



PACIFIC GROVE HOSPITAL EXPANSION

DP-2025-00 (HD)

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 6

May 21, 2025

AERIAL PHOTO/LOCATION



PACIFIC GROVE HOSPITAL



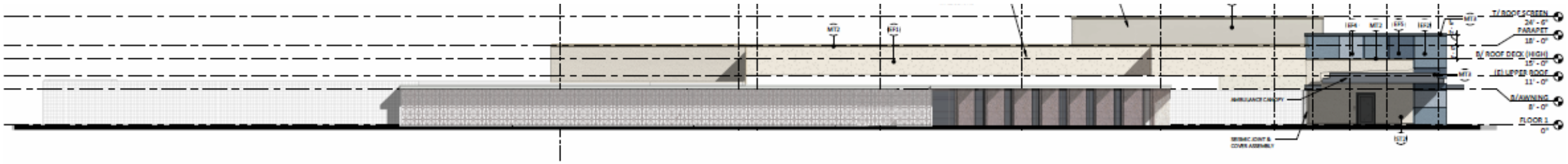
Main entry area



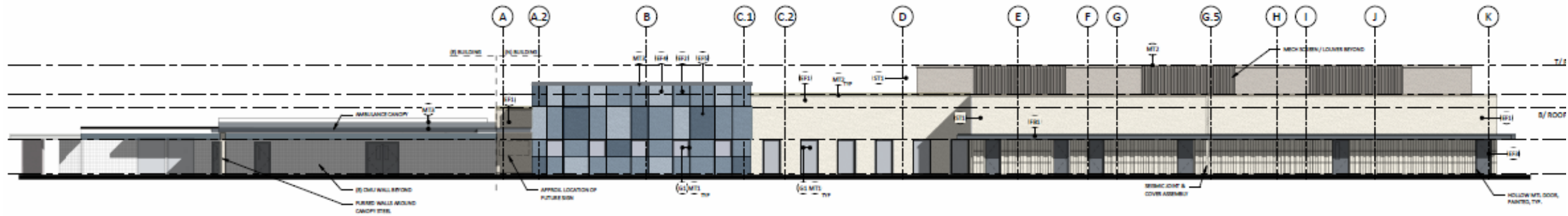
Main (Brockton Ave) Façade

The site plan illustrates the proposed building additions and setbacks for 1800 Brockton Avenue. The main building is labeled (E) HOSPITAL BUILDING, with a 34,300 SF FLOOR AREA, 1-2 OCCUPANCY, and 1-2 STORY BUILDING. A new addition, labeled (F) BUILDING ADDITION, is shown with a 25,300 SF FLOOR AREA, 1-2 OCCUPANCY, and 1-2 STORY BUILDING. The plan also shows a new addition, labeled (N) GENERATOR & TRASH ENCLOSURE, with a 1-2 OCCUPANCY and 1-2 STORY BUILDING. The plan includes setbacks of 5'-0" and 10'-0" from the property lines, and a 10'-0" setback from the street. The plan also shows the location of the 1800 Brockton Avenue building, which is a 1-2 OCCUPANCY, 1-2 STORY BUILDING. The plan includes a north arrow and a scale bar.

PROPOSED ELEVATION



WEST (BROCKTON AVENUE) ELEVATION



SOUTH (PARKING LOT) ELEVATION



PROPOSED RENDERING



STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making

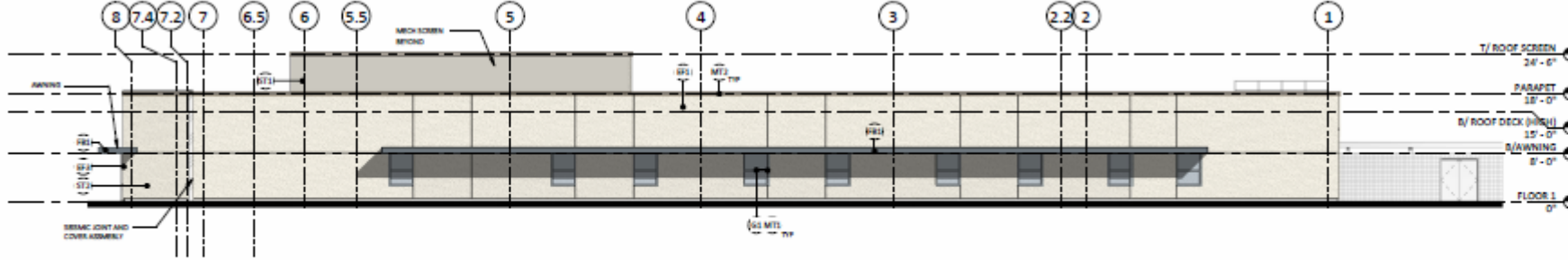
RECOMMENDATION

Staff recommends that the Cultural Heritage Board recommend that City Council:

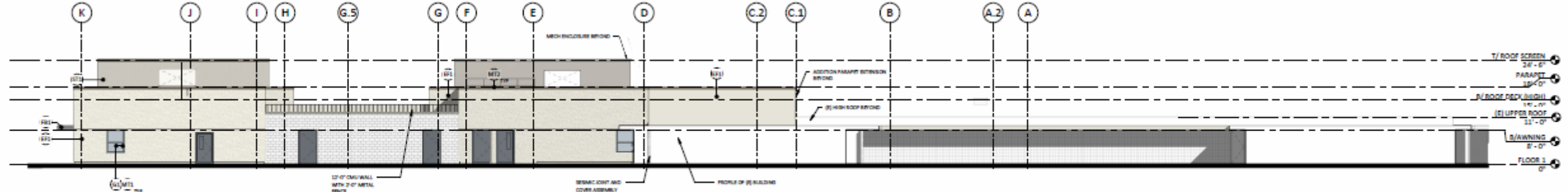
- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15532 (In-fill) as it as it constitutes as rehabilitation of an existing historic structure that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- 2. APPROVE** Planning Case DP-2025-00463 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

PROPOSED ELEVATION

(FOR REFERENCE)



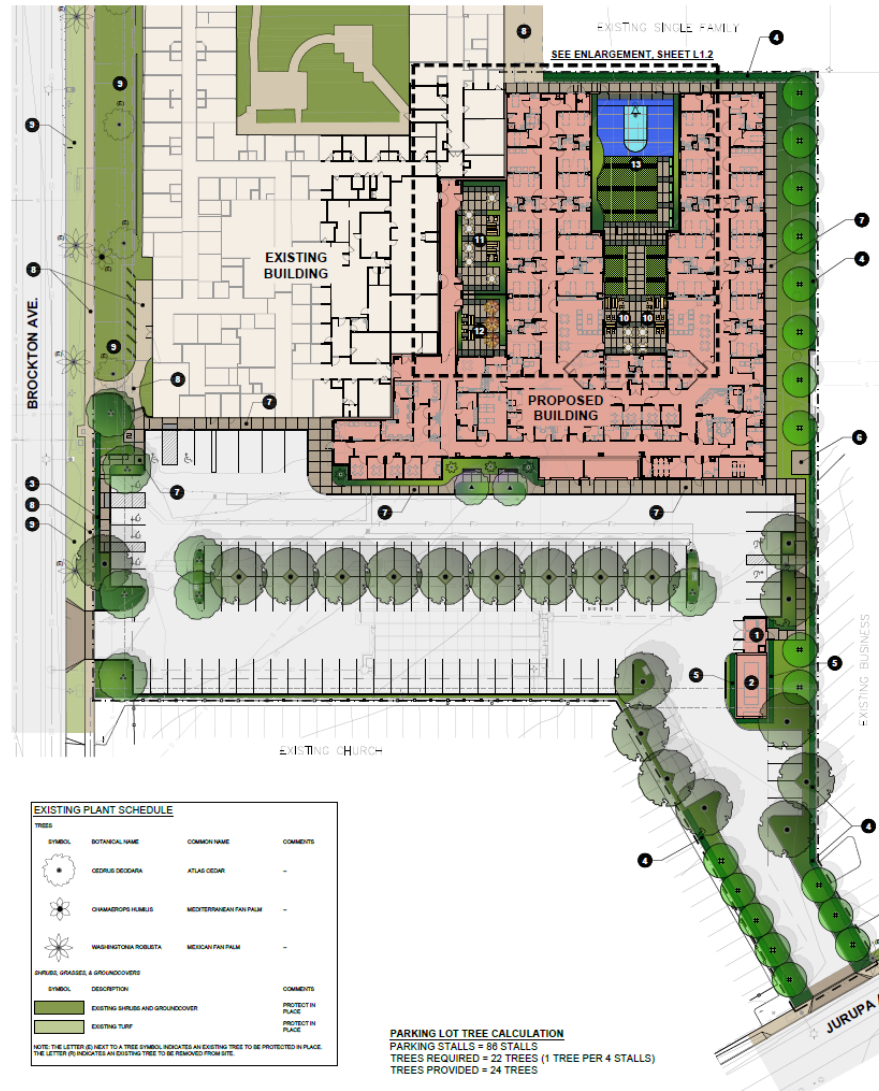
3 EXTERIOR ELEVATION - EAST Copy 1
A3.11 A3.30 3/52" = 1'-0"



