PACIFIC GROVE HOSPITAL EXPANSION

DP-2025-00 (HD)

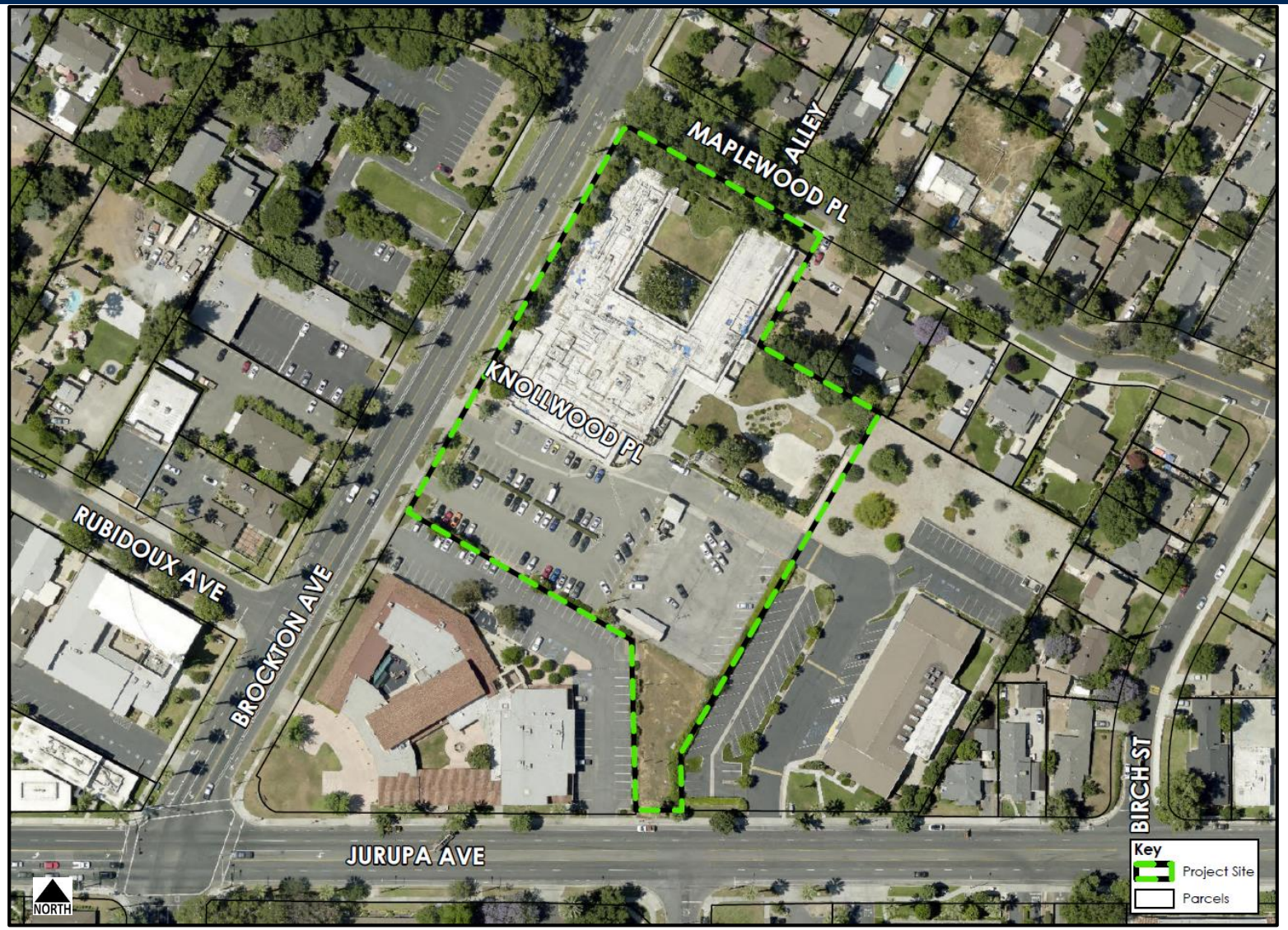
Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 6

