
APPENDICES

APPENDIX A:
PUBLIC DRAFT EIR AND APPENDICES
INCLUDED AS SEPARATE PDF FILES A.1 AND A.2

**APPENDIX B – MITIGATION
MONITORING AND REPORTING PLAN
(MMRP)**

PACIFIC GROVE HOTEL DURELL PROJECT FINAL EIR MITIGATION

1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an environmental impact report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Pacific Grove (City) is the lead agency responsible for the adoption of the MMRP. The City, as the lead agency, is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the city project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate city staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table B-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with the numbering of measures found in the Impact Analysis chapters of the Draft EIR.

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**TABLE B-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Requirements	Compliance Method	Verification/Timing	Responsible Party
Aesthetics				
MM 3.1.2	The contractor shall install construction screening, with a design approved by the City of Pacific Grove, during project construction to shield adjacent uses from aesthetics impacts. The construction screening shall remain in place during demolition of the existing building, site preparation activities, and new building construction. The screening shall not be necessary during the stage of construction when architectural coatings are being applied.	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • During construction 	<ul style="list-style-type: none"> • Pacific Grove project manager • Contractor
Biological Resources				
MM BIO-1	<p>A qualified biologist shall perform a bat survey between March 1 and July 31 prior to the removal of any structures. If the survey does not identify the presence or evidence of occupied roosts, no additional mitigation measures are required.</p> <p>If non-breeding roosts occupied by special-status bat species are documented within disturbance areas, a qualified biologist shall safely flush the bats from the sites where roosting habitat will be removed prior to the month of March and prior to the onset of disturbance activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied.</p> <p>If a maternity colony is detected, a qualified biologist shall establish a 100-foot no-activity setback around the roost site which will remain in place until it has been determined by a qualified biologist that the nursery is no longer active. Removal of maternity roosts shall be restricted to between March 1 and April 15 or between August 15 and October 15 to avoid interfering with an active nursery.</p>	<ul style="list-style-type: none"> • Site survey 	<ul style="list-style-type: none"> • During preconstruction surveys 	<ul style="list-style-type: none"> • Pacific Grove project manager • Contractor • Qualified biologist
Cultural Resources				
MM 3.2.2a	During project construction, if any archaeological or paleontological resources (i.e., fossils) are found, the project applicant and/or its contractor shall cease all work within 25 feet of the discovery and	<ul style="list-style-type: none"> • Worker education 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Pacific Grove project manager

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements	Compliance Method	Verification/Timing	Responsible Party
	immediately notify the City of Pacific Grove Community & Economic Development Director. The project applicant and/or its contractor shall retain a qualified archaeologist or paleontologist to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered archaeological or paleontological resources. The City and the project applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, or other appropriate measures, in consultation with the Ohlone/Costanoan-Esselen Nation (see mitigation measure MM 3.5.1)			<ul style="list-style-type: none"> Contractor Qualified archaeologist
MM 3.2.2b	During project construction, if human remains are discovered, the project applicant and/or its contractor shall cease all work within 25 feet of the find and notify the City of Pacific Grove Planning Division and the county coroner, per the requirements of California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall designate a most likely descendant who will be authorized to provide recommendations for management of the Native American human remains. (See California Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.)	<ul style="list-style-type: none"> Site inspection 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Pacific Grove project manager Contractor Qualified archaeologist
Hazards and Hazardous Materials				
MM HAZ-1	The project applicant shall employ a California Division of Occupational Safety and Health (Cal/OSHA) registered asbestos contractor to remove any asbestos-containing materials encountered during demolition to ensure safety to the surrounding neighborhoods.	<ul style="list-style-type: none"> Construction demolition measure 	<ul style="list-style-type: none"> During construction demolition 	<ul style="list-style-type: none"> Pacific Grove project manager Contractor Cal/OSHA contractor
MM HAZ-2	To prevent accidental release of lead-based paint, the contractor shall use the following techniques during construction: <ul style="list-style-type: none"> Stabilize loose and flaky paint prior to demolition. Require all workers to wear OSHA-level protective material 	<ul style="list-style-type: none"> Site inspection Worker education 	<ul style="list-style-type: none"> Prior to construction 	<ul style="list-style-type: none"> Pacific Grove project manager Contractor

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements	Compliance Method	Verification/Timing	Responsible Party
	<p>for handling lead-based paint per federal Occupational Safety and Health Administration (OSHA) requirements for lead in construction.</p> <ul style="list-style-type: none"> Remove all lead-based paint materials to a scrap yard or landfill that can accept lead-based paint materials. 			
MM HAZ-3	To prevent accidental release of PCBs, the contractor shall remove all fluorescent light tubes prior to demolition. If a "no PCB" sticker on the fluorescent fixture ballasts cannot be located, ballasts shall be removed as PCB containing.	<ul style="list-style-type: none"> Site safety measure 	<ul style="list-style-type: none"> Prior to construction 	<ul style="list-style-type: none"> Pacific Grove project manager
MM HAZ-4	<p>If hazardous materials are encountered during construction or accidentally released as a result of construction activities, the contractor shall implement the following procedures:</p> <ul style="list-style-type: none"> Stop all work within 25 feet of any discovered contamination or release. Identify the scope and immediacy of the problem. Coordinate with responsible agencies (California Department of Toxic Substances Control, Central Coast Regional Water Quality Control Board, or US Environmental Protection Agency). Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work. 	<ul style="list-style-type: none"> Stop work Site remediation 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Pacific Grove project manager Applicable responsible agency
Transportation and Traffic				
MM 3.4.1	Project construction traffic for hauling materials in and out of the project area shall utilize Forest Avenue and Central Avenue. Construction traffic shall avoid residential areas in the project area.	<ul style="list-style-type: none"> Construction limitations 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Pacific Grove project manager
Tribal Cultural Resources				
MM 3.5.1	During project construction, a Native American monitor certified by the Ohlone/Costanoan-Esselen Nation (OCEN) will be present for all ground disturbance. If any tribal cultural resources are found, the project applicant and/or its contractor shall cease all work within 50	<ul style="list-style-type: none"> Stop work within 50 feet of discovery 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Pacific Grove project manager Qualified

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements	Compliance Method	Verification/Timing	Responsible Party
	feet of the discovery and immediately notify the City of Pacific Grove Planning Division. The OCEN-certified Native American monitor will contact the OCEN Tribal Chair and in consultation with the City and an archeologist evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered tribal cultural resource. The City shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include reburial of any ancestral remains, avoidance, preservation in place, excavation, documentation, or other appropriate measures.			archeologist
Utilities and Service Systems				
MM 3.6.1	Prior to the City issuing a building permit, the project applicant shall complete all steps and demonstrate compliance with the City's water allocation system, as outlined in Chapter 11.68 of the Pacific Grove Municipal Code. Additionally, no preliminary steps for project completion or initiation shall occur before water supplies are secured and deemed sufficient to serve the project.	<ul style="list-style-type: none">• Permit requirements	<ul style="list-style-type: none">• Prior to construction	<ul style="list-style-type: none">• Pacific Grove project manager

APPENDIX C – UPDATED NOP AND COMMENT LETTERS

Notice of Preparation of an Environmental Impact Report

Date: March 16, 2017

To: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

From: City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Hotel Durell Project**

The City of Pacific Grove (lead agency) will prepare an EIR for the proposed Hotel Durell Project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and description are summarized below. An Initial Study is available at <http://www.cityofpacificgrove.org/living/community-economic-development/planning/ceqa-california-environmental-quality-act>.

Project Location: The project site is located in the City of Pacific Grove, California (Figure 1). Pacific Grove is a coastal community located on the Monterey Peninsula in Monterey County. The project site is located at 157 Grand Avenue, bounded by Central Avenue, Grand Avenue, and Fountain Avenue, as shown in Figure 2. The site is located on the northwest side of Pacific Grove, three blocks south of the Monterey Bay coast.

Project Characteristics: The Hotel Durell Project would construct a four level, 125-room hotel (Figure 3). The project site is adjacent to the Holman Building. Guest rooms would range in size from 320 to 400 square feet. The site currently consists of a surface parking lot and a commercial building that contains retail and restaurant uses. The site would be graded and the buildings demolished prior to project construction. The hotel would include a swimming pool, soaking spa, landscaped courtyard area, meeting rooms, restaurant, central vending area on each floor of guest rooms, valet parking, lobby/reception/check-in and reservation desk, guest luggage storage, and exercise room/gym. Vehicle access would be from Grand Avenue and Fountain Avenue.

EIR Sections: Based on the project description and the City's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics – This section will analyze post construction conditions and would emphasize whether the project would impact aesthetic resources or neighborhood character.
- Cultural Resources – Although the structures located on the project site are not located on the City's historic register, the EIR will determine the structure's eligibility for listing on the California Register of Historic Resources, assess internal and external features, and propose mitigation measures as needed.
- Transportation/Traffic – This section will discuss impacts from project traffic based on technical studies prepared for the project. Mitigation measures will be developed as needed.
- Tribal Cultural Resources – This section will discuss impacts from project implementation to tribal resources. It will outline the Assembly Bill 52 consultation process and will require mitigation measures as needed.
- Utilities/Service Systems – This section will discuss the project's water needs and water availability in the City of Pacific Grove.

Based on the project's short construction duration and its limited scale, the following resource areas will not be addressed in detail in the EIR:

- | | |
|--------------------------------------|--------------------------|
| • Agriculture and Forestry Resources | • Land Use/Planning |
| • Air Quality | • Mineral Resources |
| • Geology/Soils | • Noise |
| • Greenhouse Gas Emissions | • Population and Housing |
| • Hydrology/Water Quality | • Public Services |
| | • Recreation |

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives may include, but are not limited to, the "No Project" alternative as required by CEQA and a reduced capacity alternative.

NOP Notice: The City solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice. The scoping period is March 15 through April 15, 2017.

Please send your written/typed comments (including a name, telephone number, and contact information) to the following:

Laurel O'Halloran, Associate Planner
City of Pacific Grove, Community and Economic Development Department
300 Forest Avenue, Pacific Grove, CA 93950

Or via e-mail to lohalloran@cityofpacificgrove.org

Scoping Meeting: A public scoping meeting will be held on April 4, 2017 at 6 pm:

City of Pacific Grove Community Center
515 Junipero Avenue
Pacific Grove, CA 93950

ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR.

For additional information, please contact Laurel O'Halloran at (831)648-3127.

Laurel O'Halloran

Date: 3-10-17

Laurel O'Halloran
Associate Planner



FIGURE 2
Project Location

Michael Baker
INTERNATIONAL



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

Nancy Parsons <nancyparsons29@gmail.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 9:02 PM

I think the Hotel Durrell is much to large a design for our "last home town". It maxes out the lot, almost to the sidewalk. and where would the water come from. Not enough open space surrounding the complex! What about added traffic and more on street parking. I don't like it. Anyway, that is my opinion. Have a good day, Nancy Parsons



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

Donna Foote <ddjfoote@aol.com>

Fri, Jan 27, 2017 at 12:34 PM

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Damn the Durell! America's last small town is about to disappear! We certainly don't need more traffic. Parking during special events already is a nightmare. But what really rankles me is the fact that our wonderful little city will be just like all the others - overbuilt. We will just be another clogged beach town that looks like every other beach town along the coast. I know you can't put a price on charm and a sense of community but if we sacrifice these elements for the almighty dollar, then we deserve what we get and it won't be pleasant. Donna Foote, 69 Country Club Gate, Pacific Grove. Cell# [530-277-2166](tel:530-277-2166)



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Downtown Hotel Impact

David Hernandez <dhernandez916@gmail.com>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 9:40 PM

Hello,
My name is David Hernandez and I live on Laurel Ave. I am afraid of the traffic that the hotel will bring to the neighborhood as well as the parking problem it will cause downtown. I do not think such a large hotel should be built downtown, but instead something scaled down and smaller. Condominiums moving into the Holman building will already cause enough stress on the downtown parking and traffic. I would advise the city to not move forward with this project.

Sincerely,
David Hernandez



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Fwd: hotel durrell

DEL NAN A <dnmorgan39@comcast.net>
To: lohalloran@cityofpacificgrove.org

Fri, Jan 27, 2017 at 9:02 AM

From: "DEL NAN A" <dnmorgan39@comcast.net>
To: lohalloran@pacificgrove.org
Sent: Friday, January 27, 2017 8:49:11 AM
Subject: hotel durrell

Good Morning Laurel,

I'm writing a brief in length but big of heart note regarding the proposed hotel in Pacific Grove. It leads me to anguish at the thought of the hometown of PG being removed with its historic buildings and splashed with new hotel buildings. I wonder why this proposal is even being considered? This is a lovely unique town built around it's bed and breakfasts and historic buildings with friendliness emanating through the streets.

Obviously I am against a hotel (a new hotel already voted in to be built at the end of ocean view) How many does a quaint town need before it becomes like a bigger city spread out with ambience and sweetness gone? I moved here from Orange County bypassing the impersonal sprawl of silicon valley to retire in this one of a kind town. Please don't let those that have money/shortsightedness on the brain only take away the charm this town has..maybe a new hotel is needed down in the LA area!!

Thank you for your time.

Sincerely,
Del Nan Morgan
116 13th St
Pacific Grove, Ca

City of Pacific Grove
City Hall
300 Forest Ave.
Pacific Grove, CA 93950

ATTN: Laurel O'Halloran
Associate Planner
Department: Community and Economic Development
(831) 648-3127

RE: The Hotel Durell Project:

I have lived in Pacific Grove for more than 30-years and on this Peninsula most of my life. I realize Pacific Grove is seeking new ways to generate much needed revenue. However, I am against this project for several important reasons:

DESIGN:

First, this future hotel is totally out of character with the surrounding historic neighborhood. And it will certainly change the character of our downtown. A new four-story hotel with 125-rooms, carports, etc., is definitely not in keeping with a small town Victorian image. After all, it really is just a somewhat glorified **Hilton Garden Inn**, (**see below*).

A "Hilton Garden Inn" would take away from the charm of Pacific Grove. Besides, "Hilton Garden Inns" are usually built just off busy freeways, definitely not in the center of a historic and artistic downtown with its overflowing one and two-story cottage-like homes. So I don't believe a "Hilton Garden Inn" belongs in downtown Pacific Grove.

*["In May, the P.G. City Council agreed to subdivide the property at 542 Lighthouse Avenue into two parcels: the Holman Building; ...and the Grand Central Station behind it, which Agha plans to redevelop into a **Hilton Garden Inn**"], (Kera Abraham Jun 25, 2015, Monterey County Now).

CURRENT PROJECTS WITHIN PACIFIC GROVE:

- **Holman Building:** 25-condos, plus 18,000 sq. of retail space, etc.

The new Holman Building's exterior has tried to maintain some of the historic design of the original Holman Building. Hotel Durrell's current design does not respect Pacific Grove's historic architecture.

- If **Project Bella** moves forward it will replace what is now the American Tin Cannery, etc., with 160-hotel rooms, meeting rooms, restaurant(s) and much more.

WATER:

Second, and most important, where are the water credits coming from, to build this hotel? There are many areas of California that are still determined to be in a drought. We already have these two aforementioned projects and they too will be consuming our water. Growth needs to be sensible, but Hotel Durrell is not sensible development.

TRAFFIC AND LOSS OF MUCH NEEDED PARKING:

Third, Central Avenue and Fountain Avenue are both very busy streets. To increase traffic entering and exiting onto Fountain, (with a minimum of 125 extra-cars, during full occupancy, plus employee parking), has the potential of putting both drivers and pedestrians at serious risk.

Parking spaces: Library and Museum:

Many residents rely on finding parking near the library and/or Museum, especially residents that need closer parking, for mobility issues, etc. Parking is currently at a minimum, for those wanting to access one or both of these two local treasures. With this development there will be much less parking available.

Also, these limited parking spaces are likewise shared with office personnel and businesses. We need to develop creative ideas for more parking, not less, for Pacific Grove residents and visitors.

Finally, tourists come to Pacific Grove for its tremendous scenic beauty, ocean habitat, wildlife, and its small town Victorian charm. We must maintain it. Likewise today, many small cities have designed alternative ways to generate revenue, (besides hotel taxes), in order to maintain and keep their small town allure. The farmer's market, art walk, Good Old Days, etc., are all creative ways to get people to the downtown area. Of course, we need more options.

I personally know individuals, who have started businesses in Pacific Grove. But landlord issues and skyrocketing rents have sent quite a few running, to other areas. So

as some businesses have sadly left our downtown area, I can understand why the rising hotel-occupancy taxes can be an alluring revenue source, for our City.

However, residents here have a strong desire and willingness to maintain the small-town character and resort-town charm. And that is why we live here and why tourists come here to visit. And the reason why many of these tourists fall in love with the area and are buying their second-homes here, to live and retire in Pacific Grove. Why? Because of the quality of life we are fortunate enough to have. But Hotel Durell with its current design and concerns does not merge into that quality of life.

This hotel will be an environmental nightmare, in our historic downtown. Tourists will come and take their photos of our amazing wildlife, scenery, historic downtown, Victorian homes, small town cottages, etc., but certainly not this hotel.

My suggestion: Change the design of this building and make it more environmental friendly, by incorporating an environmental sustainable strategy that embraces the "Last Hometown" feel.

Sincerely,

Deborah Kenwood
1104 Austin Avenue
Pacific Grove, CA 93950



Comments on the Hotel Durell Project INITIAL STUDY /MITIGATED NEGATIVE DECLARATION - Please confirm receipt

Cosmo Bua <philemata@gmail.com>

Mon, Jan 30, 2017 at 2:14 PM

To: Laurel O'Halloran <lohalloran@ci.pg.ca.us>, Laurel O'Halloran <lohalloran@cityofpacificgrove.org>, Mark Brodeur <mbrodeur@cityofpacificgrove.org>

Comments on the Hotel Durell Project INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This project will have potentially significant impacts that cannot be avoided or mitigated

Please consider these comments on the following areas of concern:

Aesthetics:

The project would significantly degrade the existing visual character of its surroundings. As the report states, "The City's General Plan highlights the City's goal to promote a 'sense of place' in the community". The sense of place and visual character now existing in this immediate area is of small town residential and of resident serving places and activities. The size and appearance of this 4 story Hotel - and the number of people it will daily deposit - will completely overwhelm the neighborhood's ambience. This large a Hotel and its activities will redefine the identity of the entire area as commercial.

Further, the surroundings generally present a gentle receding affect. The library and the museum both are significantly set back from the street and with character contributing landscaping. Jewel Park is completely open, green and welcoming. The shops across Fountain are small and single story and they attempt to fit in with the neighborhood atmosphere. The Center for Spiritual Awakening appears situated well back because of the large intersection of Fountain and Central and has significant landscaping between it and the street. This busy commercial project will come right out to the sidewalk 4 stories high on 2 1/2 sides with minimal landscaping.

Because of the building's great mass for its context, including especially its height, there will be significantly less feeling of open space and sky in its vicinity. This will be quite a loss to the perception and feel of the area particularly from the perspective of the library. The hotel's lighting will contribute to this loss; I don't agree that the hotel's lighting would blend in with that of the surrounding buildings and traffic.

Air Quality

I disagree. The extra transportation pollution associated with this hotel will definitely affect the immediately local air quality.

Cultural Resources

There will be a significant and permanent negative impact on the quality of the experience available to patrons of the Natural History Museum, the Public Library, and Jewel Park from the presence and activity of this large hotel.

This project will also displace the Farmer's Market which has become a very popular Pacific Grove cultural institution - and is perfect where it is.

Noise

I disagree. There would certainly be a substantial permanent increase in the ambient noise levels in the hotel's vicinity from its functioning. This hustle and bustle will be almost constant noise and disturbance.

Public Services

There would definitely be a significant impact on the availability of Jewel Park for resident use. Currently the park is almost always completely available for any spontaneous use. Hotel visitors can be expected to make the park less convenient for resident use.

Parking

The standard of one parking space for every four hotel rooms should be changed. This projects 83 parking spaces to service 125 rooms, other meeting rooms, restaurant, bar, and special events, and for 19 staff members is inadequate. Every occupied hotel room will need a parking space - guests are not going to walk or take public transport to and from Pacific Grove. The other functions of the hotel will need to be accommodated as will the staff. This insufficient parking will impact the rest of the neighborhood and downtown.

Also, this project is eliminating 5 parking spaces on Central across from the library. These spaces are constantly in use by library, museum, and park patrons. This will make using these facilities more difficult and possibly impact the surrounding residential neighborhood.

Traffic

The drop off driveway for the Central entry is supposed to accommodate 6 cars. I'm doubtful of this. Regardless, there are bound to routinely be busy times when cars are backed up onto Central - stopping one of Pacific Grove's most used exits.

I also believe the traffic study has underestimated the traffic to be generated by all hotel guests and staff coming and going at least once each day. There will also be restaurant, bar, meeting rooms and special events patrons coming and going.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

Charlie Rieckers <crieckers@csumb.edu>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 12:50 PM

Laurel O'Halloran,

Hello, I am a resident of Pacific Grove and am writing to you to say I am against the development of the Hotel Durell. Our streets are already overcrowded with tourist and residents as is. I've been living in Pacific Grove for eight months now and have fallen in love with its small town charm and fear this hotel will ruin it. Hopefully, you take my feelings into consideration.

Best regards,

Charlie Rieckers



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel Durrell

Carolyn Griffin <clroehouse@aol.com>

Sat, Jan 28, 2017 at 11:12 AM

To: "lohalloran@cityofpacificgrove.org" <lohalloran@cityofpacificgrove.org>

Cc: Gerald Dieter Griffin <k6md@aol.com>, readabooktadog@gmail.com

My family has lived less than three blocks from the proposed hotel for more than thirty years, and we are totally opposed to this project.

1. It requires demolition of an existing historic building.
2. The retreat area is already heavily impacted by local events.
3. There is very limited parking in the retreat, and business, event, and employee parking already spill over into our neighborhood.
4. A four story building will overwhelm the surrounding area and create permanent shade for nearby buildings.
5. Construction will force cancellation or relocation of Farmer's Market.
6. The proposed entry to the hotel on Central will create a nightmare situation for pedestrians visiting the library, the park, and the museum. It is already dangerous!
7. There is not sufficient water for this project.

We are very disappointed in the "tourists first" atmosphere we see developing in Pacific Grove.

Gerald D. Griffin, MD and Carolyn K. Griffin

Sent from my iPad



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

THAT NEW PROPOSAL IS SO OUT OF PLACE

Bonnie Bragg <abhaya@redshift.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 6:34 PM

the new project proposed close to the Library is nice looking for a modern city but not for downtown Pacific Grove. For Pacific Grove it is totally out of character. PLEASE DO NOT CROWD THAT PROPERTY BEHIND THE HOLLMAN BUILDING

BONNIE BRAGG
232 CONGRESS AVE
93950



Concerns about Hotel Durrell proposal

Bob Fisher <bobfisher@riseupandcallhername.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 1:36 AM

Laurel O'Halloran, Associate Planner
City Pacific Grove Community & Economic Development Department
300 Forest Avenue, 2nd Floor, Pacific Grove, CA 93950

Ms. O'Halloran,

I am concerned about the proposed Hotel Durrell in Pacific Grove. I have several questions and comments. Please acknowledge that you have received this e-mail within the designated comment period.

Adequate parking is a problem. The 1 space for every 4 rooms ratio will not provide enough spaces. The traffic survey was done on a Wednesday but should have been on a busier Friday/Saturday, particularly with a restaurant adding cars to what's projected as a high occupancy rate. Also the parking on both sides of Central Avenue in front of the Library will be severely strained since the check-in and drop-off area will be on Central. Won't this hotel take those spaces out of use for us library patrons? Another parking worry is the competition for spaces in the lot next to the credit union (of which I am a member).

I am also worried about the number of rooms in this project. Given its location and impact on the existing uses and institutions in the area, i.e. a Public Library, Museum and Park, it seems 40-50 rooms should be the maximum allowed and adequate parking for this many rooms provided under the structure. That would be one space per unit. The lot next to the Credit Union should not be counted as hotel parking.

Traffic congestion and speed is another concern. The city has already had to place strips on the road trying to slow down traffic since many commuters use Central Avenue as a way to avoid the slower speeds on Lighthouse Avenue. As a senior citizen who is a frequent visitor to the Library and often uses the crosswalks at the congested intersections, won't the increased traffic jeopardize my safety in this area of town?

A full environmental review needs to be done for this project because of its effect on traffic and transportation. The proposal suggests that a mitigated negative declaration — a review not as exhaustive and costly as an environmental impact report — is appropriate for the hotel. I do not agree. Before this project is approved, its impact at near full capacity during major events, such as car shows, festivals, and street fairs must be assessed.

Appendix C details your contact and meetings with Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan Esselen Nation providing project notification. But the conversation seems to have ended in mid-stream. What are the issues she brought up, and are there actions that need to be done to address them? What additional information has not been received from her?

