



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

AGENDA REPORT

TO: Planning Commission

FROM: Alyson Hunter, Associate Planner
Mark Brodeur, Director

MEETING DATE: November 8, 2018

ADDRESS: The Pacific Grove Inn, 581 Pine/408 Forest Avenues, Pacific Grove; APNs: 006-481-002, -003

SUBJECT: Consider Use Permit UP 18-0768 to modify the terms and conditions of previous Use Permits pertaining to the Bed & Breakfast uses at The Pacific Grove Inn.

APPLICANT: John Mandurrigo on behalf of David Spence, owner

ZONING/LAND USE: R-4 / PO/HDR

CEQA: Exempt under CEQA Guidelines Sections 15331 and 15332, Historical Resource Restoration/Rehabilitation and In-Fill Development, respectively.

RECOMMENDATION

Approve the use permit subject to Sections 15331 and 15332 CEQA exemptions, and recommended findings and conditions.

PROJECT DESCRIPTION

The Pacific Grove Inn (Inn) has been inoperable and falling into disrepair since its closure in 2015. As described in the application (Attachment A), the subject Use Permit seeks to modify the previously-approved use permits to allow the following actions and activities to occur:

1. Reduce the overall number of rooms from 17 to 12. Ten of the 12 rooms will have small kitchenettes resulting in a suite configuration that will better accommodate longer stays and family uses;
2. Modify the existing 14-day stay limit to allow stays of less than 30 days as consistent with the City of Pacific Grove's (City) transient occupancy as defined in PGMC Section 23.08.020;
3. Further modify the existing food preparation prohibition to allow mini-kitchenette facilities in 10 of the suites; and
4. Remove the restriction of alcohol sales and alcohol sales so as to be consistent with PGMC [Section 23.64.290\(f\)\(1\)](#).

No exterior changes to the historic buildings are proposed at this time other than the reroof, which is an in-kind replacement and exempt from Planning permits. This Use Permit is conditioned to repair and maintain exterior features and finishes in a manner consistent with the City's Municipal Code and the Secretary of the Interior's Standards, as applicable.

BACKGROUND

The main house (581 Pine), known as the Frank LaVerne Buck House, was built in 1900 and is on the City's Historic Resources Inventory (HRI) and on the National Register of Historic Places (National Register). The smaller house (408 Forest) was built in 1914 and moved to the current location in 1989. It is also on the City's HRI, but not included on the National Register. No exterior alterations are proposed at this time.

City records indicate that the Inn was first granted a Use Permit to operate as a Bed & Breakfast (B&B) in 1984 (Use Permit 1731-84/Variance 84-934, Attachment B). This permit limited the length of stay to 14 days and prohibited cooking facilities in the guest rooms, in addition to other operational restrictions. The Variance was for a parking exception. A subsequent Use Permit (Use Permit 3014-10, Attachment C) limited alcohol sales to one bottle of wine for per paying adult guest for onsite consumption only. The B&B operated under these regulations until its closure in August 2015. The R-4 zoning districts allow B&B uses with a Use Permit.

DISCUSSION

The property is now in escrow with a buyer who intends to modernize the B&B's business plan in consideration of recent trends in family travel and the need for a more flexible lodging venue. The project includes interior modifications that will convert the 17 existing individual rooms to 12 suites; 10 of which will have kitchenettes. The project includes the development of a conference room in the basement of 408 Forest, which is currently used for storage. The conference room will only be used by guests of the B&B, not for separate commercial rental. An existing Manager's Unit will be retained onsite.

Additionally, this application seeks to remove the 14-day stay limitation to align with the industry standard of less than 30 days as defined in PGMC [Section 23.08](#) for transient occupancy. The project is conditioned to pay Transient Occupancy Tax (TOT) based on number of rooms and occupancy.

Lastly, the applicant seeks to remove the limitations on alcohol sales described in UP 3014-10 and replace with the current standards found in General Provisions, PGMC [Section 23.64.290](#), Alcoholic beverage sales, and further refined under Section 23.64.290(e)(4), Catering and Events, and (f)(1) Bed and Breakfast Inn:

(4) Catering and Events.

(A) All alcoholic beverage and food service to customers shall be discontinued between the hours of 12:00 a.m. and 7:00 a.m.;

(B) Food must be available during all hours of operation, but may be limited to snacks, appetizers, small plates, or other similar offerings; and

(C) Amplified and unamplified music and entertainment are allowed indoors, and shall not generate noise in excess of 70 dB (65 dB between the hours of

10:00 p.m. and 12:00 a.m.) at the property line of any such site. Amplified and unamplified music and entertainment are allowed outdoors between the hours of 7:00 a.m. and 10:00 p.m., and shall not generate noise in excess of 70 dB measured at the property line of any such site.

(f) Minimum Requirements for Lodging Establishments.

(1) Bed and Breakfast Inn.

(A) Bed and breakfast inns may sell or serve beer and wine to registered guests and their invited guests, pursuant to the provisions of subsections (f)(1)(B) through (E) of this section and the ABC license to the extent that it is consistent with such provisions;

(B) All alcoholic beverage service to guests shall be discontinued between the hours of 2:00 a.m. and 7:00 a.m.;

(C) Food must be available during all hours that alcoholic beverages are available, but may be limited to snacks, appetizers, small plates, or other similar offerings;

(D) At least one meal, breakfast, shall be served daily and shall be limited to registered guests only; and

(E) The provisions of PGMC 23.26.020(b) shall also apply.

(Note: Staff believes that the 2:00 a.m. reference in (f)(1)(B) above is an administrative error and should be 12:00 a.m. like elsewhere in the section. This has been clarified in the conditions of approval.)

The use of historic B&Bs as event venues for weddings or other gatherings is very common. The adoption of the Catering and Events provisions would allow these events to occur without additional permitting.

Site plan and proposed interior alterations are included as Attachment D and the Use Permit findings and recommended Conditions of Approval are included in the Draft Use Permit (Attachment E).

PARKING

The aforementioned Variance was for a parking exception because the proposed number of guest rooms exceeded the number of spaces that could be developed onsite. The Variance required that two offsite spaces be designated on Pine Avenue. It is unclear if this condition was ever met, but with the proposed room configuration and reduction in total number of units by which the parking calculation is made, no Variance is needed.

Parking requirements for B&Bs are not specifically enumerated in the zoning Code. Per PGMC [Section 23.64.190\(g\)](#), *parking space required for other uses allowed in any district and not set forth above shall be determined by the Planning Commission and set forth as a condition to the granting of the use permit for such use.*

Staff recommends that the Commission find that the current parking configuration of 13 onsite parking spaces, inclusive of one accessible space, be found adequate to accommodate the 12 proposed suites plus the manager's unit.

WATER

The applicant has provided evidence that the proposed project, even with the addition of the kitchenettes, will be able to receive potable water from the Monterey Peninsula Water Management District (District). In the unlikely event that water is not available, the property will be added to the City's Water Wait List. The completion of an appropriate water application/release from the District is a requirement of the issuance of Building Permits.

CEQA

This action is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15331 and 15332, Historical Resource Restoration/Rehabilitation and In-Fill Development, respectively.

The proposed project is consistent with the applicable General Plan designation of Professional Office/High Density Residential (PO/HDR) which allows B&Bs with a Use Permit. The 11,147 sq. ft. project site is less than 5 acres and is substantially surrounded by urban uses including the civic uses of fire and police departments across the street. The project site is developed and has no value as habitat for endangered, rare, or threatened species. The project will not result in any significant impacts. Utility services including potable water, waste water, sewer, and materials recovery facilities have adequate capacity for the proposed project.

Both buildings are on the City's HRI and 581 Pine is on the National Register. The proposed project is consistent with the Secretary of the Interior Standards as it requires only interior changes that will help bring the property back into use and, therefore, creating revenue with which the resource can be better maintained.

ATTACHMENTS

- A. Application
- B. Use Permit 1731-84/Variance 84-934 Approved Conditions of Approval
- C. Use Permit 3014-10
- D. Site Plan and Floorplans
- E. Draft Use Permit

RESPECTFULLY SUBMITTED:

Alyson Hunter
Associate Planner

Mark Brodeur
Community & Economic
Development Director



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 # SEP 15-0768

Date: 09-04-18

Total Fees: \$ 3843.80

APPLICANT/OWNER:

Project Address: 581 PINE ST + 408 FOREST AVE APN: 006-481-002 + 003

Project Description: CHANGES TO EXISTING CUP 2WK STAY TO 30 DAY
ADDITION OF 11 KITCHENS INCLUDE RESOLUTION
REDUCTION OF UNITS FROM 17 TO 12 NO 10-08 WITH REVISIONS

Will the project create, add, or replace impervious surface? Yes No
Will the project impact any tree(s) on site? Yes No

Applicant

Owner

Name: JOHN MANDURRAGO Name: DAVID SPENCE
Phone: 831-238-3334 Phone: 831-622-7755
Email: JOHN@MANDURRAGO.COM Email: _____
Mailing Address: P.O. BOX R, CARMEL Mailing Address: _____
93921

PLANNING STAFF USE ONLY:

Permit Request:
 CRD: Counter Determination SP: Sign Permit IHS: Initial Historic Screening VAR: Variance
 AP: Architectural Permit UP: Use Permit Amount HPP: Historic Preservation MMP: Mitigation Monitoring
 AAP: Administrative AP AUP: Administrative UP A: Appeal Stormwater Permit
 ADC: Arch Design Change ADU: Acc. Dwelling Unit TPD: Tree Permit W/ Dev't Other: _____
 ASP: Admin Sign Permit LLA: Lot Line Adjustment EIR: Environmental Impact 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: 2, 4, 6 + 8 + 10 Block: 110 Tract: PG Addn 3
ZC: PO/HDR R-4 GP: PO/HDR Lot Size: _____
 Historic Resources Inventory Archaeologically Sensitive Area

RECEIVED

Staff Use Only:
Received by: _____
Assigned to: _____
SEP 05 2018
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PAID
3,843.80
9-5-18

581 Pine / 408 Forest

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).

