



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: February 14, 2017

ADDRESS: 896 Cannery Row, Pacific Grove (APN 001-017-001)

PROJECT NO.: Architectural Permit No. 17-87

SUBJECT: To enlarge the rolling gate to parking lot from 12' wide to 18' wide; to also remove and replace a portion of the curb-cut and move the light fixture to accommodate the wider gate opening. Per P.G.M.C. 23.70.060(c)(2).

APPLICANT: Daryl Hawkins, on behalf of Monterey Bay Aquarium Foundation

CEQA STATUS: Categorical Exemption; §15301

RECOMMENDATION

Hold a public hearing to approve Architectural Permit, Historic Preservation Permit, and Administrative Use Permit No. 17-87, subject to recommended findings and conditions.

BACKGROUND

The applicant proposes to construct a wider the rolling gate to the Pacific Grove Aquarium parking lot from 12' wide to 18' wide; to also remove and replace a portion of the curb-cut and move the light fixture to accommodate the wider gate opening. The wider gate would allow for boat parking for the Monterey Bay Aquarium. The site is designated OSI (Open Space Institutional) on the adopted City of Pacific Grove General Plan and Local Coastal Program Land Use Map and is zoned V-C (Visitor Commercial).

An Architectural Permit is required for new construction and alterations to existing structures within the Coastal Zone, per P.G.M.C. §23.70.060(c)(2).

PROJECT DESCRIPTION

The proposed wider gate will match the existing gate that is currently 12 feet wide. The wider 18 foot gate will allow for boats to be parked in the existing Pacific Grove Aquarium parking lot. The existing light pole will need to be moved to accommodate the wider gate. The light pole will remain the same it will be moved 6 feet over with a new concrete curb. The proposed development will meet the development regulations set forth in the C-V zoning district, including but not limited to setbacks.

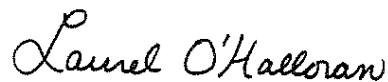
Environmental Determination

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- C. Draft Permit
- E. CEQA Documentation
- F. 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 # 17-87

Date: 1-31-17

Total Fees: \$3,957

Received by: Laurel O'Halloran

APPLICANT/OWNER:

Project Address: 8800 CANNERY ROW APN: 001-017-002

Project Description: ENLARGE ROLLING GATE TO PARKING LOT TO 18' WIDE

Applicant Name: DARYL HAWKINS, JHW ARCH Phone: 831 649-1701 Email: DARYL@JHW.ARCH.COM Mailing Address: 2400 GARDEN RD, S. C MONTEREY, CA 93940

Owner Name: LARRY WARCKEN, PROJECT MANAGER MONTEREY BAY AQUARIUM Phone: 648-4898 Email: LWARCKEN@MBAYAQ.ORG Mailing Address: 8800 CANNERY ROW MONTEREY, CA 93940

PLANNING STAFF USE ONLY:

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 checked="" 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 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:

CEQA Determination: Exempt Initial Study & Mitigated Negative Declaration Environmental Impact Report

Review Authority: Staff HRC ZA PC SPRC CC ARB _____

Active Permits: Active Planning Permit Active Building Permit Active Code Violation Permit #: _____

Overlay Zones: Butterfly Zone Coastal Zone Area of Special Biological Significance (ASBS) Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: _____ Block: _____ Tract: _____

ZC: C-V GP: _____ Lot Size: _____

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID 3,957.00 1-31-17

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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: Daryl Hawkins

Date: 1/31/2017

Owner Signature (Required): [Signature]

Date: 1/31/17



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

ARCHITECTURAL PERMIT 17-87

FOR A PROPERTY LOCATED AT 896 CANNERY ROW, PACIFIC GROVE (APN 001-017-001) AND 886 CANNERY ROW, MONTEREY (APN 001-017-002) TO ENLARGE THE ROLLING GATE TO PARKING LOT FROM 12' WIDE TO 18' WIDE; TO ALSO REMOVE AND REPLACE A PORTION OF THE CURB-CUT AND MOVE THE LIGHT FIXTURE TO ACCOMMODATE THE WIDER GATE OPENING.