May 21, 2025

AERIAL PHOTO/LOCATION

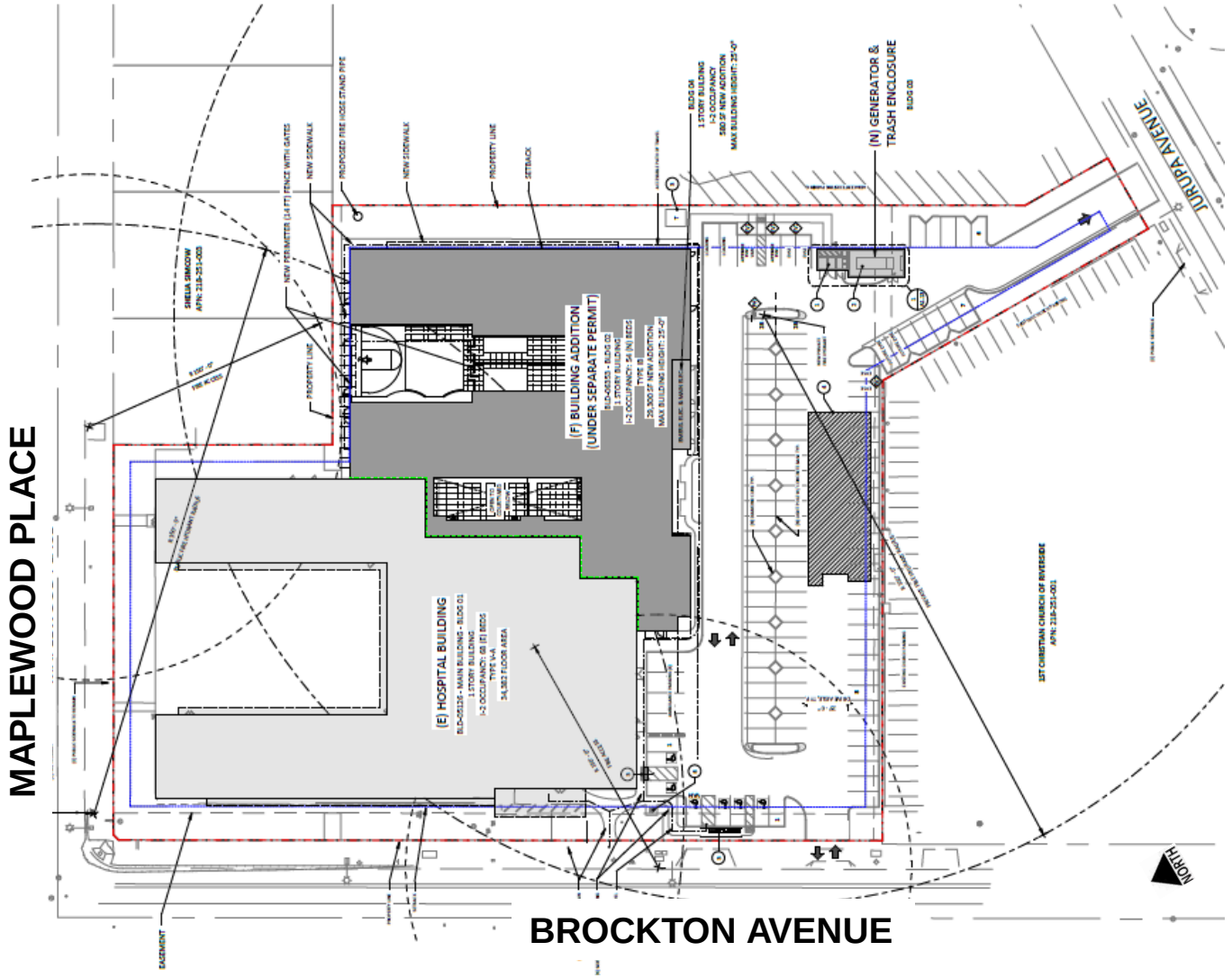


PACIFIC GROVE HOSPITAL

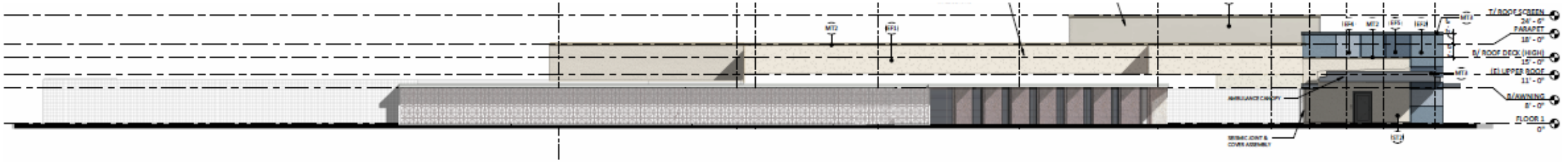
Main entry area

Main (Brockton Ave) Façade

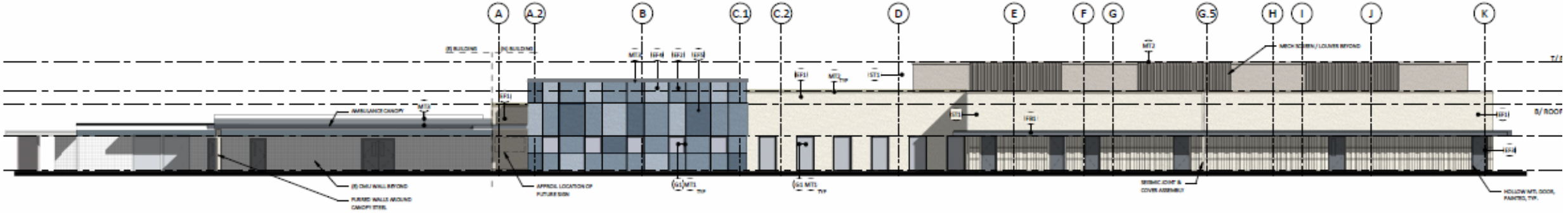
PROPOSED SITE PLAN



PROPOSED ELEVATION



WEST (BROCKTON AVENUE) ELEVATION



SOUTH (PARKING LOT) ELEVATION

PROPOSED RENDERING

STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 2 – High Preforming Government