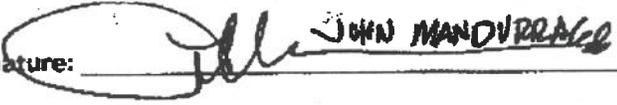
The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant 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:  JOHN MANDUPRAGE

Date: 09/4/18

Owner Signature (Required): X  BARBARA SPENCE

Date: 09/4/18

X  DAVID SPENCE 9-4-18



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

Application # 2018-18-768

Panning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	<input type="checkbox"/>	\$2,921
Administrative Architectural Permit	<input type="checkbox"/>	\$844
Architectural Design Change	<input type="checkbox"/>	\$844
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$90
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$451
Initial Historic Screening	<input type="checkbox"/>	\$432
Sign Permit	<input type="checkbox"/>	\$1,008
Administrative Sign Permit	<input type="checkbox"/>	\$345
Use Permit and Amendments – Single Family <i>Commercial</i>	<input checked="" type="checkbox"/>	\$1,753 <i>2858</i>
Major Administrative Use Permit	<input type="checkbox"/>	\$1,133
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,116
Variance and Amendment	<input type="checkbox"/>	\$2,438
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,363
Inquiry Fee	<input type="checkbox"/>	\$149
Historic Preservation Permit	<input type="checkbox"/>	\$1,307
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,544
Tree Permit with Development	<input type="checkbox"/>	\$260
Appeal	<input type="checkbox"/>	25% of base permit fee or \$1,000 whichever is greater plus noticing costs

Additional Fees

General Plan Update Fee	5% of Permit Fee	<input checked="" type="checkbox"/>	<i>142.90</i>
CEQA Exemption Fee	\$266	<input checked="" type="checkbox"/>	<i>266</i>
Butterfly Buffer Zone	5% of Permit Fee	<input type="checkbox"/>	
Coastal Zone	25% of Permit Fee	<input type="checkbox"/>	
Area of Special Biological Significance	5% of Permit Fee	<input checked="" type="checkbox"/>	<i>142.90</i>
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.48 * (# of Mailings)	<input type="checkbox"/>	
Noticing – Herald Ad	\$334	<input checked="" type="checkbox"/>	<i>334</i>
Stormwater Fee	Varies	<input type="checkbox"/>	
County filing fee	Varies	<input checked="" type="checkbox"/>	<i>50</i>
File maintenance fee	Varies	<input checked="" type="checkbox"/>	<i>50</i>
Other	Varies	<input type="checkbox"/>	

Total Fees: *\$3,843.80*

JOHN MANDURRAGO DESIGN STUDIOS
P. O. BOX R CARMEL BY THE SEA, CA 93921
831-625-1553

September 5, 2018

City of Pacific Grove
Planning Department
300 Forest Avenue
Pacific Grove, CA 93950

Attention: Ms. Anastazia Aziz, AICP
Principal Planner

Reference: Pacific Grove Inn
581 Pine Avenue and 408 Forest Avenue
Pacific Grove, Ca. 93950

RECEIVED
SEP 06 2018
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Ms. Aziz,

I would like this letter to accompany our application and Drawings to state clearly our goals in revising the prior Conditional Use Permit. Our requests are as follows:

1. The reduction of the number of Rooms from 17 to 12. This will allow us to eliminate the need for the offsite parking variance previously granted in order to meet the requirement for the 17 room Inn. To accomplish this, we are requesting that some of the rooms be combined to form larger Suites which we believe will appeal to a type of Clientele more in keeping with our business plan. Obviously we will be raising the rates for these rooms which will offset the lessor number and thereby keeping the potential Transient Tax revenue to the City in tack.
2. The addition of Mini-Kitchenettes to 10 of the 12 Suites and one to a new conference room located in the existing basement of the building located at 408 Forest Avenue known as the Tuttle House. These are quality pre-fabricated units which will allow for longer stays, additional revenue, and again will satisfy our business plan.
3. The lifting of the 14 day maximum stay. We would like to request that the maximum stay be changed to 30 days. Our experience in past ventures tells us that there is a demand for extended stays and we would like to provide for this option at the Inn.
4. That the Beer and Wine sales shall remain consistent with the Current City of Pacific Municipal Code 23.64.290 alcoholic beverage sales.

Thank you for all of your (and the other Staff Members) help on educating us on the Project's application history and on the new application process. We know all of you treasure this grand old jewel of the City and we look forward to a successful application determination and a successful future for the Inn.

Sincerely,


John Mandurrago
Design Studios
John@Mandurrago.com

Agenda Item No. 3A2

Use Permit No. 1731-84 and Variance No. 84-934 are hereby accepted upon the express terms and conditions hereof as approved the Planning Commission on October 25, 1985 and modified by the City Council on November 21, 1984.

1. The allowed use is a 10 room bed and breakfast inn with manager's quarters.
2. No professional office use is approved.
3. No long-term rental of rooms shall be permitted. The maximum stay for guests shall not exceed 14 days.
4. The planting area between the carport and the gate on Forest Avenue shall be decreased to meet the City Engineer's requirements for back-up area.
5. On-site parking will be used exclusively for the bed & breakfast inn's use.
6. Two parking spaces shall be provided on Pine Avenue at the existing curb line as recommended by the Traffic Commission. The developer shall be required to indent the two spaces as indicated in the site plan dated September 21, 1984, submitted to the Traffic Commission, if the City determines at a later date that the curb parking presents a safety hazard.
7. The existing hedges along Pine Avenue shall be removed and replaced with a low ground cover type landscaping to permit better visibility. The landscaping changes shall be approved by the Beautification Committee.
8. There shall be only one meal, breakfast, served daily and limited to transient guests only, and in conformance with the regulations of the Monterey County Health Department. The use of the premises is limited to transient guests and owner/manager.
9. No cooking facilities shall be allowed in the guest rooms.
10. The structure shall serve as the primary residence of the owner or manager, and the bed and breakfast use shall be operated as an accessory use to the owner or manager's residence.

RESOLUTION NO. 10-08
RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PACIFIC GROVE, STATE OF CALIFORNIA

USE PERMIT NO. 3014-10

WHEREAS, Ryan Brown, Pacific Grove Inn, on behalf of David Spence, owner, has made an application to the Pacific Grove Planning Commission for Use Permit No. 3014-10 to allow wine sales within an existing bed and breakfast inn, address being **581 Pine Avenue**, Pacific Grove, California, and also known as the **Pacific Grove Inn**.

WHEREAS, the proposed project is exempt from the California Environmental Quality Act under Categorical Exemption Class 32; and

WHEREAS, the Planning Commission, at its meeting of May 6, 2010, has found and determined that the granting of the use permit will be consistent with Section 23.64.290(C) of the Pacific Grove Municipal Code, and bases said findings and conclusions on the following facts:

Finding for Use Permit No. 3014-10:

As conditioned, the operation of the use applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city, because wine sold shall be for consumption on premises only and the proposal complies with the requirements for liquor sales contained in Municipal Code Section 23.64.290.

NOW, THEREFORE, the Planning Commission hereby grants and issues Use Permit No. 3014-10 subject to the following conditions of approval:

Conditions of Approval:

1. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit must be made prior to the expiration date.
2. The uses at the site shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the use permit and acceptance of the terms and conditions, is returned to the Community Development Department.
3. All activities must occur in strict compliance with the proposal as set forth in the application(s) for permits, subject to any special conditions of approval. Any deviation from approvals must be reviewed and approved by staff and may require Planning Commission approval.

4. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
5. The State Alcoholic and Beverage Control license issued to the holder of the Use Permit shall specifically include the conditions of approval.
6. The sales of bottles of wine shall be permitted only for on-site consumption in conjunction with the uses of the property as a bed and breakfast inn.
7. The sales of bottles of wine shall be permitted to allow one bottle of wine per guest room, per night.
8. The sales of bottles of wine shall only be offered to adult (age 21 and older) registered guests of the inn.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacific Grove held on the 6th day of May, 2010, by the following vote:

AYES: Bailey, Bluhm, Frederickson, MacDonald, Miller, Riddell

NOES:

ABSTAIN:

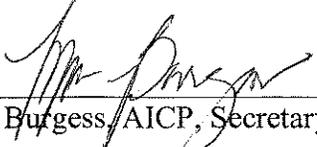
ABSENT:

Please note that this resolution does not take effect until the 30-day appeal period, as specified in PGMC Section 23.64.290(E)(3), has expired.



