NOTICE OF MEETING
CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING AGENDA
Tuesday, August 13, 2019, 4:00 P.M.
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF AGENDA

3. BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)

4. GENERAL PUBLIC COMMENT
   General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board (ARB) that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by ARB. Comments from the public will be limited to three minutes and will not receive ARB action. Comments regarding items on the Regular Agenda shall be heard prior to ARB’s consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.

5. REPORTS OF COUNCIL LIAISON

CONSENT AGENDA
The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of ARB, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 12. Unfinished and Ongoing Business

6. A. Minutes of the July 9, 2019, ARB Meeting
   Reference: Laurel O’Halloran, Staff liaison
   Recommended Action: Approve minutes.
   CEQA: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

REGULAR AGENDA

7. PUBLIC HEARINGS
   For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent’s position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

   A. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012
   Description: An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit. This item was continued from the July 9, 2019, ARB meeting.
   Zone District/General Plan Designation: C-D / Commercial
Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA Status: Exempt per Section 15332 – In-fill Development
Applicant/Owner: Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)
Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.
Staff Reference: Alyson Hunter, Assoc. Planner | ahunter@cityofpacificgrove.org

8. FULL PRESENTATIONS
None

ADJOURNMENT

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.
1. CALL TO ORDER AND ROLL CALL

Board Members Present: Sarah Boyle, Chair; Michael Gunby, Secretary; Terrence Coen, Jen Vietengrubner, Garrett Van Zanten

Absent: Jeff Edmonds, Vice Chair.

One vacancy.

2. APPROVAL OF AGENDA

On a motion by Gunby, seconded by Coen, the Board voted 5-0-1 (Edmonds absent, one vacancy) to approve the agenda.

Motion passed unanimously.

3. BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)

None.

4. GENERAL PUBLIC COMMENT

None.

5. REPORTS OF COUNCIL LIAISON

Mayor Peake provided an update on actions taken at recent City Council Meetings.

CONSENT AGENDA

6. A. Minutes of the June 11, 2019, ARB Meeting

Reference: Laurel O’Halloran, Staff liaison

Recommended Action: Approve minutes.

CEQA: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

On a motion by Gunby, seconded by Coen, the Board voted 5-0-1 (Edmonds absent, one vacancy) to approve the consent agenda.

Motion passed unanimously.
REGULAR AGENDA

7. PUBLIC HEARINGS

For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent’s position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

Member Van Zanten recused himself for the following item.

A. Vacant parcel immediately south of 511 17th Street, on the easterly side of 17th Street between Spruce Ave and Junipero Ave | AP/TP-D 19-0163 | APN 006-475-014

Description: The construction of a new 1,155 sq. ft. two-story, single-family residence on a currently vacant lot.

Zone District/General Plan Designation: R-1 / Residential Medium Density (up to 17.4 units per acre)

Coastal Zone: No Archaeological Zone: No Historic Resources Inventory: No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15303 (a) – New Construction

Applicant/Owner: Charles Van Vliet (Applicant) / Jim MacArthur (Owner)

Recommendation: Approve the project as proposed based on findings, conditions of approval, and a Class 3, §15303(a) CEQA exemption

Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided a staff report.

The property owner, Jim MacArthur, spoke and answered Board Members questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project:

Steven Pokabla
William Vans
David Ball
Ed Schaup
Jennifer Hirsch
Roberta Williams
Charles Van Vliet
Vicky Magee

The Chair offered the property owner an opportunity for rebuttal.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Coen, the Board voted 4-0-1-1 (Edmonds absent, Van Zanten recused) to approve the project subject to findings, a Class 3 CEQA exemption, and the following amended conditions of approval: lowering the second story plate height to 7 feet, offset the gable roof to the north, and make the granting of the Tree Permit w/ Development contingent upon the condition of the tree.
July 9, 2019

at the time of building permit issuance.

Motion passed.

Member Van Zanten returned to the dais.

B. 1205 Ocean View Boulevard | AP 18-1031 | APN 006-012-017

Description: The complete exterior remodel of an existing two-story residence at the corner of Ocean View Blvd. and Coral St. The existing residence was built in the 1980s and is currently a ranch style house with a mansard roof design.

Zone District/General Plan Designation: R-1-H / Medium Density

Coastal Zone: No  Archaeological Zone: Yes  Historic Resources Inventory: No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15303(e)(1) – Existing Facilities

Applicant/Owner: Mark Mueckenheim/Stacey Tang

Recommendation: Approve the project as proposed based on findings, conditions of approval, and a Class 1, §15301(a)(1) CEQA exemption

Staff Reference: Laurel O’Halloran, Assoc. Planner | lohalloran@cityofpacificgrove.org

Laurel O’Halloran, Associate Planner, provided a staff report.