Sincerely,

Robert Fisher
429 Lighthouse Ave. Apt 2
Pacific Grove, Ca. 93950
(831) 920-2731

■ Anthony A. Ciani 220 Walnut Street Pacific Grove, California 93950

January 30, 2017

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City Pacific Grove 300 Forest Avenue, 2nd Floor,
Pacific Grove, CA 93950

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Dear Ms. O'Halloran:

The proposed project may have cumulative negative adverse environmental impacts on regional and state water quality and recreational resources, specifically the Area of Sensitive Biological Sensitivity (ASBS) in Monterey Bay; water usage, and regional recreational uses of the shoreline parks and recreational coastal trail, a part of the Coastal Zone. It may also contribute to cumulative negative impacts in traffic congestion of State Highway 68, one of the only two routes into and out of the Pacific Grove peninsula. Vehicular ingress and egress traffic at Pacific Grove is already exacerbated during peak commuting periods. I believe the MND, or if determined appropriate, an EIR for this project must be reviewed by state agencies regarding the water, recreation, aesthetic and transportation issues. Therefore, the environmental review should be submitted to the State Clearinghouse and the time period for review should be extended as needed.

Additionally, the potential historical/architectural significance of existing structure at the project site was apparently conducted by the City in 2015, before this current environmental review of the subject project. CEQA requires, that procedures, "to the maximum extent feasible, are to run concurrently, not consecutively." I am concerned that the City's piecemeal process may have avoided CEQA standards for assessing and evaluating the property's historical importance, and as such, may have pre-empted the City taking any action that would ordinarily be part of a full CEQA review of the project, and prevented it from considering all reasonable alternatives that may have less significant adverse environmental effects. I urge you to require the CEQA evaluation of the potential historical importance comply with CEQA Section 21084.1.

The Initial Study and proposed Mitigated Negative Declaration does not have sufficient level of detail to fully address the key issues and potential significant adverse direct and cumulative impacts to the environment regarding the intensification of land use, transportation, traffic congestion and parking, water quality and usage, recreational and cultural resources, and aesthetic quality.

Respectfully,

Tony Ciani



Questions/comments regarding Initial Study for Hotel Durrell

JaneHaines80@gmail.com <janehaines80@gmail.com>
To: O'Halloran Laurel <lohalloran@cityofpacificgrove.org>

Tue, Jan 24, 2017 at 7:53 AM

Good morning Laurel,

Regarding the Initial Study for Hotel Durrell, I request responses to the following concerns:

1. The Initial Study at http://www.cityofpacificgrove.org/sites/default/files/general-documents/ceqa-california-environmental-quality-act/pacific-grove_hotel-durrell_ismnd.pdf has only 116 pages. The Table of Contents references Appendices A-E. However, I cannot find any appendices. Where are they?
2. Page 3.0-7: What is the height of the existing Mexican restaurant/fabric store/office building? Is there a drawing showing the height of the existing building compared to the height of Hotel Durrell?
3. Figure 3.0-7 of Off Site Parking: Where are the Key Notes? Does Note 3 indicate the location of the paint store? Is there a map showing where the building with the bank and knitting shop end and begin in relation to the hotel's offsite parking location?
4. Page 3.0-7: How many of the 55 parking spaces adjoining the hotel would be for Hotel Durrell and how many for the Holman Building?
5. Page 3.0-7: PG requires only one parking space per 4 hotel rooms??? Is that typical of other cities too? E.g., how many parking spaces per hotel room does the City of Monterey require?
6. Figure 3.0-5B: The Alleyway Elevation shows 15 parking spaces under 2 floors. Are those 15 parking spaces included in the 55, thereby leaving 40 uncovered parking spaces? The Grand Ave. Elevation shows only a short distance between the Holman Building (keynote 7) and Hotel Durrell. Is that enough area for 40-55 parking spaces?
7. The parking area between the proposed hotel and the Holman Building is currently used by the public (for example, I park there when I visit the paint store or other nearby stores or restaurants.) Does the condition for 'valet parking only' mean the loss of these currently-public parking spaces? Please explain.
8. Figure 3.0-5C: What is meant by "Courtyard Elevation"?
9. Page 4.0-1: I certainly agree PG's General Plan is intended to create and maintain a "sense of place" in the community. However, I'm unaware that term appears in the PG General Plan. If it does, on what page?
10. Page 4.0-2: What is meant by the following sentence: "The project site provides opportunities for ocean views from adjacent streets, with well-defined view corridors."? How does the "project site" provide "opportunities for ocean views"? Does this refer to views of the ocean from the hotel's upper floors overlooking the library? Please provide an example of an "ocean view" which the "project site" provides from Central Avenue? from Grand Avenue?
11. Page 4.0-3, sentence at end of paragraph beginning "Site improvements would...." There is a parenthesis enclosing "Pacific Grove 2015." What does "Pacific Grove 2015" reference?
12. Page 4.0-3 states: "The design of the new building would be consistent with the existing surrounding buildings. The materials and colors chosen for the project would be consistent with surrounding buildings (Appendix A, Sheet A.16.)." What does "Appendix A, Sheet A.16" reference? Is it Figures 4.16-1 and 4.16-2? If so, I see nothing on those pages describing materials and colors. Please explain.
13. Page 4.0-4 paragraph beginning "The length and direction of shadows..." , sentence stating "The longest shadow a 37 foot building would cast would be approximately 74 feet during the Winter Solstice." The Winter Solstice has the shortest period of daylight of any day in the year. Does the quoted sentence mean that on no other day of the year would the hotel cast a shadow longer than 74 feet?
14. Pacific Grove Farmers Market meets on Mondays, blocking off Central Avenue in the area in front of the hotel, which will make it impossible for hotel guests to enter the hotel from Central Avenue. The Farmers Market is a well-attended, beloved activity. I do not see the effect of the hotel on the Farmers Market discussed in the Initial Study. Is it discussed and analyzed in any of the appendices, or anywhere?
15. Page 4.0-8 states that "new" jobs added by the hotel would likely include nontechnical service jobs. Such jobs generally necessitate low-cost housing to be affordable to such workers. What is the status of Pacific Grove's supply of low-cost housing in relation to existing needs, and in relation to the likely number of new jobs added by Hotel Durrell?
16. Page 4.0-15 - 4.0-17: I appreciate the City's care in notifying and consulting with the Ohlone/Costanoan-Esselen Nation. Thank you.
17. Page 4.0-16 references Appendix C. Where is Appendix C?

18. Page 4.0-18: I suggest Mitigation MM CUL-4 to require photographs in hotel public area (lobby, restaurant or elsewhere) showing transformation of building site described on page 4:016 from garage to warehouse to current (pre-hotel) uses.
19. The Notice of Intent to Adopt a Draft Initial Study/Mitigated Negative Declaration published January 11, 2017 states the hotel would include meeting rooms and a restaurant. Would the hotel's restaurant serve persons other than hotel guests? If so, where's the analysis for restaurant parking requirements? Since the hotel will include meeting rooms, will persons attending the meetings be confined solely to hotel guests? If not, where is the analysis for parking needs generated by the meeting rooms?
20. Page 4.0-4.7 states the project would include outdoor seating with a fire pit and recreational facilities such as a pool and spa. I see no outdoor seating with a fire pit in any of the drawings. Please explain where the outdoor seating with a fire pit will be. Will the pool and spa be solely for hotel guests?
21. Page 4.0-49 indicates the traffic study is in Appendix E. However, I cannot find Appendix E. Please explain.

I will appreciate your replies to the above questions.

Sincerely,
Jane Haines



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

1 message

Jennifer Bicket <jbicket@sbcglobal.net>

Thu, Jan 26, 2017 at 9:21 AM

To: lohalloran@cityofpacificgrove.org

Hello Laurel,

Attached and below are my comments regarding the proposed Hotel Durell. I have also attached a copy. Please confirm receipt of this email.

Thank you!

Jennifer

2.0 PROJECT INFORMATION Hotel Durell City of Pacific Grove Initial Study/Mitigated Negative Declaration January 2017

2.0-2 10. Environmental factors potentially affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

Transportation/Traffic

Public Services

I am concerned about parking for the above-referenced project, Hotel Durell. There are 97 parking spaces that developer has available but cars for those spaces must be valet parked. Many people will not allow a valet to park their car; therefore, those people will use alternate street parking. In addition, although this is above the City requirement, it will leaves 28 potential hotel visitors whose cars will be parked on the street.

The Pacific Grove Public Library is immediately across the street from the proposed Hotel Durell. Patrons of the library park around the block of the library every day when the library is open (6 days a week). I believe that hotel patrons will park in these spaces and people who want to use the library will not be able to park. Also, I believe that hotel patrons will utilize parking in the adjacent neighborhood thus not allowing homeowners to park at their homes.

hotel durrell.doc
27K



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Written comments on proposed Hotel Durell

1 message

Scott Partridge <scottgpartridge@gmail.com>

Wed, Jan 18, 2017 at 6:46 PM

To: lohalloran@cityofpacificgrove.org

My name is Scott Geoffrey Partridge
I own 562 Park Place.

My property is one of the closest residential historic
structures to proposed hotel.

I keep my historic home painted and
planted with flowers. Tourists take pictures and ask me for directions!
I grow plants that provide forage to Monarch butterflies,
I plant different rare sages for bees to forage and for hummingbirds to drink from.
I have blooming plants that only grow right along the coast.

I try to add to the street, the community, the town, and to promoting the town!

125 Rooms? I am sorry there is no other way to say it. What is this, a two
bit negotiating tactic? Outrageous!

The people behind this "proposal" should be tarred and feathered and sent out
of town astride a very rough hewn rail.

As a property own DIRECTLY impacted
by this development, the scope and scale is
simply outrageous.

This does not fit with the town. Their proposed number of rooms
is a statement to the community that they are not a good player.

Here is my statement:

In the defense of evolution....
The property has been underutilized.
The owners have rights and interests
They can seek the highest and
best use .

I will be looking at FOUR main areas.

One, the scale is outrageous. 24 rooms 2 1/2 stories terraced.

Two. are they the principal that will be owning and managing the hotel, or do they plan on developing marketing and
selling the property? Do they have a stake in the long term of their investment? What do they know about successful
hotels?

Three. Are they prepared with a highly historically sensitive and highly attractive DESIGN or an appropriate scope and
scale?

Within design, how they will accommodate CARS?

Sufficient underground parking accessed from Fountain? That may not trouble me.

My interests might be different, but as a friend of the neighborhood and
also a property owner, a "boutique" hotel might be a reasonable use. I want

a commitment to reasonable scale, direct proven ownership, and not a developer, good design, and parking mitigation.

Scott Geoffrey Partridge



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Important updates about the proposed Hotel Durell

1 message

Sally Aberg <forthecolors@comcast.net>

Thu, Jan 19, 2017 at 7:33 AM

To: Sally Aberg <forthecolors@comcast.net>

Cc: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Good morning PG residents with an interest in the proposed Hotel Durell across from the Pacific Grove Library.

I know some of you have already written to Laurel O'Halloran (email: lohalloran@cityofpacificgrove.org) with your California Environmental Quality Act Review Period comments. This is wonderful! The City needs to hear from each of us, in our own words.

For efficiency's sake, I'm going to answer / ask the many questions and requests I've received from you all in one message. Here goes:

1. **To review the 188-page pdf containing the Proposed Hotel Durell's plans**, go to this link:

http://www.cityofpacificgrove.org/sites/default/files/general-documents/ceqa-california-environmental-quality-act/pacific-grove_hotel-durell_site-plans.pdf

You can also get there by going to this link:

<http://www.cityofpacificgrove.org/living/community-economic-development/planning/ceqa-california-environmental-quality-act>

and then click on **Hotel Durell Site Plans** a little ways down in this announcement.

2. When you write or email Laurel O'Halloran, **ask Laurel to confirm receipt of your comments.**

3. A concerned resident in-the-know reminds us all to **keep your comments related to CEQA issues as much as possible.**

4. Please Note: Associate Planner Laurel O'Halloran reminds us all that **this project will go to two public hearings... and if approved, it will go on the water wait list.**

5. The hotel owner Nader Agha will be under a requirement that construction must begin within two years of approval. I asked Laurel if this two-year period would begin at the time of approval or once the project reached the top of the water wait list. She replied:

"The applicant will not be allowed to get a Building Permit until water is available. Therefore no ground disturbance may begin until a building permit is issued."

And who knows when water availability will come?

6. **Does anyone have a copy or access to the text of the 1994 citizen's initiative that approved a zoning change for the Holman Block?**

REMEMBER: All CEQA-related comments must be received by snail mail or email by January 31, 2017!

Thank you.

Sally



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

HOTEL DURELL

1 message

Patsy Volpe <patsymelvin@comcast.net>

Wed, Jan 18, 2017 at 8:36 AM

To: lohalloran@cityofpacificgrove.org

Dear Ms. O'Halloran,

I live at 126 Grand Avenue in PG. I've lived here for over thirty years. The residential nature of our street is threatened by the proposed hotel. I understand that the powers that be are trying to squeeze every last tourist dollar to fund our city but when the charming nature of our town is gone, who will want to come here? On a personal level, the noise, traffic (foot and auto), parking issues and just the sight of this looming new structure will destroy our peace, mentally and physically. You may say, *but you have the Seven Gables on your street*. Yes, but that is a gorgeous historic structure that it is an honor to live near. It is a small bed and breakfast, oozing with charm. A completely different animal.

Please, I beg you, do not let this hotel become a reality. Can't some land and sky views remain in our little hamlet? Must every inch fall to developers? Thank you for your consideration.

Patsy Volpe
126 Grand Avenue
Pacific Grove CA



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

hotel Durell

1 message

Nan Sherburne <nsherb@juno.com>

Fri, Jan 20, 2017 at 5:21 PM

To: lohalloran@cityofpacificgrove.org

Dear Laurel,

I am a concerned Pacific Grove resident and would like to express my feelings against having a big hotel behind the Holman building. Our town has a lovely flavor and presence, and we citizens see an encroachment of "big projects" to make money and destroy the small town feeling of PG. Please do not let this hotel come about.

Nancy Sherburne
22 Country Club Gate
PG, CA 93950
655-1004

and ps: please acknowledge my comments, and I'd like to know if there is more I can do to help stop this commercial entity. (and think of the added traffic to our streets.....)

21 Gorgeous Stars Who Became Monsters With Age

mightbenews.com

<http://thirdpartyoffers.juno.com/TGL3141/5882b78a7800537896462st02duc>



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Third Addendum in opposition to project Durell's request for a CEQA NMD

1 message

john moore <jmerton99@yahoo.com>

Thu, Jan 26, 2017 at 9:02 AM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: Kelly Nix <kelly@carmelpinecone.com>, Mtry Herald <mheditor@montereyherald.com>, Marge Jameson <editor@cedarstreettimes.com>, Monterey County Weekly <freshsquid@mcweekly.com>, Bill Kampe <bkampe@cityofpacificgrove.org>, Rudy Fischer <rudyfischer@earthlink.net>, Huitt <huitt@comcast.net>, Nicholas Smith <nicksmith20@gmail.com>, Bill Peake <bpeake@cityofpacificgrove.org>

I have just analyzed Appendix E, of the developer's petition for an NMD. It is a four page document entitled TRAFFIC AND TRANSPORTATION(including parking), prepared by Hexagon Transportation Consultants, Inc.

Hexagon analyzed direct traffic impacts as follows: At present it found 24 A.M. trips to the site and 63 P.M. trips to the site. It then estimated that the new hotel, restaurant with meeting rooms would have 46 A. M. trips and 12 P. M. trips to the site.

Hexagon measured traffic impact limited to an analysis of four key intersections that would be affected. It noted that traffic impacts are judged from LOS A, the best, to LOS E, the worst and that these intersections were rated LOS B prior to the analysis. It concluded that the hotel would not impact delays at the intersections, at most for one second, and that the project had no significant impact on traffic.

Re parking, Hexagon concluded that according to the City Zoning laws(which are subject to further limitation because the project requires a "Use Permit,") the project must produce 68 off street parking spaces and does not, but mitigates that omission with "Valet" parking I could find no authority for granting the developer a right to "Valet" parking, which is a limitation on parking, not a mitigation.

In conclusion, the analysis presented by the developer re traffic, transportation and parking is significantly superficial and incomplete and cannot justify a NMD. Let me explain why: From about 1973 to 2002, I was a co-owner of the 200 room Pony Village Motor Lodge, located in North Bend Oregon, a coastal community subject to peaks and valleys in occupancy, much like Pacific Grove. Based on my years of experience as an owner, this is how traffic and parking impacts will occur.

A motel or hotel creates an unusual amount of negative impact on traffic and parking because of the "check in" and "check out" process. A 125 room hotel during these many peak days may expect 100, or more check outs in the AM, with up to 100 automobiles owned by patrons, and then after two PM, another 100 or so new patrons, again with up to another 100 auto trips by the new patrons and so on. The impact on the area and its roadways will be negative, leading to lengthy grid lock and delay(keep in mind that Forest Ave. is a major roadway to CHOMP for emergency services). Again, I remind you that all of the affected roads are one lane each way

The impact of the 200+ automobile trips per peak days, must be completely researched and analyzed for impacts, via the EIR process in compliance with CEQA. The only conceivable mitigation that would justify a NMD would be to limit the size of this high density project to about 50 rooms.

John M. Moore

Please acknowledge receipt. Thanks,JMM.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment Opposing a Negative Declaration for the Durrell project.

john moore <jmerton99@yahoo.com>

Mon, Jan 23, 2017 at 7:17 PM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: Sally Aberg <forthecolors@comcast.net>, Huitt <huitt@comcast.net>, Bill Peake <bpeake@cityofpacificgrove.org>

Re NMD for the proposed Durrell/ Addendum to my filed Opposition to an NMD.

The Durrell is asking for 125 rooms on a 33,000 sq. ft. parcel. As set forth in my filing, this density is much much too high for this area.

COMPARE: The ATP SITE FOR THE BELLA PROPOSED 160 ROOMS ON ABOUT TWO HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED SQ. FT (217, 800 sq. ft.about 5 acres).

Respectfully submitted, John M. Moore

PS. Please Acknowledge receipt. Thanks/JMM

[Quoted text hidden]



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment Opposing a Negative Declaration for the Durrell project.

1 message

john moore <jmerton99@yahoo.com>

Sat, Jan 21, 2017 at 2:16 PM

Reply-To: john moore <jmerton99@yahoo.com>

To: "lohalloran@cityofpacificgrove.org" <lohalloran@cityofpacificgrove.org>

To: The City of Pacific Grove Planning Commission

Staff(Mark Brodner) and the developer have requested a Negative Mitigated Declaration (NMD) for this project. According to CEQA, a project does not qualify for an NMD "if it creates a substantial adverse change in the physical conditions within the area affected by the project(CEQA Guideline Section 15382)."

THE AREA AFFECTED

1. The project proposes a 125 room hotel, a 4265 sq. ft. restaurant, over 2000 sq ft of conference rooms, Valet parking and no public selection parking. It is located in a key and sensitive location, across from the public library, near the Natural Museum, a park and adjacent to a new development(Holman Building that will contain 25 condos and thousands of sq. ft. of retail. Multi-family homes are nearby, North of the project.
- 2.The streets leading to the project are one lane in each direction.
- 3.The Holman project was permitted without the benefit of an EIR, but must be analyzed for combined impacts as part of this review.
4. Another Hotel site(the Bella) was just rezoned and is to be located at the Old Tin Cannery site and has not yet been analyzed for "changes in physical conditions within the area affected by the project." Its potential negative impact on this project must be analyzed.
5. The original rezoning for the affected area was for the whole Holman block. That right was by an initiative approved by the electors and provided "no change" could be made in that grant without a vote of the electors. Regardless, the City approved a "lot split" for the rezoned parcel, dividing it into the Holman project and now this project, without an EIR and without a vote of the people.

DISCUSSION

- 1.The project does not qualify for a NMD because its AESTHETICS violate the area of influence. The developer has a legal right to build a hotel, but does not have a legal right to build a 125 room hotel, with a large restaurant, meeting rooms, adjacent to a thousands of sq. ft. shopping project. There would be a substantial adverse affect on the area affected by the project.
2. The only change that would justify a NMD for a project of this density and multiple uses in this small lot in its sensitive community location, could be a boutique hotel of two stories and about forty or no more than fifty rooms. Gardens would be helpful.
3. An important CEQA criteria that must be met to grant a NMD is that it will not create a substantial negative impact on local transportation and traffic. The area has numerous special events that inundates the area with many outside guests(car shows, golf tournaments, motorcycle races etc). Imagine a fairly typical week or week-end where the hotel is full, there are 90 restaurant reservations and one or two conferences. The Holman shops are fairly busy. The traffic would be gridlock all of the way back to highway 68 and even highway one.

And then imagine that in three to five years the "BELLA" opens just a few blocks down the line!

4, USE PERMIT: This project specifically requires a use permit, first by the Planning Commission and then the Council. CEQA preempts city zoning laws and the mere fact that a project may facially meet a zoning

requirement does not satisfy CEQA. When a use permit is required, the City may impose conditions on the permit for the project. The type of conditions is comprehensive and listed in PGMC 23.70.80(a)(5).

However, in order for this Commission to fully understand the limitations that are required, it must have the benefit of a comprehensive EIR.

Respectfully submitted, John M. Moore, resident historian.

PS. Please acknowledge receipt of this comment.JMM



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Holman Building Development

1 message

Jeffrey Lehner <jlehner@csumb.edu>

Fri, Jan 20, 2017 at 1:01 PM

To: lohalloran@cityofpacificgrove.org

Dear Ms. Hollaran,

my name is Jeffrey Lehner. I am a Pacific Grove resident and home owner and live about five blocks away from the Holman Building.

I am one of the many people that do not feel that expanding the current footprint of the building, both in height and girth, is a prudent use of that space for the following reasons:

1. Water - more water usage is NOT what this area needs with CalAms current conundrum of over population (use) and lack of supply and all the environmental implications of that situation, not to mention the costs associated from creating further impacts on the current supply levels.
2. This building and space usage disrupts the flow of the City skyline. Ascetically speaking, both the current structure and future notion of expansion are insensitive to the overall look of the City. We are not Cannery Row. The Intercontinental fits in well with its surrounding skyline. Its placement (in spite of its added burden to the water supply) is congruent with its surrounding space. It adds to the feel of the built space in the Cannery Row area.

I feel like a functioning hotel would be a fine addition to PGs downtown. My issue would be with a scope that overbuilds the area. I also feel like a hotel should be accompanied with some other components such as ground-level shops and artist spaces. I feel like the height should be controlled. I feel like opening the center of the building to allow pass-through walkways, possible small-scale green zones, mixed with shops would reduce the impact of a larger-scale plan. Plus, a more open design would make it more likely for locals to have reason to use the space, shop in the stores, and therefore, more likely to agree to a hotel plan.

My opinion is that developers only want to build when an opportunity like this makes itself known. I feel like the City would naturally want to support developing the space to increase its tax base. I understand and do not condemn these wants and needs. My issue would be that developers and City officials should want to work with local residents so that a project like this can move forward while making everyone happy, or at least more satisfied.

--

Thank you for your time and attention.

Jeff

Jeffrey Lehner, MSW
Coordinator, Chinatown Revitalization Project
California State University, Monterey Bay: Service Learning Institute
100 Campus Center, Bldg. 44, Seaside, CA 93955
Learning Center: (831) 770.1700
Campus: (831) 582-5083



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Future hotel downtown near library

1 message

Claudia Vierneisel <hummingbirdcv@sbcglobal.net>

Wed, Jan 18, 2017 at 2:20 PM

To: lohalloran@cityofpacificgrove.org

Hello,

I am a Pacific Grove resident at 67 country club gate and I do not favor the proposal for a hotel near the library.

Thank you for your time and count me in as a no voter.

Claudia vierneisel
67 Country Club Gate



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel at Grand and Central

1 message

Bobbie Hall <bobdango@pacbell.net>

Wed, Jan 18, 2017 at 4:00 PM

To: lohalloran@cityofpacificgrove.org

"Hotel Durell" - I am not in favor of a project of this size in this location due to its impact on parking (for library, museum and downtown patrons, not to mention residential) and traffic. Its size also seems out of proportion with everything around it. I appreciate that it would increase city revenues to some extent but at what cost to the downtown atmosphere. Please find another means of bringing in revenue that would be more appropriate to the location.

However, I am in favor of Project Bella because it would be more in keeping with the surroundings and the American Tin Cannery is currently a disaster/albatross.

Roberta Hall

228 17th St.

Pacific Grove, CA



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

1 message

Anne Downs <annedowns1@me.com>

Mon, Jan 23, 2017 at 11:18 AM

To: lohalloran@cityofpacificgrove.org

After reading the Proposed Plans, we cannot understand how a 125-room hotel with restaurant can not increase the traffic.

With a water shortage, putting in a swimming pool is not acceptable.

This proposed project might not be listed as sitting on hazardous site, but since there was a gas station and garage there for years, decades before there were laws on hazardous waste disposal, it seems likely that excavation could open a Pandora's Box of dangerous materials improperly disposed of. We hope that the "Mitigation Incorporated" is taking this into account.