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

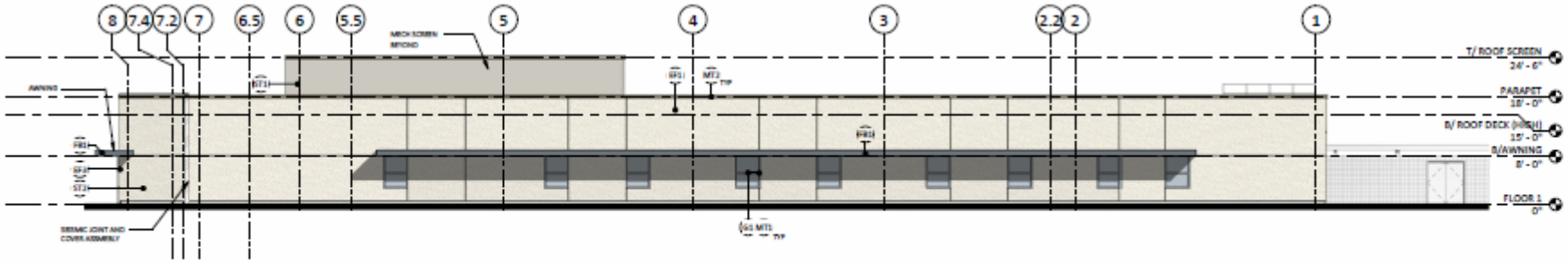
RECOMMENDATION

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

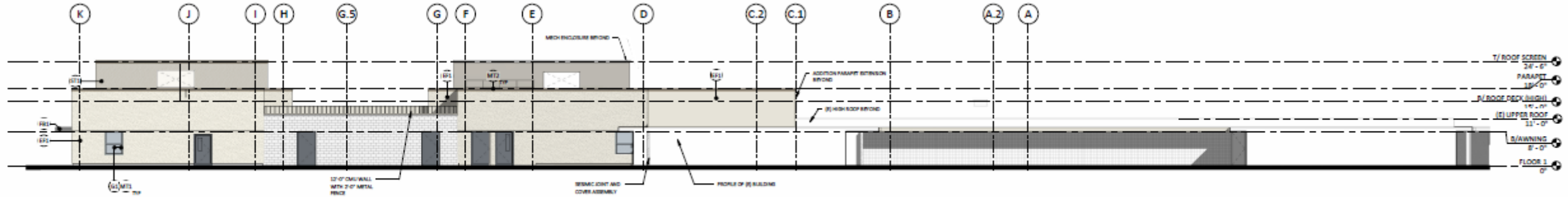
1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15532 (In-fill) as it as it constitutes as rehabilitation of an existing historic structure that is consistent with the 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)



