



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

AGENDA REPORT

TO: Chair Boyle and Members of the Architectural Review Board

FROM: Alyson Hunter, Associate Planner

MEETING DATE: July 9, 2019

PERMIT APPLICATION NO.: Architectural Permit (AP) & Use Permit (UP) Application No. 19-0173

LOCATION: 301 Grand Ave. Pacific Grove (APN 006-287-006, -012)

SUBJECT: An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

APPLICANT: Safwat Malek, on behalf of Manal Mansour & Ayman Adeeb, owner(s)

ZONING/LAND USE: C-D / Commercial

CEQA: Categorical Exemption, Section 15332, Class 32, In-Fill Development Projects

RECOMMENDATION

Make a recommendation of approval to the Planning Commission of an Architectural Permit for the development of three (3) additional second-story units and a Use Permit to allow the total number of units on the property to exceed eight (8) as required by Table 23.31.030 of the PGMC. The recommendation is subject to recommended findings, conditions, and a Class 32 CEQA categorical exemption.

PROJECT DESCRIPTION

An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development known as AP 18-0273. The units will be 424 – 490 sf in size with 1 bedroom and 1 bathroom each. The proposed units are allowed under the Density Bonus provisions in [§23.79](#) of the Pacific Grove Municipal Code (PGMC). The owner will enter into a long-term affordable housing agreement with the City for all three (3) of the proposed units. One of the incentives the owner will enjoy as a result of providing

the 3 income-qualified affordable units is the relaxation of the parking requirements typically assigned to mixed-use developments.

BACKGROUND

Site Description

The subject 7,560 sf property is located on Laurel Avenue between Grand and Fountain Avenues. The proposed development will be located on a 30' x 63' (1,890 sf) portion of the larger property. The parcels were merged in 2018, but the Assessor's Office has not yet assigned a new Assessor Parcel Number (APN).

A new, two-story mixed-use project consisting of eight (8) small residential units and a variety of commercial uses will be located on the second floor. This development was approved under Architectural Permit 18-0273 and is currently under construction. The Architectural Review Board (ARB) approved a reduction in the required number of parking spaces for the residential uses from 10.4 to 5 with the other spaces to be accommodated in the City's municipal parking lot on the northeast corner of Laurel and Fountain Avenues. The owner will provide annual parking passes for tenants as a condition of approval. The current proposal includes a request to waive parking completely and to have additional parking passes provided, as well as transit passes, in exchange for providing affordable units.

Surrounding Land Uses

As mentioned previously, the proposed project is adjacent and accessory to an approved mixed-use development on the same property currently under construction. Adjacent to the east are three (3) residential units zoned R-4, but other than those properties, the neighborhood is zoned C-D and developed with a wide variety of commercial uses.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. Specific General Plan land use policies relevant to the proposed project include the following:

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.
- Policy 23: Encourage new residential uses in the Downtown, but limited to the upper stories of new and existing buildings.

Chapter 3, Housing

- Policy 2.1: Strive to accommodate the City's share of the region's housing needs.

Policy 2.3: Encourage affordable housing through incentives including Density Bonus and facilitating mixed-use developments in the downtown.

Policy 3.4 Minimize regulatory constraints on housing development including reducing parking requirements for affordable housing.

The proposed second-story residences will be accessory and subordinate to the first floor retail and other commercial spaces provided by the adjoining development under construction now. The affordability of the proposed units will directly meet the goals of the City's Housing Element reflected in the Housing policies above.

The General Plan states that a Use Permit is required for residential uses in the Commercial designation. This corresponds to the C-D zoning district, [Table 23.31.040](#) which allows mixed-use residential development that is accessory and subordinate to the first-floor commercial uses as a principally permitted use, but for 8 or more residential units, a Use Permit is required.

Applicable Zoning Code Regulations

The City of Pacific Grove's Zoning Map designates the subject parcel as Downtown Commercial. This designation provides for ground floor commercial establishments and upper floor residential and professional uses.

Other than residential density and parking, the proposed project is in full compliance with the zoning regulations set forth in PGMC [§23.31.040](#). This includes and is not limited to the 40 foot height limit, 0' and 5' foot minimum setback requirements, and allowable 100% site coverage.

Density Bonus

As stated in PGMC [§23.79](#), the Density Bonus Regulations are intended to provide incentives for the production of housing for low- and moderate-income, or senior households in accordance with state density bonus law (Section [65915](#) et seq. of the California Government Code). In enacting this chapter, it is the intent of the City of Pacific Grove to facilitate development of affordable housing and to implement the goals, objectives and policies of the City's Housing Element.

The subject 7,560 sf lot allows a maximum density of 5 units under the Commercial land use designation. The existing approved development was authorized to develop 8 units and was given a waiver of 5 of the required 10 parking spaces in exchange for providing 5 parking permits to be used by tenants in the City's parking lot across the street. The 3 units over the density allowed in the previous AP were not required to be "affordable" in the sense of the owner being required to enter into a long-term agreement with the City for the purposes of providing income-qualified housing that meets California's Housing & Community Development (HCD) standards.

The 3 currently proposed affordable housing units produced pursuant to this chapter will meet the "Low Income" threshold as depicted on the attached Income Guidelines Memo and shall be administered by the Community Development Department through the verification of tenant income documentation supplied by the property owner, in conformance with State Density Bonus Law. A deed restriction will be recorded against the property's title for a 50-year term to ensure that affordability requirements stay with the property even in the event that it is sold or otherwise conveyed.

In addition to the density bonus, the conditions of approval (attached) require additional parking permits for the City lot across the street, the provision of bicycle storage facilities within the covered parking area, and the provision of transit passes for the tenants of the affordable units.

Architecture and Design Consideration

The proposed building will match the adjacent building in design, form, massing and materials (see attached site plan and elevations). That design was developed with the former building (now demolished) in mind and the proposed building is following in that vein. The building consists of a 29.5' wide façade along Grand Avenue which includes a 16' wide driveway opening and a "window" opening in the wall to the south of the driveway to provide a visual break in the wall and to allow for additional visibility for vehicles backing out of the development.

The units will be accessed by a stairway and uncovered walkway within the open area between the two buildings, overlooking the interior of the property. Creating an interior courtyard for the parking and trash receptacle areas, as well as access for the proposed units, creates a more traditional street frontage with 0' setback and openings along the façade, consistent with the C-D zoning district. The proposed addition will continue the look of the approved first-floor commercial development which is a typical character defining element of downtown Pacific Grove.

Materials

The exterior materials and finishes will match those approved for the adjacent building: horizontal wood dutch-lap siding, wood trim, double-paned vinyl windows with true divided lights, metal doors, and wood banisters and railings.

Landscape

The C-D zoning district allows 100% site coverage and the proposed project will maximize coverage accordingly. There will be a minor planter boxes and a small landscaped stormwater planter on the Fountain Ave. side of the development currently under construction.

Stormwater Treatment Measures

The project includes a combination of permeable pavers and an underground stormwater detention facility under the parking area to detain stormwater from downspouts and impervious surfaces. A Tier 2 Stormwater Control Plan has been prepared by a qualified engineer and reviewed by City Public Works staff for compliance with the City's requirements. All stormwater facilities shall be maintained by the property owner in perpetuity and a condition of approval has been included allowing City staff access to inspect all stormwater treatment measures on an annual basis.

Transportation & Parking

In-lieu of the onsite parking spaces that are typically required for residential uses in the downtown area and as an incentive for providing three (3) income-qualified affordable housing units, the applicant requests that the 4 spaces that would be required be waived. This project is conditioned on the applicant providing parking passes for the City's public parking lot across the street and Monterey-Salinas-Transit (MST) transit passes to tenants for the term of the affordability agreement. Additionally, there is an MST bus stop on Fountain Ave., less than a block north of the proposed development.

The applicant is required to provide a secure bicycle parking area within the covered parking area in an effort to encourage the use of bicycles which in turn contributes to a reduction in vehicle traffic and parking impacts in the downtown area.

Water

Upon approval of this Architectural and Use Permits, the project will be added to the City's water wait list and prioritized according to the City Council's direction at its May 15, 2019, meeting.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (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 to be exempt under the CEQA Guidelines Categorical Exemption, Section 15332, Class 32, In-fill Development Projects. This categorical exemption can be used if the project meets all of the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services, because no building permit will be issued until water is available.

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 32 In-fill exemption.