Given his track record on building projects, maintaining buildings he owns, and the numerous lawsuits he's been involved in, can we trust the owner to fulfill his part of the contract?

Please acknowledge receipt of this email.

Thank you,

Anne and Doug Downs
405 Alder St



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Fwd: Hotel Durell

kat clancypapenhausen <kcpapenhausen@gmail.com>
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Tue, Mar 14, 2017 at 6:54 AM

Address corrected, please see below.

Begin forwarded message:

From: kat clancypapenhausen <kcpapenhausen@gmail.com>
Subject: Hotel Durell
Date: March 14, 2017 at 6:47:37 AM PDT
To: loholloran@cityofpacificgrove.org

I suspect this EIR should be subject to a cumulative effect as a hotel is planned (and being built) less than 300 feet away from this proposed project.

Please tell me how I can register some comments about the concept of this "plan" to add a second Multi level living complex in a very small, quaint area of Pacific Grove.

Although, I am a Pebble Beach resident, I prefer to shop in Pacific Grove because I can usually find parking and the shops are easy walking distance, even if I have to park a couple of blocks away.

Yesterday, a Sunday, at noon, I attempted to park by my favorite (only) quilt shop and have lunch at the nearby Mexican Restaurant. Apparently, street parking was already taken and the parking lot between the new planned condo Holman bldg and the current warehouse bldg. was fenced off. No parking was allowed and if this is to remain reserved for the car owners of the condo bldg. then we already have a traffic volume issue with just one multi level living unit type bldg.

Also, to put another large commercial 125-room hotel at Grand and Fountain avenues would severely impact traffic for use of the museum, library, park and quilt store for city's residents and local residents that enjoy patronizing Pacific Grove and it's existing quaint atmosphere. This will ruin the charm of the area and you already have plans for the Tin Cannery which sounds wonderful and will contribute to the tax basis the town does need, I get it.

Thanks in advance.

Kathleen



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment on EIR for Durrell Hotel

John Moore <jmoore052@gmail.com>
To: lohalloran@cityofpacificgrove.org

Tue, Mar 28, 2017 at 5:52 PM

This is a brief Supplement to my recent Supplement to my comment on the EIR for the Durrell.

As set forth previously, neither the council or the voters may approve new zoning for a project that violates the city general plan. Minor amendments may be made to adjust mistakes, lot line errors and the like, but a "new" use for a parcel is inconsistent with the General Plan and illegal. So how does a city change a General Plan legally.

Changes to a General Plan are controlled by state law, and are called An "Update." An Update requires a total evaluation of the current Plan and then sets forth a new General Plan, usually a plan for the next 20 years. If the Updated Plan was adopted by the voters and allowed a new and different use for the parcel in question, the Durrell, then the new zoning could be consistent with the new Plan.

In my view an Updated Plan would never allow a hotel of 125 or even 61 rooms at such a delicate location as the Durrell. On the other hand, a new use for the ATC makes some sense and a hotel use more reasonable. But it is for the voters to decide. John M. Moore

----- Forwarded message -----

From: **John Moore** <jmoore052@gmail.com>

Date: Sun, Mar 26, 2017 at 10:15 AM

[Quoted text hidden]

2 attachments

Scan_0002.pdf
2209K

Scan_0003.pdf
284K

1.2 WHAT IS THE GENERAL PLAN?

The General Plan responds to, and its authority derives from, the California Government Code, Section 65302. It is the principal policy document for guiding future conservation and development of the city. It represents an agreement among the citizens of Pacific Grove on basic community values, ideals, and aspirations to govern a shared environment. The Plan has a long-term horizon, addressing an approximately 15-year time frame. Yet it brings a deliberate, overall direction to the day-to-day decisions of the city council, its commissions, and City staff. The Plan—

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1.3 ORGANIZATION OF THE PLAN

State law requires cities to prepare General Plans covering at least seven subjects—land use, circulation (transportation), housing, open space, conservation, noise, and safety. General Plans may also address any other subjects which, in the judgment of the legislative body, relate to the physical development of the city (Government Code §65303).

The Plan is made up of a text, diagrams, and other illustrations. The text is arranged in chapters. Figure 1-3 at the end of this chapter shows the relationship of the Pacific Grove General Plan chapters to the seven elements and the subordinate issues that State law requires to be addressed.

Starting with Chapter 2, each chapter begins with a description of existing conditions or a discussion of problems or both. Desired future conditions are stated in the form of *goals, policies, and programs* which are the essence of the Plan.

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Accompanying this text as an integral part of the General Plan is the official Land Use Map. The map is drawn at a scale of one inch to 400 feet on a 1992 base map. Maximum allowable population densities and building intensities are presented in Chapter 2, Land Use, for the categories shown on the Land Use Map.

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Entering Pacific Grove

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Program A An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal.

Sources for policies and programs are indicated by parenthetical notations:

- Direct State mandate (SM);
- Local Coastal Program Land Use Plan (LUP).

Language that is needed to further explain a particular goal, policy, or program immediately follows it. Clarifying language has the same force or obligation as the policy or program it explains.

In summary, goals determine *what* should be done, and *where*. Policies and programs establish *who* will carry out the goals, *how*, and *when*. Together they will determine the nature of the environment and the future character of Pacific Grove. Explanatory text leads up to and follows the goals, policies, and programs.

The reader is directed to the specific goals, policies, and programs in each chapter. The major themes of the Plan are paraphrased and summarized, below.

Chapter 2, Land Use. Preserve and enhance the character of Pacific Grove while accommodating suitable new development. Maintain the city's residential character and the scale of its neighborhoods. Enhance the attractiveness and viability of existing commercial areas. Upgrade the appearance of Downtown, and other commercial areas, retaining and emphasizing the historical styles.

Chapter 3, Housing. Maintain, improve, and rehabilitate the city's existing housing. Promote a balance of housing types, densities, and cost ranges for all economic segments of the population. Designate sufficient land for residential use at densities appropriate to meet local and regional housing needs. Encourage energy efficiency in both new and existing housing.

Chapter 4, Transportation. Provide safe and efficient transportation facilities for moving people and goods within Pacific Grove. Do everything possible to reduce negative impacts of local and regional traffic on Pacific Grove and its neighborhoods. Make it easier to move around Pacific Grove without having to use a car. Provide safe, paved, bicycle and pedestrian paths to schools, shopping areas, recreation facilities, and open space areas. Improve traffic safety for motorists, bicyclists, and pedestrians. Assure adequate transit service in Pacific Grove (e.g., bus, special shuttles, airport limousine) as alternatives to the auto.

Chapter 5, Parks and Recreation. Provide active and passive park and recreation facilities and programs for people of all age groups and capabilities.

Chapter 6, Natural Resources. Comprehensively manage Pacific Grove's natural vegetation, tree canopy, and wildlife habitat. Promote tree planting. Protect the city's coastal and biological resources. Preserve and enhance public visual access to the ocean. Protect the area's groundwater. Protect endangered species.

Chapter 7, Historic and Archaeological Resources. Nurture a greater awareness of and sensitivity toward Pacific Grove's historic and archaeological heritage. Identify, protect, and preserve the structures of Pacific Grove's cultural and architectural history, including its many buildings of Victorian styles and other late nineteenth and early twentieth century architecture. Protect archaeological sites consistent with State and federal regulations.

Chapter 8, Urban Structure and Design. Preserve, enhance, and strengthen Pacific Grove's livable and attractive environment, its community identity, and its special "sense of place." Enhance the relationship between the City, the Pacific Ocean and Monterey Bay. Develop, maintain, and enhance the City's landscape, streetscape, and identifiable community characteristics. Improve the visual environment by improving signing and continuing undergrounding of overhead wires.

Chapter 9, Public Facilities. Provide water to meet the needs of existing and future development, assuring adequate fire-flow rates. Promote water conservation. Main-

NO
STR
NO
hotel

- *Four public hearings held jointly before the city council and the planning commission on the Draft General Plan between September and December 1992.*
- *Eight deliberations by the planning commission on the Draft General Plan between June and September 1993.*
- *A public hearing in November 1993 before the city council on the Draft General Plan as recommended by the planning commission.*
- *Thirty special meetings of the city council between November 1993 and August 1994 to deliberate the Draft General Plan as recommended by the planning commission.*

The result of this effort is a new General Plan built upon the ideas of Pacific Grove's citizens. It is a guide in text and maps to opportunities and conditions for conservation and development of the city and its resources, based on an optimal balance among the social, environmental, and economic needs of—and costs to—the community.

1.7 ADMINISTERING THE GENERAL PLAN

It is the intent of the city council to implement this General Plan by establishing annual planning goals based on the Plan, developing implementing ordinances and regulations, and providing the requisite staff resources. The city council is also mindful that its intention to implement this General Plan is based on the availability of funding and that some goals, policies, and programs might not be achieved if funds are unavailable.

Once adopted, the General Plan does not remain static. As time goes on, the City may determine that it is necessary to revise portions of the text or add policies or programs to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the General Plan as a contemporary policy guide: it requires each planning department to report annually to the city council on "the status of the plan and progress in its implementation" (§65400[b]). The city council may respond to the planning department review by setting goals for the coming year. In addition, the City should comprehensively review the Plan every five years to determine whether or not it is still in step with community values and conditions.

1.8 AMENDING THE PLAN

State law permits General Plan amendments up to four times per year per mandatory element (Government Code §65358[b]). In practice, most amendments propose a change in the land use designation of a particular property. Any citizen wishing to amend the General Plan should follow the procedure outlined below. (More detailed information on processing and timing is available from the Community Development Department.)

1. Prior to filing an official application for a General Plan amendment, the prospective applicant or his or her agent should discuss the proposed amendment with the City's Community Development Department staff. This gives the applicant a first-hand opportunity to find out the details of the amendment process as well as any concerns the City may have about the proposed changes.
2. Should the applicant decide to proceed with an amendment, the next step is to file an official application with the Community Development Department and pay the required processing fees.

All applications requesting a change in land use designation must be accompanied by a development plan of sufficient detail to ascertain the potential impacts of the proposed project on the site and the surrounding area. What constitutes "sufficient detail" is determined by the Community Development Director on a case-by-case basis.

Environmental review in accordance with the provisions of the California Environmental Quality Act (CEQA) will be required of every General Plan amendment.

3. Once an application is submitted, it will be placed on an agenda for public hearing before the City's planning commission according to the schedule established by the planning commission for General Plan amendments. Prior to the planning commission hearing, the City, in accordance with State Government Code, will provide notice to the public of the hearing date and the item to be discussed. For an individual amendment, this typically involves a legal notice in the designated local newspaper and a notice mailed to all property owners within 300 feet of the subject property. (When major amendments are proposed that affect the entire community, such as this comprehensive update of the Plan, State law provides for alternative methods of notification that do not require individual notices to be mailed to all property owners.)

4. Community Development Department staff will prepare a report to the planning commission for the public hearing, describing in detail the proposed amendment, any environmental or other impacts that may result, and comments from other City departments or affected governmental agencies. The staff also will state whether the commission should recommend the amendment to the city council for approval or denial. The staff report is sent to the commission and the applicant. The staff report, comments from the applicant, and other public testimony become factors in the commission's action.
5. The planning commission recommendation is reported to the city council. The council holds a public hearing and acts on the proposed amendment.

Good planning practice suggests that any decision on a General Plan amendment must be supported by findings of fact. These findings are the rationale for making a decision to either approve or deny a project. At least the following standard findings should be made for each General Plan amendment:

- The proposed amendment is deemed to be in the public interest.
- The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process and requirements described above to insure consistency and compatibility with the Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by council resolution.

1.9 RELATION TO OTHER DOCUMENTS

The City regulates the use of property within its jurisdiction through the General Plan and zoning, subdivi-

vision, and building regulations for the purpose of promoting the health, safety, and welfare of the public. The General Plan is a legal document, adopted by the city council, which bears on development and redevelopment in the city. Other legal documents are also adopted by the city council and affect development in the city. They include the Local Coastal Program Land Use Plan (LUP), the Zoning Ordinance, the Subdivision Ordinance, and building regulations. The General Plan is at the apex of all of these land use regulations. Following adoption of the General Plan, any regulations in the zoning, subdivision, building, and other ordinances that are not consistent with the Plan will be amended to insure consistency.

The Local Coastal Program Land Use Plan (LUP) is required under the provisions of the California Coastal Act of 1976, as amended, for all areas within the state's coastal zone. The LUP for Pacific Grove was adopted by the city council on June 7, 1989, as an element of the City's General Plan. Although every attempt has been made to assure consistency between the LUP and the chapters of the General Plan, in the event of conflict, the LUP takes precedence over the General Plan within the coastal zone.

The Zoning Ordinance is one of the many programs that implement the General Plan. It is more detailed than the Plan and regulates development lot-by-lot, based on the General Plan's goals, policies, and Land Use Map. The Zoning Ordinance divides the city into districts, or zones, that specify allowable uses for real property, and size restrictions for buildings within these districts.

The Subdivision Ordinance regulates and controls the design and improvement of subdivisions, including condominiums, and establishes requirements for tentative and final maps.

The General Plan is organized to fit Pacific Grove and the way the City conducts its review and approval of land use and development. The organization of the Plan does not always correspond with the way that State law sets forth the requirements for elements of General Plans. The following table, Figure 1-3, shows the relationship of the chapters in this General Plan to the requirements in the State-mandated elements.

Search: All john, search your mailbox

Compose Sort by date Archive Move Delete Spam More

Yahoo (9999+)
 jolinmmoore (310)
 Inbox (543)
 Drafts (120)
 Sent
 Archive
 Spam (150)
 Trash (192)
 Smart Views
 Important
 Unread
 Starred
 People
 Social
 Shopping
 Travel
 Finance
 Folders (9999+)
 Recent

Today

☐ JaneHaines80@gmail.com 8:13 PM
 Fwd: Please read comment #4
 Great email John, thank you so much 21

☐ Christie Fogarty 5:32 PM
 Final notice
 Fellow Conservative, There are just a few

☐ WSJ.com Editors 5:20 PM
 WSJ NEWS ALERT: Trump Taps A:
 The Wall Street Journal News Alert Tru

☐ Los Altos Patch 5:16 PM
 ALERT: Donald Trump Announces
 After Justice Antonin Scalia's death las

☐ Zillow 4:34 PM
 Zestimate for 836 2nd St has incre:
 Home data and neighborhood activity

☐ Jeffrey, me 4:23 PM
 Response to Hotel Durrell proposi:
 Excellent. John Sent from my iPhone 2

☐ Jody Morales 3:35 PM
 KQED Radio: California Supreme C
 Hi all, An observant supporter sent thi

☐ WebMD 3:24 PM
 Warning Signs of Common Mood
 Mood disorders can affect all parts of

☐ me...Luke 2:28 PM
 Use permit
 Good, just between you and me, 3

☐ Anthony Ciani 2:03 PM
 Fwd: HOTEL DURELL MND
 ----- Forwarded message -----

Yesterday

☐ me...me, Monterey Jan 30
 Fwd: The Partisan has a new post!
 Display problems? View this news 8

☐ Calpensions Jan 30
 [Subscribe] Comments on Calpens
 Subscribe to comments on Governme

☐ Bruce Orlebeck Jan 30
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 [New post] Government policy hur
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Last week

☐ Sally Aberg Jan 27
 URGENT: Proposed Hotel Durrell -

Fwd: Please read comment #4 (21)
 To john moore

Yes. A Use Permit is required and yes it does allow the Planning Commission to place "conditions of approval" on the development. They have pretty broad range of powers as you astutely suggest. The item will be placed upon the Planning Commissions Agenda as soon as the Architectural Review Board has had an opportunity to review the architectural design. No dates have been scheduled yet. Let me know if you have any other questions.

Mark Brodeur

Mark

Mark J. Brodeur, Director

City of Pacific Grove
 Community & Economic Development Department
 300 Forest Avenue
 Pacific Grove, California 93950
 T: 831.648.3189
 M: 831.884.3818

Show original message

Reply Reply to All Forward More

John Moore Sent from my iPhone Begin forwarded message: Today at 9:05 AM

john moore FYI/JMM On Tuesday, January 31, 2017 8:35 AM, Mar Today at 9:43 AM

Sally Aberg Wow, even when caught red-handed and are busted, Today at 9:45 AM

JaneHaines80@gmail.com John, Durrell Hotel is in C-1-T zoning Today at 9:48 AM

john moore Thanks, Jeff should attach Broders letter and include Today at 9:52 AM

Anthony Ciani Hello John, I am also interested in and share your Today at 10:08 AM

John Moore Thanks, the nitty gritty is that the planning comm ma Today at 10:28 AM

Vincent Tumminello <vtumminello@yahoo.com> Today at 6:13 PM
 To john moore

Great email John, thank you so much!

Sincerely, Vince

Sent from my iPhone

Show original message

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Click to open this message in a new window



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment on EIR for Durrell Hotel

John Moore <jmoore052@gmail.com>

Sun, Mar 26, 2017 at 10:15 AM

To: "mbrodeur@cityofpacificgrove.org" <mbrodeur@cityofpacificgrove.org>, lohalloran@cityofpacificgrove.org

Attn. L. O'Halloran.

This is a supplement to my original comment on the EIR for the Durrell hotel project as set forth below.

I attach several pages from the City General Plan and have noted the critical language: On the first page, the Plan notes that the Plan is the constitution for "all" projects and "all must be consistent with the Plan." The current zoning for the Durrell is totally inconsistent with the city Plan and is "ultra vires" (beyond the power). I note the developer has filed an application to "Amend the General Plan" in an impossible attempt to pump legality into the Durrell's illegal zoning. It is a confession that the Durrell is inconsistent with the Plan. Amendment is not available as set forth in the next paragraph.

See pps 3 and 4 of the attached general plan legal documents: As set forth a Plan may only be amended if the amendment "at least" "is consistent and compatible with the rest of the General Plan..." That of course is impossible, because the proposed use is 100% opposite normal commercial uses. There is no parking or roadways to accommodate a 125 room hotel.

See pg 2 of the attached Plan: "Chapter 2, Land Use, Preserve and enhance the character of Pacific Grove while accommodating suitable new development. Maintain the city's residential character and the scale of its neighborhoods." Clearly STR violated the Plan and are illegal, but for this EIR, the city must recognize that the proposed Durrell is located in a hot bed area of STR and the impact of that must be considered. The neighbors in this area have already suffered the brunt of one attack on residential living and now are threatened with the Durrell.

See the second attachment which is an e-mail from Development Director Mark J. Broeder to me affirming that this project requires a "use permit" and that allows the city, not the developer, to shape its size etc. as clearly defined in the PGMC. When Mr. Broeder publicly claims the project meets zoning without variance he is untruthful and he knows it. When a "use permit" is required there are no rights under the law as to size, parking, design, etc. that is clearly the province of the Planning Commission and then the council, as affirmed by the attached e-mail.

If this project goes forward, in spite of the lack of legal zoning, the key areas for the planning commission are traffic and parking and the sensitive location of the project (center of town, residential, library, STR etc.). I suggest that the city obtain a survey of all of the motels etc. in the area to determine the percent of patrons that travel to the facility by auto. That should help determine the number of parking spaces necessary just for the 125 rooms. Occasionally there may be busing to the hotel, but there is no guarantee of that, so let us look at the reality. Busing has its own traffic problems.

John M. Moore

----- Forwarded message -----

From: John Moore <jmoore052@gmail.com>

Date: Tue, Mar 21, 2017 at 7:34 AM

Subject: Re: Comment on EIR for Durrell Hotel

To: Alec Murdock Outside the Box <AlecOTB@arrowkite.com>

FYI/JMM

On Mon, Mar 20, 2017 at 2:25 PM, John Moore <jmoore052@gmail.com> wrote:

----- Forwarded message -----

From: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Date: Mon, Mar 20, 2017 at 11:23 AM

Subject: Re: Comment on EIR for Durrell Hotel

To: john moore <jmerton99@yahoo.com>

Cc: John Moore <jmoore052@gmail.com>

FYI/ Marly

1/31/2017 (307 unread) - jmerton99 - Yahoo Mail

john, search your mailbox

Compose Sort by date Archive Move Delete Spam More

Yahoo (9999+)
johnmoore (310)

Inbox (543)
Drafts (120)
Sent
Archive
Spam (150)
Trash (192)

Smart Views
important
Unread
Starred
People
Social
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Finance

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WSJ.com Editors 5:20 PM
WSJ NEWS ALERT: Trump Taps A:
The Wall Street Journal News Alert Tru

Los Altos Patch 5:16 PM
ALERT: Donald Trump Announces
After Justice Antonin Scalia's death las

Zillow 4:34 PM
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Click to Reply, Reply All, or Forward

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Language that is needed to further explain a particular goal, policy, or program immediately follows it. Clarifying language has the same force or obligation as the policy or program it explains.

In summary, goals determine *what* should be done, and *where*. Policies and programs establish *who* will carry out the goals, *how*, and *when*. Together they will determine the nature of the environment and the future character of Pacific Grove. Explanatory text leads up to and follows the goals, policies, and programs.

The reader is directed to the specific goals, policies, and programs in each chapter. The major themes of the Plan are paraphrased and summarized, below.

Chapter 2, Land Use. Preserve and enhance the character of Pacific Grove while accommodating suitable new development. Maintain the city's residential character and the scale of its neighborhoods. Enhance the attractiveness and viability of existing commercial areas. Upgrade the appearance of Downtown, and other commercial areas, retaining and emphasizing the historical styles.

Chapter 3, Housing. Maintain, improve, and rehabilitate the city's existing housing. Promote a balance of housing types, densities, and cost ranges for all economic segments of the population. Designate sufficient land for residential use at densities appropriate to meet local and regional housing needs. Encourage energy efficiency in both new and existing housing.

Chapter 4, Transportation. Provide safe and efficient transportation facilities for moving people and goods within Pacific Grove. Do everything possible to reduce negative impacts of local and regional traffic on Pacific Grove and its neighborhoods. Make it easier to move around Pacific Grove without having to use a car. Provide safe, paved, bicycle and pedestrian paths to schools, shopping areas, recreation facilities, and open space areas. Improve traffic safety for motorists, bicyclists, and pedestrians. Assure adequate transit service in Pacific Grove (*e.g.*, bus, special shuttles, airport limousine) as alternatives to the auto.

Chapter 5, Parks and Recreation. Provide active and passive park and recreation facilities and programs for people of all age groups and capabilities.

Chapter 6, Natural Resources. Comprehensively manage Pacific Grove's natural vegetation, tree canopy, and wildlife habitat. Promote tree planting. Protect the city's coastal and biological resources. Preserve and enhance public visual access to the ocean. Protect the area's groundwater. Protect endangered species.

Chapter 7, Historic and Archaeological Resources. Nurture a greater awareness of and sensitivity toward Pacific Grove's historic and archaeological heritage. Identify, protect, and preserve the structures of Pacific Grove's cultural and architectural history, including its many buildings of Victorian styles and other late nineteenth and early twentieth century architecture. Protect archaeological sites consistent with State and federal regulations.

Chapter 8, Urban Structure and Design. Preserve, enhance, and strengthen Pacific Grove's livable and attractive environment, its community identity, and its special "sense of place." Enhance the relationship between the City, the Pacific Ocean and Monterey Bay. Develop, maintain, and enhance the City's landscape, streetscape, and identifiable community characteristics. Improve the visual environment by improving signing and continuing undergrounding of overhead wires.

Chapter 9, Public Facilities. Provide water to meet the needs of existing and future development, assuring adequate fire-flow rates. Promote water conservation. Main-

NO
STR
NO
HOTEL

- *Four public hearings held jointly before the city council and the planning commission on the Draft General Plan between September and December 1992.*
- *Eight deliberations by the planning commission on the Draft General Plan between June and September 1993.*
- *A public hearing in November 1993 before the city council on the Draft General Plan as recommended by the planning commission.*
- *Thirty special meetings of the city council between November 1993 and August 1994 to deliberate the Draft General Plan as recommended by the planning commission.*

The result of this effort is a new General Plan built upon the ideas of Pacific Grove's citizens. It is a guide in text and maps to opportunities and conditions for conservation and development of the city and its resources, based on an optimal balance among the social, environmental, and economic needs of—and costs to—the community.

1.7 ADMINISTERING THE GENERAL PLAN

It is the intent of the city council to implement this General Plan by establishing annual planning goals based on the Plan, developing implementing ordinances and regulations, and providing the requisite staff resources. The city council is also mindful that its intention to implement this General Plan is based on the availability of funding and that some goals, policies, and programs might not be achieved if funds are unavailable.

Once adopted, the General Plan does not remain static. As time goes on, the City may determine that it is necessary to revise portions of the text or add policies or programs to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the General Plan as a contemporary policy guide: it requires each planning department to report annually to the city council on "the status of the plan and progress in its implementation" (§65400[b]). The city council may respond to the planning department review by setting goals for the coming year. In addition, the City should comprehensively review the Plan every five years to determine whether or not it is still in step with community values and conditions.