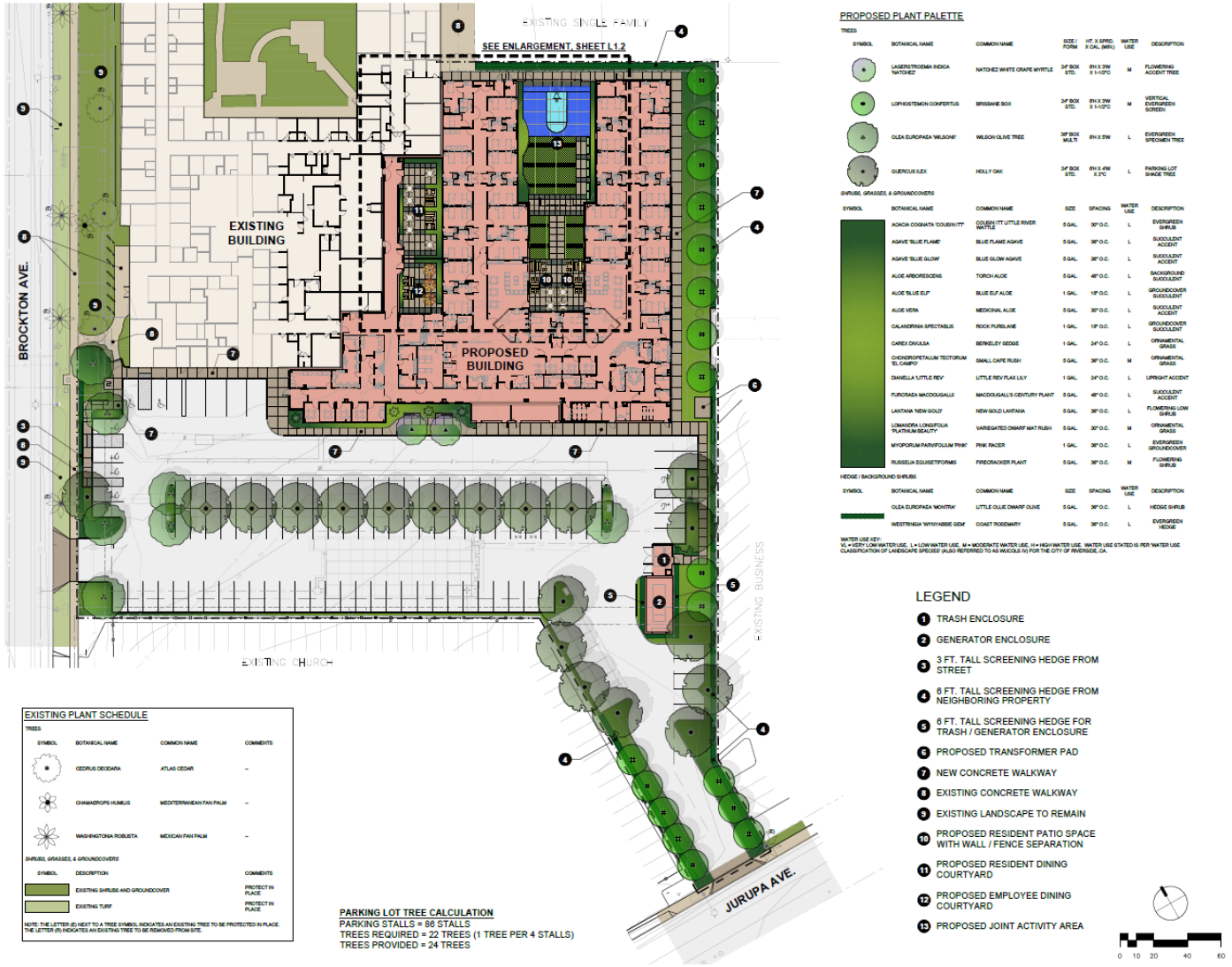
3 EXTERIOR ELEVATION - EAST Copy 1



4 EXTERIOR ELEVATION - NORTH Copy 1

PROPOSED LANDSCAPE PLAN

(FOR REFERENCE)



EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CEDRUS DEODARA	ATLAS CEDAR	–
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	–
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	–

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	DESCRIPTION	COMMENTS
	EXISTING SHRUBS AND GROUNDCOVER	PROTECT IN PLACE
	EXISTING TURF	PROTECT IN PLACE

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

PARKING LOT TREE CALCULATION
PARKING STALLS = 86 STALLS
TREES REQUIRED = 22 TREES (1 TREE PER 4 STALLS)
TREES PROVIDED = 24 TREES

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ WHITE CRAPE MYRTLE	24" BOX STD.	8'H X 3'W X 1-1/2"C	M	FLOWERING ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 3'W X 1-1/2"C	M	VERTICAL EVERGREEN SCREEN
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE	36" BOX MULTI	8'H X 5'W	L	EVERGREEN SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	8'H X 4'W X 2"C	L	PARKING LOT SHADE TREE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	30" O.C.	L	EVERGREEN SHRUB