Craig Riddell, Chairman

ATTEST:

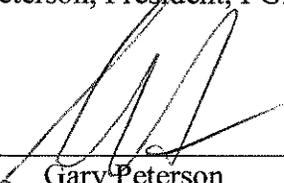


Lynn Burgess, AICP, Secretary

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

Applicant:
Ryan Brown, Pacific Grove Inn

Owner:
Gary Peterson, President, PGInn, Inc.

By  _____
Gary Peterson

12-16-10
Date _____

PACIFIC GROVE INN

PACIFIC GROVE CA, CA. 93950

APN: 006-481-002 & 006-481-003

PROJECT DATA SHEET			
Project Address: 408 FOREST AVE 581 PINE ST	Submitted Date: 9/5/18	Permit Type(s) & No(s):	
Applicant(s): JOHN MANDURRAGO			
Zone/District	REQUIRED/ Permitted	Existing Condition	Proposed Condition
Building Site Area		R4	
Density (multi-family project only)		14,143 SF	
Building Coverage		29,600 SF	
Site Coverage		5,739 SF	
Ground Floor Area		9,086 SF	
Square Footage not coated towards Gross Floor Area		0	
Impervious Surface Area Created and/or Replaced		0	
Rear/End Lateral Wall Length to be demolished in feet & % of total		0	0% 5'
Exterior Lateral Wall Length to be built		0	
Building Height		3	
Number of stories		3	
Front Setback		5'-9"	
North Side Setback		18'-1"	
East Side Setback (specify side)		5'-0"	
Rear Setback		33'-9"	
Garage Door Setback			
Covered Parking Spaces		TRELLIS	
Uncovered Parking Spaces		13	
Parking Space Size (interior measurement)	8' x 20'	8x16	
Number of Driveways		1	
Driveway Width(s)		9'-2"	
Back-up Distance		47'	
Eave Projection (into Setback)	3' maximum	0	
Distances Between Eaves & Property Lines	3' minimum	3'-6" MIN	
Open Porch/Deck Projections		0	
Architectural Feature Projections		0	
Number & Category of Accessory Buildings		0	
Accessory Building Setbacks		0	
Distance between Buildings		29'-5"	
Accessory Building Heights		0	
Fence Heights		4'-6"	

*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.
[Rev. 01/14/14]

PROJECT INFORMATION

APN 006-481-002 AND 006-481-003
SITE AREA: 11,413 SF. 0.256 ACRES
PROPOSED TREE REMOVAL (0)
PROPOSED TREE PLANTING (0)
PROPOSED GRADING: (0) CY CUT AND FILL
ZONING: R4

LEGAL DESCRIPTION

For APN/Parcel ID(s): 006-481-003 (PARCEL I) and 006-481-002 (PARCEL II)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:
Lots 8 and 10 and Northerly 27 feet of Lot 12, in Block 110, as said Lots and Block are shown on that certain map of the Third Addition of Pacific Grove Retreat, as shown on "Map of Pacific Grove Retreat, Monterey County California", filed May 7, 1887 in Volume 1, Maps of "Cities and Towns", at Page 10, in the Office of the County Recorder of the County of Monterey, State of California.

PARCEL II:
Lots 2, 4, and 6, in Block 110, as said Lots and Block are shown on that certain Map of Third Addition to Pacific Grove Retreat, as shown on "Map of Pacific Grove Retreat, Monterey County, California", filed May 7, 1887 in Volume 1, Maps of "Cities and Towns", at Page 10, in the Office of the County Recorder of the County of Monterey, State of California, and also those portions of Lots 1, 3, and 5, in Block 110, of said Third Addition to Pacific Grove, as shown on map thereof now on file in the Office of the County Recorder of Monterey County, State of California, described as follows:
Beginning at a point on the Southerly line of Pine Avenue distant Westerly, 60 feet from the Southwesterly corner of Pine and Forest Avenues and point of beginning being in the Northeastery corner of Lot 1 in Block 110 as per map of Third Addition to Pacific Grove running thence along the Easterly line of Lots 1, 3 and 5 in said Block 110,
(1) South 19° 23 3/4' West, 79.9 feet; thence at right angles,
(2) North 70° 36 1/4' West, 6.60 feet; thence at right angles,
(3) North 19° 23 3/4' East, 79.9 feet to the Southerly line of Pine Avenue; thence at right angles, along the Southerly line of Pine Avenue,
(4) South 70° 36 1/4' East, 6.60 feet to the point of beginning.

SCOPE OF WORK

- EXISTING 16 UNITS PLUS 1 MGR TO 11 UNITS PLUS 1 MGR
- INSTALLATION OF (11) MINI KITCHENETTES
- GENERAL REMODELING OF INTERIORS

OWNER INFORMATION

David E. Spence and Barbara R. Spence,
husband and wife as community property
CARMEL BY THE SEA, CA 93921

LOT COVERAGE

NO CHANGES

PARKING

NO CHANGES TO "ON SITE" PARKING
ELIMINATION OF 2 "OFF SITE" PARKING STALLS

FLOOR AREA

581 PINE STR - NO CHANGE		408 FOREST AVE - NO CHANGE	
BASEMENT	1,670 SF	BASEMENT	875 SF
FIRST FLOOR	1,670 SF	FIRST FLOOR	1,280 SF
SECOND FLOOR	1,461 SF	SECOND FLOOR	945 SF
THIRD FLOOR	1,445 SF		
TOTAL	5,976 SF	TOTAL	3,110 SF

WATER NOTES

- The following items shall be installed if not existing or, if the existing fixtures do not meet the current required standards
- High Efficiency Toilets (120 gallons per flush)
 - Showerheads shall not exceed maximum flow of 2.0 gallons-per-minute;
 - Guest room faucets must flow at no more than 1.2 gallons-per-minute;
 - High efficiency clothes washers (water factor 5.0 or less);
 - Water efficient ice machines;
 - Water Efficiency pre-rinse spray valves (1.6 gallons per minute);
 - Conservation Signage
 - Rain Sensor installed on the Automatic Irrigation System.



PROJECT **REVISED**
RECEIVED

OCT 08 2018

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

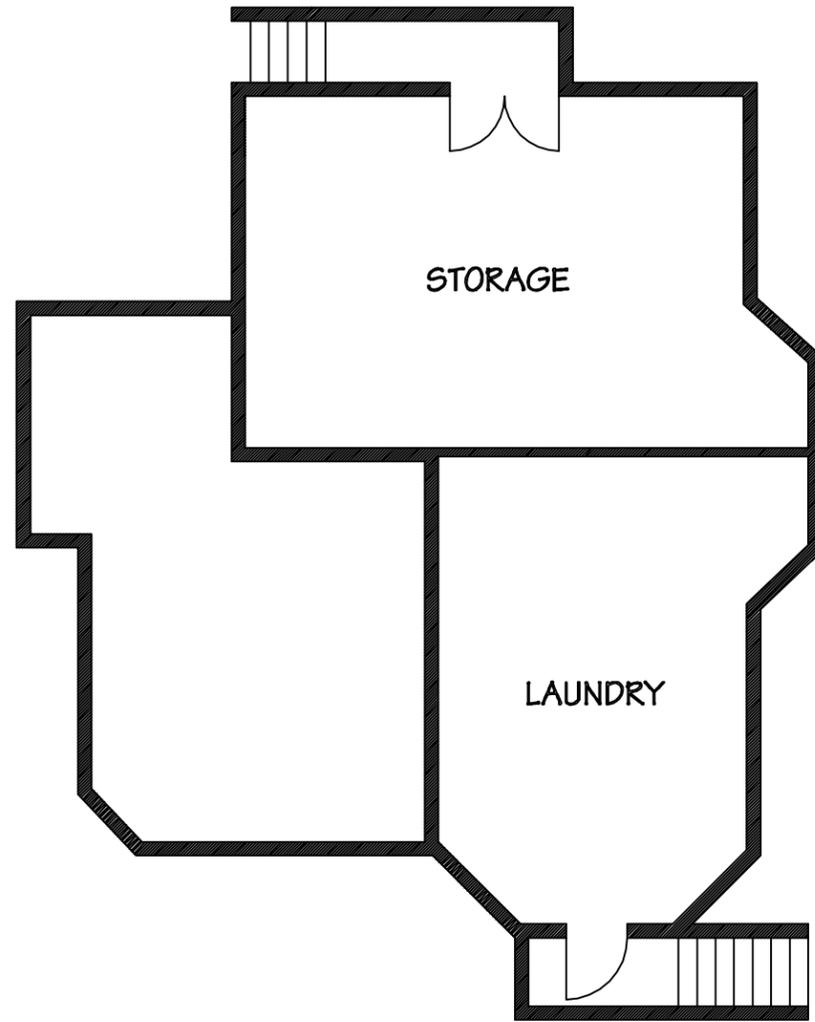
SHEET INDEX:

- D-1 TITLE SHEET
- D-2 SITE PLAN
- D-3 408 FOREST - BASEMENT
- D-4 408 FOREST - FIRST FLOOR
- D-5 408 FOREST - SECOND FLOOR
- D-6 581 PINE STR - BASEMENT
- D-7 581 PINE STR - FIRST FLOOR
- D-8 581 PINE STR - SECOND FLOOR
- D-9 581 PINE STR - THIRD FLOOR