1.8 AMENDING THE PLAN

State law permits General Plan amendments up to four times per year per mandatory element (Government Code §65358[b]). In practice, most amendments propose a change in the land use designation of a particular property. Any citizen wishing to amend the General Plan should follow the procedure outlined below. (More detailed information on processing and timing is available from the Community Development Department.)

1. Prior to filing an official application for a General Plan amendment, the prospective applicant or his or her agent should discuss the proposed amendment with the City's Community Development Department staff. This gives the applicant a first-hand opportunity to find out the details of the amendment process as well as any concerns the City may have about the proposed changes.
2. Should the applicant decide to proceed with an amendment, the next step is to file an official application with the Community Development Department and pay the required processing fees.

All applications requesting a change in land use designation must be accompanied by a development plan of sufficient detail to ascertain the potential impacts of the proposed project on the site and the surrounding area. What constitutes "sufficient detail" is determined by the Community Development Director on a case-by-case basis.

Environmental review in accordance with the provisions of the California Environmental Quality Act (CEQA) will be required of every General Plan amendment.

3. Once an application is submitted, it will be placed on an agenda for public hearing before the City's planning commission according to the schedule established by the planning commission for General Plan amendments. Prior to the planning commission hearing, the City, in accordance with State Government Code, will provide notice to the public of the hearing date and the item to be discussed. For an individual amendment, this typically involves a legal notice in the designated local newspaper and a notice mailed to all property owners within 300 feet of the subject property. (When major amendments are proposed that affect the entire community, such as this comprehensive update of the Plan, State law provides for alternative methods of notification that do not require individual notices to be mailed to all property owners.)

4. Community Development Department staff will prepare a report to the planning commission for the public hearing, describing in detail the proposed amendment, any environmental or other impacts that may result, and comments from other City departments or affected governmental agencies. The staff also will state whether the commission should recommend the amendment to the city council for approval or denial. The staff report is sent to the commission and the applicant. The staff report, comments from the applicant, and other public testimony become factors in the commission's action.
5. The planning commission recommendation is reported to the city council. The council holds a public hearing and acts on the proposed amendment.

Good planning practice suggests that any decision on a General Plan amendment must be supported by findings of fact. These findings are the rationale for making a decision to either approve or deny a project. At least the following standard findings should be made for each General Plan amendment:

- The proposed amendment is deemed to be in the public interest.
- The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process and requirements described above to insure consistency and compatibility with the Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by council resolution.

1.9 RELATION TO OTHER DOCUMENTS

The City regulates the use of property within its jurisdiction through the General Plan and zoning, subdivi-

vision, and building regulations for the purpose of promoting the health, safety, and welfare of the public. The General Plan is a legal document, adopted by the city council, which bears on development and redevelopment in the city. Other legal documents are also adopted by the city council and affect development in the city. They include the Local Coastal Program Land Use Plan (LUP), the Zoning Ordinance, the Subdivision Ordinance, and building regulations. The General Plan is at the apex of all of these land use regulations. Following adoption of the General Plan, any regulations in the zoning, subdivision, building, and other ordinances that are not consistent with the Plan will be amended to insure consistency.

The Local Coastal Program Land Use Plan (LUP) is required under the provisions of the California Coastal Act of 1976, as amended, for all areas within the state's coastal zone. The LUP for Pacific Grove was adopted by the city council on June 7, 1989, as an element of the City's General Plan. Although every attempt has been made to assure consistency between the LUP and the chapters of the General Plan, in the event of conflict, the LUP takes precedence over the General Plan within the coastal zone.

The Zoning Ordinance is one of the many programs that implement the General Plan. It is more detailed than the Plan and regulates development lot-by-lot, based on the General Plan's goals, policies, and Land Use Map. The Zoning Ordinance divides the city into districts, or zones, that specify allowable uses for real property, and size restrictions for buildings within these districts.

The Subdivision Ordinance regulates and controls the design and improvement of subdivisions, including condominiums, and establishes requirements for tentative and final maps.

The General Plan is organized to fit Pacific Grove and the way the City conducts its review and approval of land use and development. The organization of the Plan does not always correspond with the way that State law sets forth the requirements for elements of General Plans. The following table, Figure 1-3, shows the relationship of the chapters in this General Plan to the requirements in the State-mandated elements.

From: **john moore** <jmerton99@yahoo.com>

Date: Tue, Apr 11, 2017 at 11:31 AM

Subject: Comment 3 re EIR for Durrell project and response to M.Brodeur e-mail to me dated April 7, 2017

To: Mark Brodeur <mbrodeur@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, "K. Cuneo" <kencun17@sbcglobal.net>, Rudy Fischer <rudyfischer@earthlink.net>, Huitt <huitt@comcast.net>, Bill Peake <bpeake@cityofpacificgrove.org>, Nicholas Smith <nicksmith20@gmail.com>, Cynthia Garfield <cjgarfield@sbcglobal.net>, Laurel O'Halloran <lohalloran@cityofpacificgrove.org>
Cc: Marge Jameson <editor@cedarstreettimes.com>, Mtry Herald <mheditor@montereyherald.com>, Kelly Nix <kelly@carmelpinecone.com>, Mary Duan <mary@mcweekly.com>, The Carmel Pine Cone <paul@carmelpinecone.com>

To Laurel O'Halloran:

Please accept this as my comment three to the proposed EIR for the Durrell.

To M. Brodeur: This is my response to your April 7 e-mail to me about the City General Plan and Zoning law(Attachment #1).

1.In your e-mail you said: "The zoning ordinance is not a mere recommendation as in the General Plan. In the case of a conflict concerning land use between the comprehensive plan and the zoning ordinance, the zoning ordinance controls." According to section 1.2 of the city general plan(attachment #2), the general plan "Serves as the City's "constitution" for land use and community development (all zoning,subdivision,and public facilities, ordinances, decisions, and projects must be consistent with the General Plan."

2. Notice that all "projects" must be "consistent with the general plan." This is where you and I disagree: You favor a 125 room Durrell with a pool restaurant, conference room and only 88 parking spaces. That clearly is inconsistent with the General Plan. See attachments 3and 4.

3.The Durrell project is inconsistent with the General Plan because it clearly lacks adequate parking. See attachment 5.

4.According to the General Plan, the Durrell will exceed acceptable traffic impacts by a large margin. See Attachment 6.

I do not understand how you as our "chief planner" can be so oblivious to the inconsistencies with the general plan that I have summarized herein. As for your claim that the Zoning ordinances control over the General Plan, in most communities that would get you fired. Ill health deters me from further analysis, but your motives in all of this is very very troubling.John M. Moore

john moore, search your mailbox

Search Mail

Search Web

Home

Compose

☐

Sort by date

Archive

Move

Delete

Spam

More

Yahoo (9999+)

johnmmoore (312)

Inbox (538)

Drafts (121)

Sent

Archive

Spam (208)

Trash (209)

Smart Views

Important

Unread

Starred

People

Social

Shopping

Travel

Finance

Folders (9999+)

Notes

OIB Entertain... (5)

OIB Finance (2045)

OIB Home (565)

OIB News (9999+)

OIB Real Esta... (220)

OIB Shopping (4558)

OIB Social Ne... (1862)

OIB Travel (245)

OIB Unsubsc... (1)

sent backup

> Recent

This week

☐ Jody Morales Apr 10

Just released! California Local Go
Hi all, This just in and of importance t

☐ Kerry...Mark, me Apr 10

Weekly Summary April 7, 2017
I just rec'd this from M. Brodeur. 12

☐ PG...me, Jenny Apr 9

Great Article in the Monterey Here
Excellent suggestion. I will. Jenny 7

Last week

☐ Martindale-Hubbell® At Apr 6

2017 AV Preeminent Attorney
Get Your Martindale-Hubbell® Award

☐ Robert, Luke Apr 5

WATER
On 4/5/17 1:12 PM, Robert Pacell 2

☐ Jody Morales Apr 5

RESENDING W/ ATTACHMENT: Ac
Good morning all, This is perhaps the

☐ Jody Morales Apr 5

Action Item: Massive Road Tax Re
Good morning all, This is perhaps the

☐ Luke Coletti Apr 3

EIR for Pacific Grove Water Credit
Ms Erickson, The City of Pacific Grove

☐ Stanford Law School Apr 3

Reminder: Stanford Law Alumni Co
Dear SLS Alumni Community, The alu

☐ Laura and John Arnold f Apr 2

LJAF Website: Please Confirm Sub:
LJAF Website Please Confirm Subscrip

Earlier in April

☐ Change.org...me, Jenny Apr 1

What a week, john
Yes. I posted it and would sugges 6

March

☐ news@norcalrecord.com Mar 31

California Supreme Court is makin
CEQA Traffic Analysis 2

☐ PG Residents For Familie Mar 31

Thank You and Please Share!
PG Residents For Families and Neighb

☐ Kerry Lindstrom Mar 31

Weekly Summary March 31, 2017
Good afternoon, Attached you will fir

☐ Change.org Mar 30

You have a message about PG Re:
Thank you for signing, john Your sign

☐ Change.org Mar 30

Welcome to Change.org!
Welcome john, Welcome to Change.c

☐ Jean, Luke Mar 30

MPWMD Proposal to Revise Conc
Hello Jean, The District is determ 2

Weekly Summary April 7, 2017 (12)

People Yahoo

Mark Brodeur Mr. Moore: I was informed by the City Clerk's Office Apr 10 at 9:16 AM

Mark Brodeur <mbrodeur@cityofpacificgrove.org> Apr 10 at 10:00 AM
To john moore
CC City Manager, City Council Members

Hi John:

I'm going to try to explain the differences between General Plan Land Use designations and the specific Zoning Districts in the Zoning Code.

I sense you are trying to find the C-1-T Zoning District somewhere in the General Plan Land Use Section. That's not how it works.

You are mixing the General Plan Land Use designations with the more specific Zoning Districts.

To clarify, there is a **significant difference between the two**. Land use designations included in the General Plan are plans for the future. Whereas zoning designations more specifically define what use is currently allowed on a specific parcel, and outline design and development guidelines for those intended uses such as setbacks, minimum lot sizes, buffering and landscaping requirements, etc.

Zoning designations are what you can legally do with your parcel today; the Land Use designation, in conjunction with development guidelines, details how you may be able to use your parcel in the future.

The General Plan is a guide or recommendation for the use of the zoning ordinance and, to a lesser extent, the subdivision ordinance. It suggests, in general terms, proposed uses for land within the locality (i.e., Commercial, Residential, Industrial, Open Space), as well as the proposed location of utilities and public facilities such as schools, fire stations and parks. The plan also makes long-term projections of population growth. The zoning ordinance actually establishes the rules governing the use of land. The zoning ordinance divides a locality into different zoning districts and spells out allowable uses for each district such as agriculture, industry or commercial use. The zoning ordinance is not a mere recommendation as is the General Plan. In the case of a conflict concerning land use between the comprehensive plan and the zoning ordinance, the zoning ordinance controls.

The C-1-T Zone is consistent with the Commercial Land Use designation of the General Plan. There are several Zoning Districts in Pacific Grove that are consistent with the Commercial Land Use Designation, including, C-1, C-2, C-V, C-D, C-FH and the C-1-T. All of those PG zoning districts start with the a "C" to show they are Commercial and thus consistent with the Commercial Land Use Designation of the General Plan.

I hope this helps you understand the relationship between the General Plan and the Zoning Ordinance.

Mark

P.S. Here is a direct quote from the General Plan, Land Use Chapter, page 17. This language proves beyond a reasonable doubt that a hotel is permitted on the C-1-T Zoning District.

POLICY 18 (page 17).

"Support hotel development in the former Holman's Block of the downtown as allowed by adoption of an initiative measure by the city's voters in June of 1994."

Or maybe this quote.

Please read General Plan (page 19) PROGRAM T: "Provide for expanded uses for the former Holman's Block such as mixed commercial/residential use and/or transient visitor services (i.e. hotel/restaurant/shops."

Mark

Mark J. Brodeur, Director

City of Pacific Grove
Community & Economic Development Department
300 Forest Avenue
Pacific Grove, California 93950
T: 831.648.3189
M: 831.884.3818

1.2 WHAT IS THE GENERAL PLAN?

The General Plan responds to, and its authority derives from, the California Government Code, Section 65302. It is the principal policy document for guiding future conservation and development of the city. It represents an agreement among the citizens of Pacific Grove on basic community values, ideals, and aspirations to govern a shared environment. The Plan has a long-term horizon, addressing an approximately 15-year time frame. Yet it brings a deliberate, overall direction to the day-to-day decisions of the city council, its commissions, and City staff. The Plan—

- Expresses the desires of Pacific Grove residents in regard to the physical, social, economic, cultural, and environmental character of the city;
- Serves as a comprehensive, day-to-day guide for making decisions about land use, economic development, road improvements, and protecting natural resources and the public health and safety;
- Defines a realistic vision of what the city intends to be in 15 years;
- Charts the course of conservation and development that will determine the future character of Pacific Grove;
- Serves as the City's "constitution" for land use and community development (all zoning, subdivision, and public facilities ordinances, decisions, and projects must be consistent with the General Plan).

1.3 ORGANIZATION OF THE PLAN

State law requires cities to prepare General Plans covering at least seven subjects—land use, circulation (transportation), housing, open space, conservation, noise, and safety. General Plans may also address any other subjects which, in the judgment of the legislative body, relate to the physical development of the city (Government Code §65303).

The Plan is made up of a text, diagrams, and other illustrations. The text is arranged in chapters. Figure 1-3 at the end of this chapter shows the relationship of the Pacific Grove General Plan chapters to the seven elements and the subordinate issues that State law requires to be addressed.

Starting with Chapter 2, each chapter begins with a description of existing conditions or a discussion of problems or both. Desired future conditions are stated in the form of *goals, policies, and programs* which are the essence of the Plan.

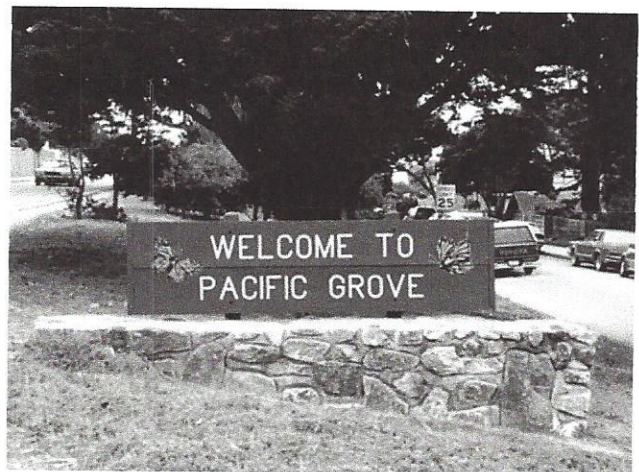
1.3.1 Maps and Diagrams

Accompanying this text as an integral part of the General Plan is the official Land Use Map. The map is drawn at a scale of one inch to 400 feet on a 1992 base map. Maximum allowable population densities and building intensities are presented in Chapter 2, Land Use, for the categories shown on the Land Use Map.

A separate Circulation Map appears as Figure 4-2 in Chapter 4, Transportation. This map shows the existing and proposed street system, with streets categorized according to their function as local streets, collectors, or arterials.

1.3.2 What Is Adopted

All of the text in Chapters 1 through 11 is adopted, including historical and physical background. These statements are all a part of the General Plan. Figure 1-2, the Land Use Map, the maps in the transportation chapter, and the noise contour map in Chapter 10 are adopted. All other maps and graphic illustrations and their captions, unless otherwise specified in the related text and their titles, are illustrative or provide basic information, and are not adopted as statements of policy.



Entering Pacific Grove

1.3.3 Goals, Policies, and Programs

Goals are long-range in nature; policies and programs are intermediate or short-range. *Goal, policy, and program* are defined below, printed with the numbering system and typeface used in Chapters 2 through 10.

GOAL
1 A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

POLICY 1 A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that the City elects to follow, in order to meet its goals.

Program A An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal.

Sources for policies and programs are indicated by parenthetical notations:

- Direct State mandate (SM);
- Local Coastal Program Land Use Plan (LUP).

Language that is needed to further explain a particular goal, policy, or program immediately follows it. Clarifying language has the same force or obligation as the policy or program it explains.

In summary, goals determine *what* should be done, and *where*. Policies and programs establish *who* will carry out the goals, *how*, and *when*. Together they will determine the nature of the environment and the future character of Pacific Grove. Explanatory text leads up to and follows the goals, policies, and programs.

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4

commission to address this reality, with the understanding that these variances mean increased parking on neighborhood streets.

There are no standards for off-street parking for commercial properties in Pacific Grove. For decades the only focus of commercial activity in the city was the Downtown. Decisions were taken in 1964 to fund the purchase and development of City parking lots through a commercial assessment district, rather than to require off-street parking in the Downtown. Five City lots provide parking in the Downtown, along with on-street parking.

A 1984 parking study of Downtown Pacific Grove quantified existing parking supply, demand, and occupancy. It projected future demand, identified sites for possible additional parking, and recommended a parking program for the Downtown. The study concluded that, while the parking space occupancy rate in 1984 was still within acceptable limits, new development would result in a shortage of 610 public parking spaces at full Downtown build-out. As a result of the study's recommendations, the City re-striped several of the City lots and gained 95 additional spaces. The study's more ambitious recommendations, for building multi-story parking structures, have proven to be more expensive than what commercial property-owners in the Downtown are ready to support.

Despite the absence of a requirement for off-street commercial parking in the commercial areas which have been annexed to the city more recently, the pattern of off-street parking for businesses is largely fixed. With some exceptions, off-street parking in the Central-Eardley and Forest Hill areas is found on small lots serving one or more businesses. Conditions attached to permits for new development in these areas can also be used to increase the available parking.

4.4.1 Goals, Policies, and Programs—Parking

GOAL 5 Ensure provision of adequate on- and off-street parking.

POLICY 11 With the exception of properties in the former Downtown Parking District, require new development to provide adequate off-street parking.

POLICY 12 Consider establishing new parking districts in the Downtown and Central-Eardley commercial areas.

POLICY 13 Require commercial or professional office developments involving expansions, remodelings, or changes in use to provide off-street parking when on-street parking would cause problems of safety or parking congestion.

All new commercial or professional office developments outside of Downtown will be required to provide off-street parking adequate to serve their clientele. Off-street parking will also be required for existing developments where an intensification or a change in use occurs, and one of the following conditions holds: (1) parking is allowed on-street, but traffic lanes are narrow and in places inadequate to carry current and anticipated traffic volumes, or (2) parking is not allowed along the street. Off-street parking may not be required where on-street parking is allowed and traffic lanes are adequate to carry current and anticipated traffic volumes. Parking requirements for commercial or professional office developments will be decided on a case-by-case basis through the permit process.

POLICY 14 Require off-street parking for new residential developments, and for additions that increase the parking demand.

Exceptions to the parking standards in the Zoning Ordinance will be considered on a case-by-case basis by the planning commission through the permit review process.

Program X Review, and revise as necessary, off-street parking standards in the Zoning Ordinance.

In assessing the adequacy of its parking standards, the City will survey parking requirements in other California communities and review current published information on parking demand for various land uses.

The planning commission and city council may grant parking adjustments under the Zoning Ordinance. The City will consider granting parking adjustments only after all other possible actions and conditions have been identified and studied. The granting of parking adjustments may be conditioned upon developer payment of in-lieu fees in an amount (calculated

#5

Figure 4-6
Level of Service Definitions at Unsignalized Intersections (Four-way Stop)

Level of Service	Average Stopped Delay (seconds/vehicle)
A	< 5
B	5 - 10
C	10 - 20
D	20 - 30
E	30 - 45
F	> 45

Source: Transportation Research Circular No. 373, Transportation Research Board, Washington, D.C., 1991

properties zoned for commercial use that could be developed, 262 buildable sites for single-family dwellings, and the theoretical potential for considerable intensification of use by adding dwelling units to existing properties or expanding existing commercial buildings. (See Chapter 2, Land Use, Figure 2-4.) In theory, under current zoning, at full build-out Pacific Grove could develop from a city of 7,700 dwelling units to one with 13,130 dwelling units. In addition, commercial floor space could increase by almost one million square feet of gross floor area. Full build-out is unlikely, however, during the life of this General Plan for reasons stated in Chapter 2. (See Section 2.5, Modern Development and Build-out.)

A reasonable projection of the likely future development in Pacific Grove and its impact on traffic volumes focuses on several of the gateways identified earlier, which could become chokepoints for greatly increased traffic. The worst levels of service in the city are along Forest Avenue entering the city from the south, and along Central Avenue entering from Monterey on the east. Development that raises traffic volumes, particularly on these streets, should provide mitigations for its increased traffic to maintain a level of service at intersections on these streets at no worse than current levels, and with a goal of no worse than LOS D.

The Transportation Agency of Monterey County (TAMC) has recently modeled projections of population and traffic growth in this region of Monterey County. Their model reinforces concern about these two gateways into and out of the city. Using socioeconomic data from the federal Census and employment trends from the California Employment Development Department, TAMC's model forecasts growth in traffic and then distributes it to the routes drivers are most likely to use. Their model's 20-year projections for traffic in Pacific Grove point to the Central Avenue gateway from Monterey as the area most likely to see significant increases in traffic.

TAMC predicts growth rates in traffic where David Avenue intersects with Lighthouse and Central, along the city's eastern boundary, of 1 percent per year, or between 21.7 and 23.2 percent over 20 years. The next-largest increase in traffic is projected for the Holman Highway/Forest Avenue corridor, where

Figure 4-7
Levels of Service at Selected Intersections in Pacific Grove, Average Stopped Delay*

Intersection	Control Type	A.M. Peak Hour		P.M. Peak Hour	
		Average Stopped Delay	Level of Service	Average Stopped Delay	Level of Service
Congress/Cedar/Sunset	All-way STOP	8.2 sec/veh	B	8.6 sec/veh	B
Forest/David	Signal	30.0 sec/veh	D	38.8 sec/veh	D
Congress/Forest Lodge	All-way STOP	10.4 sec/veh	C	7.6 sec/veh	B
Patterson/David	All-way STOP	9.3 sec/veh	B	14.0 sec/veh	C
Presidio/Funston	All-way STOP	3.9 sec/veh	A	8.9 sec/veh	B
Hwy 68/S.F.B. Morse	Signal	4.9 sec/veh	A	6.9 sec/veh	B

*Seconds/vehicle measures how long a vehicle is stopped and cannot move, and therefore a low seconds/vehicle ratio is desirable.

Sources: Del Monte Park Traffic Study, Final Report, TJKM, 1993; Pacific Grove Public Works Department; Robert M. Shanteau, Ph.D., P.E.

growth rates of 8 to 9 percent are projected over 20 years. These regional projections are useful indications of how regional growth may affect local transportation patterns, and they reinforce the City's forecast of where development will likely increase traffic.

In the commercial districts, development will most likely consist of remodeling or replacing older structures with buildings of similar size. This has been the trend in the Downtown area for the past 10 years. The Forest Hill area, which currently has no vacant lots, does have a number of aging residential buildings on large lots that may be replaced, probably with new commercial or professional space. Redevelopment of older commercial buildings is also likely in the Central-Eardley area, where the impact of the Monterey Bay Aquarium on the creation of new visitor-serving developments should continue to grow.

The Forest/David Intersection. In contrast to Downtown, the Forest Hill area is laid out in a more

Figure 4-8
Level of Service Definitions for Individual Movements at Unsignalized Intersections (Two-way Stop)

Level of Service	Expected Delay	Reserve Capacity (vehicles/hour)
A	Little or no delay	≤ 400
B	Short traffic delay	300-399
C	Average traffic delays	200-299
D	Long traffic delays	100-199
E	Very long traffic delays	0-99
F	Extreme delays potentially affecting other traffic movements in the intersection	≤ 0

Source: Highway Capacity Manual, Special Report No. 209, Transportation Research Board, Washington, D.C., 1985

Figure 4-9
Levels of Service at Selected Intersections in Pacific Grove, Reserve Capacity*

Intersection	Control Type	A.M. Peak Hour		P.M. Peak Hour	
		Reserve Capacity	Level of Service	Reserve Capacity	Level of Service
Forest/Sunset	1-way STOP				
NB left		598 veh/hr	A	457 veh/hr	A
EB left		192 veh/hr	D	90 veh/hr	E
EB right		407 veh/hr	A	313 veh/hr	B
Presidio/Forest	1-way YIELD				
SB right		226 veh/hr	C	300 veh/hr	B
EB left		368 veh/hr	B	188 veh/hr	D
Syida/Hwy 68	1-way STOP				
SB approach		202 veh/hr	C	90 veh/hr	E
EB left		610 veh/hr	A	493 veh/hr	A
Lighthouse/Eardley	2-way STOP				
NB left		847 veh/hr	A	702 veh/hr	A
SB left		990 veh/hr	A	970 veh/hr	A
EB approach		464 veh/hr	A	373 veh/hr	B
WB approach		516 veh/hr	A	228 veh/hr	C
Central/Eardley	2-way STOP				
NB left		780 veh/hr	A	819 veh/hr	A
SB left		898 veh/hr	A	602 veh/hr	A
EB left		301 veh/hr	B	156 veh/hr	D
EB thru & right		533 veh/hr	A	393 veh/hr	B
WB left		291 veh/hr	C	130 veh/hr	D
WB thru & right		568 veh/hr	A	316 veh/hr	B

*Reserve capacity, in vehicles/hour, is any spare capacity not taken up by existing traffic. A high reserve capacity is desirable.
 **NB refers to northbound, SB to southbound, EB to eastbound, and WB to westbound.