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	ALOE ARBORESCENS	TORCH ALOE	5 GAL.	48" O.C.	L	BACKGROUND SUCCULENT
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	ALOE VERA	MEDICINAL ALOE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	FURORAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLANT	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	MYOPORUM PARVIFOLIUM 'PINK'	PINK RACER	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL.	36" O.C.	M	FLOWERING SHRUB

HEDGE / BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	L	HEDGE SHRUB
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE

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

LEGEND

1. TRASH ENCLOSURE
2. GENERATOR ENCLOSURE
3. 3 FT. TALL SCREENING HEDGE FROM STREET
4. 6 FT. TALL SCREENING HEDGE FROM NEIGHBORING PROPERTY
5. 6 FT. TALL SCREENING HEDGE FOR TRASH / GENERATOR ENCLOSURE
6. PROPOSED TRANSFORMER PAD
7. NEW CONCRETE WALKWAY
8. EXISTING CONCRETE WALKWAY
9. EXISTING LANDSCAPE TO REMAIN
10. PROPOSED RESIDENT PATIO SPACE WITH WALL / FENCE SEPARATION
11. PROPOSED RESIDENT DINING COURTYARD
12. PROPOSED EMPLOYEE DINING COURTYARD
13. PROPOSED JOINT ACTIVITY AREA

0 10 20 40 60