ATTACHMENTS

- A. Application
- B. Draft Permit
- C. Project Data Sheet
- D. Residential Water Release Form
- E. Stormwater Control Plan
- F. CEQA Documentation
- G. Income Guidelines Table
- H. Site Plan & Elevations

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter, 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 #

AP19-0173

Date:

3/13/19

Total Fees:

\$3,945.80

APPLICANT/OWNER:

Project Address: 301 Grand ave APN: 006-287-012 & 006

Project Description: Addition of three upper studio

Will the project create, add, or replace impervious surface? Yes No

Will the project impact any tree(s) on site? Yes No

Applicant

Name: Mahad Mansour

Phone: 831-869-3641

Email: Jmaresidentials@gmail.com

Mailing Address: PO Box 565 Monterey CA 93942

Owner

Name: Mahad Mansour

Phone: (831) 869-3641

Email: JMAresidentials@gmail.com

Mailing Address: PO Box 565 Monterey CA 93942

PLANNING STAFF USE ONLY:

Permit Request:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination | <input type="checkbox"/> SP: Sign Permit | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit | <input type="checkbox"/> HPP: Historic Preservation | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP | <input type="checkbox"/> AUP: Administrative UP | <input type="checkbox"/> A: Appeal | <input type="checkbox"/> Stormwater Permit |
| <input type="checkbox"/> ADC: Arch Design Change | <input type="checkbox"/> ADU: Acc. Dwelling Unit | <input type="checkbox"/> TPD: Tree Permit W/ Dev't | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> ASP: Admin Sign Permit | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact | <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: 1, 2, 3 (merged)
 ZC: C-D

Block: 35
 GP: Commercial

Tract: 1st Addn PG
 Lot Size: 5,670 sf ±

- Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: AH
 Assigned to: AH

RECEIVED
 MAR 13 2019
 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

\$ PAID
3,945.80
 3-13-19



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Application # _____

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family		\$2,921
Administrative Architectural Permit		\$1,406
Architectural Design Change		\$1,406
Counter Review & Determination – no new square footage		\$136
Counter Review & Determination – new square footage		\$603
Initial Historic Screening		\$432
Sign Permit		\$1,611
Administrative Sign Permit		\$788
Use Permit and Amendments – Single Family		\$1,753
Major Administrative Use Permit		\$1,133
Minor Administrative Use Permit		\$1,147
Variance and Amendment		\$2,438
Administrative Variance and Amendment		\$1,363
Inquiry Fee		\$320
Historic Preservation Permit		\$1,660
Accessory Dwelling Unit Permit		\$1,706
Tree Permit with Development		\$260
Appeal		25% of base permit fee or \$1,000 whichever is greater plus noticing costs
Other <i>AP for multi-family</i>	<input checked="" type="checkbox"/>	<i>3,573.00</i>

Additional Fees

General Plan Update Fee	5% of Permit Fee		
CEQA Exemption Fee	\$266	<input checked="" type="checkbox"/>	<i>\$266</i>
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee		
Environmentally Sensitive Habitat Area	15% of Permit Fee		
Noticing – Mailings	\$0.48 * (# of Mailings)	<input checked="" type="checkbox"/>	<i>4.80</i>
Noticing – Herald Ad	\$334		
Stormwater Fee	Varies	<input checked="" type="checkbox"/>	<i>\$51</i>
County filing fee	Varies	<input checked="" type="checkbox"/>	<i>\$51</i>
File maintenance fee	Varies		
Other	Varies		

Total Fees: *\$3,945.80*

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

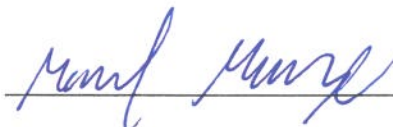
This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnitees: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: 

Date: 5/13/19

Owner Signature (Required): 

Date: 5/13/19



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org

ARCHITECTURAL PERMIT & USE PERMIT (AP/UP) 19-0173

FOR A COMMERCIAL PROPERTY LOCATED AT 301 GRAND AVENUE. AN (AP) IS REQUIRED FOR THE DEVELOPMENT OF THREE (3) ADDITIONAL SECOND-STORY RESIDENTIAL UNITS AND THE (UP) IS REQUIRED IN THE COMMERCIAL-DOWNTOWN DISTRICT FOR EIGHT (8) OR MORE UNITS. THE PROPOSED THREE (3) UNITS COMBINE WITH THE APPROVED EIGHT (8) FOR A TOTAL OF ELEVEN (11) UNITS. THE PROJECT INCLUDES USE OF THE CITY'S DENSITY BONUS ORDINANCE TO EXCEED ALLOWED DENSITY PER §23.79 OF THE PACIFIC GROVE MUNICIPAL CODE (PGMC).

FACTS

1. The subject site is located at 301 Grand Avenue, Pacific Grove, 93950 APNs 006-287-006, -012
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-D zoning district.
4. The subject site is 7,560 square feet (sf).
5. The subject site was developed with a 6,179 sf mixed use building with 2 retail units and 5 residential units which was demolished under a Notice to Vacate and Demolish issued by the City in December 2017.
6. An Architectural Permit (AP 16-0121) for the development of a new, two-story mixed-use commercial building with eight (8) residential units was approved by the Architectural Review Board (ARB) in July 2016. This building is currently under construction.
7. The subject site is within the Area of Special Biological Significance, but it is not on the Historic Resources Inventory, is not in the Coastal zone, nor in an archaeologically sensitive area.
8. The current project seeks to utilize the City's Density Bonus provisions in PGMC §23.79 to exceed the allowed density (5 units) by six (6) units for a total of eleven (11) units in exchange for the dedication of the three (3) proposed units as low income-qualified units regulated through a deed restriction and administered by the City's Housing Division for a 50-year term.
9. This project has been determined to be categorically exempt under CEQA Guidelines §15332, Class 32, for In-fill Development.

FINDINGS

For Architectural Permits per PGMC [§23.70.060\(f\)](#):

1. The architecture and general appearance of the completed project are compatible with the neighborhood;
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; and
3. The board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.

For Use Permits per PGMC [§23.70.80\(a\)\(4\)](#):

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of these regulations;
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

4. 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; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The architectural design and materials of the proposed project will be a continuation of the design authorized under AP 16-0121 and currently under construction. It appears the proposed project would not be detrimental to the development of the City; nor would it would impair the desirability of investment or occupation in the neighborhood. The project does not consist of a single-family residence and this City does not presently have downtown commercial architectural guidelines.

According to PGMC [Table 23.31.030](#), the C-D zoning district principally permits mixed-use (residential above or behind commercial – no density specified) and multi-family (8 or more units) with a Use Permit (UP). This application includes a Use Permit as 11 units total are proposed to be developed, 3 of which will be income-qualified low-income units. But for the UP for the number of residential units and the waiver of required parking as an incentive for providing dedicated income-qualified units, the project is in conformance with the development standards of the C-D zoning and the Commercial General Plan and, specifically, the goals and policies of the Housing Element for the development of affordable units.

PERMIT

Architectural Permit & Use Permit (AP/UP) 19-0173:

An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

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 two (2) years 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 and/or Planning Commission approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land; it is the intention of the City 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 by the City, 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. **Affordable Housing Term.** The property owner shall enter into a 50-year agreement with the City through issuance and recordation of a deed restriction to ensure the three (3) affordable units are retained and actively used as income-qualified rental units for the life of the term.

6. **Occupancy of Affordable Units.** To ensure immediate occupancy of the affordable units, the construction plans for the proposed development shall be amended to the existing Building Permit (PGBP 18-1432) and shall be issued a Certificate of Occupancy at the same time or before occupancy of the market-rate residential units.
7. **Water.** The affordable units may qualify for entitlement water from the affordable housing reserve established City Council Resolution on May 15, 2019, but available water is not assured by this AP/UP . Applicant shall apply for, acquire and pay for any water needed by the units; applicant may request, but is not assured the City will share in the cost of water needed for the project. Approved use of water to the property must comply with requirements of the Monterey Peninsula Water Management District (District). Limitations may apply regarding installation and use of Cal-Am water meters.
8. **Bike Storage.** The owner shall install and maintain a minimum of four (4) covered bicycle parking facilities onsite.
9. **Transit Passes.** The owner shall provide annual all-access transit passes to the tenants of the three (3) affordable units for the life of the term agreement.
10. **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.
11. **Parking.** The project is located in the Downtown Parking District; commercial uses may use City parking lots and on-street parking. The three (3) affordable units require an additional 4.5 spaces onsite, but t City Density Bonus provisions allow waiver of these additional onsite spaces provided the owner provides five (5) additional City parking permits to tenants of those units throughout the 50 year term of the affordable agreement.
12. **Construction Hours.** Given the proximity of nearby dwellings and to coincide with construction hours allowed for the existing project, construction activities shall not occur before 8:30 a.m. or after 5:00 p.m. Monday through Friday, or at any time on Saturday or Sunday. Furthermore, windows shall be closed during interior construction. Contractors are required to park in the City lot.
13. **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 RECOMMENDS TO THE PLANNING COMMISSION THE FOLLOWING:

1. The Board recommends the Planning Commission determine 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 recommends that the Planning Commission authorize Approval of Architectural Permit and Use Permit (AP/UP) 19-0173.
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 9th day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Sarah Boyle, 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.

