

AMERICAN TIN CANNERY HOTEL PROJECT
109 OCEAN VIEW BOULEVARD
PACIFIC GROVE, CALIFORNIA

USE PERMIT APPLICATION
ARCHITECTURAL APPROVAL APPLICATION
COASTAL DEVELOPMENT PERMIT APPLICATION
TREE PERMIT APPLICATION

PROJECT REVISIONS NARRATIVE
AMENDMENT SUBMITTED: SEPTEMBER 8, 2021

APPLICANT: CCS PACIFIC GROVE MANAGER, LLC

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1.0 Introduction

CCS Pacific Grove Manager, LLC, has filed applications with the City of Pacific Grove for approval of Use Permit, Architectural Approval, Coastal Development Permit and Tree Permit applications; and, for preparation of environmental review documents pursuant to the requirements of the California Environmental Quality Act (CEQA) to allow a former industrial site to be converted to a new hotel and commercial uses (“Project”). The property, commonly known as the American Tin Cannery, is currently used as a retail outlet and parking areas.

As part of the City’s application process, the project has been reviewed by the City’s Architectural Review Board at a duly noticed public hearing held December 15, 2020. In response to information identified in the Draft Environmental Impact Report (DEIR) and the comments received from the City’s Architectural Review Board, certain elements of the project have been revised. This narrative reflects updated project information based on the revisions; revised project data including comparison to the original submittal is provided in 5.0 Design.

A detailed table providing a comparison between the original application submittal and project revisions is included as part of this narrative. In summary, revisions include:

- Excavation reduction - **Elimination of subgrade parking beneath the Shoreline (Group/Family) wing reduces total excavation by approximately 38% (17,700CY).** Reducing excavation spoils will reduce impacts related to short term construction vehicle trips, air quality (dust), noise and vibration. Reduction in building mass related to reduced interior and covered exterior areas as shown on revised plans.
- Meeting/event space and street retail space areas have been reduced.
- Parking area relocation -290 on-site valet parking spaces
- Applicants continue to work with ISA Arborist and design team to identify potential protected trees for opportunities to transplant on or off-site.

As identified in the original application submittal, project activities include grading, tree and vegetation removal, partial demolition of buildings and improvements, additions/alterations to the existing building and construction of new buildings to establish a new hotel, related commercial uses (i.e., restaurant, retail, etc.), and on-site

parking; project data is included on page 1 of the plan set submitted with the applications.

The Project also includes use of a portion of Sloat Avenue (497 linear feet) as part of the development site. Sloat Avenue is a one-way eastbound public street in this location. The remaining portion of the Sloat Avenue will continue to provide access to three parcels on Sloat Avenue (APN 006-234-001, 002, 003) that are identified as commercial uses. Sloat Avenue will also provide access to back-of-house operations for the Project. Easements will be recorded to allow continued ingress/egress for the referenced parcels on Sloat Avenue. Approval of a Real Property Agreement is required by the City to allow the subject portion of Sloat Avenue to be used for development; and, to allow certain existing encroachments (i.e., building columns, former rail train bump stop, etc.) to remain in the public right-of-way.

Encroachments are identified on the ALTA/NSPS Land Title Survey prepared for the project included as Exhibit 9.5. The existing encroachments can be characterized as minor in terms of projection distance into the right-of-way. Allowing the encroachments on the building façade will retain certain architectural features (i.e., columns and the rail train bump stop) that contribute to the visual character of the original architecture and site.

1.1. Site and Vicinity Description

The parcels that comprise the project site are identified on the table below. The square footage of each parcel is shown on the table below; parcel and square footage are as identified in the ALTA/NSPS Land Title Survey in Attachment 8.5.

Site Areas

Assessor's Parcel No.	Square Footage	Location/Use
006-231-001	124,755	Existing buildings
006234-005	55,776	ATC surface parking lot
006-234-004	14,204	Small surface parking lot adjacent to ATC parking lot
Sloat Avenue	*26,770	Public street
006-234-008	22,130	Surface parking lot accessed from Central Avenue*

Source: ALTA/NSPS Survey

*Data from Whitson Engineers

The property owner, Foursome Development Company, will continue to lease an existing surface parking lot on APN 006-234-008 only for the exclusive use of patrons visiting Foursome Development parcels 006-231-001, 006-234-004 and 005-234-005. The parking lot includes 61 surface spaces; parking lots and facilities are an allowed use in the C-1 zoning district subject to use permit approval.

