SITE PLAN REVIEW COMMITTEE

DATE & TIME: December 8, 2020 at 8:00 am

LOCATION: City Council Chamber - 300 Forest Ave., Pacific Grove, CA 93950

^THIS MEETING WAS HELD VIRTUALLY IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDERS ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

1. **ROLL CALL**

Site Plan Review Committee Members: Anastazia Aziz, AICP, CDD Director (Chair), Sherman Low (City Engineer), John Kuehl (Building Official), Dan Gho (PW Director)

The meeting was called to order by Chair Aziz at 8:00 am, and role call was conducted. All members were present. Planning staff present were Senior Planner Alyson Hunter, AICP, and Consulting Planner Rob Mullane, AICP.

2. **GENERAL PUBLIC COMMENT** – None.

3. **Regular Agenda**

Members of the public are welcome to offer their comments on the items under the purview of the SPRC not on the regular agenda after being recognized by the Chair. Comments will be limited to three minutes. It is helpful for speakers to state their name in order that they are identified in the minutes.

a. **Address:** 109/125 Ocean View Boulevard and 124 Central Avenue, Pacific Grove (APNs 006-231-001, 006-234-004, 006-234-005, and 006-234-008)

**Application #:** Architectural Permit (AP)/Use Permit (UP)/Tree Permit with Development (TP-D)/Coastal Development Permit (CDP) 19-0363

**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.

**CEQA Status:** Environmental Impact Report (SCH # 2019110152)
Applicant/Owners: CCS Pacific Grove Manager, LLC on behalf of Foursome Development Company and Marion L. Paul Living Trust and Forest Paul

Staff Reference: Rob Mullane, AICP, Consulting Planner, rmullane@hrandassociates.org

Consultant Planner Mullane provided a summary of the project as well as the role of the Site Plan Review Committee (SPRC), the noticing conducted for the meeting, and the comments received and distributed to the SPRC. Chair Aziz opened the meeting for public comment.

Speakers:

1. Inge Lorentzen Daumer noted traffic and truck circulation concerns, and concern that the project once started may not be completed.

2. Tony Ciani noted that he provided two separate written comments and discussed concerns with the project’s height and if height was property measured.

3. Thom Akeman noted concerns about the project’s impact on harbor seals.

4. Michelle Rainey noted that she only recently found out about the SPRC meeting and noted concerns regarding the project.

5. Lisa Ciani noted concerns regarding the project, the impacts of the grading and construction activities and removal of on-site trees.

6. Jeff Becom noted that he would like the City to consider a modified project that retains more trees and better preserves the existing historic structures.

7. Sharon Paul noted her interest in the meeting and the project.

8. Kimberly Brown noted concerns with the project and the scale of the proposed tree removal.

9. Clay Moltz noted his concurrence with prior speakers and a concern about the appropriateness of strawberry trees in the planting plans.

Seeing no additional attendees noting an interest in speaking, Chair Aziz closed the public comment portion of the item and asked for comments from the SPRC members.

Public Works Director - Director Gho noted that for the utilities in the segment of Sloat Avenue that would be occupied by hotel uses, removal of utilities rather than abandonment in place should occur. He noted that the proper capacity sizing of new sewer line facilities should be evaluated and that maintenance of the storm drain in the Sloat Avenue lease area would need to be the responsibility of the applicant. A pre- and post-project survey of the streets/rights of way near the project site should be required, with the applicant responsible to ensure that any damage restored to pre-project conditions or better. The sidewalks and ramps should be redone along the project’s frontage. He noted that the applicant is working with Public Works staff on acceptable measures to control and redirect non-hotel vehicles on the remaining segment of Sloat.
City Engineer – Sherman Low noted the need to analyze and address adequacy of the water utilities for fire suppression in coordination with the Fire Department.

Fire Chief – Chief Panholzer noted the need for fire flow calculations and assessment to maintain adequate fire flow. He noted that Fire Department staff determined that the existing project design provides for adequate fire apparatus access, but should there be changes to the site plan or circulation, such changes would need further review. He noted that as part of the building plan check process, the plans will be reviewed for Fire Code compliance.

Building Official – John Kuehl noted that the building plans would need to meet the various code requirements in effect as of the building permit application. He noted a need for a master encroachment permit to be secured for several aspects of the project including a traffic control plan, establishment of a designated truck route, and construction and staff parking plan for the construction phase.

Community Development Director – Director Aziz noted that the site is currently developed with a retail outlet and has previously been graded. She noted that the use of Sloat Avenue is under review and would ultimately require City Council approval and that a condition of approval has been drafted to require a revised design in the event that the use of Sloat Avenue is not obtained. She noted that the proposed number of parking spaces exceeds the City’s hotel parking requirement and that the project design retains Building 0 and most of Building 1 (the sawtooth roof building) for the new proposed uses. She noted that the historic value of the existing buildings was evaluated in the project’s EIR with a significant impact on historic resources identified for proposed demolition of buildings and building portions that qualify for listing. She noted that height will be further evaluated in the project’s public hearings and that the courtyard areas provide open space and public access. She noted the removal of the site’s current vegetation and replacement with new trees and additional landscaping, including the rooftop thematic landscaping. She also noted that an EIR has been prepared and that the EIR evaluates alternatives to the proposed project.

4. **ADJOURNMENT** – By order of the Chair, the meeting was adjourned at 8:48 am.