Manal Mansour, owner

Date

Ayman Adeeb, owner

Date

3 UNIT ADDITION OVER PARKING
PROJECT DATA SHEET

Project Address: 301 Grand Ave
Applicant(s): Mausum Trust

Submittal Date: 5/20/19
Permit Type(s) & No(s): Residential Planning

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	CD	CD ✓	CD	
Building Site Area		5760	576	
Density (multi-family projects only)		✓		
Building Coverage		23 UNITS/AC		
Site Coverage		N/A		
Gross Floor Area <u>w/2NDFC</u>		6179	7579	TOTAL
Square Footage not counted towards Gross Floor Area		1458		
Impervious Surface Area Created and/or Replaced		5505	5505	
Exterior Lateral Wall Length to be demolished in feet & % of total*		NONE	0/0%	
Exterior Lateral Wall Length to be built		166		
Building Height	40	23	27	
Number of stories	2	2	2	
Front Setback	0	0	0	
Side Setback (specify side)	0	0	0	
Side Setback (specify side)	0	0	0	
Rear Setback	5	5	5	
Garage Door Setback				
Covered Parking Spaces		N/A		
Uncovered Parking Spaces		N/A 5	5	
Parking Space Size (Interior measurement)	9' x 20'	N/A	9x20	
Number of Driveways	1	N/A 1	1	
Driveway Width(s)	14	N/A	14	
Back-up Distance	N/A	N/A	N/A	
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		See plans		
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		N/A	6'	

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

JUN 03 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

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

NOTE: When approved and signed by the jurisdictions, 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: AYMAN ADIB Name: SAFIAT MALEK
 Daytime telephone: 831 / 920-2127 Daytime telephone: 650/619-8760
 Mailing Address: 656 - Munras Av Mailing Address: Samalek@aol.com
 E-Mail Address: monterey E-Mail Address: PO Box 1734 Pebble Beach

3. PROPERTY INFORMATION: Existing Square-footage _____ Proposed Square-footage CA 83953
 Address: 301 GRAND AV Assessor Parcel Number 006-282-006

Water Company serving parcel: CAL AM Cal-Am Account Number: _____
 Is a water meter needed? YES or NO If yes, how many? 1

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): _____

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
 (All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =	
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bathub (may have Showerhead above)		x 3.0 =	
Standard Bathub or Shower Stall (one head)		x 2.0 =	
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x	
Other		x	
Other		x	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = _____

Table No. 2 Post Project Fixture Count
 (All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	<u>3</u>	x 1.0 =	<u>3</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>3</u>	x 1.8 =	<u>5.4</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bathub (may have Showerhead above)		x 3.0 =	
Standard Bathub or Shower Stall (one head)	<u>3</u>	x 2.0 =	<u>6</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	<u>3</u>	x 2.0 =	<u>6</u>
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	<u>3</u>	x -0.5 =	<u>(1.5)</u>
Subtotal proposed indoor fixtures		=	
Landscage - Refer to District Rule 142.1		=	
"Water Efficient Landscape Requirements"		x	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

PROPOSED FIXTURE UNIT COUNT TOTAL = 18.9

In completing the Water Release Form, the undersigned 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 all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

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

Signature of Owner/Agent: [Signature] Date: 6/18/19
 Location Where Signed: CARMEL

Print Name: SAFIAT MALEK File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol _____
 AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed _____

Notes: _____ Authorized by: _____ Date: _____

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Stormwater Control Plan
for
NEW UPPERTHREE STUDIO

3/12/2019

The Manal Mansour
Revocable Living Trust
c/o Dr. Ayman Adeeb, DDS
PO Box 565 Monterey, CA 93942
(831) 869-3641
APN: 006-287-212 & 006

prepared by:

Jaime Barcelos-EIT
11 w laurel Dr. Ste: 225 Salinas, ca 93906
(831) 756-0324

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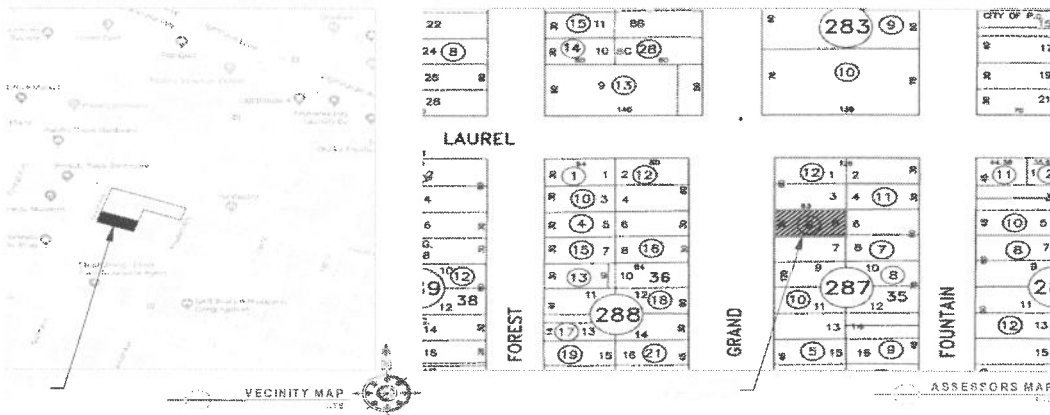
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Figures

Vicinity Map



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Attachments

Stormwater Control Plan Exhibit

Appendices

This Stormwater Control Plan was prepared using the template dated 18 February 2014.

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I. Project Data

Table 1. Project Data

Project Name/Number	Upper Three Studio
Application Submittal Date	
Project Location	APN: 006-287-212 & 006
Project Phase No.	Phase 2
Project Type and Description	Two story Multi residential which includes three units (studio) at 2 nd floor and 4 parking stalls below at finish grade
Total Project Site Area (acres)	.172
Total New Impervious Surface Area	0.00
Total Replaced Impervious Surface Area	6,768.00
Total Pre-Project Impervious Surface Area	6,768.00
Total Post-Project Impervious Surface Area	6,768.00
Net Impervious Area	6,768.00
Watershed Management Zone(s)	4
Design Storm Frequency and Depth	Not Tier 3
Urban Sustainability Area	Not Tier 3

II. Setting

II.A. Project Location and Description

The subject property is located at 301 Grand Ave. at the intersection of Grand Ave to the Northwest and Laurel Ave to the Northeast. The property abuts a property with residential use exclusively to the Southeast and a commercial use zone on the south boundary. The property belongs to C-D zoning where upper residential use is allowed. Required setbacks based on zoning classification are the following: 0 ft to adjacent commercial zone and 5 ft to any residential zoning boundary.

Based on section 23. 64.190 Off-street Parking, Storage for apartment house or dwelling group, the required number off street parking shall be 1.5 spaces for each unit having less than two bedrooms. The characteristics of the proposed upper floor falls within this category and it requires 4.5 parking spaces which will be rented out from the city's parking facility.

The total gross upper floor area for the proposed project will be 1734.00 sq. ft which includes three studios and a balcony.

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II.B. Existing Site Features and Conditions

The subject property has a total acreage of .172 (± 7492 sq. ft) . Site topography range from maximum elevation of 135 ft to minimum elevation of 121 ft according to the survey done by Monterey Bay Engineers, Inc. There is no hydrologic features, wet lands, watercourses, seeps or springs found at the subject property.

Soil found near the surface consist of silty, fine to coarse grained, micaceous sand to a depth of one foot and of dense to very dense, silty, fine to coarse grained, micaceous sand with scattered gravels to a depth of three feet and of very dense, clayed, silty, fine to coarse grained, decomposed granitic sand with scattered decomposed granitic gravels to the bottom of the boring at 5.5 feet in depth "Soils Survey Group".

The proposed upper three studios will replace an additional 1734.00 sq. ft of impervious area plus 5,034.00 impervious that in-progress building replaced, ending to total impervious at the site of 6,768.00 sq. ft.

Storm water runoff at the site drains directly to the street and collected by the municipal storm sewer.

The increase of site coverage with impervious surfaces, 6,768.00 sq. ft impervious area, falls under tier 2 based on tier determination. The goal will be to treat the 95th percentile of a 24 hour storm, with a return period of 25 years.

II.C. Opportunities and Constraints for Stormwater Control

The main constraint for stormwater control is difference in elevation of about 14 ft from low point to high point. One solution to reduce stormwater runoff is to make use of storm water capture/treatment facilities that will be installed strategically underground to retain and treat the water before it is discharged into the street's gutter. This method will allow the rain water from the existing roof, building in progress, to be partially collected in pipes and sent to the treatment facility. All the rain water from new roofs will also be routed to the treatment facility. Also, collect rain water from paved areas where possible and send to the facility.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

In the limited C-D commercial the city allows 100% site coverage.

III.A.2. Preservation of natural drainage features

There is no natural drainage feature found at the site and so storm water control measures will be implemented. Storm water from roofs and paved areas will be treated before discharge to the street gutter with detention/treatment structures.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

There is no creeks, wetlands and riparian habitats near the subject property.

III.A.4. Minimization of imperviousness.

Due to site size and location it is the owner's wishes to maximize the site coverage to maximum allowed based on zoning regulations. There will be a small percent of planting and pervious asphalt.

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III.A.5. Use of drainage as a design element

Storm water from roofs and paved areas will be treated before discharge to the street gutter with detention/treatment structures.