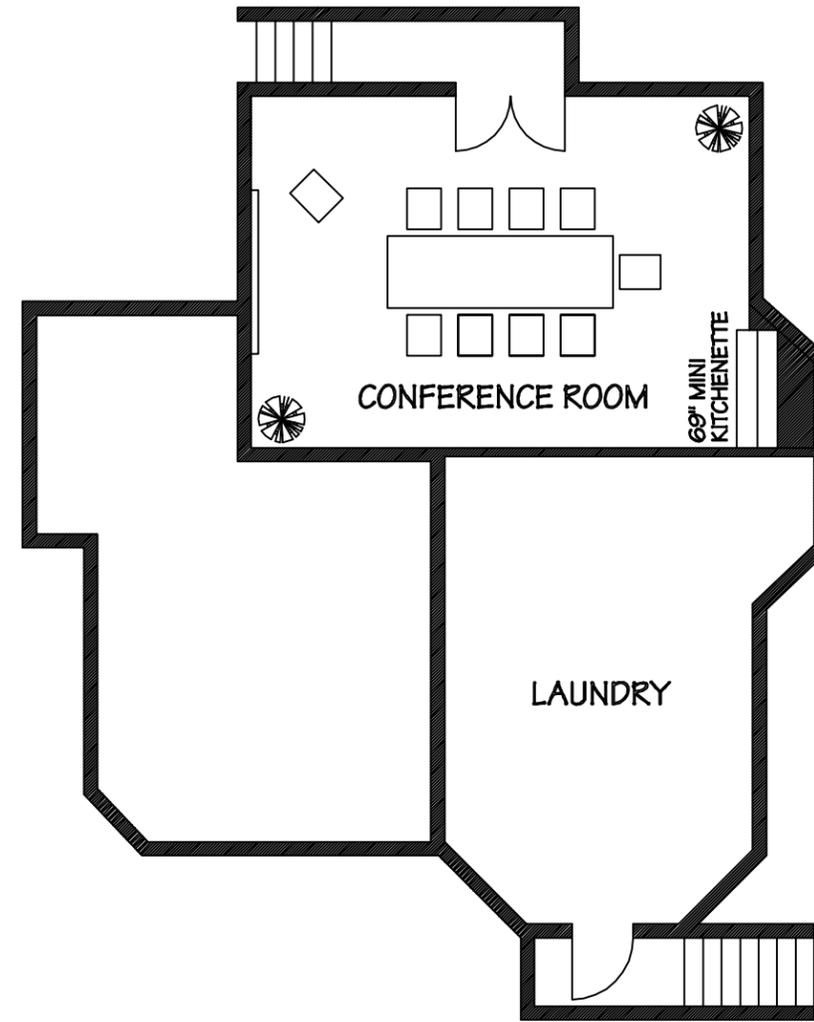
TITLE SHEET

09-01-18	JOB NUMBER 1808
10-05-18	
SHEET NUMBER D1	
JOHN MANDURRAGO DESIGN STUDIOS	
P. O. BOX "K", CARMEL BY-THE-SEA, CA. 93921 831-625-1533	

PACIFIC GROVE INN
APN 006-481-002
SAN CARLOS FOREST & PINE STREETS - PACIFIC GROVE, CA. 93921



**EXISTING
BASEMENT**



**PROPOSED
BASEMENT**

875 SF

**FLOOR PLANS
408 FOREST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "H", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

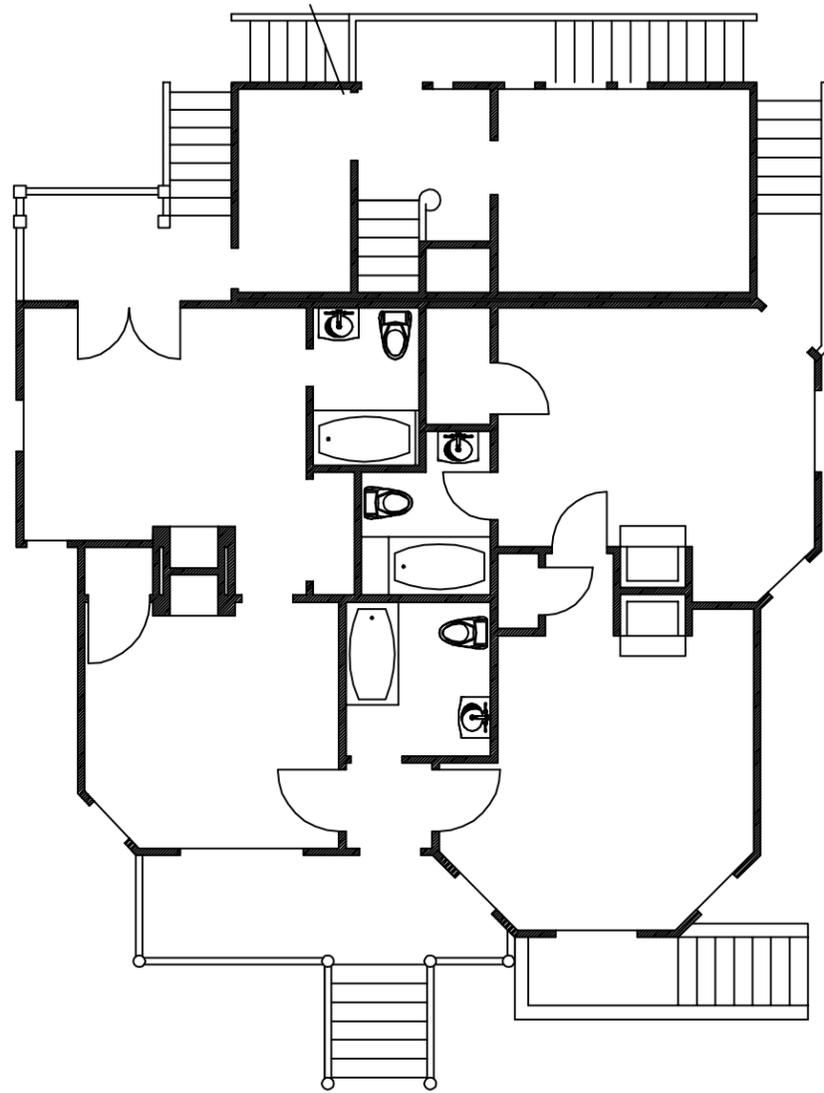
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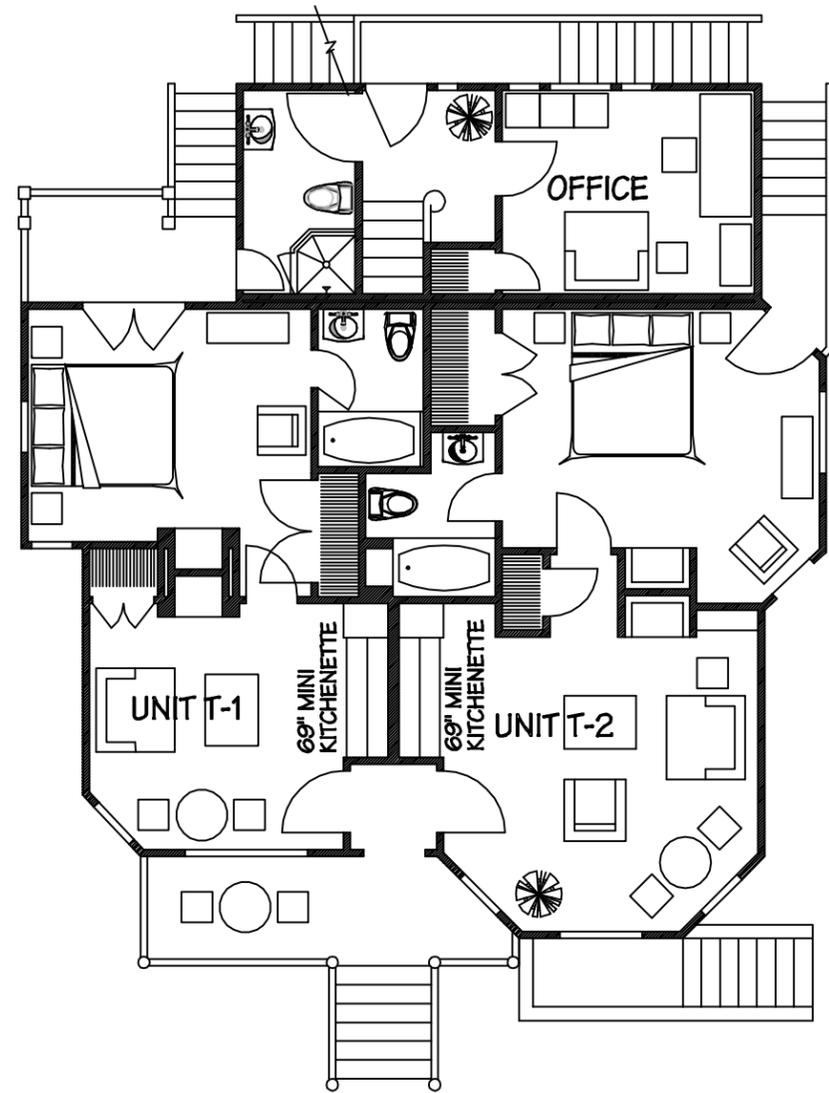
PACIFIC GROVE INN