As shown on the vicinity map, the property is generally bounded by Ocean View Boulevard to the north, Dewey Avenue to the west and Eardley Avenue to the east. The property slopes down from the rear of the site towards Monterey Bay. Trees within the Project area are discussed in the Arborist Report prepared for the project that is included in Attachment 7.1.

The property fronts on Ocean View Boulevard directly across from Hopkins Marine Station, Stanford University and is in proximity to the Monterey Bay National Marine Sanctuary (MBNMS), Monterey Bay Aquarium, and historic Cannery Row. The Monterey Bay Coastal Recreation Trail, a popular walking and bicycle pathway is located directly across Ocean View Boulevard from the site. A grocery store and fast-food restaurant are located on the parcel adjacent to the east and a mix of commercial uses are located along Central Avenue. A multi-family residential zoning district (R-3 and R-4) is adjacent to the west across Dewey Avenue.

1.2. Background

The site is an important gateway transitioning from Monterey's historic Cannery Row to the City of Pacific Grove. The existing building was originally constructed and used for industrial use; however, manufacturing uses on the property ceased operation decades ago. The property is currently used as a retail outlet center that is sparsely occupied with small retail stores, restaurants, and recreation uses (bicycle rentals, mini-golf and a fitness facility).

2.0 Land Use

The project will comply with the City of Pacific Grove General Plan, Municipal Code, Local Coastal Plan regulations, and applicable requirements from other public agencies. The subject parcels are in the Central Eardley Commercial area of the Pacific Grove General Plan.

With regard to the current zoning designation, Pacific Grove voters passed a ballot initiative in 2016 to amend the Pacific Grove Municipal Code to add Section 23.31.025 to modify the zoning designation at the American Tin Cannery Site, located in Pacific Grove on Assessor Parcels (APN) 006-231-001, 006-234-004, 006-234-005, and the portion of Sloat Avenue between Eardley Avenue and Dewey Avenue, from Visitor Commercial (C-V) and Heavy Commercial (C-2) to Visitor Commercial (C-V-ATC) to reestablish hotels as a permissible land use. Assessor's Parcel Number 006-234-008 is located in the C-1 zoning district; as noted, parking lots and facilities are an allowed use in the C-1 zoning district subject to use permit approval.

The City of Pacific Grove recently completed an update of the Local Coastal Program and the Local Coastal Plan/Implementation Policies (LCP/IP). The Project complies

with allowed uses in the City's General Plan, Municipal Code and the Local Coastal Program/Land Use Plan/Implementation Policies.

2.1. Proposed Uses and Project Data

As noted, the Project includes partial demolition of the existing building, construction of additions/alterations, and construction of new buildings to establish a new hotel with related commercial uses and on-site parking. The hotel will include two guest wings, each with a distinctive visitor experience with respect to amenities and services.

As mentioned in an earlier section, the project has been revised in consideration of information contained in the DEIR and comments provided by the City's Architectural Review Board.

For clarity, a project data comparison table and corresponding comment list are provided.