III.B. Use of Permeable Pavements

There is approximately 368 sq. ft of permeable pavement proposed at the site

III.C. Dispersal of Runoff to Pervious Areas

Because the scarce if pervious area left after development, storm water from roofs and paved areas will be treated before discharge to the street gutter with **Vault-Based High-Flowrate Media Filters**.

III.D. Stormwater Control Measures

Storm water control measures include the installation of precast concrete storm capture structures fabricated by local precast concrete companies to help property owners meet the regulations regarding stormwater. Specifically, the one that will be used is a rectangular unit called Perk Filter 6' wide concrete vault, which will be installed underground at parking area, below the proposed three upper units.

IV. Documentation of Drainage Design

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA1	ROOF	2470
DMA2	ROOF	2124
DMA3	ROOF	1734

IV.A.2. Drainage Management Area Descriptions

DMA1, totaling 2,470.00 square feet of roof area, drains to Bioretention Basin and then to municipal storm sewer

DMA2, totaling 2,124.00 square feet of roof area, drains to Perk Filter Concrete Vault for treatment

DMA3, totaling 1,734.00 square feet of roof area, drains to Perk Filter Concrete Vault for treatment

DMA4, totaling 368.00 square feet of permeable asphalt is considered self-retaining area. This area has a factor of 0 when sizing Non-LID facilities.

DMA5, totaling 288.00 square feet of pervious "self treating", drains directly to municipal storm sewer

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IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for LID Facility Design

Total Project Area (Square Feet)	7492.00
Design Storm Depth	Not tier 3
Applicable Requirements	Tier 2

IV.B.2. Self-Treating Areas

[Extend table to list additional DMAs. Note: For Tier 3 projects, submit your Excel file for the Central Coast SCM Sizing Calculator, available at <http://www.montereySEA.org>. The calculator may also be used, at your option, for Tier 2 projects.]

DMA Name Area
(square feet)

PLANTING	288
----------	-----

IV.B.3. Self-Retaining Areas

[Extend table to list additional DMAs. Include areas for which runoff is to harvested and used.]

DMA Name Area
(square feet)

PEARMEABLE ASPHALT	368
--------------------	-----

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IV.B.4. Areas Draining to Self-Retaining Areas

N/A

IV.B.5. Areas Draining to Bioretention Facilities (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					BIORETENTION POND		
					SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
DMA1	2470	ROOF	1	2470			
Total>				2470	0.04	98.8	101

IV.B.6. Areas Draining to Non-LID facility (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					PERK FILTER 6' WIDE		
					SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
DMA2	2124	ROOF	1	2124			
DM3	1734	ROOF	1	1734			
P. ASPHALT	368	P. ASPHALT	0	0			
Total>				3858	0.04	154.32	160

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V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Parking

V.B. Source Control Table

[See the instructions on page 3-6 of the *Stormwater Technical Guide* and the checklist in Appendix A.]

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
Unauthorized non-stormwater discharges and accidental spills and leaks	"No dumping! Flows To Bay"	<ol style="list-style-type: none"> 1. Maintain and periodically repaint and replace inlet markings 2. Provide storm water pollution prevention information to new site owners, lessees, or operators 3. Immediate repair of any deterioration threatening structural integrity. 4. Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard. 5. Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer. 6. Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. 7. Clean and repair as needed. „ Keep accurate logs of the number of catch basins cleaned. „ 8. Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary

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		<p>storage sites in a manner that prevents discharge to the storm drain. „ Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.</p> <p>9. Storm Drain Conveyance System. Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup. „ Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible. Pump Stations „ Clean all storm drain pump stations prior to the wet season to remove silt and trash.</p>
Interior parking garages	“Parking Garage Floor Drains will be plumbed to the Sanitary Sewer”	<p>1. Inspect and Maintain drains to prevent blockages and overflow.</p>
Landscape and Bioretention Basin	Self-retaining planting and storm water treatment	<p>1. Maintain landscaping using minimum or no pesticides</p> <p>2. Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting.</p> <p>3. Do not dispose of collected vegetation into waterways or storm drainage systems. o Use mulch or other erosion control measures on exposed soils.</p> <p>4. Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill.</p> <p>5. Do not dispose of collected</p>

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		<p>vegetation into waterways or storm drainage systems.</p> <ol style="list-style-type: none"> 6. Use mulch or other erosion control measures when soils are exposed. 7. Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system. 8. Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas. 9. Use hand weeding where practical
--	--	--

V.C. Features, Materials, and Methods of Construction of Source Control BMPs.

Self-retaining areas “planting” will be composed of native plants and mulch that will infiltrate the first inch of rainfall. Run-off from this area will be directed to storm sewer.

The roof areas will be directed to bioretention basin and Vault-Based High-Flowrate Media Filters for treatment and then release into the storm sewer

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

1. The owner is responsible to execute an agreement that “runs with the land.” The agreement provides the municipality a right of access for inspections and requires the owner to certify annually that facilities have been recently inspected and are functioning as intended.
2. The owner accepts all responsibility for operation and maintenance of facilities until such responsibility is formally transferred.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

Bioretention facility and Landscape

Clean up. Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.

Prune or cut back plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary. When replanting, maintain the design surface elevation and minimize the introduction of soil.

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Control weeds by manual methods and soil amendment. In response to problem areas or threatening invasions, corn gluten, white vinegar, vinegar-based products such as Burnout, or non-selective natural herbicides such as Safer's Sharpshooter may be used.

Add mulch. Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist, and replenishes soil nutrients. Mulch may be added from time to time to maintain a mulch layer thickness of 1" to 2", but only if the underlying soil surface beneath the mulch layer is a minimum 6" below the overflow elevation, consistently throughout the surface area of the facility.

Check irrigation, if any, to confirm it is adequate but not excessive.

Landscape maintenance personnel should be aware of the following:

Do not add fertilizer to bioretention facilities. Compost tea, available from various nurseries and garden supply retailers, may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to two weeks prior to planting and once per year between March and June. Do not apply when temperatures are below 50°F or above 90°F or when rain is forecast in the next 48 hours.

Do not use synthetic pesticides on bioretention facilities. Beneficial nematodes and non-toxic controls may be used. Acceptable natural pesticides include Safer® products and Neem oil.

Perk filter Concrete Vault

To be maintained per manufacturer's recommendations. A copy of the operation and maintenance manual shall be kept on site for reference

VII. Construction Checklist

[See the instructions on page 3-7 of the Stormwater Technical Guide.]