APN 006-491-002

S/W COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



**EXISTING
FIRST FLOOR**



**PROPOSED
FIRST FLOOR**

1290 SF

**FLOOR PLANS
408 FOREST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "N", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

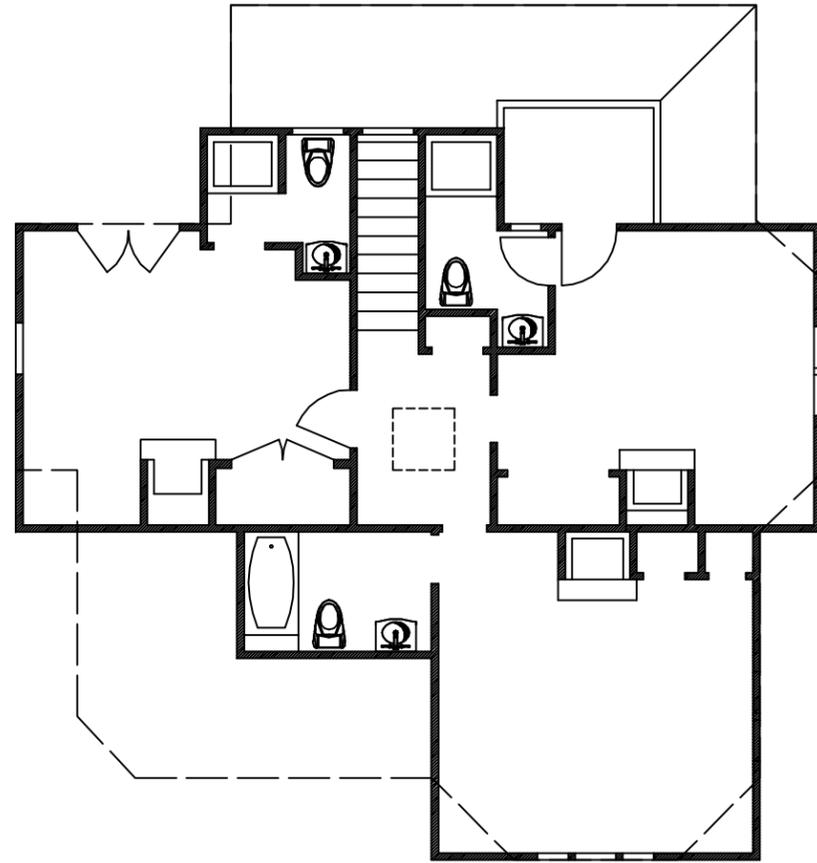
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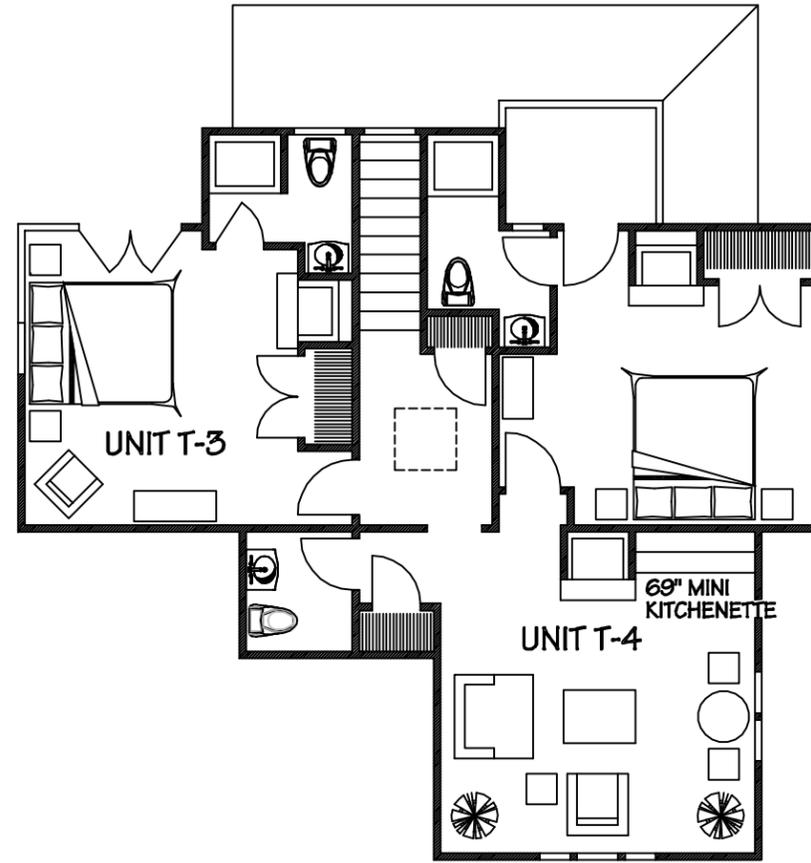
PACIFIC GROVE INN

APN 006-491-002

S/W COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



**EXISTING
SECOND FLOOR**



**PROPOSED
SECOND FLOOR**
945 SF

**FLOOR PLANS
408 FOREST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "H", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

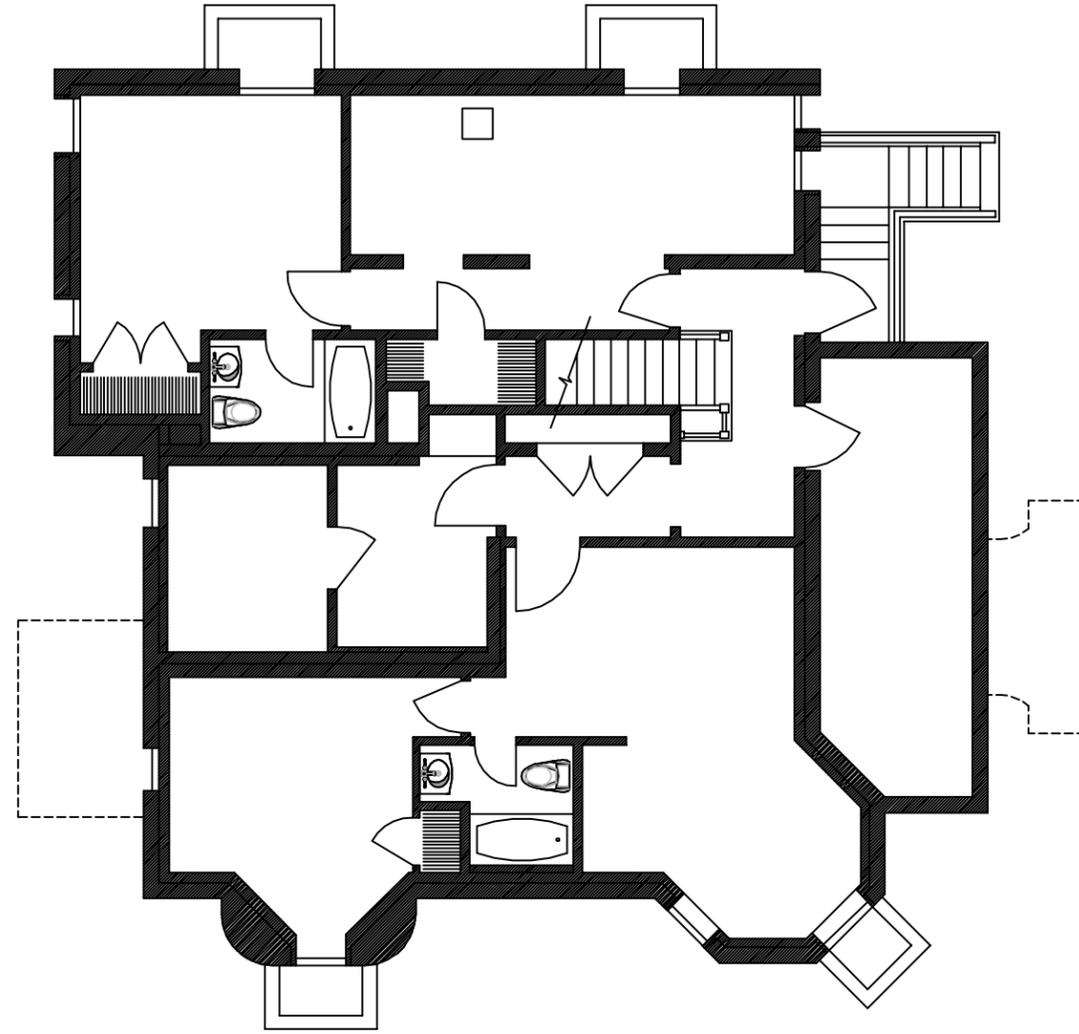
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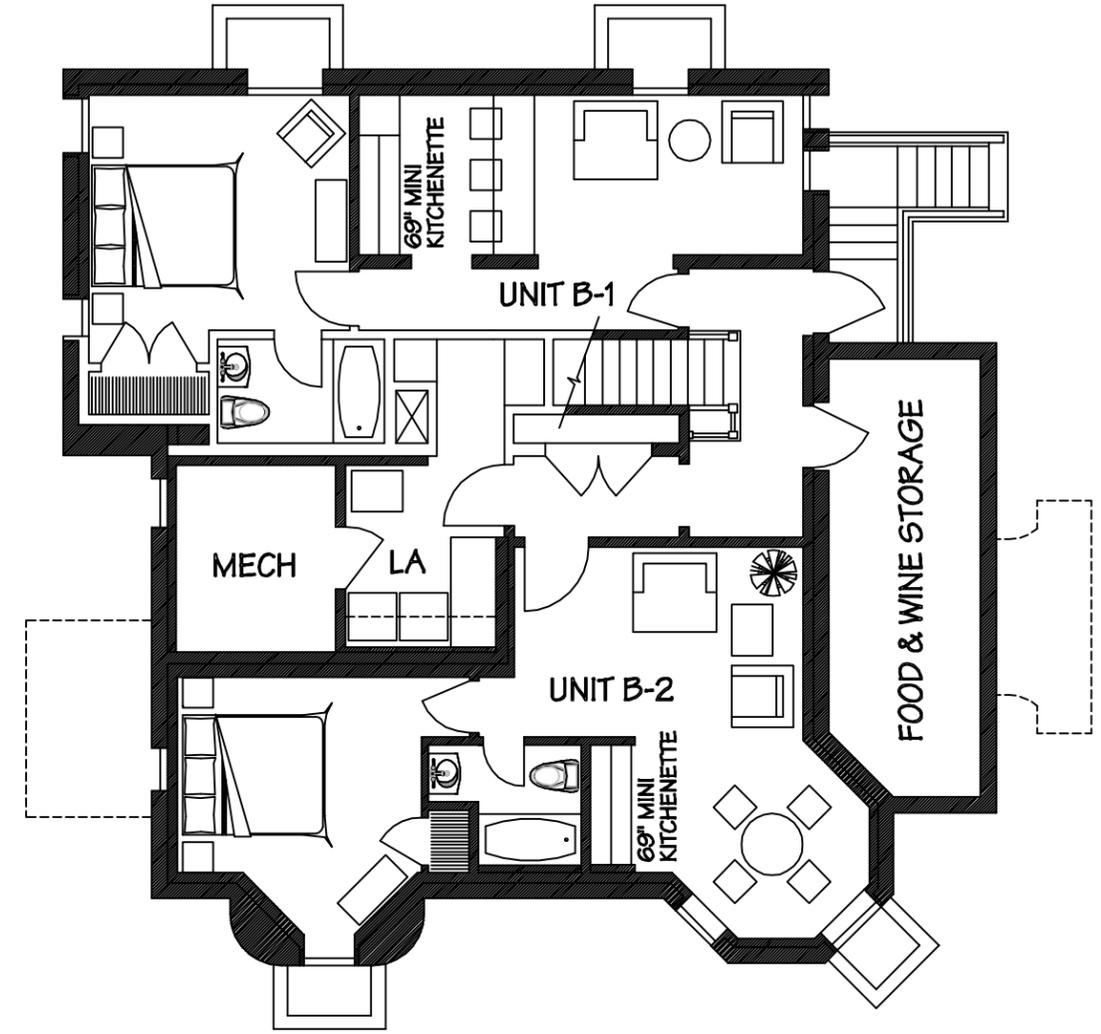
PACIFIC GROVE INN