Sources: Del Monte Park Traffic Study, Final Report, TJKM, 1993; Pacific Grove Public Works Department; Robert M. Shanteau, Ph.D., P.E.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment on EIR for Durrell Hotel

2 messages

john moore <jmerton99@yahoo.com>

Mon, Mar 20, 2017 at 11:10 AM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: John Moore <jmoore052@gmail.com>

To All:

1. Offer of Settlement to the City and the Developer.

In last weeks Pine Cone, Mark Roedeur, PG planning head, and an enthusiastic promoter of the project, reported in the Pine Cone that the city was requiring an EIR for this project, instead of the simpler NMD, because of opposition to an MND, primarily by me. My opposition to the project was not against it altogether but just to its density in a critical downtown location. The developer applied for a permit to construct a 125 room hotel, a restaurant, conference rooms etc., on a small 2/3 acre lot with only 87 valet parking spaces. The reality is that such a project requires 125 parking spaces for hotel guests, about 25 for the restaurant and 25 for employees of the hotel and the restaurant employees and vendors, for a total of 175 parking spaces. Its limit of 87 parking places will result in the use of 88 public parking spaces, impacting all surrounding entities, especially the library.

Mr Brodeur has described the project as of "medium" quality. From my reading, that means the medium sized rooms would go for about \$200 per night. My proposal is simple, build sixty high quality rooms by increasing the size and characteristics of the rooms to a higher priced market, honeymoons, up-scale patrons etc. at about \$450 per night. The TOT to the city would be slightly greater, but the impact on parking and traffic would be halved. Mr. Agha could build a hotel that would truly serve as a tribute to his late wife Durrell.

If Mr. Agha agrees to this concept, I will withdraw my opposition and the project could go forward per an NMD.

2. The project is not entitled to a permit based on the zoning law criteria alone because the zoning specifically requires a "use permit." That means that even if the developer would be entitled to a permit by complying with the parking, traffic, etc. criteria of the zoning law, the PGMC trumps that criteria and authorizes the planning commission to "condition" the permit by limiting its size, requiring more parking etc. This is the most critical project in PG history because of its sensitive location in the very heart of our town. Once done, it can't be undone. If there is to be an EIR, the critical study should relate to expert analysis of the project as it relates to traffic and parking in this critical location so the planning commission can set the proper conditions.

3. Legal Issues. Mr. Brodeur is clearly under the spell of the developer for this project. He must be disqualified because of his confessed bias.

A lot split was granted the developer and it has greatly changed the dynamic of the development of the property by creating an additional owner. The parcel in its entirety was granted the special CIT zoning by a vote of the people, thus assuming a one on one development exchange. The Zoning expressly provided that any change required approval by a vote of the people. For years, the City expressly denied a lot split, except with a vote of the people, but then, without explanation, changed its mind. The EIR should require a vote.

The developer is aware of this issue and has applied for an amendment to the general plan without a vote of the residents. The law allows minor changes to a General Plan without a vote of the people, but for a dramatic spot zone like the one in question, the people are entitled to a vote on the amendment. Technically, this process should not even go forward until the people have voted on an amendment to the city general plan because the legality of the zoning is incomplete.

4. I hereby incorporate my comments to the NMD for this project by reference thereto.

John M. Moore 836 2d st. Pacific Grove, Ca. 93950 [831-655-4540](tel:831-655-4540)

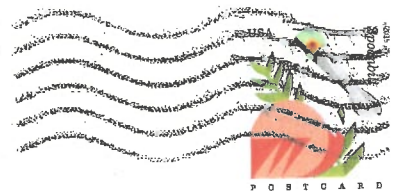
Doctorate of Jurisprudence, Stanford School of Law. Av(top 5%) and Preeminent(top 1%) rating for legal ability and honesty(Martindale and Hubbell)

Strathmore

SAN JOSE CA 950

MS. O'HALLORAN

30 MAR 2017 PM 2 L



I AM MOST
CONCERNED ABOUT
THE HOTEL DURELL'S
PARKING. WILL THERE
BE 1-2 PARKING
PLACES ON SITE
FOR EACH RM?

Elizabeth Todd, owner
145 16th St. PG.

© used under license from Mohawk Fine Arts

LAUREL O'HALLORAN
300 FOREST AVE,
PACIFIC GROVE, CA
93950



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Error? in NOP of Hotel Durell Project EIR

1 message

Ed Perry <ed.perry.home@gmail.com>

Mon, Mar 20, 2017 at 1:52 PM

To: lohalloran@cityofpacificgrove.org

Dear Laurel O'Halloran,

In the NOP of the EIR for the Hotel Durell Project, the last line of the Project Characteristics states "Vehicle access would be from Grand Avenue and Fountain Avenue. But the "Figure 3 Site Plan" indicates "Vehicular Entry" as item 2, clearing coming from Central Avenue. The same Figure 3 does indicate "Garage Entry" as item 4, via Fountain Avenue, and apparent vehicular exit from the Hotel Drop-Off onto Fountain Avenue as well. I fail to see any access on the figure via Grand Avenue.

Does the plan call for vehicular access from three sides? Or just two, via Central and Fountain Avenues?

Thank you,
Edward Perry

■ Anthony A. Ciani 220 Walnut Street Pacific Grove, California 93950

January 31, 2017

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City Pacific Grove 300 Forest Avenue, 2nd Floor,
Pacific Grove, CA 93950

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Dear Ms. O'Halloran

I wrote earlier regarding this matter, that the Initial Study and proposed Mitigated Negative Declaration is insufficient to fully address the key issues and potential significant adverse direct and cumulative impacts to the environment regarding the intensification of land use, traffic congestion and parking, water quality, cultural resources and aesthetic quality. The following is a list of those issues:

1) Traffic Congestion and Parking

The plans provide a building code analysis for the occupancy of all areas to be a total capacity of 533 persons, but the proposed parking uses minimum standards per zoning that are not supported by empirical evidence. The project should provide free off street parking for employees; that total could be 16. The restaurant and assembly meeting room could have as many as 113 people, and a ratio of 1 on-site (off street) parking space to 6 occupants would require 19 spaces. Together that's 35 off street spaces which should be free to employees and customers, beyond the hotel guests. The notion that only 1 car will be used by guests in four rooms is a statistic that is not supported by common practice for the Pacific Grove peninsula resort area.

The Pacific Grove Downtown Parking Study by Wilbur Smith and Associates, revised 12-21-1997, outlines parking issues and potential negative impacts, and provides findings and conclusions that should be considered as part of the comprehensive analysis of this project's cumulative impact on parking in Pacific Grove. Public parking facilities are limited, therefore, on site parking must anticipate the highest range of needs. Therefore, I recommend mitigation of parking impacts, conditions of approval for the project:

a) The surface parking lot be subject of a shared parking agreement recorded to run with the land for that property for 99 years; and,

b) a mitigation monitoring reporting program (MMRP) and parking management plan to be recorded prior to the permit is issued that requires the hotel and ancillary uses, annually monitor and report the number of patrons who arrive by automobile, and other modes of transportation. In particular, if the hotel use determines a rate of more than one in four guests have cars, then the owner shall be limited to less rooms proportionately, pending acquisition of

January 31, 2017

Laurel O'Halloran, Associate Planner

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Page 2

additional off street parking spaces; or, pays an in lie of fee into a City Parking Program to provide that parking.

Traffic into and out of Pacific Grove is already congested during peak commuting hours; additional traffic will exacerbate traffic congestion further. I recommend that as a condition of approval, the owners must annually fund and conduct additional studies beyond the corners of their property to judge the increased traffic from Highway 68/Forest Street corridors and Central/Grand/Lighthouse routes. those studies will assist the City to determine future land use and intensification. If the project is determined to result in negative adverse impacts to traffic congestion, the owners shall pay transportation impact fees to support alternative modes of transportation to and from the hotel, and within the community by its patrons.

2) Water Quality

Monterey Bay Area of Sensitive Biological Significance (Urban run off) The project proposes *"DRAINAGE - Rainwater in the city is generally directed to storm drains located along major roadways in Pacific Grove. The project site drains to the city's stormwater system."* (Page 4.0-58). The project's drainage will enter the ASBS. The project should be further conditioned to mitigate potential significant direct and cumulative adverse impacts to the water quality unless it eliminates chemicals and metals from entering the City's drainage system. The proposed metal roof should not be allowed to be copper or any other metal roofing material that could harm the ocean and bay environment. A permit condition and MMRP to prohibit the use of harmful chemicals with any external effects, including those coming from the hotel and restaurant uses, gardening and landscaping must be guaranteed. the Parking areas and driveways must not be asphalt or oil based materials and should be pervious.

3) Cultural Resources

Under separate cover, I submitted evidence of historical significance of the existing structure (Holman Garage). I understand the applicant submitted a 2012 report with a different conclusion, resulting in a difference of expert opinion, in addition to the opinion of residents that the building and property are an important historical landmark. I also understand that the City Historic Resources Committee was prevented from making an independent decision, and that a piecemeal review of the project's historical significance and merits was conducted contrary to CEQA Guidelines and case law.

January 31, 2017

Laurel O'Halloran, Associate Planner

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Page 3

4) Aesthetic Quality

The project's bulk and mass are not compatible with the surrounding areas and relationships of the forms and design characteristics of the three streetscapes. The predominant heights are one to two stories. The Holman Department Store that increased in height to 4 levels should not be the yardstick to measure height. It is a blockbuster, despite its history. The proposed project will impose a new order on the Central Avenue corridor that could intrude on the light and air space of the public Library and Museum and Museum's native gardens, resulting in direct negative impacts to the visual quality and enjoyment of the public areas.

The proposed architectural style is a false impression of Pacific Grove's authentic character. The question about the aesthetic appearance should be analyzed within the context of the environmental review, not if it would pass a compatibility test in the future. It should be examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

Architectural design based on compliance with the zoning code is not a test of how the proposed building will fit into the neighborhood. The maximum height limit is not a judge of compatibility with the historical setting and existing scale of the street scape. A 40 foot high, four level building at this site will shadow its neighbors and impose four stories where two is the current maximum. An earlier proposal for this site found that: "a project would have a significant impact if it would unreasonably block sunlight on neighboring buildings or substantially impair the beneficial use of any public or quasi-public park, lawn, garden, or open space."

5) Land Use

The proposed project in conjunction with some past and future projects with similar out "maximum" building size will result in the intensification of uses and unmitigated, significant direct and cumulative adverse impacts to the neighborhood and Pacific Grove Land use. I believe a full EIR is necessary to address the controversy regarding the history and merits of the project.

Respectfully submitted,

Tony Ciani, Architect
Historic Preservation Consultant



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

My response to the Durell Hotel proposal

Will Siegfried <willmsieg@gmail.com>

Sat, Jan 28, 2017 at 6:30 AM

To: lohalloran@cityofpacificgrove.org

Dear Ms. O'Halloran:

I have lived on 17th Street for the last 20 years. Here are some thoughts on this hotel proposal.

Outside of the water availability concerns which have been adequately documented, I am concerned about the massiveness of the structure and traffic congestion such a business would pose in our town's central district.

The fact of the matter is that the cars of the guests would not stay in the garage, but would travel throughout town and general area. I have enjoyed the Pacific Grove's "walking environment" tremendously, and use my feet whenever I can, but tourists would be drawn to investigate other areas, and their cars would clog our narrow traffic arteries. It is already difficult to gauge traffic flow as a pedestrian, and I have noted that drivers, even local ones, are showing a more pressured attitude, even with some speeding and flagrant disregard for persons trying to cross streets. There is less civility toward pedestrians, and I feel the added strain of visitors' cars would worsen a bad situation that has developed. Another concern is the bulkiness of the structure. Once you build something, it stays. One of the delights of our town is the interchange of human-sized structures with open vistas of sky, water and faraway hills. A blocky building in this critical area would endanger this aesthetic, and severely reduce the sense that we are *part of the environment* here. This feeling is personally very important, and has sustained me through some life-challenges that have been difficult.

I am not opposed to our town finding sources of revenue by promoting business and tourism, but putting a beehive of activity right in the middle of our community does not make sense to me.

Respectfully,

Will Siegfried

407 17th Street



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

public comment on proposed Hotel Durell

Vicki Pearce <vpearse@gmail.com>

Sat, Jan 28, 2017 at 9:55 PM

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: John Pearce <pearsester@gmail.com>

To:

Laurel O'Halloran, Associate Planner

City of Pacific Grove, Community and Economic Development Department

300 Forest Avenue, Pacific Grove, CA 93950

Ph: (831)648-3127| Fax: (831) 648-3184

www.cityofpacificgrove.org

Attached and copied below are some comments on the proposed Hotel Durell that we ask the City to review and address. Thank you for considering these remarks and questions.

Sincerely,

Vicki & John Pearce

183 Ocean View Blvd, PG

Comments on proposed Hotel Durell

The proposed Hotel Durell, if sensitively executed, could be a genuine asset to our city and community. However, the Initial Study/Mitigated Negative Declaration fails to acknowledge potentially significant impacts on

- *Aesthetics and character of the surrounding area.

- *Community/ weekly Farmers' Market.

Aesthetics

The Study states, "The project would use architectural materials matching the surrounding buildings in color and style."

This statement about "materials" is confusing and evasive, as the architecture displayed in the figures in no way matches the Museum and Library in architectural style. The size, mass, and bulk of the proposed Hotel Durell are likewise inconsistent and inconsonant with these historic civic buildings. The Hotel will overshadow – both

literally and figuratively – both the Museum and Library, and its shadow could have negative impacts on the Museum's garden.

Although we recognize that the zoning allows for a maximum 40' height, the Hotel's massive blocky design, with nearly all of the buildings close to this maximum, yields a poor aesthetic result with significant negative impacts on the visual character of the surrounding area. The generic contemporary architecture lacks any relationship to Pacific Grove; this Hotel could sit anywhere. This is a sad, lost opportunity for a prominent architectural feature that could truly enhance our downtown for years to come.

In addition, the hotel is situated between the Museum and the Library, and across from Jewell Park, which are together a central gathering place for residents of Pacific Grove. Surely the architecture of the hotel can better recognize and capitalize on these treasured features of our City.

For an appropriate architectural model, compare the Hotel Pacific, 300 Pacific St, Monterey, with varied heights and shapes, and custom design features suited to the historic community.

Community

According to the draft Mitigated Negative Declaration and Initial Study, its purpose is to assess "the potential project impacts on the environment **and the community**," pursuant to the requirements of the California Environmental Quality Act (CEQA).

Yet nowhere in the Study is there a single mention of the weekly Farmers' Market, a well-attended, year-round community event, important to both residents and visitors, and located immediately adjacent to the Hotel site surrounding the intersection of Central and Grand Avenues.

How will the operation of the Farmers' Market be accommodated during demolition and construction stages? How will the regular Monday street closures, essential for the safety of vendors and market patrons, be integrated with Hotel operations? Do the City and Hotel management anticipate that the Farmers' Market will move to another location?

This is by any standard a significant impact on the community, and it must be addressed in the draft Mitigated Negative Declaration and Initial Study.

Thank you for considering and addressing these comments.

Sincerely,

Vicki & John Pearse

183 Ocean View Blvd, PG



Comment on proposed Hotel Durell.docx

154K



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

Susan Pierszalowski <heronmoon@yahoo.com>

Mon, Jan 30, 2017 at 7:45 PM

Reply-To: Susan Pierszalowski <heronmoon@yahoo.com>

To: "lohalloran@cityofpacificgrove.org" <lohalloran@cityofpacificgrove.org>

To whom it may concern:

I have several concerns regarding the proposed Hotel Durell. The location is less than optimum being so close to the museum and the library. I have attended several evening events at the museum and/or library and parking can be difficult. I can only imagine what parking would be available with the hotel nearby. Where will patrons of the museum and library park day or night? What about residents in the area when hotel guests strive to park in their neighborhood? Traffic will increase as hotel guests circle the streets looking for a place to park, Noise will increase as hotel guests walk to and from their cars in the dark. The entire character of the surrounding neighborhood will change. Traffic in Pacific Grove will increase as a result of this large hotel in a residential area. The building will dwarf surrounding structures and negatively impact the ambience of Pacific Grove.

There is always the concern about water and the idea of a hotel in Pacific Grove with a swimming pool and spa is unwise. California is subject to drought and water is in short supply. What of residents on the water waiting list? Will the hotel take priority as a business?

Please take comments of residents into consideration as this project moves forward. Most residents enjoy the small town charm and slower pace of life, less traffic and clean air we all benefit from. A city sized hotel does not belong in our town.

Thank you,
Susan Pierszalowski
1257 Shell Avenue,
Pacific Grove, Ca
93950



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Written comments on proposed Hotel Durell

1 message

Scott Partridge <scottgpartridge@gmail.com>

Wed, Jan 18, 2017 at 6:46 PM

To: lohalloran@cityofpacificgrove.org

My name is Scott Geoffrey Partridge
I own 562 Park Place.

My property is one of the closest residential historic
structures to proposed hotel.

I keep my historic home painted and
planted with flowers. Tourists take pictures and ask me for directions!
I grow plants that provide forage to Monarch butterflies,
I plant different rare sages for bees to forage and for hummingbirds to drink from.
I have blooming plants that only grow right along the coast.

I try to add to the street, the community, the town, and to promoting the town!

125 Rooms? I am sorry there is no other way to say it. What is this, a two
bit negotiating tactic? Outrageous!

The people behind this "proposal" should be tarred and feathered and sent out
of town astride a very rough hewn rail.

As a property own DIRECTLY impacted
by this development, the scope and scale is
simply outrageous.

This does not fit with the town. Their proposed number of rooms
is a statement to the community that they are not a good player.

Here is my statement:

In the defense of evolution....
The property has been underutilized.
The owners have rights and interests
They can seek the highest and
best use .

I will be looking at FOUR main areas.

One, the scale is outrageous. 24 rooms 2 1/2 stories terraced.

Two. are they the principal that will be owning and managing the hotel, or do they plan on developing marketing and
selling the property? Do they have a stake in the long term of their investment? What do they know about successful
hotels?

Three. Are they prepared with a highly historically sensitive and highly attractive DESIGN or an appropriate scope and
scale?

Within design, how they will accommodate CARS?

Sufficient underground parking accessed from Fountain? That may not trouble me.

My interests might be different, but as a friend of the neighborhood and
also a property owner, a "boutique" hotel might be a reasonable use. I want

a commitment to reasonable scale, direct proven ownership, and not a developer, good design, and parking mitigation.

Scott Geoffrey Partridge



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel Durell

Roosevterr@aol.com <Roosevterr@aol.com>
To: lohalloran@cityofpacificgrove.org

Fri, Jan 27, 2017 at 10:51 AM

Dear Ms. O'Halloran,

I have lived on 13th St near Central Ave for 10 years. I travel (by car and foot) down Central Ave on a regular basis to the post office and back again. I'm continually stunned by the speed of cars driving through our little town, ignoring cross walks and the No U-turn signs etc. There are already plenty of lodging options already existent in PG. Central Ave at the site of the proposed Hotel Durell is already a very congested "awkward" street that would only get worse if approved.

I'm of the opinion that first and foremost the City of PG has an obligation to its year-round residents - and approving this project would significantly negatively impact our quality of life. I urge you NOT to approve this plan.

Sincerely,
Sally Kane



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Important updates about the proposed Hotel Durell

1 message

Sally Aberg <forthecolors@comcast.net>

Thu, Jan 19, 2017 at 7:33 AM

To: Sally Aberg <forthecolors@comcast.net>

Cc: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Good morning PG residents with an interest in the proposed Hotel Durell across from the Pacific Grove Library.

I know some of you have already written to Laurel O'Halloran (email: lohalloran@cityofpacificgrove.org) with your California Environmental Quality Act Review Period comments. This is wonderful! The City needs to hear from each of us, in our own words.

For efficiency's sake, I'm going to answer / ask the many questions and requests I've received from you all in one message. Here goes:

1. **To review the 188-page pdf containing the Proposed Hotel Durell's plans**, go to this link:

http://www.cityofpacificgrove.org/sites/default/files/general-documents/ceqa-california-environmental-quality-act/pacific-grove_hotel-durell_site-plans.pdf

You can also get there by going to this link:

<http://www.cityofpacificgrove.org/living/community-economic-development/planning/ceqa-california-environmental-quality-act>

and then click on **Hotel Durell Site Plans** a little ways down in this announcement.

2. When you write or email Laurel O'Halloran, **ask Laurel to confirm receipt of your comments.**

3. A concerned resident in-the-know reminds us all to **keep your comments related to CEQA issues as much as possible.**

4. Please Note: Associate Planner Laurel O'Halloran reminds us all that **this project will go to two public hearings... and if approved, it will go on the water wait list.**

5. The hotel owner Nader Agha will be under a requirement that construction must begin within two years of approval. I asked Laurel if this two-year period would begin at the time of approval or once the project reached the top of the water wait list. She replied:

"The applicant will not be allowed to get a Building Permit until water is available. Therefore no ground disturbance may begin until a building permit is issued."

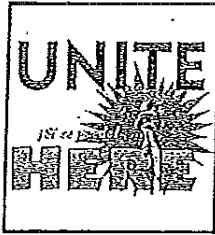
And who knows when water availability will come?

6. **Does anyone have a copy or access to the text of the 1994 citizen's initiative that approved a zoning change for the Holman Block?**

REMEMBER: All CEQA-related comments must be received by snail mail or email by January 31, 2017!

Thank you.

Sally



UNITE HERE Local 483

702 Forest Avenue, Suite C
Pacific Grove, CA 93950

(831) 375-2246
Fax: (831) 375-0459
E Mail: Here483@aol.com

January 31, 2017

Mr. Mark Brodeur
Director, Community & Economic Development
City of Pacific Grove

Re: Hotel Durell Project, Initial Study/Mitigated Negative Declaration

Dear Mr. Brodeur:

I am writing on behalf of UNITE HERE Local 483 to present our organization's comments on the Initial Study/Mitigated Negative Declaration ("MND") for the Hotel Durell project (the "Project"). UNITE HERE Local 483 represents hotel, food, and beverage workers in Monterey County, many of whom work or live in Pacific Grove. Our members in these industries stand to be impacted as employees, as commuters, and as residents in the area surrounding the Project.

In general, UNITE HERE Local 483 is committed to hotel development that allows hotel workers to create sustainable lives and commutes in the communities where they work. In that regard, we have some questions that will inform us on this Project's ability to create sustainable jobs and commutes for hotel workers.

According to the MND, the 125-room Project will only create 19 permanent jobs. Yet the Project is set to include those hotel rooms plus a swimming pool, soaking spa, restaurant, valet service, and gym. As a union representing workers at hotels across the country, we know the industry well, and we are puzzled by the assertion that a hotel of this size and scope will have so few jobs. For example, a typical housekeeper in our industry is asked to clean approximately 13-14 rooms per shift, a ratio that would imply at least 8 housekeepers for a Project of this size. If you count housekeepers plus staff needed for a restaurant and 97-parking space valet operation, the total staff would likely be considerably more than the 19 jobs stated in the MND.¹ Does the Project plan on filling out the workforce through part-time or contracted jobs? What is the total number of jobs that stand to be created by this Project, "permanent" or otherwise?

Regardless of the number of jobs, the future workers in the property will have to come and go from the hotel every day. As the vast majority of hotel workers in Monterey County drive to work, we are concerned by the stated lack of parking spaces for hotel and restaurant staff. As noted by many other members of the community who are concerned by the Project's impacts, the fact that all of the Project's 97 parking spaces will only be accessible to patrons of the valet

¹ MND, Section 3.3

service means that there will be more competition for limited street parking in the area.² Although we share the community's concern that some of the Project's parking spaces should be rendered more accessible to the public, our higher priority is seeing that sufficient parking spaces are reserved at no cost for the hotel's workers. Without dedicated parking spaces for all the hotel's workers, the Project's traffic study should be updated to reflect the impact of workers circulating the area in search of parking and the impact of workers' parking spreading into the neighborhood.

Finally, we have two questions regarding the traffic study's data. First, the MND implies that all of the data used for the traffic study was sourced on June 1, 2016.³ If that is *not* the case, can staff provide other dates on which traffic was studied? If it *is* the case, we ask that staff provide the community with assurances that such a brief study was capable of recording accurate and representative data.