Stormwater
Control
Plan
Page #

BMP Description

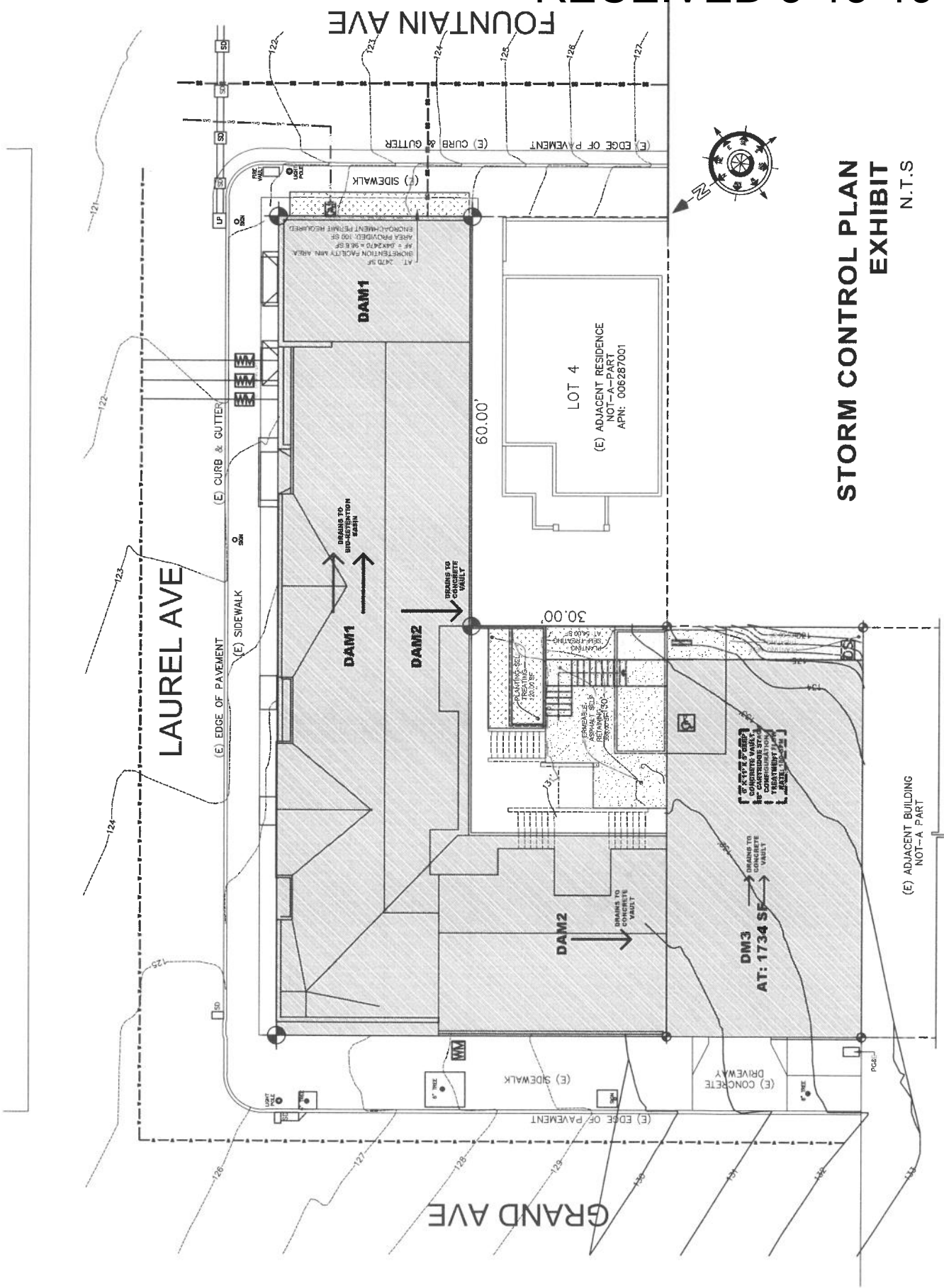
See Plan Sheet
#s

6 of 10	"No dumping! Flows To Bay"	C1.2
7 of 10	Interior parking garages	C1.1
7 of 10	Landscape and Bioretention Basin	

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Monterey Regional Stormwater Management Program's Stormwater Technical Guide. [Check with local staff regarding other certification requirements.]

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**STORM CONTROL PLAN
EXHIBIT**
N.T.S



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: 301 Grand Avenue, Pacific Grove, CA 93950
File No. AP/UP 19-0173 **APN** 006-287-006, -012

Project Description: An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

ZC: Commercial Downtown (C-D) **GP:** Commercial **Lot Size:** 7,560 sq. ft.

Applicant Name: Manal Mansour & Ayman Adeb (Owners) Phone #: 831-915-0797
Mailing Address: PO Box 565, Monterey 93940
Email Address: jmaresidentiala@gmail.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: Class 32, Section 15332

- Statutory Exemptions
Type and Section Number: _____
- Other: _____

Exemption Findings:

Class 32, In-fill Development, pertains to developments where:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services, because no building permit will be issued until water is available.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines apply to the Class 32 exemption, but the proposed project does not fall under any of the parameters of the exceptions.

Contact: Alyson Hunter, Associate Planner

Contact Phone: (831) 648-3127

Signature:

Date: July 10, 2019



City of Pacific Grove
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING DIVISION

300 Forest Avenue, Pacific Grove CA 93950
Email: tschaeffer@cityofpacificgrove.org Phone: (831) 648-3199

MEMORANDUM

TO: Mayor and City Council, Planning Commission, City Staff
FROM: Housing Division
DATE: September 28, 2018
SUBJECT: **2018 INCOME GUIDELINES FOR HOUSING PROGRAMS**

The following table reflects the recently received HUD CDBG income guidelines for Pacific Grove and Monterey County effective June 1, 2018. Income levels are used to define eligibility for City affordable housing and rehabilitation loan programs. These figures will be used until updated by HUD in 2019. Note: Median and Moderate Income levels are based on State HCD Income Limits effective 4/1/18.

	NUMBER OF PEOPLE IN HOUSEHOLD					
MAXIMUM INCOME	1	2	3	4	5	6
EXTREMELY LOW						
Annual (\$)	17,550	20,050	22,550	25,050	27,100	29,100
Monthly (\$)	1,463	1,671	1,879	2,088	2,258	2,425
30% of Monthly (\$)	439	501	564	626	678	728
VERY LOW INCOME						
Annual (\$)	29,250	33,400	37,600	41,750	45,100	48,450
Monthly (\$)	2,438	2,783	3,133	3,479	3,758	4,038
30% of Monthly (\$)	731	835	940	1,044	1,128	1,211
LOWER INCOME						
Annual (\$)	38,580	44,100	49,620	55,080	59,520	63,900
Monthly (\$)	3,215	3,675	4,135	4,590	4,960	5,325
30% of Monthly (\$)	965	1,103	1,241	1,377	1,488	1,598
LOW INCOME						
Annual (\$)	46,800	53,450	60,150	66,800	72,150	77,500
Monthly (\$)	3,900	4,454	5,013	5,567	6,013	6,458
30% of Monthly (\$)	1,170	1,336	1,504	1,670	1,804	1,938
*MEDIAN INCOME						
Annual (\$)	48,350	55,300	62,200	69,100	74,650	80,150
Monthly (\$)	4,029	4,608	5,183	5,758	6,221	6,679
30% of Monthly	1,209	1,383	1,555	1,728	1,866	2,004
*MODERATE						
Annual (\$)	57,700	65,950	74,200	82,450	89,050	95,650
Monthly (\$)	4,808	5,496	6,183	6,871	7,421	7,971
30% of Monthly (\$)	1,443	1,649	1,855	2,061	2,226	2,391

*State HCD Income Limits Effective 4/1/18

MIXED-USE BUILDING - 3 UNIT ADDITION

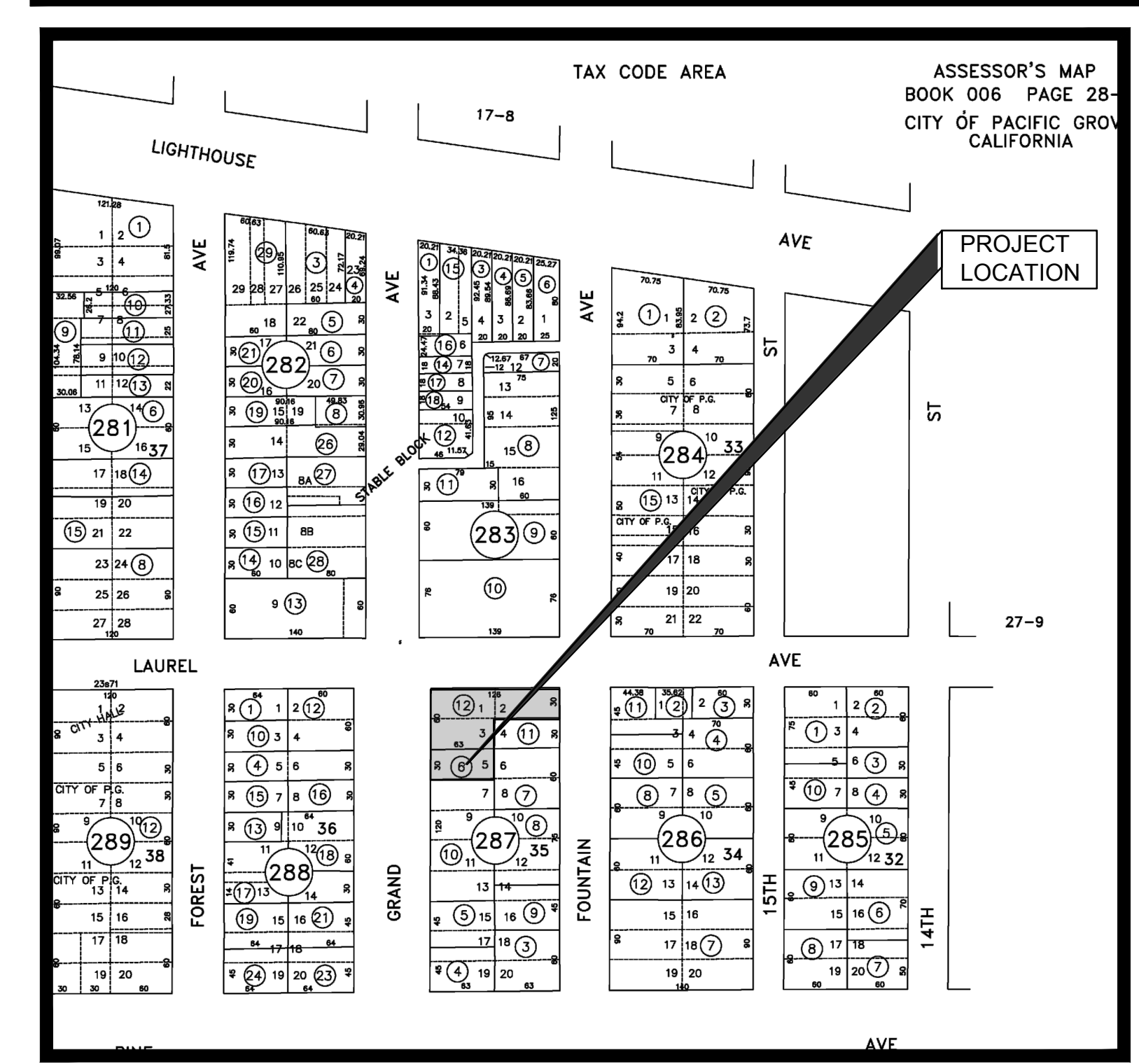
301 GRAND AVE. PACIFIC GROVE, CA



PROPOSED WEST ELEVATION ON GRAND AVE.

