American Tin Cannery

Hotel & Commercial Project

USE PERMIT RE-SUBMITTAL

SEPTEMBER 5, 2019

CCS Pacific Grove Manager, LLC
2301 Rosecran Ave., Suite 1150
El Segundo, CA 90245
(310) 546-5781

JOHN C. HILL, A.I.A.
Architectural Design Consultant
P.O. Box 5903, Carmel, CA 93921
831-620-2924
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<td>Existing Aerial View 2</td>
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ATC HOTEL & COMMERCIAL PROJECT
109 Ocean View Blvd., Pacific Grove, California

ABBREVIATIONS & PROJECT DATA SHEET
September 5, 2019

PROJECT INFORMATION

Project Name: ATC Hotel & Commercial Project
Owner Name: CCS Pacific Grove Manager, LLC
Owner Address: 2301 Rosecran Ave., Suite 1150
El Segundo, CA 90245
Telephone: (310) 546 - 5781

LEGAL DESCRIPTION

PARCEL I (APN: 006-231-001)
LOTS 1 THROUGH 28, INCLUSIVE, IN BLOCK 1, AS SAID LOTS AND BLOCK AREA SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1939 IN VOLUME 2, MAPS OF "CITIES AND TOWNS," AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

PARCEL II (APN: 006-234-004, 005)
LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1939 IN VOLUME 2, MAPS OF "CITIES AND TOWNS," AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

PARCEL III (APN: 006-234-008)
LOTS 19 THROUGH 21, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1939 IN VOLUME 2, MAPS OF "CITIES AND TOWNS," AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

APN ADDRESS

006-231-001 109 OCEAN BOULEVARD
006-234-004 SLOAT AVENUE (NO SITE ADDRESS)
006-234-005 EARDLEY AVENUE (NO SITE ADDRESS)
006-234-008 124 CENTRAL AVENUE

PROJECT DATA SHEET

Project Address: 109 Ocean View Blvd.
Applicant(s): CCS Pacific Grove Manager, LLC

Use Permit

June 7, 2019

Submittal Date: June 7, 2019

Permit Type(s) & No(s):

Notes

Zone District

Building Site Area

Density (multi-family projects only)

Building Coverage

Site Coverage

89%

Cross Floor Area

89%

Square Footage not Counted Towards Cross Floor Area

Impervious Surface Area Created and/or Replaced

See Storm Water Control Plan

Exterior Lateral Wall Length to be Demolished in Feet & % of total

Exterior Lateral Wall Length to be built

Building Height

40'

40'

Number of stories

See Sections

Front Setback

5'

Front Landedscaped

Dewey St. Side Setback (Specify Side)

10'

F.O.B. Side Setback

10'

Rear Setback

0'

Garage Door Setback

Covered Parking Spaces

260

Uncovered Parking Spaces

44

Parking Space Size (Interior Measurement)

9' x 20'

Number of Driveways

1

Per Street

Driveway Width(s)

See Plans

Back-up Distance

See Plans

Fence Projection (Into Setback)

3' maximum

Distances Between Eaves & Property Lines

3' minimum

Open Porch/Deck Projections

6' TYP.

GR Balcony

Architectural Feature Projections

6' TYP.