Second, did the traffic estimates take into account new traffic that stands to be generated by other nearby projects? The nearby Holman Building, for example, will undoubtedly contribute traffic in the immediate vicinity of the proposed Project. In general, when estimating future traffic impacts by a project, we believe it is necessary to incorporate the impact of other anticipated projects in the area, as the cumulative traffic impact of a project and its surrounding development will usually be significantly greater than that of any individual project.

Thank you for your careful consideration of this matter.

Sincerely,



Stephano Medina
Researcher
UNITE HERE

² MND, 3.0-7

³ MND, 4.0-50



Mailing Address: P.O. Box 1423, Marina, CA 93933 • Office Address: 249 10th Street, Marina, CA 93933
Phone: (831) 384-6961 • Fax: (831) 883-3310 • www.everyonesharvest.org

City of Pacific Grove
Community & Economic Development Department
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 93950

Attention: Laurel O'Halloran, Associate Planner (lohalloran@cityofpacificgrove.org)

January 30, 2017

RE: Initial Study/Mitigated Negative Declaration for the Hotel Durell Project

Dear Ms. O'Halloran:

Everyone's Harvest, a 501c3 non-profit organization, submits the following comments on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Hotel Durell Project. According to the Draft IS/MND, its purpose is to assess "the potential project impacts on the environment **and the community**," pursuant to the requirements of the California Environmental Quality Act (CEQA). We request that the Initial Study include a thorough analysis of all potential impacts on the Pacific Grove Farmers' Market in recognition of the community whose members enjoy and depend upon it. Everyone's Harvest, as an adjacent use to the proposed project site, requests to be included as an interested party in the Project.

Everyone's Harvest, pursuant to its Use Permit, manages the Pacific Grove Farmers' Market held weekly on Monday afternoons throughout the year at the intersection of Grand Avenue and Central Avenue, directly adjacent to the proposed Hotel Durell. Portions of Grand Avenue and Central Avenue are closed every Monday -- before, during, and after the hours of the Farmers' Market -- to allow for safe and smooth set-up and take-down by the vendors, as specifically provided for in the Market's Use Permit.

The Initial Study/Mitigated Negative Declaration includes no mention of the Farmers' Market and no analysis of potential negative impacts on this valued and well-attended weekly community event. Everyone's Harvest is concerned that short term construction related impacts by the proposed Hotel Durell on the operation of the Farmers' Market have not been evaluated in the Draft IS/MND.

The Initial Study should include an analysis of the potential impacts and appropriate traffic, noise, air quality, lighting or other short-term construction related mitigation measures to ensure the Pacific Grove Farmer's Market operations will continue unimpeded. The traffic analysis of the draft Mitigated Negative Declaration and Initial Study should be re-evaluated to consider the permitted road closures on Mondays.

If construction would limit access to the market, or, worst case, result in closure or relocation of the Farmers' Market contrary to the Use Permit, the IS/MND must identify this impact and appropriate mitigation, including alternative locations for the market to continue to operate. Everyone's Harvest worked closely with the City of Pacific Grove and community to identify the current location after originally being permitted to operate the market on Lighthouse Avenue. Having already relocated once, Everyone's Harvest is acutely aware of the potentially detrimental effect on the success of the market from multiple relocations. However, if construction of the proposed project would deter the community from market participation, Everyone's Harvest requests the City work with us to ensure this community asset is maintained at an alternative location during project construction.

In addition to short-term construction related impacts, Everyone's Harvest requests that the traffic and parking analysis also consider long term impacts on the Market to ensure continued accessibility to the market.

Thank you for the opportunity to comment on this project. If you would like to discuss these comments, please arrange for a meeting with our Executive Director, Reid Norris, at reid@everyonesharvest.org or (831) 384-6961.

Sincerely,



Sarah Hardgrave
President, Board of Directors

Cc: Reid Norris, Everyone's Harvest Executive Director
Everyone's Harvest Board of Directors

- Bruce Delgado
- Estela Gutierrez
- Maureen Mason
- Hester Parker, Ph.D
- Vicki Pearce, Ph.D

January 31, 2017

City of Pacific Grove

RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Page 2

Enclosure:

"From: Sally Aberg <forthecolors@comcast.net>

Date: July 15, 2015 at 10:50:53 PDT

To: vmontgomery@rrmdesign.com

Cc: Anastazia Aziz <aaziz@cityofpacificgrove.org>, Michael Dawson <mike@dawsonmonterey.com>, David Van Sunder <david@vansunder.com>, Maureen Mason <maureen@maureenmason.com>, Rudy Fischer <rudyfischer@earthlink.net>

Subject: Follow up on the Grand Central Station in Pacific Grove

Good morning, Mr. Montgomery.

As you know, last night the PG Architectural Review Board had the opportunity to take an initial look at your firm's first proposed design for a 137-room, 40 foot tall hotel at the "library" end of the Holman Block.

I was the resident who expressed dismay that this proposed design didn't seem to reflect any knowledge of the history of the Grand Central Station—a structure which would completely disappear to make way for the hotel you've put forward.

I couldn't believe that the City and your client wouldn't have turned over all of the information your firm will need to be aware of—especially for a project that the City and land owner wish to speed along.

Below you'll find the documents I referred to when I spoke yesterday.

In my opinion, both the Historic Assessment written by architectural historian Richard Brandi of San Francisco for review by the Historic Resources Committee on September 12, 2012 and Mr. Brandi's revised Historic Assessment reviewed by the HRC on November 14, 2012 were incomplete, faulty, and thus came to inaccurate conclusions. This was a report-for-hire. The historian either missed all of the significant history or else buried it during his research—until HRC members themselves brought this history into the light.

In both instances and by unanimous votes (5/0 and 7/0), the HRC members rejected the reports' conclusions that the building is not historic based on, as Mr. Brandi wrote, "lack of historic integrity."

On November 14 the HRC ultimately continued their further hearing on the Grand Central Station's historic designation status to a "date uncertain."

That date has never come.

January 31, 2017

City of Pacific Grove

RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Page 3

"In between the two HRC hearings, Measure F, which called for increased height and density of the entire Holman Block, failed at the polls. The people of Pacific Grove spoke. This ended the developer Drake Leddy's plans to develop the Holman Block and demolish the Grand Central Station in the process.

I'm relieved that your colleague Mr. Rossum is aware that the structure requires historic assessment and determination.

But it seems to me that your client coming to ARB yesterday with a proposed design is putting the cart before the horse.

If the structure is upheld as historic and thus the building's history needs to be preserved and incorporated into the new hotel's design, then yesterday's time and energy on many people's parts was an exercise in futility.

Before returning to the ARB with refinements to your current plans, I hope you will take this project before HRC to get a decision on the historic significance of the Grand Central Station.

We Pagrovians take our historic resources very seriously.

Below please find (with gratitude to a Pagrovian for locating within less than one hour what the City apparently couldn't provide you with at all, which I simply cannot understand):

Minutes from Sept. 12, 2012 <http://www.ci.pg.ca.us/modules/showdocument.aspx?documentid=2685>

Agenda and minutes from the November 14, 2012 HRC meeting. It is divided into two parts because it is so large.

Agenda: <http://38.106.5.85/Modules/ShowDocument.aspx?documentid=3355>

Minutes: <http://www.cityofpacificgrove.org/modules/showdocument.aspx?documentid=4158>

Sincerely,

Sally Aberg

forthecolors@comcast.net

cc: City Community Development, President of the Alliance of Monterey Area Preservationists, President of PG Heritage Society, Chair of PG Historic Resources Committee, PG City Council ARB Liaison"



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

HOTEL DURELL

1 message

Patsy Volpe <patsymelvin@comcast.net>

Wed, Jan 18, 2017 at 8:36 AM

To: lohalloran@cityofpacificgrove.org

Dear Ms. O'Halloran,

I live at 126 Grand Avenue in PG. I've lived here for over thirty years. The residential nature of our street is threatened by the proposed hotel. I understand that the powers that be are trying to squeeze every last tourist dollar to fund our city but when the charming nature of our town is gone, who will want to come here? On a personal level, the noise, traffic (foot and auto), parking issues and just the sight of this looming new structure will destroy our peace, mentally and physically. You may say, *but you have the Seven Gables on your street*. Yes, but that is a gorgeous historic structure that it is an honor to live near. It is a small bed and breakfast, oozing with charm. A completely different animal.

Please, I beg you, do not let this hotel become a reality. Can't some land and sky views remain in our little hamlet? Must every inch fall to developers? Thank you for your consideration.

Patsy Volpe
126 Grand Avenue
Pacific Grove CA



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel - Comments in Opposition

Peter Hiers <peterhiers@att.net>
To: lohalloran@cityofpacificgrove.org

Sat, Jan 28, 2017 at 10:50 AM

Hello,

I would like to offer my comments in opposition to the proposed hotel across from the PG Library.

I live just up the hill from there, and enjoy the low-profile of PG houses and business, with the obvious exception of the oversized Holman building, which still stands out like a sore thumb.

To build another building of multiple stories tall would be another disruption on the skyline of America's Last Hometown, and would not fit with the existing landscape of Pacific Grove.

The bulk of the project is too large for PG, and for the small town atmosphere that is part of our city's appeal.

I am also deeply concerned about the water usage and impact on our already strained sewage system that having a hotel of this size would impose.

I have no problem with a smaller-scaled hotel project on that site, but one that would fit with the neighborhood, would use less water, be no more than 2 stories tall, and not add undue density to our city, which already has small lots and many houses per block.

Thank you for considering my comments. Please let me know that you received this?

Peter Hiers
508 Pine Ave
PG



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

hotel Durell

1 message

Nan Sherburne <nsherb@juno.com>

Fri, Jan 20, 2017 at 5:21 PM

To: lohalloran@cityofpacificgrove.org

Dear Laurel,

I am a concerned Pacific Grove resident and would like to express my feelings against having a big hotel behind the Holman building. Our town has a lovely flavor and presence, and we citizens see an encroachment of "big projects" to make money and destroy the small town feeling of PG. Please do not let this hotel come about.

Nancy Sherburne
22 Country Club Gate
PG, CA 93950
655-1004

and ps: please acknowledge my comments, and I'd like to know if there is more I can do to help stop this commercial entity. (and think of the added traffic to our streets.....)

21 Gorgeous Stars Who Became Monsters With Age

mightbenews.com

<http://thirdpartyoffers.juno.com/TGL3141/5882b78a7800537896462st02duc>



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

ref Hotel Durell

Nan Sherburne <nsherb@juno.com>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 4:46 PM

Dear Laurel,

Our precious hometown of Pacific Grove, one of the last real "hometowns" in the US..... does not need a huge hotel being crammed into the small area behind the Holman Building. Please do not allow a big commercial enterprise to ruin the small town feeling of our town. The increased traffic, the difficulty with parking, the influx of people, the increased stress on our shops and restaurants all make it an unwanted effort for us.

I was born in Carmel, and watched that town become overrun with tourists and busses and shops that don't augment the atmosphere of the town at all. Please don't let that happen to Pacific Grove.

Thank you..... we will be alert!
Nan Sherburne
22 Country Club Gate
PG.

ps- please confirm receipt of this comment!

If You Have A Dog You Must See This
Tru Dog
<http://thirdpartyoffers.juno.com/TGL3141/588fde826cc715e806563st51vuc>



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

Nancy Parsons <nancyparsons29@gmail.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 9:02 PM

I think the Hotel Durrell is much to large a design for our "last home town". It maxes out the lot, almost to the sidewalk. and where would the water come from. Not enough open space surrounding the complex! What about added traffic and more on street parking. I don't like it. Anyway, that is my opinion. Have a good day, Nancy Parsons



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

Nan Heller <hellernan@gmail.com>
To: lohalloran@cityofpacificgrove.org

Sat, Jan 28, 2017 at 8:20 AM

Dear Ms. O'Halloran,

I am writing to express my concern for the proposed Hotel Durrell, I have lived in Pacific Grove since 1976 and so enjoyed the quaint small town charm that is slowly disappearing. I think bringing in another hotel is one more chip out of what we so love about living here. The Residential charm is what sets us apart from the surrounding towns. I would like us to be more creative in finding ways to bring in more revenue then to build hotels & bring in more tourists. I would like to see something our local residence will sustain rather than something that depends on outside money. To bring in revenue through more tourists is no different from Carmel who has lost it's residential charm.

I am also concerned for our water, traffic & the quality of life. In the 40 years I have lived here the cry for water has been out trumped by the vote to build hotels from the surrounding towns and now includes Pacific Grove. Residences are asked to conserve their usage of water yet another hotel one right after the other are approved by the cities & voted in. The two lane roads Central and Forest are the only two direct ways to get into the downtown area. I believe the traffic will be a nightmare to get in and out of Pacific Grove. Which effects the quality of living here or even visiting here.

I do not want this Hotel approved. I think it will contribute to the decline of our so loved residential town. We as humans have a difficult time knowing when to quite. I believe this is the time to stop building hotels to bring in revenue. I would like us to improve on what we already have.

Thank you,
Nan Heller
410 17th St.

Sent from my iPad

http://www.montereycountyweekly.com/blogs/residents-raise-traffic-concerns-over-proposed-downtown-pacific-grove-hotel/article_2106d156-e420-11e6-8dd4-137e5a9201d2.html

Residents raise traffic concerns over proposed downtown Pacific Grove hotel.

Pam Marino Jan 26, 2017



Courtesy Pacific Grove; initial study/mitigated negative declaration prepared by Michael Baker International.
An artist's rendition of the proposed Hotel Durell, facing the intersection of Central and Fountain avenues, in downtown Pacific Grove.

The proposed 125-room, four-level Hotel Durell in the heart of downtown Pacific Grove is bringing up concerns among residents about the possible impacts of traffic and parking, and has some wondering why the city is not requiring an environmental impact report.

So far more than two dozen residents have written in since Jan. 11, asking questions and challenging the project, being proposed by property owner Nader Agha. The public comment period ends Jan. 31.

Despite the concerns that the hotel would bring in more traffic, the number of vehicle trips per day is expected to be less than they currently are, one of the main reasons city planners did not require an EIR, says Pacific Grove's director of community and economic development, Mark Brodeur.

"I think that was the linchpin, because the primary impact this project is going to have is traffic," Brodeur says.

A traffic study conducted last June determined that the current mix of retail, offices and a restaurant generates 786 trips per day. Using formulas widely accepted in the industry, according to Brodeur, the estimate for a hotel like the Durell would generate 746 trips per day.

One resident and former mayoral candidate, John Moore, called the traffic analysis "significantly superficial and incomplete," and argues in his letter that the city needs to require an EIR.

Three independent firms were consulted by the city for an opinion on whether to require an EIR, Brodeur says, and all three said the environmental impacts were not significant enough for a full review; they instead recommended what's called a negative mitigated declaration.

Hotel Durell would be located at 157 Grand Ave., bordered by Central and Fountain avenues, sitting directly behind the Holman Building that faces Lighthouse Avenue. The hotel's entrance would face the Pacific Grove Library along Central Avenue, the site of the city's popular Monday night Farmer's Market. The building that sits on the site now, popularly known as Grand Central Station, houses retail shops, offices, a martial arts studio and a restaurant.

The building was built in 1920 by W.R. Holman as an automobile dealership and mechanics garage, before he built Holman's Department Store, inside the Holman Building. Grand Central Station housed Holman's Studebaker and Durant automobile franchises. A showroom faced Fountain Avenue; the mechanics garage faced Grand Avenue.

The City Council voted in 2015 that the structure is not historic and would not be added to the city's Historic Resources Inventory, based on an evaluation by an architectural historian in 2012.

As currently proposed, the 63,775-square-foot hotel would include a swimming pool, large spa, courtyard area, meeting rooms, restaurant and a gym. The guest rooms would range in size from 320 to 400 square feet. Rooms on the top two floors would feature balconies that angle toward views of Monterey Bay.

The hotel would also include 55 parking spaces onsite underneath the building, and 28 spaces in a lot across Fountain Avenue. The city only requires 32 spaces, or one space per four rooms. The parking is proposed as valet only. Some residents worried that hotel guests avoiding the valet would take up street parking near the library.

Zoning for the site was approved by voters in a 2012 election that also approved the conversion of the historic Holman Building to condos, a project that is currently under construction. Brodeur says it is the last remaining hotel site in the city.

Next stop for the Hotel Durell is the city's Architectural Review Board, which Brodeur says he expects will receive it in March or April. After that it would proceed to the Planning Commission.

However, even if the hotel is approved, it would then sit on what's called the water wait list until enough water credits are found to support it. Approved projects are allowed to sit for up to two years on the waiting list before having to go back for a new round of approvals.

Pam Marino



January 30, 2017

Ms. Laurel O'Halloran, Associate Planner
City of Pacific Grove Community &
Economic Development Department
300 Forest Avenue, 2nd Floor
Pacific Grove, California 93950

**Subject: MPWMD Comments on Initial Study/Mitigated Negative Declaration for the
Hotel Durell Project, 157 Grand Avenue, Pacific Grove**

Dear Ms. O'Halloran:

The Monterey Peninsula Water Management District (MPWMD or District) appreciates the opportunity to comment on the City of Pacific Grove's Initial Study/Mitigated Negative Declaration for the Hotel Durell Project in Pacific Grove. The Project is described as a 125-room hotel with a swimming pool, spa, meeting rooms, restaurant, and gym. The 125-room hotel will occupy the Site¹ that currently consists of a surface parking lot and a 17,650 square-foot Non-Residential building that contains a restaurant and retail uses. The District is submitting these comments based on current rules and policies which are subject to revision by action of the Board of Directors. The District has the following comments:

4.17 Utilities and Service Systems

The Initial Study indicates water supply is a less than significant impact with mitigation incorporated. According to the Initial Study, the projected water use for the Project would be approximately 5.47 acre-feet per year (AFA). This estimate does not agree with the District's Rule 24, Table 2: Non-Residential Water Use Factors. Based only on the current hotel room factor, the water use (with no other uses such as restaurant, retail, swimming pool, spa, meeting rooms, etc.) would be at least 12.5 AFA, resulting in increased demand of at least 10.8 AFA. The current Water Use Capacity has not been documented by the District, but appears to include a 50-seat restaurant (1 AFA) and retail/office uses. There is insufficient water available for this Project.

Water Distribution System Permit

The Initial Study refers to possibly incorporating the development of a Well system that would include Potable and non-Potable water use for the Project. All Water Distribution Systems (WDS) within the District, ranging from large systems such as California American Water (Cal-Am) to Wells, are regulated by MPWMD. The District requires a WDS permit to create or amend a WDS. All new Wells within the District boundary are regulated by MPWMD. Issuance

¹ Capitalized terms are defined in MPWMD Rule 11.

of a permit to create a WDS requires Findings of Approval supported by written evidence, compliance with minimum standards of approval, and mandatory Conditions of Approval, pursuant to MPWMD Rule 22. The Applicant must show that the source of supply can reliably meet the water needs of the Project, would not adversely impact existing systems, and would not adversely impact the environment. Information on new Wells can be located on our website.

Water Efficiency Standards in New Construction

Water Permit applications are processed in accordance with MPWMD Rules and Regulations. In 2012, MPWMD adopted and implemented water efficiency measures for the installation of plumbing fixtures in New Construction, and requires all water fixtures to be highly water efficient models. Installation of water efficiency plumbing fixtures reduces the burden of new, expanded or modified uses on the water resources. Current MPWMD Rules and Regulations are available at the following website: www.mpwmd.net. All Non-Residential Users must comply with MPWMD's extensive water conservation and water efficiency standards (Regulation XIV Water Conservation and Regulation XV "The 2016 Monterey Peninsula Water Conservation and Rationing Plan").

MPWMD Water Efficient Landscape Requirements

New development projects that include Landscape Areas of 500 square-feet or more must install and maintain Landscaping that complies with the District's requirements. MPWMD Rule 142.1 promotes water efficient landscapes in new developments that provide substantial water savings through proper landscape design, installation, and maintenance. Complete Landscape Documentation Packages and landscape plans must be submitted to the District. The Landscape Documentation Package is available at www.mpwmd.net/regulations/water-permits/landscape-permit-requirements. The Hotel Durell Project will be subject to these Rules prior to issuance of a Water Permit.

Water Meters and Moratorium on New and Expanded Water Service Connections

As a condition of the Water Permit, each Non-Residential User is required to have individual Water Meters. District Rule 23-B-2-a requires that each new water "User" shall install a separate Water Meter. A "User" is defined as a customer or consumer of water delivered by a Water Distribution System. Each commercial enterprise or industrial enterprise shall be deemed a separate and distinct User. District Rule 23 B-2 (c) also requires all fire suppression systems to be separately metered from the domestic supply. In addition, a separate Water Meter for exterior water use is also required.

On March 24, 2011, the California Public Utilities Commission (CPUC) approved a moratorium on new water service Connections in the Cal-Am system. This action granted Cal-Am's moratorium request to refuse to connect new customers in certain areas of its Monterey District, and to institute a moratorium on new or expanded water service Connections for projects that failed to obtain all necessary governmental permits before October 20, 2009. The moratorium on expanded water service Connections may affect the Hotel Durell Project.

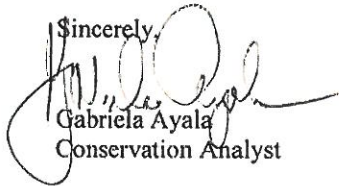
Ms. Laurel O'Halloran, Associate Planner
Page 3 of 3
January 30, 2017

Conclusion

District staff appreciates the opportunity to comment on the City of Pacific Grove's Initial Study/Mitigated Negative Declaration for the Hotel Durrell Project. The District has concerns about inadequate water supply and incorrect water demand projections for the proposed Project, particularly when the water supply is contingent on the Intensification of Use of the Site during a water supply emergency.

We trust that our comments will be addressed prior to final approvals of the Project. If you have any questions or would like to discuss our comments please contact me or Stephanie Kister at 831-658-5601 or gabby@mpwmd.net or skister@mpwmd.net.

Sincerely,



Gabriela Ayala
Conservation Analyst



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel Durell

Miriam Lilley <miriam@smlilley.net>
To: lohalloran@cityofpacificgrove.org

Fri, Jan 27, 2017 at 7:50 AM

Dear Ms O'Halloran,

This letter is to express my dismay and concern over the proposed Hotel Durell. Increased traffic into Pacific Grove obstruction of the views from the voter approved condominium project, the blot on Pacific Grove character and charm, and the fact that he doesn't have the water credits should nix the project. We Pagrovians love the ambiance of our home town, and this project does nothing to enhance that.

Sincerely,

Miriam Lilley



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Durell Hotel project

Michael Broome <mebpg12@gmail.com>

Tue, Jan 31, 2017 at 9:23 AM

To: lohalloran@cityofpacificgrove.org, Michael Broome <mebpg12@gmail.com>

Dear Laurel O' Halloran,

I am writing this letter to oppose the Durell Hotel project.

I am a new resident to Pacific Grove and over the past year have come to greatly appreciate the benefits of a small town atmosphere.

Since I frequent the library, museum and farmers market on a regular basis, I am disappointed that a 4 story hotel is proposed next to these buildings, changing the atmosphere of the area forever.

The new Hotel would not have enough parking when close to full which means parking for regular activities at the library and museum would be severely limited. The increased traffic next to the walk-in library and museum would make walking there very dangerous with new visitors looking for the hotel entrance.

I am also concerned with the fact that Pacific Grove does not have enough water supplies available for this project. The study indicates that the hotel would use almost 3 times the water than the existing businesses on the hotel site. I read that the mitigation for this is a proposal for a water project that has not been built and the amount of water from this project is a 'best guess'.

How can this project be built with mitigation strategies that rely on a water project that cannot prove that there will be enough water for the hotel project?

I would like to see this proposal review process change from the mitigated negative declaration to a full blown environmental impact report to fully address the issues raised above.

Thank you

Sincerely,

Michael Broome



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Durell Hotel project

Michael Broome <mebpg12@gmail.com>

Tue, Jan 31, 2017 at 9:23 AM

To: lohalloran@cityofpacificgrove.org, Michael Broome <mebpg12@gmail.com>

Dear Laurel O' Halloran,

I am writing this letter to oppose the Durell Hotel project.

I am a new resident to Pacific Grove and over the past year have come to greatly appreciate the benefits of a small town atmosphere.

Since I frequent the library, museum and farmers market on a regular basis, I am disappointed that a 4 story hotel is proposed next to these buildings, changing the atmosphere of the area forever.

The new Hotel would not have enough parking when close to full which means parking for regular activities at the library and museum would be severely limited. The increased traffic next to the walk-in library and museum would make walking there very dangerous with new visitors looking for the hotel entrance.

I am also concerned with the fact that Pacific Grove does not have enough water supplies available for this project. The study indicates that the hotel would use almost 3 times the water than the existing businesses on the hotel site. I read that the mitigation for this is a proposal for a water project that has not been built and the amount of water from this project is a 'best guess'.

How can this project be built with mitigation strategies that rely on a water project that cannot prove that there will be enough water for the hotel project?

I would like to see this proposal review process change from the mitigated negative declaration to a full blown environmental impact report to fully address the issues raised above.