LAUREL AVE.

ASSESSOR'S MAP



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PROJECT/OWNER:
Dr. Ayman Adeeb, et al
656 Munras Ave
Monterey, CA 93940
(831) 920-2127

APN: 006-287-012

PROJECT TITLE:
**3 UNIT ADDITION TO
MIXED USE BUILDING AT
301 GRAND AVENUE
PACIFIC GROVE, CA 93955**

INDEX, NOTES &
SITE PLAN

Project number	005-001
Date	06/20/19

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DRAWING INDEX

- ARCHITECTURAL**
- A-1 INDEX, LEGEND, NOTES & SITE PLAN
 - A-2 FLOOR PLAN
 - A-3 ROOF PLAN
 - A-4.0 ELEVATIONS
 - A-4.1 ELEVATIONS
 - A-5 SECTION
 - A-6 RENDERING

ARCHITECT:
SAFWAT MALEK, AIA
ENVIRO-INTL., INC
PO BOX 1731
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650-619-8760

SCOPE OF WORK

A PROPOSED 1,390 SF 3 UNIT ADDITION OVER (E) PARKING TO AN APPROVED BUILDING CURRENTLY UNDER CONSTRUCTION. THE PROJECT WILL PROVIDE AFFORDABLE HOUSING.

PROJECT DATA

APPLICANT: DR. AYMAN ADEEB

PROJECT ADDRESS: 301 GRAND AVE. PACIFIC GROVE, CA

ASSESSOR'S PARCEL NUMBER: 006-287-012 LOT 1, 2, 3 & 5 - BLOCK 35

LOT SIZE: 7,560 SF
Lot Merge Permit 18-306 - Lots 1, 2, 3 & 5 of Block 35 Pacific Grove Retreat filed with the Community and Economic Development Department on April 2018.

(E) FIRST FLOOR AREA: 4,607 SF
(E) SECOND FLOOR AREA: 4,374 SF
(N) 3 UNIT ADDITION - 2ND FLR. AREA: 1,392 SF
TOTAL GROSS FLOOR AREA: 10,373 SF

CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED.

ZONING: C-D

OCCUPANCIES:
FIRST FLOOR = COMMERCIAL TENANT AREAS EXCEPT 568 SF R-2 OCCUPANCY.
• POTENTIAL TENANTS INCLUDE B, M, AND A-2 OCCUPANCIES. MOST RESTRICTIVE FOR FLOOR AREA IS A-2. IF A-2 OCCUPANCY IS INCLUDED AT FUTURE TIME, 1-HOUR SEPARATIONS FROM THE OTHER USES WILL BE REQUIRED. CURRENT PLANS INCLUDE A B-OCCUPANCY DENTAL OFFICE.
SECOND FLOOR = R-2 APARTMENTS. ALL R-2 APARTMENTS ARE TO BE 1-HOUR SEPARATED FROM OTHER POTENTIAL USES LISTED PER SECTION 508.4, AND 30 MINUTE SEPARATED BETWEEN EACH OTHER IN A SPRINKLERED BUILDING, PER SECTION 708.3, EXCEPTION 2.

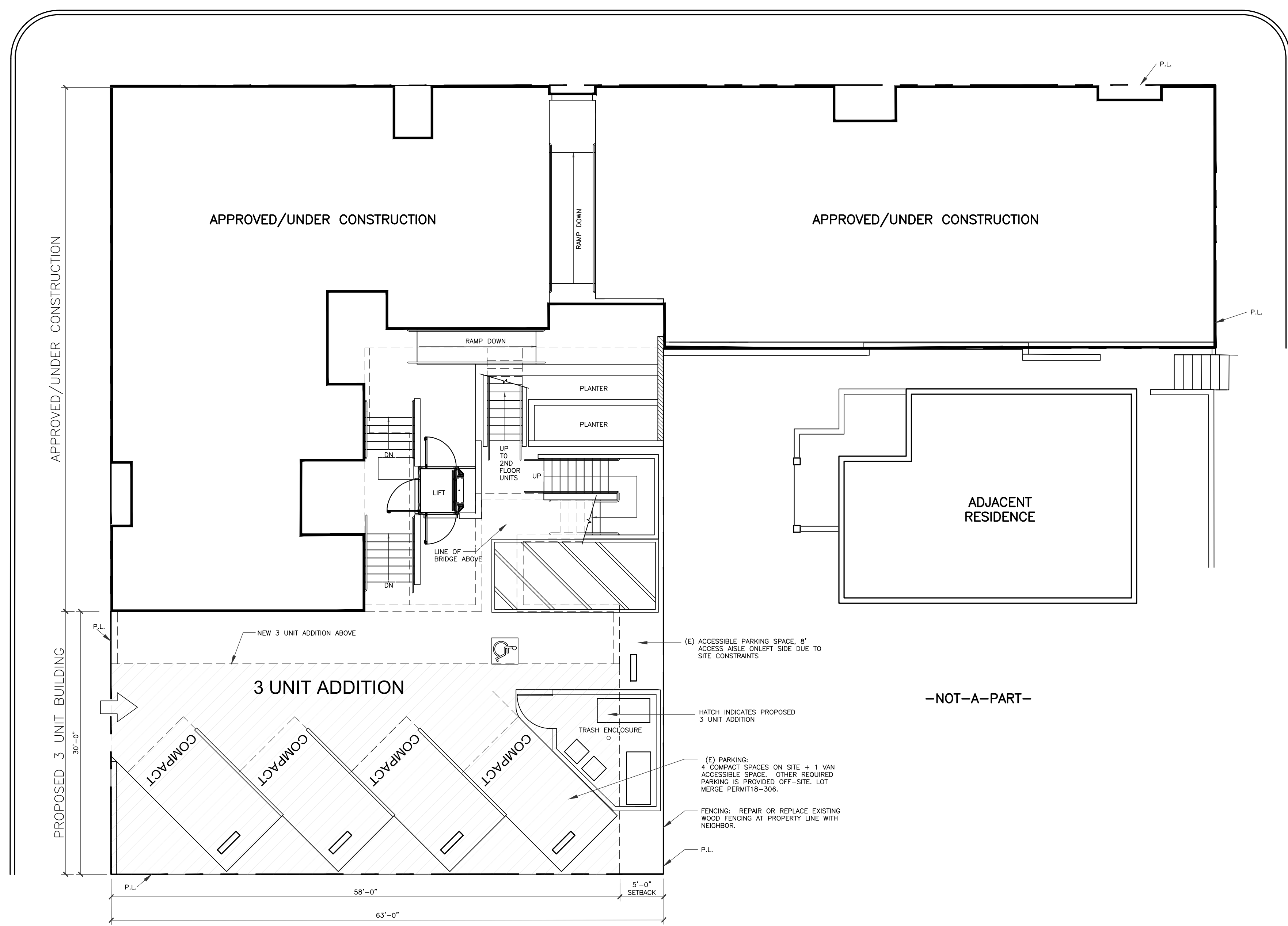
PROPOSED SECOND FLOOR AFFORDABLE HOUSING 3 UNIT ADDITION - R-2 APARTMENTS

F.A.R. + BONUS = 2.3 (GENERAL PLAN - SECTION 2.15.3)
10,373 SF (TOTAL AREA OF BUILDING) / 7,560 SF (TOTAL AREA OF PARCEL) = 1.4 F.A.R. < 2.3 OK.

ALLOWABLE AREAS:
PER CBC 505.6.4, EACH FLOOR MUST COMPLY INDIVIDUALLY FOR MIXED OCCUPANCY. PER CBC 508.4.2, THE BUILDING AREA SHALL SUCH THAT THE RATIOS OF ACTUAL DIVIDED BY ALLOWABLE SHALL NOT EXCEED 1. TABULAR ALLOWABLE AREA IS ESTABLISHED BY THE FOLLOWING. 505.6.4 ALLOWS AN INCREASE BASED ON STREET FRONTAGES, BUT THE BUILDING MEETS CODE USING ONLY THE TABULAR AREAS, SO THE STREET FRONTAGE INCREASE IS NOT INCLUDED BELOW.