Comparison Table				
Program	Original Submittal	Revised Submittal	Change+ / (-)	Comment
Hotel Building Subtotal (includes all hotel interior and exterior covered areas)	276,986 sf	270,380 sf	(6,606) sf	1
Project Total (Hotel Building and Parking combined)	383,705 sf	353,489 sf	(30,216) sf	2
GFA (Enclosed areas of all floor levels and parking garage combined)	347,376 sf	317,160 sf	(30,216) sf	3
Project Site Area	243,635 sf	243,635 sf	0	
Building Coverage Area (Building footprint only)	121,861 sf	121,861 sf	0	
Building Coverage % (% of Building Coverage Area vs Project Site Area)	50.01%	50.01%	0	
Total Impervious Area	182,759 sf	182,759 sf	0	
Total Pervious Area	55,853 sf	55,853 sf	0	
Site Coverage %	89%	89%	0	
TOTAL WATER SURFACE	2,610 sf	2,610 sf	0	
Shoreline (Group/Family) wing-			0	
Spa Pool	120 sf	120 sf	0	
Pool	750 sf	750 sf	0	
Bluffs (Executive) Wing			0	
Spa Pool	120 sf	120 sf	0	
Pool	1,620 sf	1,620 sf	0	
Parking (Valet)				
Shoreline (Group/Family) Wing (SF of Parking Garage)	37,117 sf	0	(37,117) sf	4a
Parking Stalls	119	0	(119)	4b
ATC Building 1 (on Grade Parking)	-	20,507 sf	20,507 sf	
Parking Stalls	-	96	96	
Bluffs (Executive) Wing (SF of Parking Garage)	54,102 sf	47,102 sf	(7,000) sf	5a
Parking Stalls	138	133	(5)	5b
Upper Lot (Surface Parking)	47	61*	14	
Hotel				
Bluffs (Executive) Wing Guestrooms	104	104	0	
Shoreline (Group/Family) Wing Guestrooms	121	121	0	
Hotel Public				
Restaurant/Bar	3,245 sf	3,245 sf	0	
Rooftop Bar	3,330 sf	3,330 sf	0	
Event / Meeting Space	13,534 sf	12,116 sf	(1,418) sf	6

Spa/Fitness	8,835 sf	8,835 sf	0	
Lobby/Lounge	9,078 sf	9,078 sf	0	
Street Retail	16,202 sf	10,968 sf	(5,234) sf	7
Hotel Back of House	43,367 sf	43,367 sf	0	
Core & Circulation	46,495 sf	46,495 sf	0	
Tree Planting	125	136	11	8

Comment Number

1. *Hotel Building Subtotal*

- a. Reduced Interior and Covered Exterior Areas at Bluffs (Executive) wing as recommended by Architectural Review Board and to comply with height restrictions
 - i. Removed and relocated **11** keys from upper-level floors
 - 1. Removed **6** keys at level 7 on southeast and southwest ends and relocated within remaining building envelope.
 - 2. Removed **2** keys from level 6 at southeast end and relocated within remaining building envelope
 - 3. Removed **1** key at northeast corner at level 7 above Arrival court
 - 4. Removed **2** keys at level 7 adjacent to west side of Rooftop bar.

The Bluffs (Executive) wing redesign addresses comments and concerns raised during the ARB public hearing and review of the ATC Hotel and Commercial Project. Specific actions taken by the applicant and their design team included reduction in massing at the southeast corner of the Bluffs (Executive) wing to preserve the view corridor from south of Eardley traveling north towards Monterey Bay. The southwestern corner of the Bluffs (Executive) wing was also lowered to reduce massing and lessen the visual impacts as seen from Central Avenue.

2. *Project Total*

- a. SF decreased due to building mass reduction at Bluffs (Executive) Wing

3. *Gross Floor Area (GFA)*

- a. SF decreased due to building mass reduction at Bluffs (Executive) Wing

4. *Parking (Shoreline (Group/Family) Wing*

- a. Approximately 37,000 SF of subterranean Garage eliminated, and parking spaces relocated to existing ATC building 1
- b. Parking stalls-eliminated subterranean parking at Group Wing-(See Note 4 above)

5. *Parking Bluffs (Executive) Wing*

- a. Garage SF-Reduced approximately 7,000 SF under arrival court to lessen excavation impact (Approx. 3,000CY) and reduce truck trips during construction
- b. Parking Stalls-5 fewer stalls after reduction of SF and reconfiguration of parking layout
- 6. Event/Meeting Space
 - a. To facilitate relocated parking spaces from the Group hotel to the ATC building 1, event and meeting space was reduced to accommodate the needs for additional BOH and pre-function support.
- 7. Street Retail
 - a. Reduction in street retail SF resulting from relocation of parking and meeting rooms.
- 8. Tree Planting
 - a. Reconfiguration and reduction in massing allowed for additional tree planting and increase in replacement quantities.