4 EXTERIOR ELEVATION - NORTH Copy 1
A3.11 A3.30 3/52" = 1'-0"

PROPOSED LANDSCAPE PLAN

(FOR REFERENCE)



PROPOSED PLANT PALETTE

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. & SPREAD	WATER USE	DESCRIPTION
	LAGERSTROMIA ROSEA	NATURAL WHITE GRAPE MYRTLE	24" BOX STD.	10' X 10' C	M	FLOWERING ACCENT TREE
	LUPINETOMIA CONFERTUS	BRISBANE BOX	24" BOX STD.	10' X 10' C	M	VERTICAL EVERGREEN SCREEN
	OLEA EUROPAEA WILSONI	WILSON OLIVE TREE	24" BOX MULT.	10' X 10' C	L	EVERGREEN SCREEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	10' X 10' C	L	PARKING LOT SHADE TREE
SHRUBS, GRASSES & GROUNDCOVERS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ADONIS COGNATA YOUNGII	COGNATE LITTLE RIVER WATTLE	5 GAL.	30" O.C.	L	EVERGREEN SHRUB
	AGAVE BLUE PLUME	BLUE PLUME AGAVE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	AGAVE BLUE GLOW	BLUE GLOW AGAVE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	ALOE AMBORENSIS	TORCH ALOE	5 GAL.	40" O.C.	L	BACKGROUND SUCCULENT
	ALOE BLUE EUP	BLUE EUP ALOE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	ALOE VERA	MEDICINAL ALOE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	CALLANDRINA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	CAREX DAVALLA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	CHENOPODIUM TECTORIUM	SMALL CAPE RUSH	5 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	DIANELLA LITTLE RUBY	LITTLE RED FLEX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	FURCRAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLANT	5 GAL.	40" O.C.	L	SUCCULENT ACCENT
	LANTANA NEW GOLD	NEW GOLD LANTANA	5 GAL.	30" O.C.	L	FLOWERING LOW SHRUB
	LANTANA LONGIFOLIA	VARIEGATED DWARF MINT RUSH	5 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	MYRTOPHILUM PARVIFOLIUM	PINK FACER	1 GAL.	30" O.C.	L	EVERGREEN GROUNDCOVER
	RUSCUS EQUISSETIFORMIS	FIRECRACKER PLANT	5 GAL.	30" O.C.	M	FLOWERING SHRUB
HEDGE / BACKGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	OLEA EUROPAEA MONTRIS	LITTLE OLIVE DWARF OLIVE	5 GAL.	30" O.C.	L	HEDGE SHRUB
	WESTERHOLIA WHITMANII	COAST ROSEMARY	5 GAL.	30" O.C.	L	EVERGREEN HEDGE

WATER USE KEY:
 L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE LISTED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (ALSO REFERRED TO AS WUCOLS) FOR THE CITY OF RIVERSIDE, CA.

LEGEND

- TRASH ENCLOSURE
- GENERATOR ENCLOSURE
- 3 FT. TALL SCREENING HEDGE FROM STREET
- 6 FT. TALL SCREENING HEDGE FROM NEIGHBORING PROPERTY
- 6 FT. TALL SCREENING HEDGE FOR TRASH / GENERATOR ENCLOSURE
- PROPOSED TRANSFORMER PAD
- NEW CONCRETE WALKWAY
- EXISTING CONCRETE WALKWAY
- EXISTING LANDSCAPE TO REMAIN
- PROPOSED RESIDENT PATIO SPACE WITH WALL / FENCE SEPARATION
- PROPOSED RESIDENT DINING COURTYARD
- PROPOSED EMPLOYEE DINING COURTYARD
- PROPOSED JOINT ACTIVITY AREA