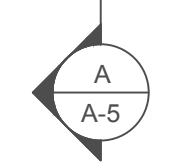
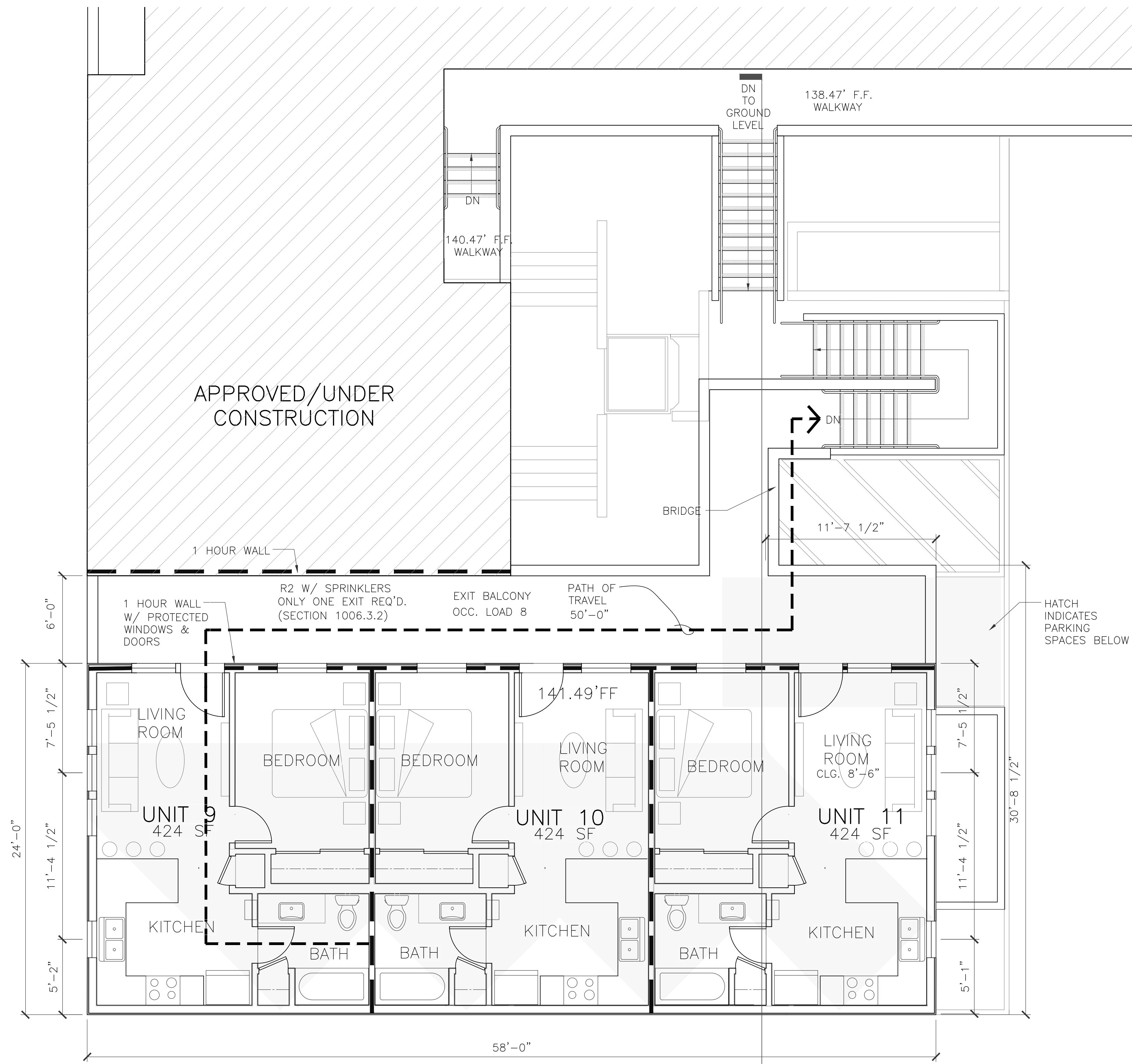
AT = 18,000 SF FOR A-2 OCCUPANCY, NO HEIGHT INCREASE (27,000 SF FOR B OR M OCCUPANCIES);
7,000 SF FOR R-2 OCCUPANCY WITH MINIMUM NFPA 13R SPRINKLER SYSTEM.

FIRST FLOOR = (3,190 SF / 18,000 SF) + (563 SF / 7,000 SF) = 0.26<1, THEREFORE OK.
SECOND FLOOR = 3,859+1,390 SF / 7,000 SF = 0.75<1, THEREFORE OK.



SITE PLAN
1/8" = 1'-0"

ADJACENT BUILDING
-NOT-A-PART-



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



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FLOOR PLAN

Project number	005-001
Date	06/20/19

A-2



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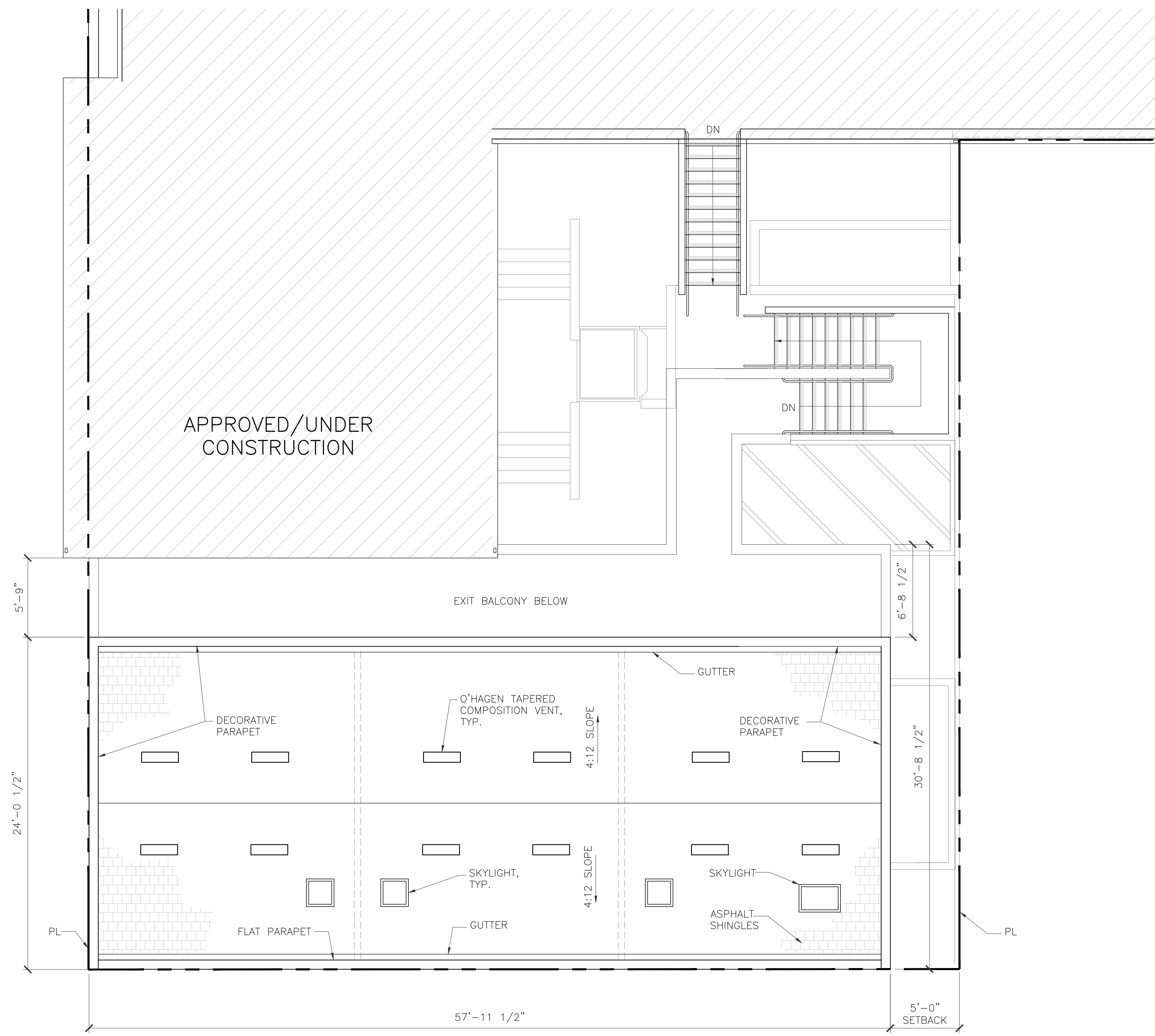
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PROJECT TITLE:
**3 UNIT ADDITION TO
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ROOF PLAN

