Request:

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: Admin Design Change	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input checked="" type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> VAR: Variance	<input type="checkbox"/> Other:

PLANNING STAFF USE ONLY:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 2 & 3 Block: 321 Tract: Pacific Grove Acres

ZC: B-3-M GP: VA/MDR 17.4 Du/ac Lot Size: 55,183 SF

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

MAR 3 2016

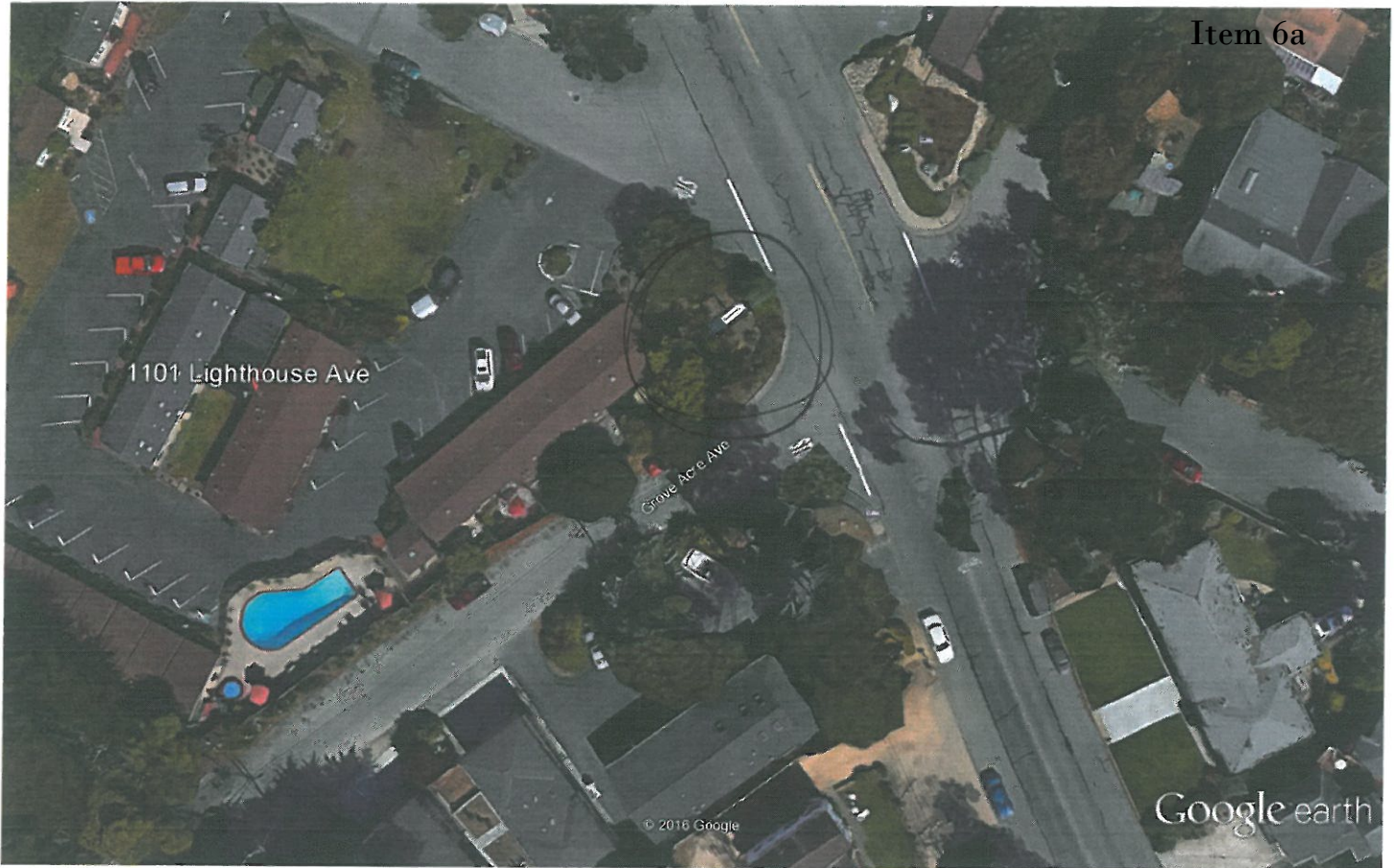
PAID
915.00
3/3/16

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

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: Phil Vanderkroats **Date:** Mar 3, 16

Owner Signature (Required): Greg Zimmerman **Date:** Mar 3, 16



Google earth

feet
meters



Sign Location
 Monterey Peninsula Inn

1101 LIGHTHOUSE AVE
 APN: 006371001000





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

Item 6a

SIGN PERMIT (SP) 16-180

FOR A PROPERTY LOCATED AT 1101 LIGHTHOUSE AVENUE TO ALLOW FOR A 74" HIGH AND 96" WIDE, DOUBLE SIDED SANDBLASTED CEDAR SIGN WITH A CARVED WHALE AND CUSTOM PAINT.

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 55,183 square feet.
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 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
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

FINDINGS

1. The proposed sign will meet the development regulations set forth in the R-3-M zoning district including setbacks and height requirements and;
2. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;

PERMIT

Sign Permit (SP) 16- 180:

To allow for a 74" high and 96" wide, double sided sandblasted cedar sign with a carved whale and custom paint.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community & Economic Development Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
6. **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.
7. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of Architectural Permit (AP) 16-180 to allow for a 74” high and 96” wide, double sided sandblasted cedar sign with a carved whale and custom paint.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 12th day of April, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, 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.

Greg Zimmerman, Owner

Date



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NOTICE OF EXEMPTION FROM CEQA

Item 6a

Property Address/Location: 1101 Lighthouse Ave, Pacific Grove, CA 93950

Project Description: Sign Permit 160180

Description: To allow for a 74" high and 96" wide, double sided sandblasted cedar sign with a carved whale and custom paint

APN: 006371001000

ZC: R-3-M

Lot Size: 55,183 SF

Applicant Name:	Phil Vanderkraats	Phone #:	831.206.4304
Mailing Address:	16130 Hiway 156, Salinas Caa 93907		
Email Address:	phil@signsbyvan.com		

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

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number: Section 15301 (Class 1)
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

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

Contact Phone: (831) 648-3183

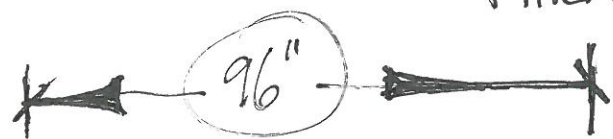
Signature: Laurel O'Halloran

Date: 3-14-16

PHIL VANDERKRAAFTS-SIGNS BY VAN

(831) 206-4304

Item 6a



SHOWN TO SIZE



96" x 74" = 49.33 # DBL-SIDED SANDBLASTED CEDAR SIGN W/ H.D.U. CARVED WHALES .CUSTOM PAINT.