Thank you

Sincerely,

Michael Broome

Project Name: Hotel Durell

Attn: Laurel O'Halloran

Date: January 31, 2017

The proposed 125-room, four-level Hotel Durell in the heart of downtown Pacific Grove is not consistent with the historic character of the existing neighborhood and will dwarf and overshadow the historic library and museum which are both adjacent to it. It will be located kitty-corner from Jewell Park and all the historic cottage homes that surround that park. The design is overlarge and blockish and extends to the full extent of the lot with a zero clearance except for the front driveway entrance for "valet only" parking and an alley between it and the Holman Building. The size and design of the building is not consistent with the historic nature of the location and the current historic homes and buildings and use of same. The valet only parking is of insufficient space to allow for necessary off street space during check-in and out without using or clogging on-street parking areas. I would like to see some artists renderings of the project in relation to the historic library and museum and see how they would look adjacent to this project. I do not think it will be good.

The report alleges that most of the proposed buildings' footprint would be the same as the existing buildings, which would be demolished, but it does not mention in that description that it also encompasses the existing parking lot for the Holman Building. The project is too large for the existing lot and destroys parking that currently exists for local businesses. It does not include parking sufficient for this large hotel (55 on site and 28 in a Fountain Ave lot) and will impinge on the parking for the existing local businesses and both the library and museum. They do not account for any employee parking or the problem with delivery trucks on the narrow and one-way streets adjoining this location. At least another 100 parking spaces should be required for a 125 room hotel and they should account for some employee parking as well with a business of this size. They have not accounted for any parking for people who are not guests who would frequent the restaurant in the hotel either.

The hotel's entrance would face the Pacific Grove Library along Central Avenue, the site of the city's popular Monday night Farmer's Market. What are the plans for the Farmer's Market? Traffic waiting to get into the hotel and make use of the "valet only"

parking would clog the streets and would negatively impact traffic and parking for use of the public library.

A traffic study conducted last June determined that the current mix of retail, offices and a restaurant generates 786 trips per day. This has got to be some estimate from a book and not the actual existing mix on this site and I believe those numbers are totally incorrect, based on the low use of the existing retail office and restaurant businesses. Using generalized formulas for determining existing and projected traffic gives a totally inaccurate picture of the existing traffic and the traffic this particular project as described would generate, with the existing narrow and one-lane roads and "valet-only" parking. I think all of the traffic studies need to consider actual determinations of existing numbers and a more realistic evaluation of impacts on existing roads, public buildings and conflicts with those uses. I do not believe that these studies will verify that the number of vehicle trips per day is expected to be less than they currently are, as alleged by Pacific Grove's director of community and economic development, Mark Brodeur and one of the main reasons city planners did not require an EIR.

Traffic "waits" at the surrounding four intersections have been underestimated and the water demands of 5.47 acre-feet per year for this hotel have been vastly understated and both need further study and amended reports. Sufficient water is not available for this project even with the lower (and incorrect) water estimates. When is this water going to be available? Until water is available, this project should not be permitted and certainly not without an impact report.

This project as proposed should not be allowed to file a negative impact declaration and proceed. Either this project should be reduced to a fifty room boutique hotel with revised plans and permitting or a full EIR should be prepared with public notice so that a full inquiry can be had. This project was resoundingly rejected when it was proposed as one large project. Just by splitting it up, you haven't changed much except the height on one side of the building. Why do the voters keep having to come back repeatedly to object to these overbuilt projects?

Sincerely,

Michelle and Jim Raine
1310 Buena Vista Avenue
Pacific Grove, CA 93950

January 30, 2017

To: Laurel O'Halloran
From: Lisa Ciani, 220 Walnut St, Pacific Grove, CA 93950
Re: Hotel Durrell—Mitigated Negative Declaration

The Mitigated Negative Declaration for Hotel Durrell is based on incomplete information and several faulty statements and conclusions. I am particularly concerned about Aesthetics, Cultural Resources, Traffic (and parking), and water use. I do NOT agree that project revisions have mitigated significant negative impacts.

1) AESTHETICS:

In describing the Setting, the MND states that the site is located in the Historic Downtown area (page 4.0-2) as described in the General Plan ("along Lighthouse Avenue between Cypress Avenue and 12th Street, and on Forest Avenue between Central and Pine avenues"). That is not accurate. The project is not "along Lighthouse" or Forest Avenue.

In reality, the site is located in the Historic Residential area described in the General Plan ("generally bounded by Junipero Avenue, 1st Street, Ocean View Boulevard, Pacific Avenue, and Alder Street").

And more specifically, it is in an area of civic and public assembly buildings as described in the Historic Context statement (pages 184-187, 231-234).

The "low visual quality" (page 4.0-3) that is attributed to the current building on the site is due to neglect by the owner, not the inherent quality of the building which has been there, well used, since at least 1921. Whether or not the building has historic (architectural) integrity, the historic significance of the existing building, as described in the Historic Context Statement (pages 158-163), remains. At the very least, the developer should be providing a descriptive plaque placed in a prominent location outside the building for the public to read about the history of the building that will have to be demolished for construction of the hotel; and in addition, large historic photos in the lobby should be provided, accompanied by descriptions of the role of the automobile, and garages such as the Holman Garage, in Pacific Grove's development, in this historic core area of the City.

The MND makes some illogical and unsubstantiated statements in the first 5 sentences of the 4th paragraph on page 4.0-3:

(I have bulleted each sentence for ease of noticing their lack of both logic and substantiation, and I've provided explanation following the bulleted sentences.)

- *The design of the new building would be consistent with the existing surrounding buildings.*
- *The materials and colors chosen for the project would be consistent with surrounding buildings (**Appendix A**, Sheet A.16).*
- *Because the project would undergo the City review process for congruency with the City's design vision it would be consistent with the City's development standards and aesthetic guidelines.*
- *By complying with said guidelines the project would incorporate into the current visual character of the area.*
- *The project would match in style the existing City of Pacific Grove Library and Museum of Natural History.*

First, the design is not consistent with the prominent neighboring buildings, the Library (Mission Revival) and the Museum (Spanish Colonial Revival), or with the authentic historic buildings of the Retreat. The design may be consistent with the commercial building to the north, at the SE corner of Fountain and Central, but that is not in the same sort of focal location of the project site as seen from the important public buildings and park. The Architectural Review Guidelines also state, "New construction should appear similar in mass and scale to other buildings seen as traditional in the neighborhood." It doesn't look that way on paper. Where are the story poles? Story poles should be part of the environmental review process.

Second, the materials and colors may or may not be "consistent with surrounding buildings". Those features are just two factors, not the major determining factors in assessing design compatibility.

Third, determination of the project's consistency with the Architectural Review Guidelines in terms of mass and scale of the structure, scale and rhythm of the streetscape, and architectural details should not be considered a foregone conclusion. That does not provide meaningful environmental review.

Fourth, the hotel building as already discussed above would NOT fit into the "current visual character of the area".

Fifth, the project would NOT "match in style" the existing historical Library and Museum buildings which are set back from the sidewalk on Central and have beautiful arches, architectural details and fenestration, and the clean lines of the Mission Revival and Spanish/Mediterranean Revival styles. While Pacific Grove's historic architecture is notable for its variety of architectural styles, this building is not designed in any recognized style, and does not claim to be. Superior design is exhibited by the Library and the Museum, and the current hotel design is not consistent with that. And while the Library and Museum are set back from Central Avenue with drought-tolerant and/or native plant gardens, a covered portico at the Library with benches, and a plaza with a life-size gray whale model in front of the Museum, the hotel will be set back only to accommodate a driveway and outdoor seating for the restaurant.

The paragraph concludes, “the project would not damage the project area’s surrounding visual character and quality during operation and would have a less than significant impact.” That is NOT substantiated in the document.

Furthermore, with the site of the proposed hotel located in Pacific Grove’s historic cultural core in the heart of the historic Retreat across the street from the Library, the PG Museum of Natural History, and Jewell Park, and 2 blocks from Chautauqua Hall, this will be a highly visible building for residents and visitors. There will be significant negative impacts on the Library and Museum in terms of aesthetics, loss of views (to Mt. Toro to the east from the Museum garden and from the sidewalk on Forest Ave.), loss of light (shade and shadow likely at both the Museum and Library—the light and shadow shown on the drawings is not accurate), traffic, and parking. The document states cryptically, “Users of other public facilities would not be impacts because uses of the city’s library and museum are mainly indoor.” I believe the intent is to say that due to distance, new shadows would only minimally impact Jewell Park, which has outdoor use; and it assumes that use of the Library and Museum are mainly indoor, ignoring the well-used benches in the Library’s portico facing the garden (and the project site), and the Museum’s native plant garden and planned butterfly pavilion.

The negative visual impacts will NOT be limited to the construction period—the completed project will have long-term negative impacts. While the maximum allowed height limit is 40 feet, this proposed building appears out of scale with the adjacent streetscapes of important civic and public assembly buildings. The impact of the height needs to be reduced by providing relief. This may be accomplished by stepping back, and perhaps other design features, to be compatible with the surrounding area (not with the Holman Building). Landscaping should make use of California native plants.

2)TRAFFIC/PARKING

Increased traffic on Central, Fountain, Grand due to hotel visitors, employees, and restaurant patrons is not realistically assessed.

The City’s requirements for off-street parking for the hotel are extremely inadequate. One parking space for every four rooms means 75% of the hotel visitors (approximately 94 cars) will have to park on the street when the hotel is at full capacity. In addition, the parking for employees, restaurant and bar patrons, and meeting* attendees who are not staying at the hotel appears to be significantly less than adequate. This has major implications for people using the Library and the Museum, both during the day and for evening programs, and likely will impact parking in residential neighborhoods nearby. While the off-street parking spaces provided may be more than what the City requires, there is a significant negative impact on the available street parking. (*The “Project Characteristics” and plans include a meeting room. (Page 3.0-2) The “Operation” section says it does not include meeting rooms. (Page 3.0-8))

If the hotel uses the parking lot across the street (Fountain Ave.), where will the cars park that currently use that lot? At least 3 spaces have signage reserving them for the credit union. The rest have signage reserving them for the Holman Building.

3) There is no mention of Pacific Grove's Farmer's Market. What alternate plan is there for that very popular and sustainable weekly event that is held on Central Avenue in front of the project site?

4) The provision of a lap pool and spa in what may be a totally shaded area, with approximately 40-foot walls on three sides, open to the NW wind, appears to be a poor plan, disregarding our scarce water supply.

Respectfully,
Lisa Ciani

01-30-17

Dear Laurel o Halloran:

re: Draft Study - - Hotel Durell

I have several concerns about the proposed Hotel Durell.

The hotel will have more than the stated "three months of peak season." Tourism in Pacific Grove is at "peal" for most of the year.

Digging down to place the ground Floor, if even in part below street level, will cause a water problem. I lived one house below Central Avenue for years and found water less than one foot underground when digging in the garden or for fence posts. There are many underground streams.

Developing a 125 room hotel with swimming pool and spa is a very bad idea with our water shortages. I also disagree with placing the prospective hotel on a water waiting list before residents. It is not appropriate.

Parking and traffic are also issues. The parking on Central Avenue across the street from the library is widely used by elderly patrons. Taking that away will make it more difficult for those who have trouble walking. Parking is already hard to find in the downtown area. The traffic will increase - it will become more difficult for the elderly, both as pedestrians or drivers.

The report says "The project will match in style the City of Pacific Grove Library and the Museum of Natural History." I disagree.

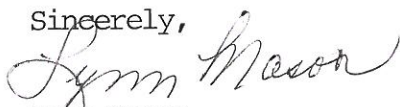
Lastly, I think it is too large a building for that spot.

RECEIVED

JAN 30 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Sincerely,



Lynn Mason

P.O. Drawer 9

Pacific Grove, Ca. (3950

January 31, 2017

Re: Comments - Hotel Durell IS/MND.

4.17 (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (see pp 3-5, attached).

(1) The MND does not analyze the impacts of supplying water to the project. Instead, the MND seeks to “mitigate” this CEQA requirement (Mitigation Measure MM UTL-1) by placing the project on the City’s water wait list. [PGMC 11.68](#) states that a project must obtain “proofs of readiness” before it can be considered for the [City’s water wait list](#).

California American Water (Cal-Am), the water purveyor for the City of Pacific Grove, is currently under a State issued [Cease and Desist Order](#) (CDO) that requires it to cease all unlawful water diversions from the Carmel River by 2021. The City/project does **not** have sufficient water supplies available to serve the project from existing entitlements and resources. Further, a new water supply **must** be developed prior to the CDO being “lifted”.

The City can not “[precommit](#)” to a project so far in advance of the new replacement water supply being available (5 yr away). In so doing the City improperly avoids meaningful CEQA review. Further, “piecemeal” review of a project also avoids meaningful CEQA review. The MND is incorrect in determining that 4.17(d) does not have a Potentially Significant Impact.

(2) The MND states: “The water deficit would be addressed either by Cal Am Water resources or through the development of a dual well system that would include potable and non-potable water use”.

In [Vineyard](#), the California Supreme Court stated, “[t]he ultimate question under CEQA ? is not whether an EIR establishes a likely source of water, but whether it adequately addresses the reasonably foreseeable impacts of supplying water to the project.”

The MND does not adequately address the impacts of supplying water to the project and since the new replacement (lawful) water supply is not yet ready such an analysis is impossible to make and thus this MND is premature and flawed. Further, an EIR, not a MND would be necessary to perform such an analysis. Again, the MND is incorrect in determining that 4.17(d) does not have a Potentially Significant Impact.

(3) The MND states: “the applicant is on the City’s water wait list for the proposed hotel”. This is not true; the applicant/project is **not** currently on the City’s water wait list.

(4) The MND states: “Current water usage on the site is 1.7 acre-feet per year. As such, the net new water use about be approximately 4.09 acre-feet per year”. It’s unclear as to what the author means by “current water usage”. Cal-Am billing records would determine water usage, however, that has no importance in regards to the site’s water allocation, which the MPWMD describes as a “capacity to use water”. The site’s allocation is used by the MPWMD for permitting purposes. As recorded on the C-1-T parcel map (see p. 6, attached) this site (APN 006-173-003) currently has a 1.4 acre-foot allocation. The project could require as much as 13-20 additional acre-feet (see comment #5 below).

(5) The MND states: “the projected water use for the project would be approximately 5.47 acre-feet per year”. I’m not sure where this value comes from but it’s not even remotely accurate. Instead, here’s a first order approximation (likely an underestimation) of the required water, per MPWMD TABLE 2 “use factors” (used in the permitting process), as found in [MPWMD Rule 24](#):

1. Rooms: 125 rooms * 0.13 AF/room = **16.25 AF** (with tub > 55 gals)
2. Rooms: 125 rooms * 0.10 AF/room = **12.50 AF** (with tub < 55 gals)
3. Restaurant: 73 seats * 0.02 AF/seat = **1.46 AF**
4. Banquet Room: 596 sq-ft * 0.00053 AF/sq-ft = **0.31588 AF**
5. Lobby (Group I): 1897 sq-ft * 0.00007 AF/sq-ft = **0.13279 AF**
6. Pool: 485 sq-ft * 0.02 AF/100 sq-ft = **0.097 AF**
7. Spa: = **0.05 AF**
8. Landscape (ETWU): = **0.2 AF** (estimate)

Estimated Total min/max = 14.75567 AF (min) / 18.50567 AF (max)

Incidentally, 18.50567 acre-feet per year represents 1.56% of the City’s total consumption, as recorded in Water Year 2015-16 (see p. 7, attached). Again, the MND is incorrect in determining that 4.17(d) does not have a Potentially Significant Impact.

4.1 (d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (see pp. 8-10, attached).

(6) The City should supply a credible “sun study”, similar to the one prepared for the Measure F MND (see p. 11, attached), before determining that 4.1(d) has a Less Than Significant Impact.

Additional comments:

(7) The City did not submit this project to the State Clearing House for review:

<http://www.ceqanet.ca.gov/QueryForm.asp>

Luke Coletti
Pacific Grove, CA

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

WASTEWATER

The City of Pacific Grove provides sewer services for residences and commercial businesses. The City owns and operates the sewer collection system consisting of approximately 58 miles of pipeline (with pipes varying in size from 4 to 18 inches in diameter), 900 manholes, and 7 pump stations. Wastewater collected in the city is conveyed to the Monterey Regional Water Pollution Control Agency (MRWPCA) Regional Treatment Plant in Marina via an interceptor pipeline located along the coast through the cities of Monterey, Seaside, and Marina. The regional treatment plant treats and recycles approximately 60 percent of wastewater collected in the MRWPCA service area for reuse by the agricultural industry in northern Monterey County. The remaining 40 percent of treated wastewater is discharged into the Monterey Bay.

WATER

The City of Pacific Grove receives water services from the California American Water Company. The Monterey Peninsula Water Management District regulates potable water on the Monterey

4.0 ENVIRONMENTAL CHECKLIST

would result in an incremental increase in wastewater, and no new or expanded treatment facilities would be required.

- c) *Less Than Significant Impact.* See Issue e) in subsection 4.9, Hydrology and Water Quality. The project would increase the amount of permeable surface and decrease site coverage, thus facilitating more groundwater infiltration and reducing runoff from the project site. The project would not increase the need for stormwater facilities. As such, the project would have a less than significant impact.

- d) *Less Than Significant Impact with Mitigation Incorporated.* The projected water use for the project would be approximately 5.47 acre-feet per year. Current water usage on the site is 1.7 acre-feet per year. As such, the net new water use about be approximately 4.09 acre-feet per year. The water deficit would be addressed either by Cal Am Water resources or through the development of a dual well system that would include potable and non-potable water use.

Nonetheless, the City of Pacific Grove does not currently have sufficient water supplies available at this time to serve the project. To manage its water supply availability the City of Pacific Grove has a process in place to help it determine water availability prior to approving a construction permit. All new projects in the City, requiring new water supplied, are placed on a water wait list. Building permits are issued only when the City has sufficient water credits to serve the projects. Water credits are given through City Council approval. To receive a construction permit, all project applicant must show that water supplies are available and must complete the CEQA process.

Currently, the applicant is on the City's water wait list for the proposed hotel. Because there are not currently sufficient water supplies to serve the project this impact is potentially significant and Mitigation Measure **MM UTL-1** shall be required. With implementation of MM UTL-1 project impacts would be less than significant with mitigation incorporated.

- e) *Less Than Significant Impact.* See Issue b).
- f) *Less Than Significant Impact.* The project would demolish existing structures on the project site and construct a new hotel. During project construction, materials would be hauled off-site and would be handled in accordance with state and local regulations as they relate to building material waste. Any fill material would be used on-site as possible to minimize waste.

Solid waste generated by project operations would be hauled to the WM Material Recovery Facility in Castroville. The project would result in the development of 125 hotel units and hotel facilities for a total of 84,000 square feet. Based on a standard rate of 2 lbs/per day/per room the project would generate approximately 91,250 lbs/per room/per year or 45 tons per year (CalRecycle, 2016).

All waste would be diverted to the Monterey Regional Waste Management District facility, Monterey Peninsula Landfill, which has a program in place to reduce waste from commercial businesses. The program includes diverting organic waste, recycling and diversion of construction and demolition debris. The Solid Waste Facility Permit for the District operation states that the peak traffic volume for incoming waste materials shall not exceed 2,000 trips per day, and the peak tonnage of incoming waste shall not exceed 3,500 tons per day. The MPL currently receives approximately 300,000 tons per year (less than 1,000 tons per day) of municipal solid waste for disposal. Additionally, MPL has a design airspace (volume of available airspace for placement of waste and

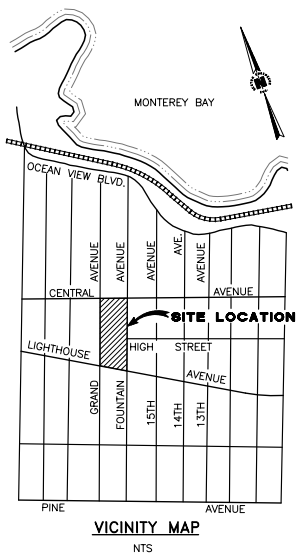
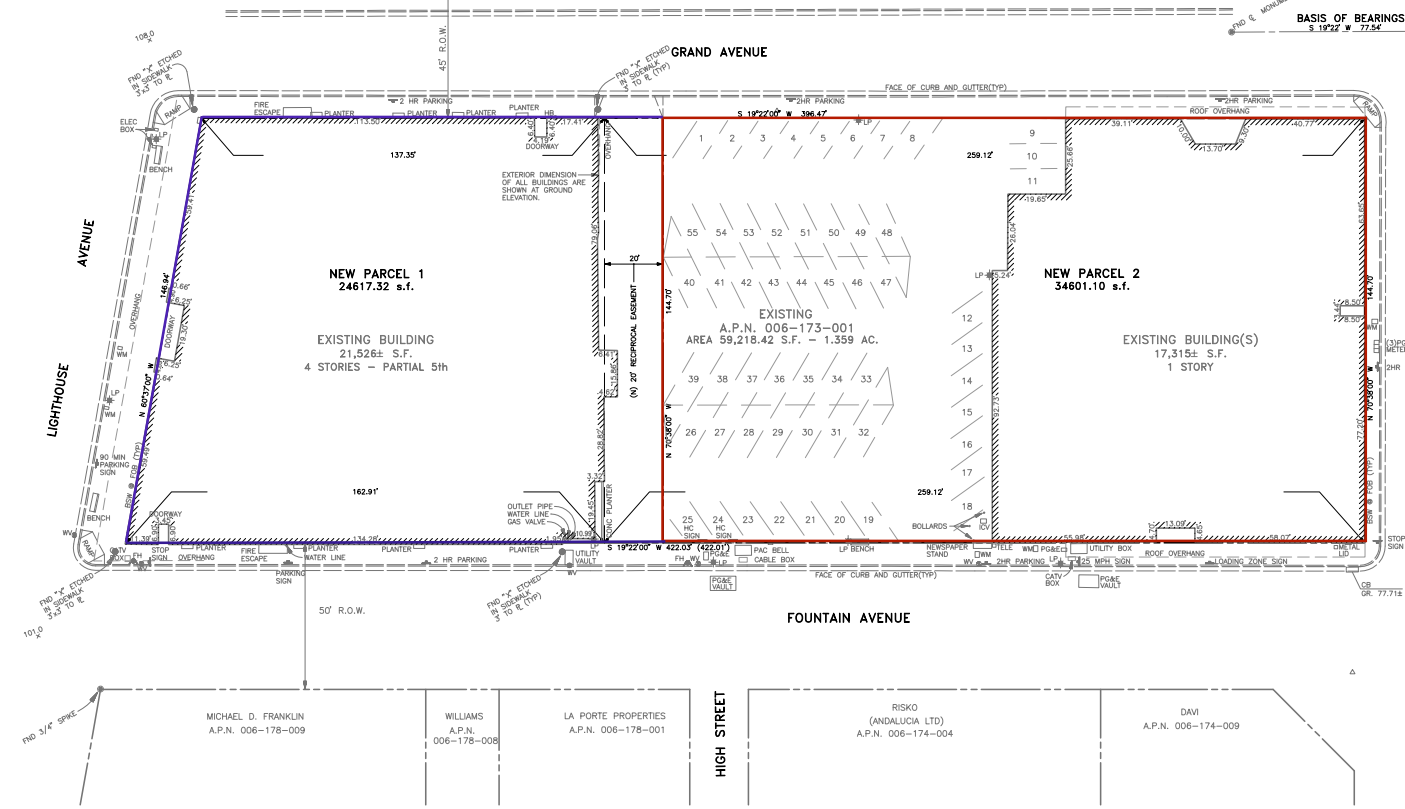
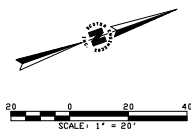
daily/intermediate/final cover soil) of approximately 84 million cubic yards (CY). The remaining landfill waste capacity is approximately 71 million CY, or 48 million tons (assuming an Airspace Utilization Factor of 0.676 tons per CY). The MPL is projected to reach its full capacity in the year 2161 (MRWMD 2016). Therefore, the facility would have sufficient space to accommodate the project's solid waste.

The City of Pacific Grove also implements recycling programs that would apply to the project. With the implementation of existing recycling programs in the city and due to existing capacity at MPL, the project would have a less than significant impact.

- g) *No Impact.* The project would comply with all applicable solid waste regulations including standards for the location and screening of waste container enclosures in Pacific Grove. Therefore, there would be no impact.

Mitigation Measures

- MM UTL-1** Prior to obtaining a building permit, the project applicant shall complete all steps and demonstrate compliance with the City's water allocation system. Additionally, no preliminary steps for project completion or initiation, like demolition of current structures, site clearance and grading shall occur before water supplies are secure and deemed sufficient to serve the project.