2.2. Community Contributions

Economic

The Project re-visions an underutilized former industrial site to hotel and commercial uses that will contribute to the community on many levels. In terms of economic benefit, the hotel will generate Transient Occupancy Tax (TOT) revenues to the City, increase property tax revenues resulting from project related improvements and increase sales tax revenues from retail uses. Additionally, the new businesses associated with the Project will generate more than 135 jobs that will provide employment opportunities for local residents that contribute to the local economy. Additionally, local vendors and service providers will also benefit from increased economic vitality resulting from the Project.

Community gathering/meeting space

Pacific Grove was originally established as a summer retreat and has remained a popular destination for leisure and business visitors. As shown on the site plan and floor plans, the project includes meeting space and indoor/outdoor gathering areas. The hotel will provide options for events/meetings and accommodations. Food and beverage facilities on-site will provide another dining option for visitors and local residents to enjoy.

Public Amenities

A Proposed Public Amenities Plan has been developed that identifies public view, interpretive exhibit and amenities locations; A copy is included in the plan set.

3.0 Sustainability

Citizens of Pacific Grove are active and engaged in their community and have a proud tradition of environmental stewardship. The Project respects the community's environmental values and will be constructed and operated in accordance with the

standards established by Leadership in Energy and Environmental Design (LEED). The Project will strive to meet LEED Gold standards. In contrast to previous uses, the Project's design creates a strong visual connection to the area's natural resources that would provide a high-quality visitor experience for hotel guests and the public.

3.1. Sustainability Features:

- Building design - retaining a significant portion of the original buildings as shown on the site plan reduces construction waste.
- A Construction Management Plan will be implemented in accordance with City of Pacific Grove requirements for Construction Debris Reuse and Recycling plan and pursuant to CalGreen Mandates of 65% diversion of solid waste to recycled material.
- Use of low-VOC finishes and furnishings.
- Materials, i.e., bird film glass; non-glare glass
- Green Roof - Extensive energy savings will be realized through the insulating properties of a green roof atop the Shoreline (Group/Family) hotel building. The roof's mix of native and adaptive species minimizes the need for irrigation (which will use harvested rainwater and graywater), while also helping to mitigate the urban heat island effect, storm water runoff and greenhouse gas emissions.
- Photovoltaic Solar Panels
- Automated energy management
- Energy efficient lighting (LED lighting)
- Electric Vehicle (EV) charging stations.
- Water
 - Rainwater Harvesting - Harvested rainwater will provide a source of alternative water to Project facilities. Alternative waters are sustainable sources of water, not supplied from fresh surface water or groundwater, that offset the demand for freshwater. Rainwater harvesting captures, diverts, and stores rainwater from rooftops for later use. Typical uses of rainwater include landscape irrigation.
 - Use of reclaimed water and graywater for toilet flushes and landscape irrigation will be considered consistent with applicable requirements.
 - Off-site laundry service
 - Waterless urinals in employee restrooms
 - Landscaping consistent with the *Monterey Peninsula Water Management District Water Efficient Landscaping Requirements (Rule 142.1)* regarding landscaping design, plant selection, and irrigation system

3.2. Sustainable Operations

In addition to mandatory and traditional sustainability practices such as: water on request at restaurants, elimination of single-use plastics, encouraging linen and towel reuse, additional sustainable hospitality operations practices may include:

- Food waste reduction programs
- Participation in food sustainability programs such as Seafood Watch
- Participation in sustainable hospitality programs
- Waste stream reduction measures
- Environmentally friendly soaps, shampoos for guest use
- Rooftop gardens
- Locally sourced food
- Sustainability education opportunities for guests and staff
- Sustainable business management practices
- Onsite solid waste and recycling collection within back-of-house (BOH) operation

4.0 Access/Circulation/Parking/Utilities/Grading

4.1. Access

4.2. Circulation

Guests of the Shoreline (Group/Family) wing of the hotel will access the arrival area from Ocean View Boulevard and guests of the Bluffs (Executive) wing will access the arrival area from Eardley Avenue. On-site valet parking spaces are provided on the lower level of the Bluffs (Executive) wing, in the ATC Building #1 using mechanical lift parking and the onsite surface parking is accessed from Central Avenue. Access to back-of-house operations will be via Dewey Avenue to Sloat Avenue.