APN 006-481-002

S/W COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



**EXISTING
BASEMENT**



**PROPOSED
BASEMENT**

1670 SF

**FLOOR PLANS
581 PINE ST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "N", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

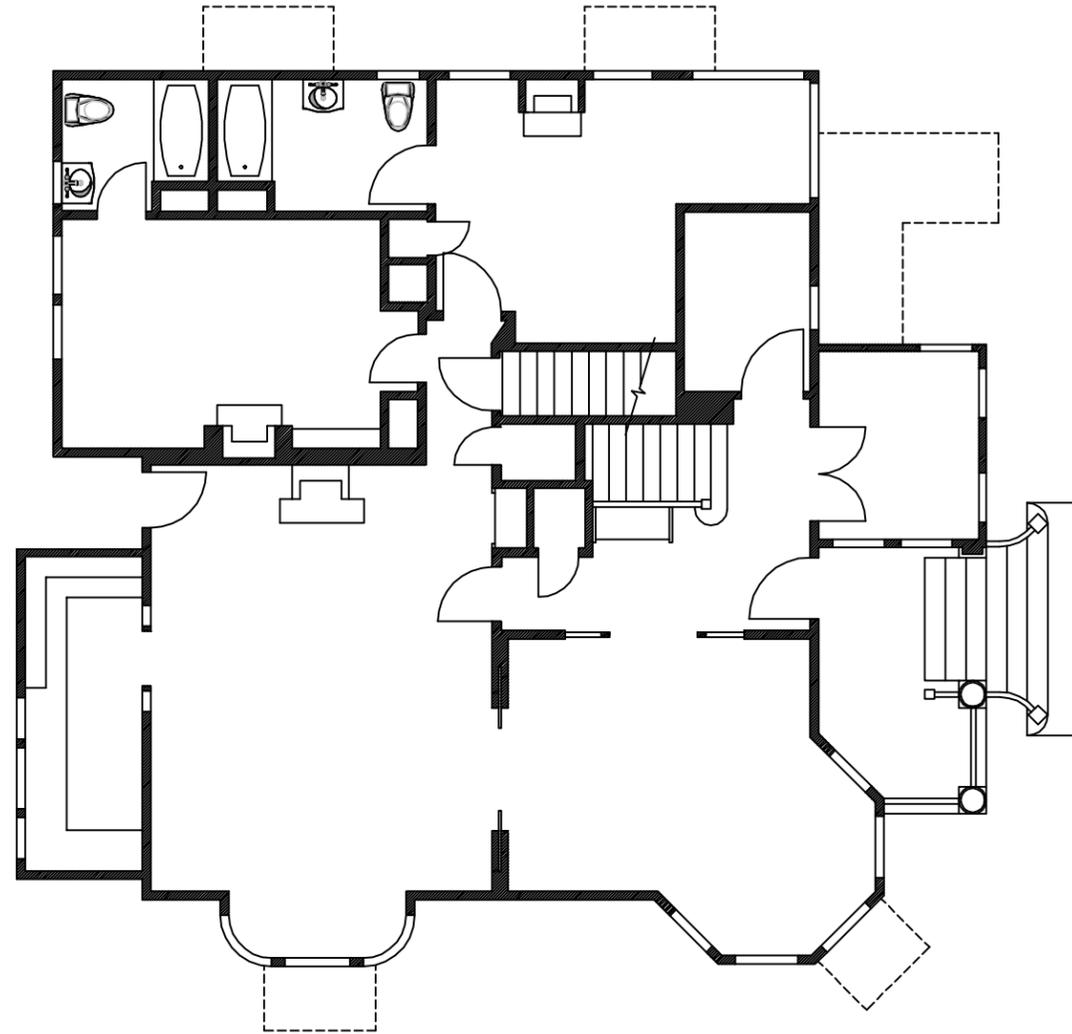
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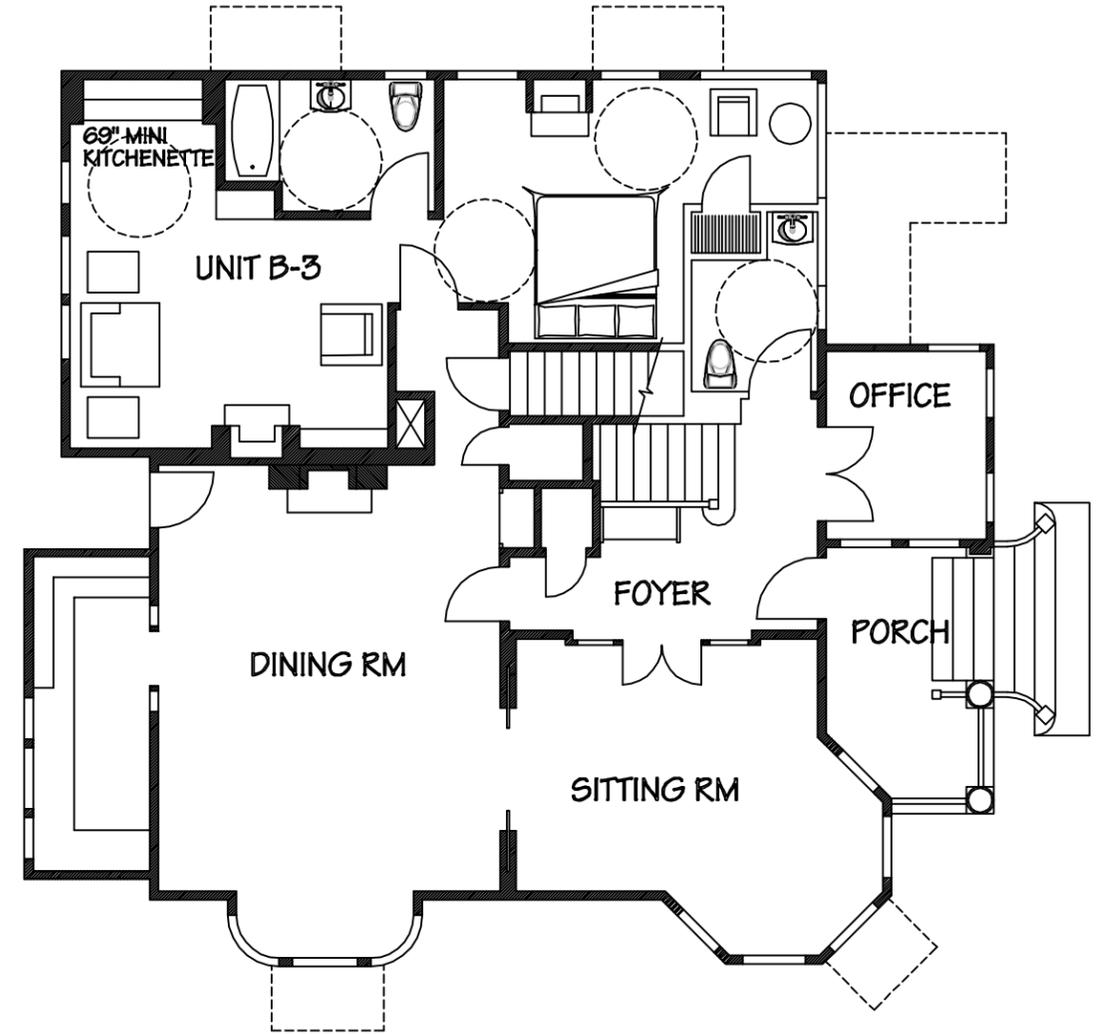
PACIFIC GROVE INN