The project architect, Mark Mueckenheim, spoke and answered Board Members questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project:
Lisa Ciani
Claudia Sawyer

The Chair closed the floor to public comment.

On a motion by Gunby, seconded by Boyle, the Board voted 5-0-1 (Edmonds absent) to approve the project subject to findings, conditions of approval, and a Class 1 CEQA exemption, with the added condition that the north façade be redesigned to provide more articulation. The minor alteration will be reviewed by staff.

Motion passed unanimously.

C. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012

Description: An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit.

Zone District/General Plan Designation: C-D / Commercial

Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15332 – In-fill Development

Applicant/Owner: Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)

Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.

Staff Reference: Alyson Hunter, Assoc. Planner | ahunter@cityofpacificgrove.org
Alyson Hunter, Associate Planner, provided a staff report.

The project architect, Safwat Malek, spoke and answered Board Members’ questions.

The Chair opened the floor to public comment.

The following people spoke on the project:
Pam Silkwood
Lisa Ciani
Kim Barnes
Inge Lorentzen Daumer
Heather Gregg
Paul Marko
Hector Chavez

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Van Zanten, the Board voted 5-0-1 (Edmonds absent) to continue the item to the August 13th ARB meeting to allow the applicant to revise the plans as follows:

- Provide a floor plan showing the project as a whole
- Provide revised elevations and renderings to show proposed changes discussed at the meeting.
- Reconfigure the east stairs.
- Show interior landscaping and the location of a new 15 gal. tree.
- Remove Unit 11
- Relocate trash/recycling area to the Grand Avenue side of garage.
- Alter storypoles and netting to represent new parapet wall roof height for the next meeting.

Motion passed unanimously.

8. ARB Discussion
   A. Story Pole Discussion
      Staff Reference: Laurel O’Halloran, Associate Planner
      Recommended Action: Receive information for discussion
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

Alyson Hunter, Associate Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:
Lisa Ciani
Claudia Sawyer
Inge Lorentzen Daumer
The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Boyle, the Board voted 5-0-1 (Edmonds absent) to form a subcommittee with members of the Historic Resources Committee to further discuss story pole regulations. Members Coen and Gunby volunteered for the subcommittee.

Motion passed unanimously.

ADJOURNMENT – 6:56 pm.
This page left blank intentionally
TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alyson Hunter, Senior Planner
MEETING DATE: August 13, 2019 – This item was continued from the July 9th meeting
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) 424 sq. ft. income-qualified affordable, second-story residential units on APN 006-278-006 over the five (5) space parking area approved for the adjacent mixed-use development. The project includes a Use Permit for eight (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) affordable second-story units and a Use Permit because the total number of units on the property would 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, §15332, CEQA categorical exemption for In-fill Development.

PROJECT DESCRIPTION
An Architectural Permit to develop three (3) income-qualified 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 sf in size with one bedroom and one bathroom each resulting in a total size of 1,272 sf of habitable space plus a new 290 sf access balcony. 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 50-year 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 three (3) income-qualified affordable units is the relaxation of the parking requirements typically
assigned to mixed-use developments. Additionally, as the project is located in the downtown commercial district, onsite parking is not required.

At its July 9, 2019, meeting, the Architectural Review Board (Board) continued the item to this date to allow the applicant to make the following changes to the project:

1. Provide a floor plan showing the project as a whole
2. Provide revised elevations and renderings to show proposed changes discussed at the meeting
3. Reconfigure the east stairs
4. Show interior landscaping and the location of a new 15 gallon tree
5. Remove Unit 11 (the unit closest to the east property line)
6. Relocate trash/recycling area to the Grand Avenue side of garage
7. Alter story poles and netting to represent new parapet wall roof height for the next meeting

The applicant has submitted a revised plan set (attached) which includes items 1, 2, 3, 4, and 6, but does not include the elimination of Unit 11. The story poles and netting have been adjusted accordingly.

Sheets A-1 and A-2 include the comprehensive floorplans for the first and second floors, respectively, of the entire project. Sheet A-3 shows the slight relocation of the stairs. Sheets A-4 and A-5 show the revised elevations as requested, including the east elevation which indicates the reduced roof height and the removal of one of the windows on the east side. The total height has been reduced from 23’ to 20’11” which includes the Grand Avenue side parapet wall; the actual roof elevation has been lowered from 23’ to 17’2”. Interior courtyard landscaping, including the location of a new tree, and the relocation of the trash and recycling area are shown on Sheet A-1. Also, the adjoining residence located at 308 Fountain Ave. has been included on the site plan, as requested.