4.3. Parking

As shown on the survey, there are currently a total of 147 uncovered parking spaces dedicated to the existing use; 140 spaces on APN 006-234-005 and 7 spaces accessed from Sloat Avenue including 3 handicapped parking spaces. On-street metered parking is available along the south side of Sloat Avenue, along Eardley Avenue and the east side of Dewey Avenue.

A parking demand analysis was prepared for the project in 2018 by Walker Consultants, a qualified parking consulting firm. The Walker/Urban Land Institute Shared Parking Model was used to determine recommended parking supply for the proposed development. Using this model, a total of 290 spaces were recommended to accommodate all proposed uses (hotel rooms, event/meeting space, retail, restaurant/lounge/bar and spa; a total of 290 valet parking spaces are provided on the site 96 surface and mechanical lift spaces in existing ATC Building #1, 133 in subgrade parking area of Bluffs, and 61 surface spaces (APN 006-234-008)). Access to the subgrade parking areas for each guest wing will be via a ramp from the respective arrival areas. The delivery area is identified in the back-of-house operations area identified on the floor level plan and is accessed from Sloat Avenue via Dewey Avenue.

4.4. Transportation Demand Management Plan

Pacific Grove is a walkable community. The Project includes a Transportation Demand Management plan to identify alternative transportation sources to reduce vehicle trips and resulting Greenhouse Gas Emissions (GHG). The Plan includes a combination of alternative transportation options.

- Shuttles to downtown and Monterey Regional Airport to reduce vehicle trips
- Courtesy bicycles available for guest use
- Bicycle racks/storage for guest and employee use
- On-site Electric Vehicle Charging Stations
- Employee carpool/ride share information and transit passes
- Shared electric vehicle for guest use

4.5. Utilities

The site is served by local public utility and service providers:

- Pacific Gas and Electric
- California American Water
- One Water Monterey
- Monterey Peninsula Water Management District
- Cable and internet service providers

4.6. Grading

As noted in the site/vicinity description, there is a grade difference between the development parcels A preliminary estimate of soil cut/fill is provided in the Attachments.

5.0 Design

Pacific Grove is characterized by abundant natural resources, walkability, and architectural diversity. The Project is thoughtfully designed and respects the context of the site and area.

5.1. Architecture

- The architecture of each hotel wing respects the former industrial character of the Cannery Row area. Building forms and shapes are simple, classic and timeless. The proposed finishes and materials include smooth surfaces, corrugated metal siding, metal trim elements, and wood textures are contextually appropriate.
- The Project retains the original factory portion of the building and character defining visual features, i.e., the distinctive sawtooth roof, large multi-pane windows and art moderne elements.

- The arrival area from Ocean View Boulevard introduces an opening in the existing building that modulates the building façade and improves the “rhythm of solids to voids” so that the building does not create an imposing streetscape along Ocean View Boulevard. Additionally, the opening allows the sawtooth roof to be more visible from the interior courtyard.
- New buildings are stepped back and follow the topography of the site.
- The proposed uses and building design allow for interaction with the public streets.
- Subgrade parking in the Bluffs (Executive) Wing provides more efficient land use and reduces visual impacts of surface vehicle parking.
- Exterior colors and landscape will combine to create a subtle palate that is in harmony with the context of the area and Monterey Bay.

The City’s Architectural Review Board (ARB) considered the Project at a public hearing held December 15, 2020, to make a recommendation to the Planning Commission. According to the meeting minutes, the Board voted to recommend approval of the project to the Planning Commission with the following revisions:

1. To reduce the height and scale of the Bluffs (Executive) Wing.
 - a. *As Detailed in Section 2.*
2. To relocate the service entrance.
 - a. *The requirements of the City Municipal Code determined access to back of house operations. Delivery times and path of truck travel are in accordance with Chapter 16.44 of the Pacific Grove Municipal code. Loading Dock is located within the enclosed building and provides adequate turnaround area.*
3. To reutilize Building 2.
 - a. *Building 2 is currently constructed of heavy timber columns and beams which cannot be used in a Type 1 or even Type II one-hour building (as defined in the 2019 California Building Standards Code) without carving up the structure and adjacent structures with multiple vertical fire breaks and significant fire protection by encapsulating of the members themselves.*
 - b. *The existing exterior facade provides very few window openings for exiting or views and would require significant alterations. The building was originally designed for industrial manufacturing and storage. As such the existing structural grid does not relate to any efficient hotel module plan,*
 - c. *The roof of Building 2 as it exists is higher than what is proposed. Retaining the existing building continues the loss of ocean views. The proposed Shoreline (Group/Family) wing provides views from major public spaces and guest rooms above. Additionally retaining the existing roof of Building 2 would significantly reduce the project’s green roof.*
4. To not excavate on the lower portion of the project off Ocean View and Dewey.