GR Balcony

Number & Category of Accessory Buildings

Accessory Building Setbacks

Distance between Buildings

See Plans

Accessory Building Heights

Fence Heights

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or street, if applicable.
<table>
<thead>
<tr>
<th>PROGRAM SUMMARY</th>
<th>Sq. Footage</th>
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</thead>
<tbody>
<tr>
<td><strong>Hotel</strong></td>
<td></td>
</tr>
<tr>
<td>Executive Wing Guestrooms</td>
<td>104 keys</td>
</tr>
<tr>
<td>Group / Family Wing Guestrooms</td>
<td>121 keys</td>
</tr>
<tr>
<td><strong>Hotel Public</strong></td>
<td></td>
</tr>
<tr>
<td>Restaurant/Bar</td>
<td>3,245</td>
</tr>
<tr>
<td>Rooftop Bar</td>
<td>3,330</td>
</tr>
<tr>
<td>Ballroom/Meeting</td>
<td>22,340</td>
</tr>
<tr>
<td>Spa/Fitness</td>
<td>8,835</td>
</tr>
<tr>
<td>Lobby/Lounge</td>
<td>2,735</td>
</tr>
<tr>
<td>Street Retail</td>
<td>20,000</td>
</tr>
<tr>
<td>Hotel Back of House</td>
<td>38,123</td>
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<tr>
<td>Core &amp; Circulation</td>
<td>34,721</td>
</tr>
<tr>
<td><strong>Hotel Interior Subtotal</strong></td>
<td>252,457</td>
</tr>
<tr>
<td><strong>Exterior Covered Areas</strong></td>
<td>18,809</td>
</tr>
<tr>
<td><strong>Hotel Building Subtotal</strong></td>
<td>271,266</td>
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<table>
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<tr>
<th>Parking (Valet)</th>
<th></th>
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<tbody>
<tr>
<td>Group / Family Wing (Garage Parking EL. +17'/19')</td>
<td>107 cars</td>
</tr>
<tr>
<td>Executive Wing (Garage Parking EL. +44')</td>
<td>153 cars</td>
</tr>
<tr>
<td>Upper Lot (Surface Parking EL. +67')</td>
<td>44 cars</td>
</tr>
<tr>
<td><strong>Parking Subtotal</strong></td>
<td>304 cars</td>
</tr>
<tr>
<td><strong>Project Total (Hotel &amp; Parking)</strong></td>
<td>377,461</td>
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<tr>
<th>BUILDING COVERAGE</th>
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<tbody>
<tr>
<td>Total Project Site Area</td>
<td>243,635 sq. ft.</td>
</tr>
<tr>
<td>Building Coverage Area</td>
<td>122,500 sq.ft.</td>
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<tr>
<td><strong>Building Coverage</strong></td>
<td>50%</td>
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<tr>
<th>SITE COVERAGE</th>
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<tbody>
<tr>
<td>Total Project Site Area</td>
<td>243,635 sq. ft.</td>
</tr>
<tr>
<td>Site Coverage Area</td>
<td>217,500 sq.ft.</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>89%</td>
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<table>
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<tr>
<th>GROSS FLOOR AREA</th>
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<tr>
<td>Total Enclosed Areas of All Floors of Buildings (GFA)</td>
<td>343,932 sq. ft.</td>
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<tr>
<td>Total Areas Not Counted Towards GFA</td>
<td>0 sq.ft.</td>
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<table>
<thead>
<tr>
<th>IMPERVIOUS / PERVIOUS SURFACE AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Impervious Area</td>
<td>185,255 sq. ft.</td>
</tr>
<tr>
<td>Total Pervious Area</td>
<td>55,010 sq.ft.</td>
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Pedestrian Circulation Diagram

ATC HOTEL & COMMERCIAL PROJECT
109 Ocean View Blvd., Pacific Grove, California
APN 006-231-001, 006-234-004, 006-234-005, 006-234-008

September 5, 2019

Pedestrian Circulation Diagram

Sloat Ave.

Ocean View Boulevard

Recreation Trail

Dewey Street

Central Avenue

Legend:
- Major Public Pedestrian Circulation
- Pedestrian Access to Project Site
- Public Pedestrian Linkage
- Existing Pedestrian Crosswalk
- Existing Coastal Trail System
- Vertical Circulation

1" = 30' at 24" x 36"
Enlarged Group / Family Wing (P) Guestroom
(3 Fixture Bathroom with Shower - 90%)

Enlarged Group / Family Wing (P) Guestroom
(4 Fixture Bathroom with Tub & Shower - 10%)
Enlarged Executive Wing (P) Guestroom
(3 Fixture Bathroom with Shower - 33%)

Enlarged Executive Wing (P) Guestroom
(4 Fixture Bathroom with Tub & Shower - 67%)
Existing Site Imagery

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September 5, 2019
Existing Site Imagery
Context & Historical Imagery

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September 5, 2019
Existing Aerial View 1

September 5, 2019
Eardley Avenue Elevation

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Central Avenue Elevation

Existing Elevation

Proposed Elevation

Dewey Street

Existing Adjacent Buildings

Eardley Avenue

1" = 20' at 24" x 36"

Dewey Street

(P) Executive Wing

Proposed Elevation

Existing Adjacent Buildings

Central Avenue Elevation

0 20 40 60 80 100 120 160'

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Pool Courtyard - Group / Family Wing
Arrival Court - Executive Wing
**LEGEND**

<table>
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<tr>
<th>SYMBOL</th>
<th>NAME</th>
<th>QNT.</th>
<th>BOX SIZE</th>
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<tr>
<td></td>
<td>Existing</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Monterey Cypress</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cupressus macrocarpa</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Swan Hill Olive Tree</td>
<td>19</td>
<td>48&quot;</td>
</tr>
<tr>
<td></td>
<td>Olea europaea 'Swan Hill'</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cajuput Tree</td>
<td>14</td>
<td>24&quot;</td>
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<tr>
<td></td>
<td>Melaleuca quinquenervia</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pink Melaleuca</td>
<td>28</td>
<td>36&quot;</td>
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<tr>
<td></td>
<td>Melaleuca nesophila</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Bronze Loquat</td>
<td>10</td>
<td>36&quot;</td>
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<tr>
<td></td>
<td>Eriobotrya deflexa</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Strawberry Tree</td>
<td>8</td>
<td>36&quot;</td>
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<tr>
<td></td>
<td>Arbutus 'Marina'</td>
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<tr>
<td></td>
<td>Proposed Extensive Green Roof</td>
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<td></td>
<td>Proposed Shrubs &amp; Ground Cover</td>
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**IRRIGATION NOTES**

The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State and Local Water Ordinance. All small planting beds will be irrigated with highly efficient, water conserving inline drip. All bioswales areas will be irrigated with high efficiency pop-up spray pressure compensating spray sprinklers. These sprinklers apply the water at a lower application rate to reduce runoff and ponding. All sprinklers will include built in check valves and pressure regulators to prevent misting and low head drainage on sloped areas. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of weather based system will help the landscape manager save 25% more water than with a conventional controller.