Project number 005-001
Date 06/20/19

A-3



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





Architects 7308 • Builders 930234

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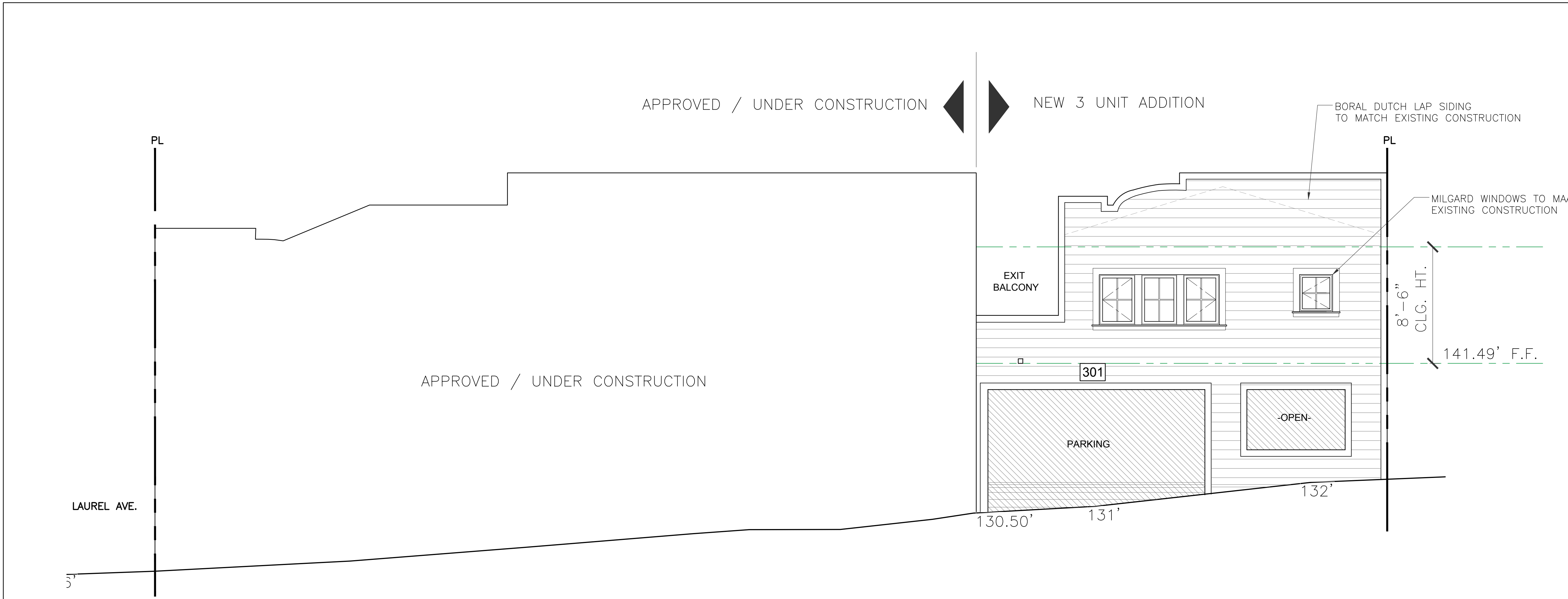
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PROJECT TITLE:
**3 UNIT ADDITION TO
MIXED USE BUILDING AT
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PACIFIC GROVE, CA 93955**

ELEVATIONS

Project number 005-001
Date 06/20/19

A-4



WEST ELEVATION - GRAND AVE.
1/4" = 1'-0"



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

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



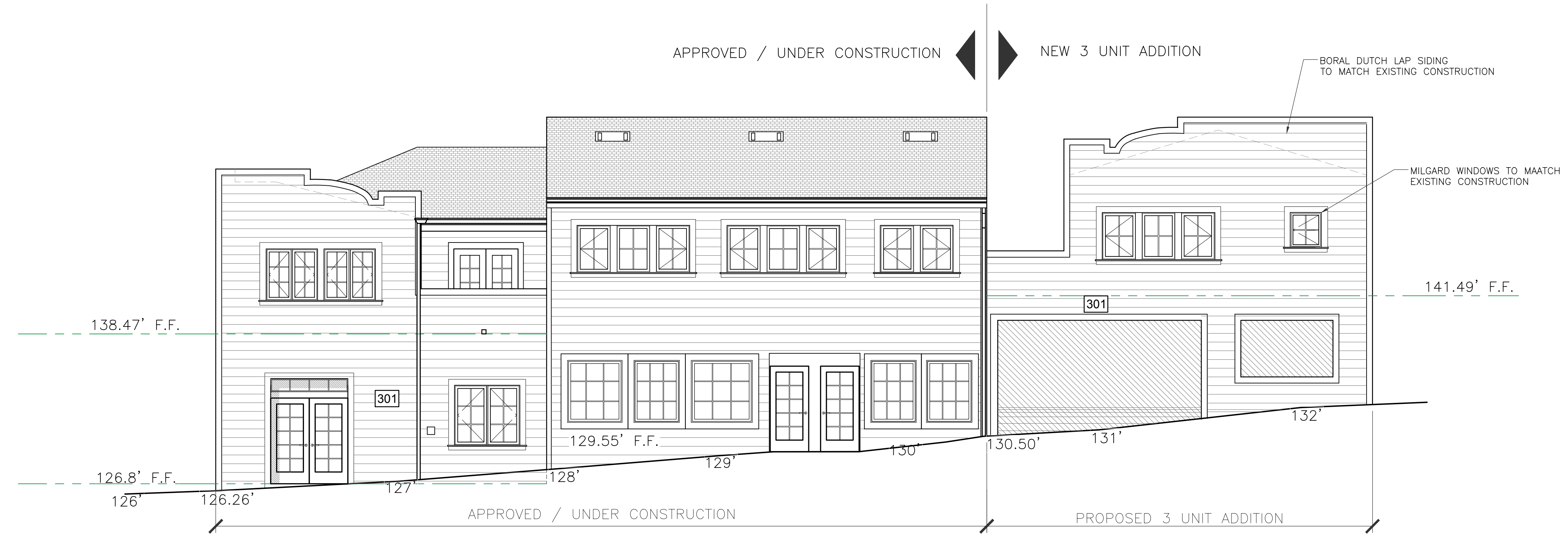
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WEST ELEVATION - GRAND AVE.
3/16" = 1'-0"



NORTH ELEVATION - LAUREL AVE.
3/16" = 1'-0"

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APN: 006-287-012

PROJECT TITLE:

**3 UNIT ADDITION TO
MIXED USE BUILDING AT
301 GRAND AVENUE
PACIFIC GROVE, CA 93955**

**EXTERIOR
ELEVATIONS**

Project number 005-001
Date 06/20/19

A-4.1



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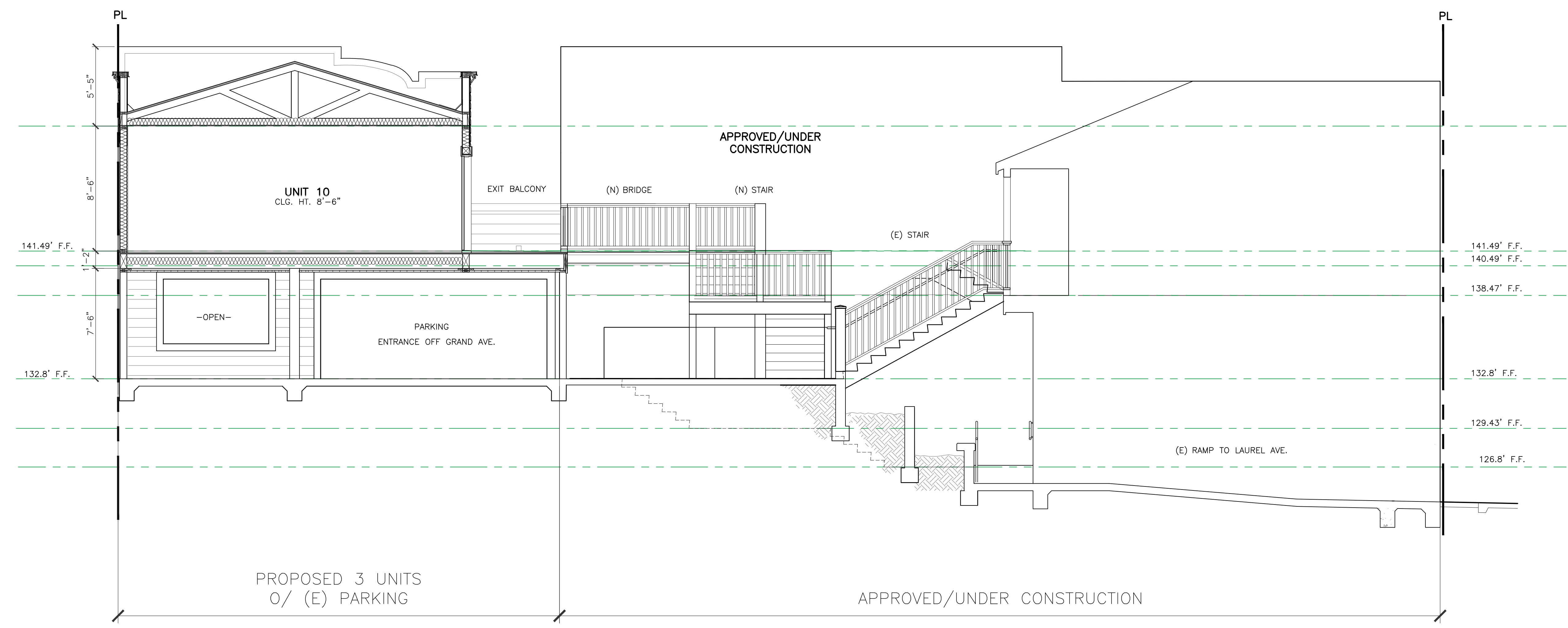
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PROJECT TITLE:
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SECTION

Project number 005-001
Date 06/20/19

A-5



SECTION A
1/4" = 1'-0"



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WEST ELEVATION ON GRAND AVE.

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RENDERING

Project number	005-001
Date	06/20/19

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