- a. *The previously planned underground parking garage has been eliminated thereby reducing the project excavation by 38% (17,700Cu Yds). Parking spaces relocated to within the existing ATC Building 1 as on grade and mechanical lift spaces*
- 5. To add story balloons to any new construction.
 - a. Consistent with the City's approved story pole and netting requirements, The City's Building Official determined that story poles/flagging cannot be safely installed for the ATC Hotel Project.
 - b. As required, the Applicant has prepared a number of visual simulation exhibits as per City policy.
- 6. To utilize more of the design elements on the new construction.
 - a. *Design elements reflective of adjacent Cannery Row and local industrial/commercial influences are applied throughout the project design as well as introduction of other materials to provide distinction between different hotel experiences*
 - b. *Revisions requested by the ARB to the design include more use of the vertical corrugated metal siding on both hotel wings. On the west elevation of the Shoreline wing facing the residential neighborhood (Dewey Ave), The use of glass has been reduced and replaced with corrugated metal siding.*
 - c. *Increased the number of metal grids in the glazing to be more consistent with the industrial sash windows of the original tin cannery glazing and added more industrially inspired elements to the railings, louvers, and other details throughout the project new construction to be more consistent and evoke the industrial inspiration.*
- 7. To keep the oak and cypress trees noted in fair condition.
 - a. *The updated landscape plans provide for planting of 136 new native and specimen trees onsite in a more ecologically organized pattern to enhance the formation of habitat for local wildlife.*
 - b. *The design team continues to work with an ISA Arborist to identify opportunities to relocate protected trees on or off-site.*

5.2. Lighting

The design program will include lighting for the grounds, building exteriors and parking area for safety/security and the comfort of guests, employees, and visitors. A preliminary lighting palette has been provided that includes imagery that reflects a subtle, down lit (Dark Sky Compliant), unobtrusive lighting program that will complement the overall project design program. A detailed lighting plan will be submitted to the City for review and approval.

5.3. Landscaping

Landscaping is an essential component of a quality design program. The Project landscape program will provide a purposeful arrangement of water conserving plant materials and features that are climate and context appropriate. Irrigation will comply with the City's Water Efficient Landscaping requirements. Planting areas including rooftop gardens are identified on the site plan for conceptual review and a preliminary landscape plan is provided in the plan set; a detailed landscape plan will be submitted to the City for review and approval.

5.4. Storm Water Control Plan

A Preliminary Storm Water Control Plan (SWCP) has been prepared by a qualified engineer; a copy is included in the Attachments. A detailed SWCP will be prepared to comply with applicable requirements and will be submitted to the City for review and approval.

5.5. Trees

A Tree Permit application has been filed to request approval of project-related tree removal. As required, a tree report was prepared for the project by a qualified ISA Arborist, a copy of the report is referenced in Attachment 6.1. The proposed project provides for planting of 136 new trees.

The design team continues to work with an ISA Arborist to identify opportunities to relocate protected trees on or off-site.

5.6. Signage

Signage for the Project will comply with City sign requirements. As with project lighting and landscape elements, approval of the sign program will be submitted to the City for review and approval.

6.0 Attachments (Previously submitted)

6.1. Arborist Report

6.2. Cultural Resources Reports

6.3. Noise Study

6.4. Action to approve a determination of Special Circumstances - MPWMD Board of Directors, October 15, 2018, Meeting Minutes

6.5. Preliminary Storm Water Control Plan

6.6. Geotechnical Report

7.0 Exhibits (Previously submitted)

- 7.1. Plan sets (Revised – September 8, 2021)
- 7.2. Aerial Site Photo
- 7.3. Vicinity Map
- 7.4. Site/Vicinity Photos
- 7.5. ALTA/NSPS Land Title Survey