FACTS

1. The subject site is located at 896 Cannery Row, Pacific Grove, CA 93950 (APN 001-017-001).
2. The subject site in Pacific Grove (APN 001-017-001) is 23,135 square feet (0.53 acres)
3. The subject site (APN 001-017-001) has a designation of Open Space Institutional (OSI) on the adopted City of Pacific Grove General Plan Land Use Map.
4. The project site (APN 001-017-001) is located in the Visitor Commercial (C-V) zoning district.
5. The subject site is located in the Archaeological Zone.
6. The subject site is located in the Coastal Zone.
7. The subject site is located in the Area of Special Biological Significance Watershed.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 153019(e)(1)

FINDINGS

1. The proposed development and use conforms to the applicable provisions of the general plan, the Local Coastal Program, and regulations with set forth in the C-V zoning district, building height, site coverage, and parking, and;
2. The proposed development is located on a legally created lot, and;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid, and;
4. The proposed development is in compliance with all citywide permits, including but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit, and;
5. The architecture and general appearance of the completed project is compatible with the neighborhood and;
6. The board has been guided by and has made reference to applicable provisions of the architectural review guideline in making its determination on the proposed development, and;
7. 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.

PERMIT

Architectural Permit 17-87:

to enlarge the rolling gate to parking lot from 12' wide to 18' wide; to also remove and replace a portion of the curb-cut and move the light fixture to accommodate the wider gate opening. Per P.G.M.C. 23.70.060(c)(2).

CONDITIONS OF APPROVAL

1. **California Coastal Commission:** Review and approval by the California Coastal Commission are required prior to issuance of a building permit.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.
7. **Conformance to Plans.** Development of the site shall conform to approved plans entitled "Lower Parking Lot Modifications", on file with the Community and Economic Development Department and to the Building Code.
8. **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.
9. **Conditions of Approval in 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, Historic Preservation Permit, and Administrative User Permit No. 17-87.

- 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 14th of February, 2017, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Architectural Review Board 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.

Monterey Bay Aquarium Foundation

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
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 886 Cannery Row, Pacific Grove, CA 93950

Project Description: AP 170087

To enlarge the rolling gate to parking lot from 12' wide to 18' wide. To also remove and replace a portion of the curb-cut and move the light fixture to accommodate the wider gate opening.

APN:
 ZC:
 Lot Size:

Applicant Name:	Daryl Hawkins, AIA	Phone #:
Mailing Address:	2400 Garden Road, Monterey CA 93940	
Email Address:		

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: 15301 (e)(1)
- Statutory Exemption
 Type and Section Number:
- Other:

Exemption Findings:
 The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

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

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: 2-1-17

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CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT
MONTEREY BAY

JHW
ARCHITECTS INC. ■
2400 GARDEN ROAD
SUITE C
MONTEREY, CA 93940
(831) 649-1701
FAX (831) 649-3072
www.jhwarch.com



PROJECT/OWNER



**MONTEREY BAY
AQUARIUM**

**LOWER
PARKING LOT
MODIFICATIONS**

886 CANNERY ROW
MONTEREY, CA
93940-1089

APN 001-017-002

DRAWN BY: DR,ES,CA

PRINT DATE:

DRAWING DATE: 01-30-2017

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

**LOWER
PARKING LOT
SITE PLAN &
EXT. ELEV**

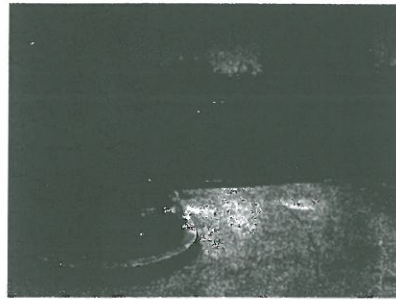
SHEET NUMBER:

A-1

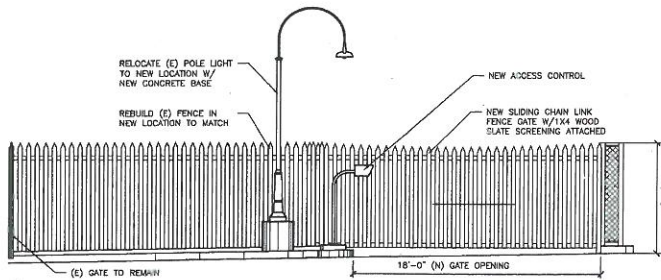
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE JOB AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ANY CHANGES TO THESE PLANS MUST BE MADE BY THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

SCOPE OF WORK:

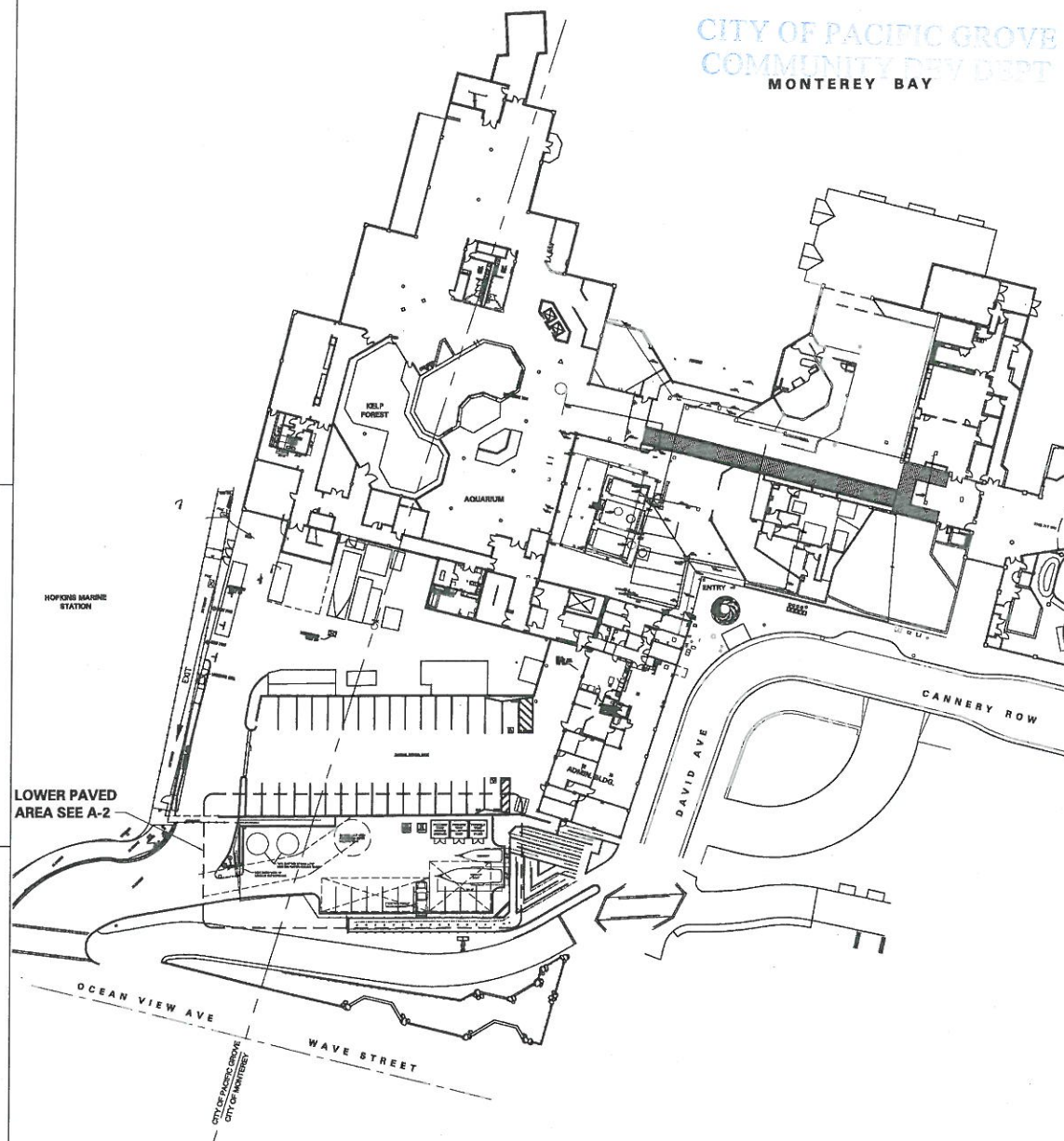
FOR THIS IS LIMITED TO ENLARGING THE EXISTING ROLLING ENTRY GATE WIDTH TO 18' FOR PROPER ACCESS. PROVIDE A NEW CHAIN LINK ROLLING GATE SIMILAR TO THE EXISTING AT 18' WIDE. PROVIDE MATCHING VERTICAL WOOD SLATS FOR SCREENING, AND PAINT TO MATCH EXISTING. RELOCATE THE EXISTING POLE LIGHT AND CONCRETE BASE OUT OF THE WAY AND REWIRE. RELOCATE THE ACCESS SECURITY CONNECTION AS SHOWN. PROVIDE A NEW MATCHING CONCRETE CURB AT THE NEW LOCATION, AND PROVIDE NEW AC PAVING AND COMPACTED SUB-BASE AS NECESSARY.



