



NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE

Community Development Department (CDD) - Planning Division
300 Forest Avenue, Pacific Grove, CA, 93940
Phone (831) 648-3183 • Fax (831) 648-3184 • www.cityofpacificgrove.org

SPECIAL MEETING OF THE PLANNING COMMISSION

6:00 p.m. Thursday, October 28, 2021

THIS MEETING WILL BE HELD VIRTUALLY PURSUANT TO AB 361, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

Please check the Planning Commission website for details on accessing the meeting via the internet and telephone.

https://www.cityofpacificgrove.org/our_city/boards,_commissions_committees/planning_commission/index.php

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Pacific Grove will hold a Special Meeting (public hearing) on Thursday, October 28, 2021, at 6:00 p.m. to consider Architectural Permit (AP)/Use Permit (UP)/Tree Permit with Development (TP-D)/Coastal Development Permit (CDP) 19-0363, as well as Certification of the project's Final Environmental Impact Report, adoption of California Environmental Quality Act Findings and Statement of Overriding Considerations, adoption of the Mitigation Monitoring and Reporting Program, and approval of the project.

Location: The American Tin Cannery (ATC) site located at 109/125 Ocean View Boulevard and 124 Central Avenue (parking lot) in the City's Coastal Zone.

Assessor's Parcel Numbers: 006-231-001, 006-234-004, 006-234-005, and 006-234-008

Project Description: The project seeks to allow the demolition and partial demolition of existing commercial buildings, removal of on-site trees, and the redevelopment of the site for a 225-room, two-wing hotel with associated hotel amenities including sales of alcoholic beverages, 10,968 square feet of retail commercial uses, and on-site valet parking for 290 cars with a total resultant gross floor area of 317,160 square feet. The use of the parking lot at 124 Central Avenue and the sale of alcoholic beverages at the hotel restaurants and bars are included in the Use Permit request as is the use of a portion of the Sloat Avenue Right-of-Way (between Eardley Avenue and Dewey Avenue) for hotel development and purposes.

Applicant/Owner: CCS Pacific Grove Manager, LLC (Applicant) / Foursome Development Company, and Marion L. Paul Living Trust and Forest Paul (Property Owners)

Application Filing Date(s): June 11, 2019 (AP/TP-D/UP), July 7, 2020 (CDP), and September 8, 2021 (AP/TP-D/UP/CDP)

General Plan Designation: Central-Eardley Commercial (CEC) **Coastal Land Use Plan Designation:** Visitor-Serving Commercial (V-C) **Zoning District(s):** C-V-ATC and C-1 (portions of the property are in the Coastal Commission's appeal jurisdiction)

CEQA Status: Environmental Impact Report (SCH #2019110152), a copy of which is available for review on the City's website and at the City's Community Development Department

Appeal Process: After the exhaustion of the City's Appeals and Call-Ups process in PGMC Chapter 23.74, local action on the project is appealable to the California Coastal Commission.

Recommendation: That the Planning Commission certify the Final EIR prepared for the project, adopt the associated CEQA findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, and approve the project (AP/TP-D/UP/CDP 19-0363) including the aspects of the proposed development that will occur within a portion of the Sloat Avenue Right-of-Way, subject to the project's conditions of approval and permit findings.

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

Notice dated: October 15, 2021

If you have any questions about this item, please call the staff contact listed above at the Community Development Department (831) 648-3183. Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The City of Pacific Grove does not discriminate against persons with disabilities. This decision is subject to the appeal provisions of the Pacific Grove Municipal Code Sec. 23.90.100.

This is an Official City Public Notice – Please do not remove until 10 days after final approval.