APN 006-481-002

SAN COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



**EXISTING
FIRST FLOOR**



**PROPOSED
FIRST FLOOR**

1670 SF

**FLOOR PLANS
581 PINE ST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "H", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

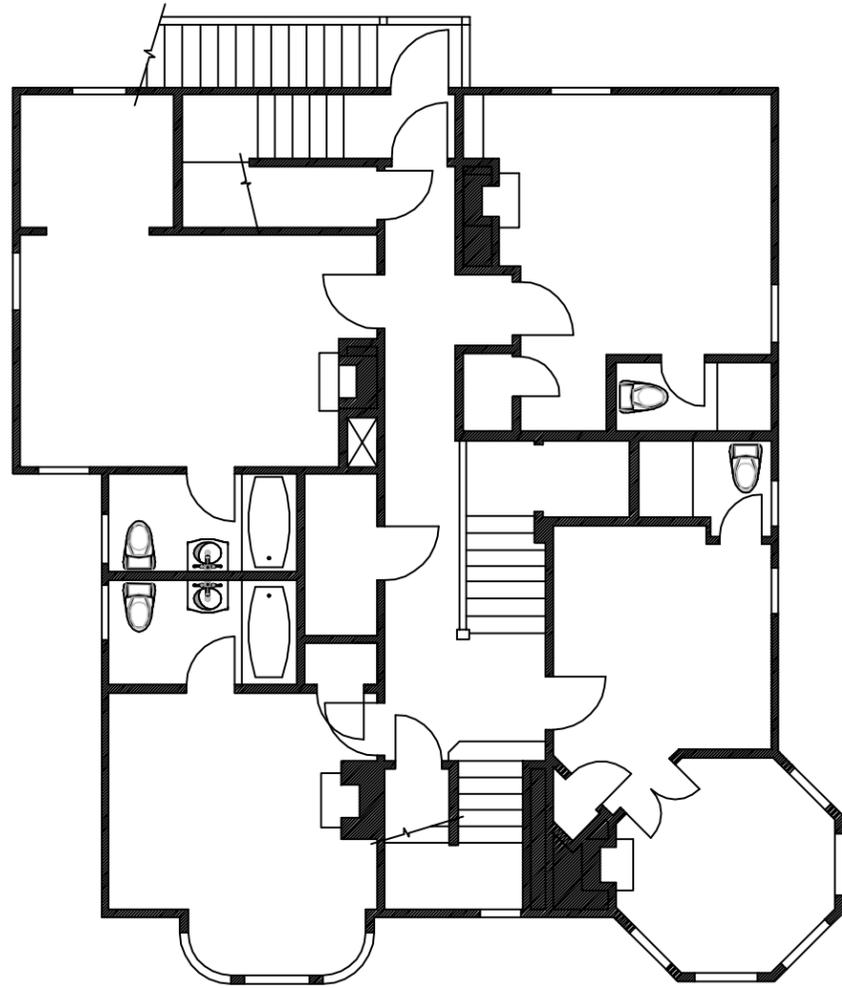
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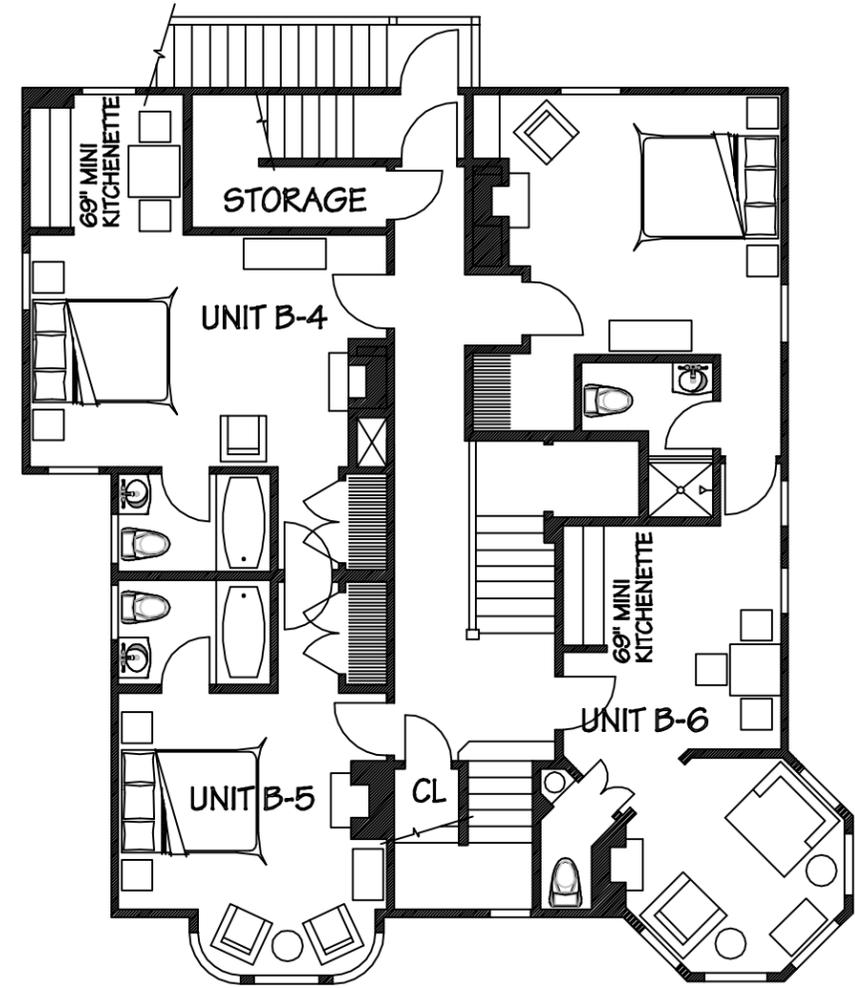
PACIFIC GROVE INN

APN 006-491-002

SAN COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93924



**EXISTING
SECOND FLOOR**



**PROPOSED
SECOND FLOOR**

1491 SF

**FLOOR PLANS
581 PINE ST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "N", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

