SITE PLAN REVIEW COMMITTEE
AGENDA
Tuesday, December 8, 2020, 8:00 am

THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDERS ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

Please click the link below to join the webinar:
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1. ROLL CALL
Site Plan Review Committee Members: Anastazia Aziz, AICP, (Chair) CDD Director, Sherman Low (City Engineer), John Kuehl (Building Official), Dan Gho (Public Works Director), Gaudenz Panholzer (Fire Chief). Planning Staff: Rob Mullane, AICP, (ATC Contract Planner), Alyson Hunter, AICP, (Senior Planner)

2. GENERAL PUBLIC COMMENT – The public may provide comments on items not on the agenda.

3. REGULAR AGENDA
   a. Architectural Permit (AP)/Use Permit (UP)/Tree Permit with Development (TP-D)/Coastal Development Permit (CDP) 19-0363 for the American Tin Cannery (ATC) Site

   **Location:** 109/125 Ocean View Boulevard and 124 Central Avenue (parking lot) (APNs: 006-231-001, 006-234-004, -005, -008)

   **Project Description:** Joint Architectural Permit, Use Permit, Tree Permit with Development, and Coastal Development Permit Application No. AP/UP/TPD/CDP 19-0363 to allow a proposed development known as the American Tin Cannery (ATC) Hotel and Commercial Project. The project involves the conversion of a former industrial site to a new 225-room hotel with associated hotel amenities including sales of alcoholic beverages, 16,202 square feet of retail commercial uses, and on-site valet parking for 304 cars. An existing surface parking lot at 124 Central Avenue (APN 006-234-008) would be retained and reconfigured with new landscaping and striping. The proposed development would total 383,705 square feet.
Applicant/Owner: CCS Pacific Grove Manager, LLC (Applicant) / Foursome Development Company, and Marion L. Paul Living Trust and Forest Paul (Property Owners)

General Plan Designation: Central-Eardley Commercial (CEC)

Coastal Land Use Plan Designation: Visitor-Serving Commercial (V-C)

Zoning District: C-V-ATC and C-1

CEQA Status: Environmental Impact Report (SCH #2019110152)

Staff Reference: Rob Mullane, AICP, Consulting Planner (rmullane@hrandassociates.org | 805-227-4359)

4. ADJOURNMENT
TO: Site Plan Review Committee
FROM: Rob Mullane, AICP, Consulting Planner
MEETING DATE: December 8, 2020
SUBJECT: Architectural Permit (AP)/Use Permit (UP)/Tree Permit with Development (TP-D)/Coastal Development Permit (CDP) 19-0363 for the American Tin Cannery (ATC) Site
CEQA: Environmental Impact Report (SCH #2019110152)

RECOMMENDATIONS
Receive report and provide feedback.

DISCUSSION
The joint Architectural Permit, Use Permit, Tree Permit with Development, and Coastal Development Permit Application No. AP/UP/TPD/CDP 19-0363 would allow a proposed development known as the American Tin Cannery (ATC) Hotel and Commercial Project. The project involves the conversion of a former industrial site to a new 225-room hotel with associated hotel amenities including sales of alcoholic beverages, 16,202 square feet of retail commercial uses, and on-site valet parking for 304 cars. An existing surface parking lot at 124 Central Avenue (APN 006-234-008) would be retained and reconfigured with new landscaping and striping. The proposed development would total 383,705 square feet (sf).

The City’s Site Plan Review Committee (SPRC) studies the siting of proposed construction and its impact upon the existing topography and natural vegetation, and the relationship of proposed construction to existing public and private improvements in the immediate area. Among the project components that the SPRC reviews are the project plans and layout of the site development; the adequacy of parking facilities, driveways, entrances, and exits; the arrangement, location, and design of required open spaces and recreational facilities; and the incorporation of other pertinent project features. The SPRC also reviews the circulation of vehicular and pedestrian traffic, and the adequacy of access for firefighting equipment.

ATTACHMENTS
1. Project Plans received November 30, 2020