EXISTING SLIDING GATE
NO SCALE

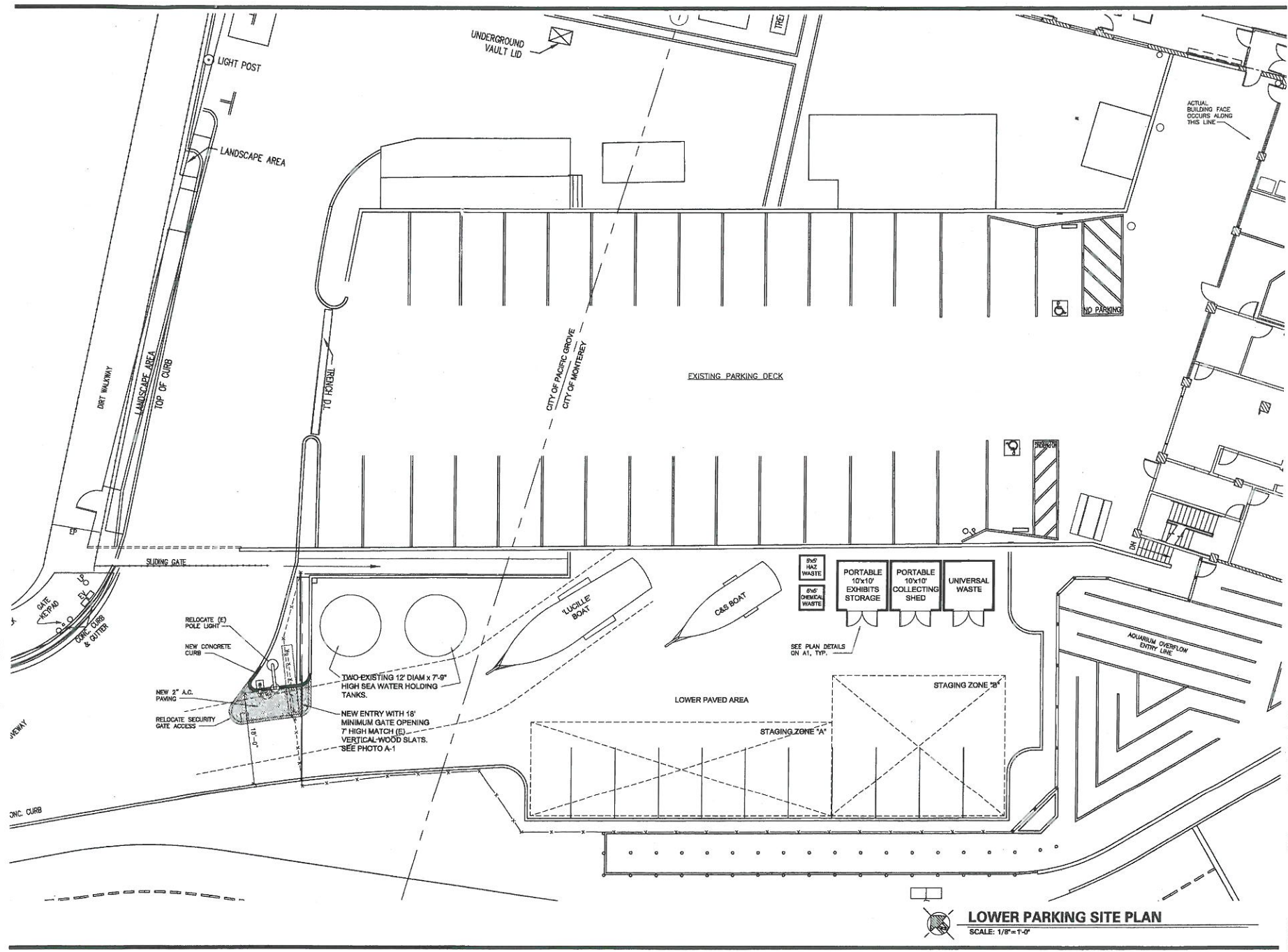


PROPOSED SLIDING GATE
SCALE: 1/4" = 1'-0"



LOWER PARKING SITE PLAN
SCALE: 1" = 30'-0"

Vertical text on the left margin: 02/28/2017 10:00 AM Pacific Time by JHW Architects, Inc. 10/28/2017 10:00 AM Pacific Time by JHW Architects, Inc.



JHW
 ARCHITECTS INC. ■
 2400 GARDEN ROAD
 SUITE C
 MONTEREY, CA 93940
 (831) 649-1701
 FAX (831) 649-3072
 www.jward.com



PROJECT/OWNER

**MONTEREY BAY
 AQUARIUM**
**LOWER
 PARKING LOT
 MODIFICATIONS**
 885 CANNERY ROW
 MONTEREY, CA
 93940-1065

APN 001-017-002
 DRAWN BY: DR,ES,CA
 PRINT DATE:
 DRAWING DATE: 01-30-2017
 DATE ISSUED FOR CONSTRUCTION:
 REVISIONS:

SHEET TITLE:
**LOWER
 PARKING LOT
 SITE PLAN**

SHEET NUMBER:
A-2

LOWER PARKING SITE PLAN
 SCALE: 1/8" = 1'-0"

THE USE OF THESE PLANS AND SPECIFICATIONS IS SUBJECTIVE TO THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



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COMMUNITY