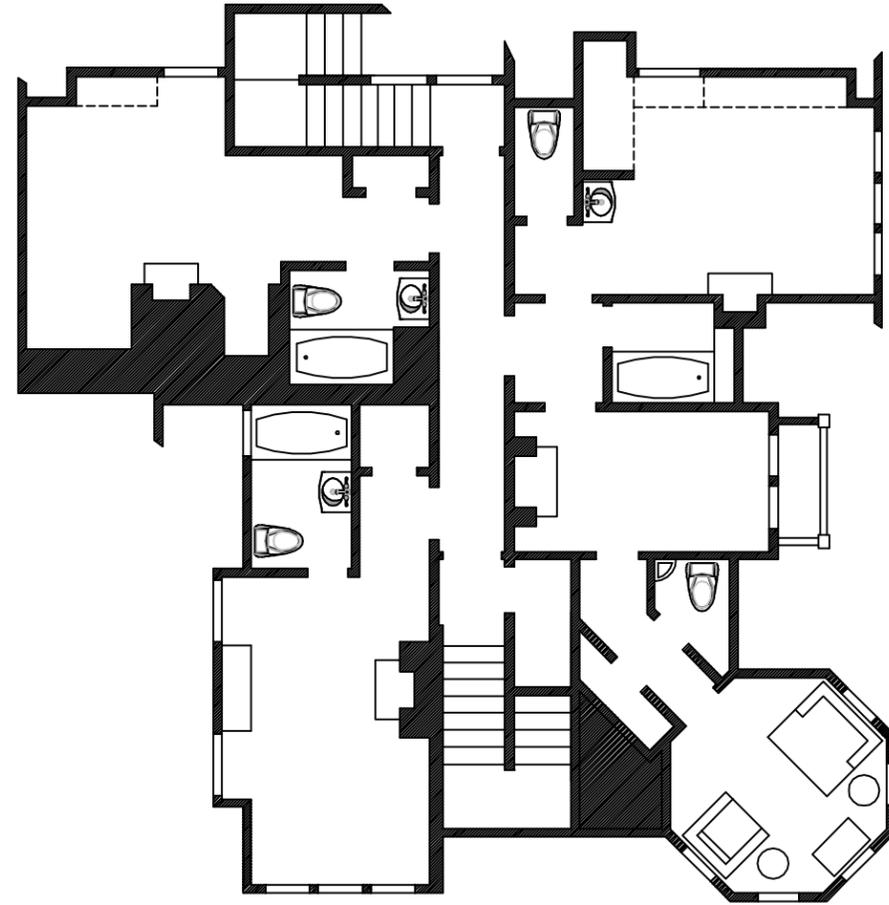
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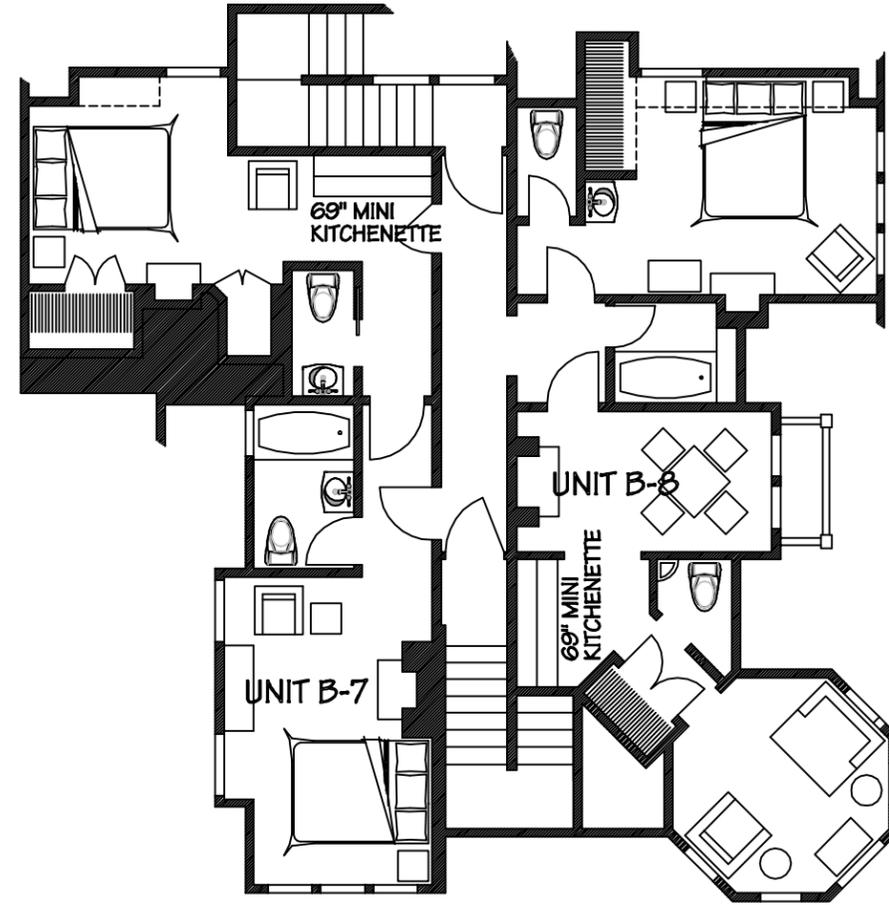
PACIFIC GROVE INN

APN 006-491-002

S/W COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



**EXISTING
THIRD FLOOR**



**PROPOSED
THIRD FLOOR**

1145 SF

**FLOOR PLANS
581 PINE ST**

SCALE: 1/4" = 10"

**JOHN MANDURRAGO
DESIGN STUDIOS**

P. O. BOX "N", CARMEL BY-THE-SEA, CA. 93021 831-825-1553

09-01-18

JOB NUMBER
1811

SHEET NUMBER
D9

PACIFIC GROVE INN

APN 006-481-002

S/W COR FOREST & PINE STREETS - PACIFIC GROVE, CA 93921



CITY OF PACIFIC GROVE

Community and Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3183 • F: 831.648.3184 •

USE PERMIT (UP) NO. 18-0768

TO ALLOW MODIFICATIONS TO *THE PACIFIC GROVE INN*, AN EXISTING BED & BREAKFAST ESTABLISHMENT, LOCATED AT 581 PINE/408 FOREST AVENUES

FACTS

1. The subject site is located at 581 Pine/408 Forest Avenues, Pacific Grove, CA 93950 (APN 006-481-002, -003).
2. The subject site has a designation of Professional Office/High Density Residential (PO/HDR) on the adopted City of Pacific Grove (City) General Plan Land Use Map. This designation has a maximum density of 29 dwelling units per acre and allows the Bed & Breakfast use with a Use Permit.
3. The project site is located in the Residential High Density (R-4) zoning district.
4. Together, the two lots total 11,147 sq. ft. in size.
5. The subject site is developed with the two historic residences that comprise *The Pacific Grove Inn*. The property is on both the City's Historic Resources Inventory and the National Register of Historic Places. No changes to the exterior of either of the buildings is proposed at this time other than standard maintenance and in-kind replacement of the roof (in process).
6. The subject property is within the City's Area of Special Biological Significance, but it is not in the Coastal zone, or an area of Archaeological sensitivity.
7. This project has been determined to be Exempt under California Environmental Quality Act (CEQA) Guidelines §§ 15331 and 15332, Historical Resource Restoration/Rehabilitation and In-Fill Development, respectively.

FINDINGS

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of the regulations set forth in PGMC § 23.70.080(a)(4);
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.

PERMIT

Use Permit (UP) 18-0768 to allow the following changes to the existing B&B use:

1. Reduce the overall number of rooms from 17 to 12. Ten of the 12 rooms will have small kitchenettes resulting in a suite configuration that will better accommodate longer stays and family uses;
2. Modify the existing 14-day stay limit to allow stays of less than 30 days as consistent with the City's transient definition per PGMC §23.08.020;
3. Allow mini-kitchenette facilities in 10 of the 12 suites; and
4. Remove the restriction of alcohol sales described in Use Permit 3014-10 from one bottle of wine per paying customer to alcohol sales so as to be consistent with PGMC [Section 23.64.290\(f\)\(1\)](#).

CONDITIONS OF APPROVAL Per [Pacific Grove Municipal Code 23.70.080\(a\)\(5\)](#) with the following additional conditions:

1. Bed and Breakfast Inns minimum requirements per PGMC Section 23.64.290(f)(1)

- (A) Bed and breakfast inns may sell or serve beer and wine to registered guests and their invited guests, pursuant to the provisions of subsections (f)(1)(B) through (E) of this section and the Alcohol Beverage Control (ABC) license to the extent that it is consistent with such provisions;
- (B) All alcoholic beverage service to guests shall be discontinued between the hours of 12:00 a.m. and 7:00 a.m.;
- (C) Food must be available during all hours that alcoholic beverages are available, but may be limited to snacks, appetizers, small plates, or other similar offerings; and
- (D) At least one meal, breakfast, shall be served daily and shall be limited to registered guests only.

2. Per PGMC Section 23.64.290 Alcoholic beverage sales.

(a) Failure to maintain food service or any other applicable requirements of this section or failure to comply with any conditions of the use permit shall be grounds for revocation of the use permit granted, in addition to subjecting the persons responsible therefor to penalties under this code. Revocation may be affected by the planning commission, after a public hearing to which the operator/permittee has had 10 days' notice by certified mail, and in which the review authority finds that the operator of the establishment has not maintained food service or any other applicable requirements herein or has not complied with all permit conditions. In the event that service by certified mail is not affected, service may be by personal service on the operator, or if personal service is not affected, the property shall be posted with a notice of the hearing, and a copy of the notice shall be published in an official newspaper of this City.

PGMC Section 23.64.290(e)(4) Catering and events.

(C) Amplified and unamplified music and entertainment are allowed indoors, and shall not generate noise in excess of 70 dB (65 dB between the hours of 10:00 p.m. and 12:00 a.m.) at the property line of any such site. Amplified and unamplified music and entertainment are allowed outdoors between the hours of 7:00 a.m. and 10:00 p.m., and shall not generate noise in excess of 70 dB measured at the property line of any such site.

3. Transient Occupancy Tax (TOT). In compliance with PGMC Chapter 6.09, the operator shall pay the required TOT.

4. Conference Room. The proposed conference room in the basement of 408 Forest shall be limited to the use of guests of the B&B only, and shall not be available for commercial rental.

5. 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.

6. Construction Compliance. All interior construction must occur in strict compliance with approved Building Permits. Any interior work that results in needed exterior alterations to windows, doors or other architectural features, shall be reviewed by the Planning Department and may require Architectural Review Board approval.

7. Terms and Conditions. These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

8. 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.

9. Conformance to Plans. Development of the site shall conform to approved plans for *The Pacific Grove Inn* submitted October 8, 2018 (revised), on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.

10. Alcohol Beverage Control Permit. Prior to sales of any beer or wine on site, a license through the California ABC must be obtained.

11. Landscaping, Parking and Lighting. All existing landscaping and the parking lot with its accessory structures and low perimeter fencing shall be rehabilitated and maintained in perpetuity. All exterior lighting fixtures shall conform to Architectural Review Guidelines #10-12.

12. 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.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 8th day of November, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

BILL FREDRICKSON, Chair