The applicant has chosen not to remove Unit 11 and the project remains a 3-unit affordable housing project. The setback to the easterly property line remains 5’ as required by the City’s Municipal Code. It should be noted that the height limit in the C-D zone is 40’ and a third story on this project would be permitted under the zoning code.

Please refer to the previous agenda report and July 9th hearing packet online for more information regarding the site, surrounding land uses, applicable general plan policies and zoning requirements, and density bonus, water availability, and architectural design discussions.

Staff continues to recommend that the Board make a recommendation of approval to the Planning Commission based on the applicant’s willingness to enter into a 50-year Low Income affordable housing agreement with the City, the project’s compliance with the Commercial-Downtown (C-D) zoning development standards, and the project’s advancement of the general plan’s policies for encouraging residential uses on second stories of new and existing buildings in the downtown (Land Use, Policy 23).
Transportation & Parking

In response to concerns regarding the availability of parking in the City’s downtown public parking lots, Staff prepared the attached table which shows the number of spaces in all of the lots, those available for purchase and the permits already sold. The table indicates that 10 permits are available for purchase at the lot at Fountain and Laurel, across the street from the subject development. The project currently under construction is conditioned on the provision of five (5) onsite spaces and, prior to the issuance of a certificate of occupancy, the purchase of five (5) permits, and the proposed project is conditioned on the purchase 5 additional permits. If approved, this property will have utilized all of the available permits for this lot.

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 continues to recommend that the Board find that none of these exceptions apply and that the proposed project qualifies for the Class 32 In-fill exemption.

ATTACHMENTS
A. Draft Permit (Revised)
B. Parking Lot and Permits Table
C. Site Plan & Elevations (Revised)

RESPECTFULLY SUBMITTED:

Alyson Hunter
Alyson Hunter, Senior Planner
ARCHITECTURAL PERMIT & USE PERMIT (AP/UP) 19-0173
FOR THE DEVELOPMENT OF THREE (3) 424 SQ. FT. AFFORDABLE SECOND-STORY RESIDENTIAL UNITS LOCATED AT 301 GRAND AVENUE. THE USE PERMIT IS REQUIRED IN THE COMMERCIAL-DOWNTOWN DISTRICT FOR EIGHT (8) OR MORE UNITS. THE PROPOSED UNITS COMBINE WITH THE PREVIOUSLY 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 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 eleven (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 006-287-006 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 **Low Income** (as specified in California HCD guidelines current at the time of entry into the contract) 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. Density Bonus provisions allow waiver of parking requirements 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.

14. **Landscaping.** At a minimum, the applicant shall have installed, prior to the issuance of Certificate(s) of Occupancy, a 15-gallon tree in the center of the open center courtyard and landscaping along the east property line. All trees and plants shall be species chosen from the City’s **Landscape Guidelines & Plant Palette**.

**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 13th day of August, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

ABSTENTIONS:  

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
## City of Pacific Grove
### Public Parking Lots

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Location</th>
<th>Landmark</th>
<th>Restrictions</th>
<th>Spaces Available</th>
<th>Permits Allowed</th>
<th>Permits Sold</th>
<th>Permits Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fountain Avenue/Laurel</td>
<td>Movie Theater</td>
<td>3 &amp; 24-hour</td>
<td>(85) 24 hr &amp; (54) 3 hr</td>
<td>(5) Residential &amp; (5) General</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>2</td>
<td>17th Street/16th Street/Lighthouse</td>
<td>Fandango's</td>
<td>3 hour</td>
<td>(94) 3 hr &amp; (4) ADA</td>
<td>50</td>
<td>29</td>
<td>21</td>
</tr>
<tr>
<td>3</td>
<td>Forest Avenue/16th Street/Lighthouse</td>
<td>Grove Market</td>
<td>90 minute</td>
<td>(30) 90 min &amp; (1) ADA</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>Forest Avenue/15th Street/Central</td>
<td>Pepper's</td>
<td>90 minute</td>
<td>(11) 90 min/(2) ADA/(20) permit only</td>
<td>20</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>15th Street/ Ricketts Row/ Central</td>
<td>Aqua Terra</td>
<td>90 minute</td>
<td>(11) 2 hr &amp; (1) ADA</td>
<td>7</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>6</td>
<td>Lover's Point (17th &amp; Ocean View)</td>
<td>Lover's Point</td>
<td>2 hour</td>
<td>(31) 2 hr &amp; (3) ADA</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>6a</td>
<td>Directly across from Lover's Point Lot</td>
<td>55+ Community</td>
<td>2 hour</td>
<td>(20) 2 hr &amp; (1) ADA</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total Lot Permits Allowed**: 87

**Total Lot Parking Spaces (Downtown)**: 313
PROPOSED ELEVATION ON GRAND AVE.

INTERIOR COURTYARD & NEW 3 UNIT ADDITION