**Irrigation Zones**

1. Low water use/California native shrubs/groundcover/grasses/annuals area will be irrigated with an inline drip emitters system.
2. Large shrubs/trees areas will use point source bubblers.

**Irrigation Equipment**

1. The irrigation system will be automated using an "ET" weather controller. The controller receives ET/weather updates from a local weather station or sensing device and will automatically adjust the irrigation system run times accordingly.
2. Pressurfaced riser line 2" and smaller shall be solvent weld Schedule 40 PVC with Schedule 40 fittings buried a minimum 18" below grade.
3. Lateral tree piping shall be solvent weld Schedule 40 PVC with Schedule 40 fittings buried a minimum 12" below grade.
4. Bubblers, Pop-up spray and rotor heads will be Toro.
5. Subsurface inline drip emitters will be provided by Toro and buried approximately 4" below grade.

---

**ATC HOTEL & COMMERCIAL PROJECT**

109 Ocean View Blvd., Pacific Grove, California

**Preliminary Landscape Plan**

September 5, 2019
Preliminary Planting Palette

**TREES**

Marina Arbutus®
Arbutus 'Marina'

Monterey Cypress®
Cupressus macrocarpa

**SHRUBS / GRASSES / PERENNIALS / GROUND COVER / VINES**

Manzanita®
Arctostaphylos spp.

California Wild Lilac®
Ceanothus spp.

Western Redbud®
Cercis occidentalis

Rockrose
Cistus spp.

California Brittlebush®
Encelia californica

Wild Buckwheats®
Eriogonum spp.

Sweet Scented Hakea
Hakea suaveolens

Sea Mallow
Lavatera maritima

Leucadendron
Leucadendron spp.

New Zealand Flax
Phormium tenax

Rosemary
Rosmarinus officinalis

Sage
Salvia spp.

Coastal Rosemary
Westringia fruticosa

Wynyabbie Coast Rosemary
Westringia 'wynyabbie gem'

Yarrow®
Achillea spp.

Sedge®
Carex spp.

Small Cape Rush
Chondropetalum tectorum

Seaside Daisy®
Erigeron glaucus

African Daisies
Gazania spp.

Iris®
Iris spp.

Common Rush®
Juncus patens

Sea Lavender
Limonium perezii

Aeonium
Aeonium spp.

Agave
Agave spp.

Aloe
Aloe spp.

Green Liveforever®
Dudleya virens

Spurge®
Euphorbia spp.

Sedum®
Sedum spp.

Blue Chalksticks®
Senecio serpens

Spanish Dagger
Yucca gloriosa

Bougainvillea
Bougainvillea spp.

Maidenhair Vine®
Muehlenbeckia complexa

* Also on green roofs

|^ California native plants

**BULBS**

California Irises
Iris spp.

**PLANTS**

Cajeput Tree
Melaleuca quinquenervia

Swan Hill Olive Tree
Olea europaea 'Swan Hill'

Bronze Loquat
Eriobotrya deflexa

Pink Melaleuca
Melaleuca nesophila

Cayote Rush
Juncus tenuiennis

Agrostis Stolonifera
Agrostis stolonifera

**HYDROPHOILIC PLANTS**

California Wild Lilac®
Ceanothus spp.

Western Redbud®
Cercis occidentalis

Leucadendron
Leucadendron spp.

New Zealand Flax
Phormium tenax

Rosemary
Rosmarinus officinalis

Sage
Salvia spp.

Coastal Rosemary
Westringia fruticosa

Wynyabbie Coast Rosemary
Westringia 'wynyabbie gem'

Yarrow®
Achillea spp.

Sedge®
Carex spp.

Small Cape Rush
Chondropetalum tectorum

Seaside Daisy®
Erigeron glaucus

African Daisies
Gazania spp.

Iris®
Iris spp.

Common Rush®
Juncus patens

Sea Lavender
Limonium perezii

Aeonium
Aeonium spp.

Agave
Agave spp.

Aloe
Aloe spp.

Green Liveforever®
Dudleya virens

Spurge®
Euphorbia spp.

Sedum®
Sedum spp.

Blue Chalksticks®
Senecio serpens

Spanish Dagger
Yucca gloriosa

Bougainvillea
Bougainvillea spp.

Maidenhair Vine®
Muehlenbeckia complexa

* Also on green roofs

|^ California native plants
LIGHTING ZONE A
ENTRY

LIGHTING ZONE B
COURTYARD

LIGHTING ZONE C
POOL

LIGHTING ZONE D
ALLEY

LIGHTING ZONE E
DINING

Bollard Light

Bollard Light

Bollard Light

Bollard Light

Bollard Light

Lantern

Pendant Light

Pendant Light

Pendant Light

Pendant Light

String Light

Floor Light

Recessed Wall Light

Recessed Wall Light

Recessed Wall Light

Recessed Wall Light

Preliminary Lighting Palette

September 5, 2019