LEGEND

℄	PROPERTY LINE
CB	CATCH BASIN
CONC	CONCRETE
⚡ FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
⊕ WV	WATER VALVE
⊙ FND	FOUND "X" CHISELED IN SIDEWALK
()	RECORD IF VARIES FROM MEASURED
BSW	BACK OF SIDEWALK
FOB	FACE OF BUILDING
ROW	RIGHT OF WAY
////	EXTERIOR DIMENSION OF BUILDING
101.0	SPOT ELEVATION

BASIS OF BEARINGS

THE BEARING OF S 19°22' W ALONG THE CENTERLINE OF GRAND AVE. AS SHOWN FILED IN VOLUME 1 OF MAPS AT PAGE 10, RECORDS OF MONTEREY COUNTY.

LEGAL DESCRIPTION

ORDER NO. 174780-CI

BLOCK "H" IN PACIFIC GROVE RETREAT GROUNDS AS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF ST. JOHN COX SURVEY OF PACIFIC GROVE," FILED IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY, APRIL 9, 1894 AND NOW ON FILE IN SAID OFFICE OF MAP BOOK 1, CITIES AND TOWNS, AT PAGE 50.

A.P.N. 006-173-001

- NOTES**
1. A - ZONING IS C-1-T
 2. B - PARKING REQUIREMENTS: DEPENDENT ON USE PERMIT TYPE & PLANNING COMMISSION. (THERE ARE 55 PARKING SPACES, TWO OF WHICH ARE HANDICAPPED)
 3. C - DENSITY REQUIREMENTS: 20 TO 30 UNITS PER ACRE
 4. D - HEIGHT REQUIREMENTS: 40.0 FEET @ 75% LOT COVERAGE & 30.0 FEET @ 90% LOT COVERAGE
 5. E - SETBACK REQUIREMENT: 0.0 FEET
 6. ALL STREETS ARE PUBLIC.
 7. PROPERTY IS NOT WITHIN FLOOD INSURANCE BOUNDARY AREA
 8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83).
 9. THERE ARE EXISTING SEPARATE WATER METERS FOR EACH OF THE TWO BUILDINGS. PREVIOUSLY, THE WATER MANAGEMENT DISTRICT AND THE CITY OF PACIFIC GROVE HAVE APPROVED THE EXISTING WATER USAGE OF BOTH BUILDINGS AND NO TRANSFER OF EXISTING WATER ALLOCATION WILL TAKE PLACE BETWEEN THE TWO BUILDINGS. NEW PARCEL 1 ALLOCATION 6.7 A.F. NEW PARCEL 2 ALLOCATION 1.4 A.F.
 10. EXISTING 20' ONE WAY ROAD EASEMENT TO BE RECORDED.
 11. PROPERTY IS PART OF CITY'S PARKING DISTRICT. FOURTEEN PARKING SPACES WILL BE DESIGNATED TO THE NEW PARCEL 1 UNTIL SUCH TIME NEW PARCEL 2 IS BUILT WITH A GARAGE. THESE 14 SPACES AT THAT TIME WILL BE TRANSFERRED TO THE NEW GARAGE.

DESIGNED BY: **SBT**

DRAWN BY: **SBT**

DATE: **12/5/14**

ENGINEER: **SBT**

PROJ: **5209.02**

BESTOR ENGINEERS, INC.

PRELIMINARY

NOT FOR CONSTRUCTION

1/29/15 ADD NOTES S 15 7

12/5/14

1 OF 1

5209.02

CALIFORNIA AMERICAN WATER
MONTEREY DISTRICT
CUSTOMERS & CONSUMPTION BY POLITICAL JURISDICTION
1000 Gallons
Oct 2015 to Sep 2016

CITY CODE	JURISDICTION	RESIDENTIAL		MULTI-RES		COMM/ IND		GOLF COURSE		PUB AUTHORITY		OTHER		NON REVENUE		TOTAL CONNECTIONS	TOTAL (1000 GAL)	TOTAL (AF)
		CONNECTIONS	USE	CONNECTIONS	USE	CONNECTIONS	USE	CONNECTIONS	USE	CONNECTIONS	USE	CONNECTIONS	USE	CONNECTIONS	USE			
	CITY																	
1	Monterey	7,943	283,863.60	547	233,131.19	1,527	325,210.59	0	0.00	289	122,417.95	19	1,725.21	0	0.00	10,326	966,348.54	2,965.61
2	Pacific Grove	5,845	205,201.90	383	68,631.73	505	71,181.74	1	24,208.71	72	16,345.81	12	422.81	0	0.00	6,817	385,992.69	1,184.57
3	Carmel	2,817	113,345.01	152	10,660.54	377	60,855.57	0	0.00	49	5,516.83	2	37.03	0	0.00	3,396	190,414.97	584.36
4	Seaside	5,555	251,388.21	284	74,445.37	591	82,914.36	0	0.00	69	16,196.58	8	156.25	1	78.76	6,507	425,179.53	1,304.83
5	Del Rey Oaks	727	28,011.68	4	337.03	65	6,280.74	0	0.00	7	126.18	1	0.00	0	0.00	804	34,755.63	106.66
7	Sand City	96	3,840.95	6	2,371.19	250	19,222.89	0	0.00	3	279.89	3	525.84	0	0.00	358	26,240.76	80.53
CITY TOTAL		22,982	885,651.35	1,376	389,577.06	3,315	565,665.90	1	24,208.71	489	160,883.23	44	2,867.12	1	78.76	28,207	2,028,932.12	6,226.56
	COUNTY																	
6	Mtry Co. CV	1,360	76,298.63	98	15,570.71	122	17,298.80	0	0.00	5	12,493.81	6	144.50	3	295.90	1,594	122,102.35	374.72
8	In Crml San. Dist	2,672	132,931.03	75	23,061.43	177	30,499.14	0	0.00	17	11,039.60	2	1,040.69	0	0.00	2,944	198,571.89	609.39
9	Out Crml San. Dist	1,887	103,289.55	97	25,237.67	199	52,731.76	0	0.00	22	9,933.80	5	66.94	0	0.00	2,210	191,259.71	586.95
A	Mtry Co. Monterey	276	14,153.94	11	1,455.11	4	299.56	1	30,571.43	6	6,057.57	0	0.00	0	0.00	298	52,537.61	161.23
C	MPCC DMF	2,001	98,532.25	10	684.75	57	26,196.74	1	46.45	4	274.36	0	0.00	1	5.16	2,074	125,739.70	385.88
D	Mtry Co. PB	716	85,699.73	15	2,598.20	54	27,681.38	1	8.82	2	292.98	4	8,544.62	0	0.00	792	124,825.73	383.08
G	Rancho Fiesta	23	1,557.83	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	23	1,557.83	4.78
H	Rancho Del Monte	417	27,332.71	14	1,269.21	4	930.22	0	0.00	0	0.00	0	0.00	0	0.00	435	29,532.14	90.63
J	PB - LCP	20	2,917.93	0	0.00	0	27.67	0	0.00	0	0.00	0	0.00	0	0.00	20	2,945.60	9.04
COUNTY TOTAL		9,373	542,713.60	320	69,877.08	618	155,665.27	3	30,626.70	56	40,092.12	17	9,796.75	4	301.06	10,390	849,072.57	2,605.71
	OTHER																	
F	Well Irrigation CV	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	7.18	1	161.87	3	169.04	0.52
OTHER TOTAL		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	7.18	1	161.87	3	169.04	0.52
CV-SS-SCD TOTAL		32,355	1,428,364.96	1,696	459,454.14	3,932	721,331.16	4	54,835.40	544	200,975.35	62	12,671.05	6	541.68	38,599	2,878,173.74	8,832.79
E	Ryan Ranch	0	0.00	0	0.00	195	17,004.04	0	0.00	5	281.61	2	0.00	0	0.00	202	17,285.64	53.05
I	Hidden Hills	442	33,908.19	0	0.00	8	98.35	0	0.00	0	0.00	1	71.73	0	0.00	451	34,078.27	104.58
L	Bishop	328	33,581.27	0	0.00	58	9,927.66	1	0.52	0	0.00	14	42.92	0	0.00	400	43,552.37	133.66
RR-HH-Bishop Total		770	67,489.45	0	0.00	261	27,030.05	1	0.52	5	281.61	16	114.65	0	0.00	1,053	94,916.28	291.29
All Jurisdictions =																39,652	2,973,090.02	9,124.08

Note: Due to held bills, the customer connections on October 2015, January 2016, and April 2016 were not included in the calculation of Connections reported on the Customers & Consumption by Political Jurisdiction Report.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.1 AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

Pacific Grove is a small coastal community located on the Monterey Peninsula, bordered by Pebble Beach to the southwest, the City of Monterey to the southeast, the Monterey Bay to the northeast, and the Pacific Ocean to the northwest. Pacific Grove is characterized by its historic buildings, quaint neighborhoods, rugged coastline and dramatic ocean views. The City's General Plan highlights the City's goal to promote a "sense of place" in the community through enhancement of the existing urban landscape, including the preservation of the city's historic buildings and attractive natural environment.

There are two main vehicular entrances to the city: State Route 68 (Holman Highway) from the south and Central Avenue from the east. David Avenue, Prescott Lane, and Ocean View Boulevard are the other major entrances from Monterey.

Per Pacific Grove General Plan Chapter 8, Urban Structure and Design, the city is divided into seven areas. Each area is relatively homogenous geographically with three dominant factors: dominant landscape or seascape, topography, and predominant land use. The areas are as follows:

- The Coastal Corridor: Approximately 4 linear miles of the coastal corridor extend west along Ocean View Boulevard from the city boundary near David Avenue to Point Pinos and continue south along Sunset Drive to the southern end of the Asilomar State Beach and Conference Grounds.
- Forest Lands: Much of the area is located east of Asilomar Avenue and west of 17 Mile Drive.
- Lawns and Golf Course: Confined primarily to the Municipal Golf Course, the cemetery, school playing fields, and a number of small parks including Jewell Park, Berwick Park, Caledonia Park, and Lovers Point Park.
- Historic Downtown: Pacific Grove's downtown is located along Lighthouse Avenue, between Cypress Avenue and 12th Street, and on Forest Avenue between Central and Pine avenues.

lot use. The site layout is of low visual quality, and the site does not contain any unique architectural features or landscaping. The visual character of the surrounding project area is that of a well-maintained, built-up historic seaside downtown with turn of the century cottages and Victorian buildings. Although the project site is occupied by the Holman Garage, according to cultural resources evaluation, the garage does not maintain its historic integrity and thus is not considered a historic resources. As such, the existing structures on the project site do not add to the current visual character of the project area, as a built up area with historic structures.

The project would demolish the existing buildings on the project site, construct a four-story hotel building, renovate the parking, and add landscaping. Project construction would take place over a period of 12 months and would include demolition of existing structures, site preparation and grading and construction of new building. Because of the density in the project area and the sensitive uses located adjacent to it, like the Pacific Grove Library and Museum of Natural History, the project would have a potentially significant impact on the project area's visual character during construction. As such, Mitigation Measure MM AES-1 shall be required. With implementation of MM AES-1, which requires construction fencing be installed for the duration of project construction, project impacts during construction would be less than significant with mitigation incorporated.

Site improvements would remove over 8,000 square feet of impervious surfaces and reduce the total site coverage by 25 percent. The project would be consistent with the City's General Plan goals and is subject to the architectural review process, as outlined in Pacific Grove Municipal Code Section 23.70.060. The architectural review process involves consideration of the project's location and design, including color schemes and building materials, to ensure the project is visually harmonious with surrounding development, landforms, and vegetation (Pacific Grove 2015).

The design of the new building would be consistent with the existing surrounding buildings. The materials and colors chosen for the project would be consistent with surrounding buildings (**Appendix A**, Sheet A.16). Because the project would undergo the City review process for congruency with the City's design vision it would be consistent with the City's development standards and aesthetic guidelines. By complying with said guidelines the project would incorporate into the current visual character of the area. The project would match in style the existing City of Pacific Grove Library and Museum of Natural History. Additionally, the project would provide coverage for the back of the Holman Building, thus adding to the aesthetic cohesiveness of the project area by masking an element that does not fit in with the overall aesthetic. As such, the project would not damage the project area's surrounding visual character and quality during operation and would have a less than significant impact.

- d) *Less Than Significant Impact.* The project site does not currently generate any significant source of nighttime light or glare. The light on the site is currently typical of small commercial development and parking lot-type lighting. As previously stated, the project would be subject to the City's architectural review process, which would ensure the project's consistency with the City's design guidelines, as established in the City's Municipal Code. Compliance with existing lighting standards would minimize lighting impacts on adjacent properties and would reduce potential effects on the night sky. Additionally, although the project would add new lighting in the project area it would be similar to current lighting on the site. Light emitted from the proposed project would blend in with the light emitted from the surrounding residences and street traffic from the four local streets surrounding the project site.

4.0 ENVIRONMENTAL CHECKLIST

The project would introduce a new four story building to the project area and replace the existing one story building. This has the potential to introduce a new element of shadow in the project area. Prolonged periods of shade and shadow during the middle of the day can adversely affect parks and other public gathering areas, which would be considered a significant impact under CEQA. Shade and shadow effects are limited in the City of Pacific Grove because of building height limits enforced by the City. Under the current zoning the project's maximum allowed height is 40 feet. The project's proposed building would be 37 feet at its tallest point, therefore lower than the allowed height.

The length and direction of shadows cast from buildings and other structures are a function of building height and sun angle. Sun angle is, in turn, a function of latitude, season, and time of day. In Pacific Grove, because of its latitude in the northern hemisphere, the sun casts shadows only on the north side of structures. Shadows move clockwise during the day, beginning in a northwesterly direction (as the sun rises in the southeast) and rotating to a northeasterly direction (as the sun sets in the southwest). The public space that would be most impacted by new shadow impacts located near the project area is Jewell Park. Users of other public facilities would not be impacted because uses of the city's library and museum are mainly indoor. Jewell Park is located approximately 348 feet from the project site. The longest shadow a 37 foot building would cast would be approximately 74 feet during the Winter Solstice (suncalc.org). Because of the project's location and the casting of shadow being limited the project would not impact public facilities located in the project area.

Therefore, this impact would be less than significant.

Mitigation Measures

- AES -1** The project applicant shall install construction fencing during the project construction to provide an aesthetic shield to the adjacent uses. The fencing shall remain in place during demolition of existing building, site preparation activities and new building construction. The fencing shall not be necessary during the application of architectural coating stage of construction. The fencing shall be enhanced with public art as directed by the City.

SUN STUDY

Regular Agenda Item No. 13A
Attachment 4

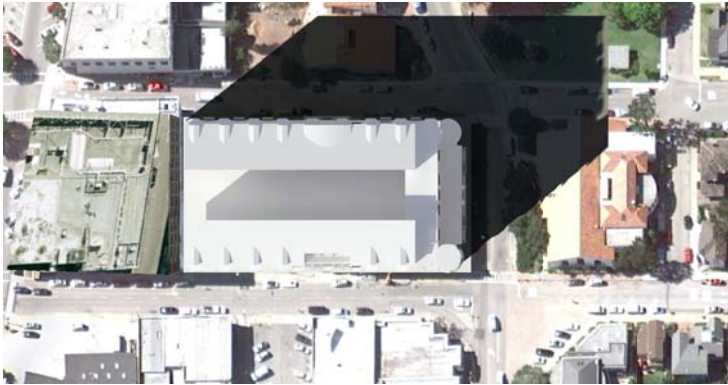
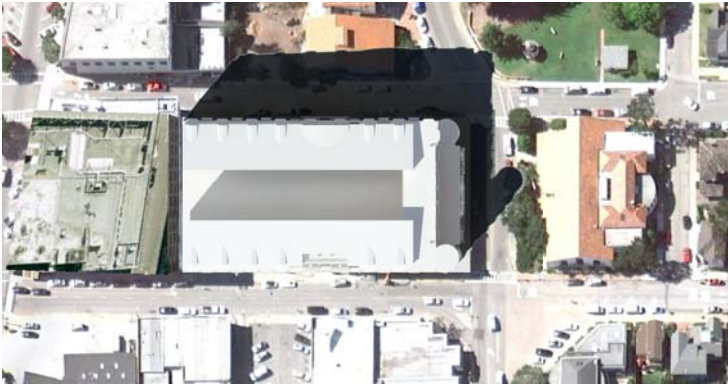
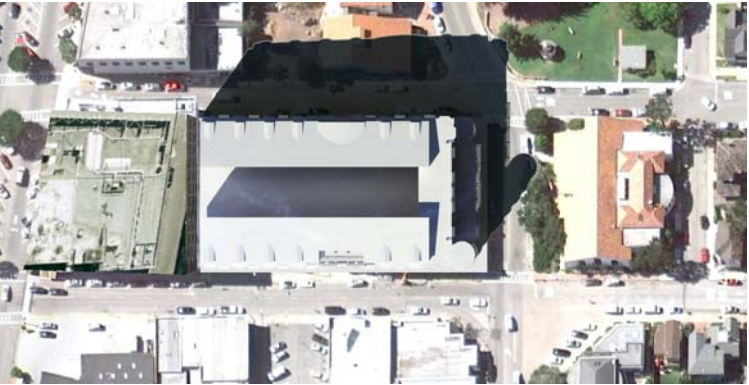
MARCH 21ST

JUNE 21ST

SEPT 21ST

DEC 21ST

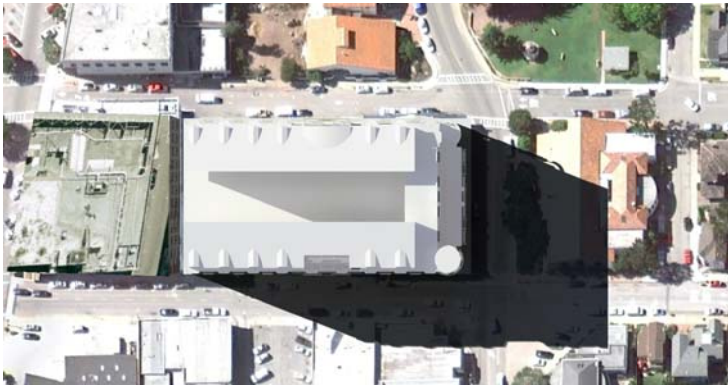
10 AM



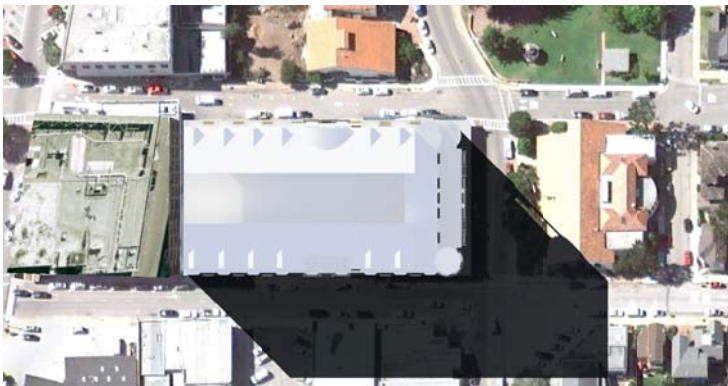
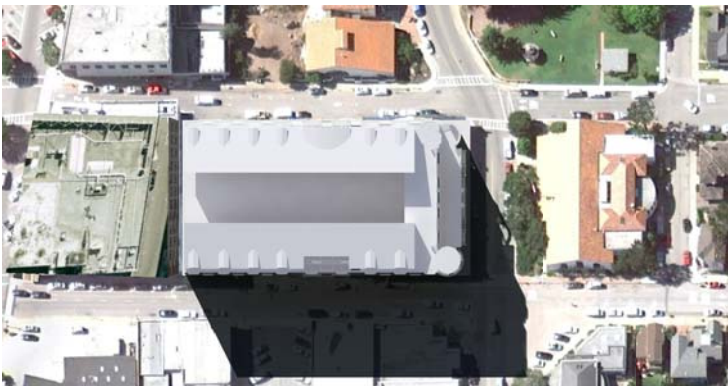
NOON



2PM



4PM





Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell Project

Kathleen Fischer <katfischer@earthlink.net>

Sat, Jan 28, 2017 at 9:45 AM

To: lohalloran@cityofpacificgrove.org

Cc: Kathleen Fischer <katfischer@earthlink.net>

Dear Laurel,

As a citizen of Pacific Grove, I am against the proposed Hotel Durell project. I see so many disadvantages and not a single advantage of this project for our beautiful city.

Reasons why I am against this project:

1. It would make that part of town too crowded and dense.
2. It would increase traffic congestion in the downtown area.
3. It would add unnecessary hotel rooms to our city and impact current hotels and B&Bs.
4. It would interfere with the Farmer's Market.
5. It would change the 'small town' nature of our city.
6. It would require much of our precious water supply.

I know of no-one who is in favor of this hotel. I believe it would be a mistake to try to squeeze a large hotel onto that small space. Our citizens know what is best for PG—not a developer!

Thank you for your attention.

Kathleen Fischer
59 Country Club Gate
Pacific Grove, CA 93950



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

RE: HOTEL DURRELL COMMENTS

Keator Conlon <conlonkeator@comcast.net>
To: lohalloran@cityofpacificgrove.org

Sun, Jan 29, 2017 at 7:42 PM

DEAR MS. O'HALLORAN,

I AM WRITING TO MAKE A FEW COMMENTS REGARDING MR. AGHA'S PROPOSED PROJECT, THE DURRELL HOTEL.

I HAVE REVIEWED THE PROJECT ON LINE CAREFULLY (THANK YOU FOR POSTING IT SO THAT ALL MIGHT HAVE THE OPPORTUNITY TO BECOME INFORMED). I ATTENDED MEETINGS AND REVIEWS ABOUT THIS PROPOSED PROJECT A FEW YEARS AGO AND, IF MEMORY SERVES ME WELL, THIS APPEARS TO BE AN IMPROVED UPON VERSION OF THAT PROJECT.

STILL, I HAVE CONCERNS.

FIRST AND FOREMOST, OF COURSE, IS : WATER SUPPLY. HOW, AND FROM WHERE, IS THE WATER SUPPLY DERIVED?

SECONDLY, EVEN THOUGH THE EXISTING HOLMAN BUILDING IS A GARGANTUAN...DOES PACIFIC GROVE REALLY NEED OR WANT A FOUR STORY HOTEL? AND MORE TO THE POINT, DOES ONE THINK IT CAN MAINTAIN A SUFFICIENT OCCUPANCY YEAR ROUND TO JUSTIFY SUCH A BUILDING? AND IF SUCH OCCUPANCY IS ACHIEVED HOW WILL IT AFFECT THE CITY'S OTHER INFRASTRUCTURES?

THIRDLY, DOES THIS HOTEL REFLECT THE 'CHARACTER' OF PACIFIC GROVE'S 'HOMETOWN' ESSENCE?

FOURTH, I AM AWARE THAT THE CITY NEEDS REVENUE AND SUCH A PROJECT, IF SUCCESSFUL, MIGHT BE ADVANTAGEOUS. AND, CERTAINLY, I DON'T FEEL IT IS FAIR TO EXPECT REVENUE TO BE ACHIEVED SOLELY AT THE EXPENSE OF HOMEOWNERS, HOWEVER, A PROJECT OF THIS SIZE COULD, IF NOT A MAJOR SUCCES, COULD PROVE TO BE 'WHITE ELEPHANT' FOR THE CITY AS WELL.

THANK YOU FOR HEARING MY CONCERNS.

RESPECTFULLY,

CONLONKEATOR

375-4395 CONLONKEATOR@COMCAST.NET



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Third Addendum in opposition to project Durell's request for a CEQA NMD

1 message

john moore <jmerton99@yahoo.com>

Thu, Jan 26, 2017 at 9:02 AM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: Kelly Nix <kelly@carmelpinecone.com>, Mtry Herald <mheditor@montereyherald.com>, Marge Jameson <editor@cedarstreettimes.com>, Monterey County Weekly <freshsquid@mcweekly.com>, Bill Kampe <bkampe@cityofpacificgrove.org>, Rudy Fischer <rudyfischer@earthlink.net>, Huitt <huitt@comcast.net>, Nicholas Smith <nicksmith20@gmail.com>, Bill Peake <bpeake@cityofpacificgrove.org>

I have just analyzed Appendix E, of the developer's petition for an NMD. It is a four page document entitled TRAFFIC AND TRANSPORTATION(including parking), prepared by Hexagon Transportation Consultants, Inc.

Hexagon analyzed direct traffic impacts as follows: At present it found 24 A.M. trips to the site and 63 P.M. trips to the site. It then estimated that the new hotel, restaurant with meeting rooms would have 46 A. M. trips and 12 P. M. trips to the site.

Hexagon measured traffic impact limited to an analysis of four key intersections that would be affected. It noted that traffic impacts are judged from LOS A, the best, to LOS E, the worst and that these intersections were rated LOS B prior to the analysis. It concluded that the hotel would not impact delays at the intersections, at most for one second, and that the project had no significant impact on traffic.

Re parking, Hexagon concluded that according to the City Zoning laws(which are subject to further limitation because the project requires a "Use Permit,") the project must produce 68 off street parking spaces and does not, but mitigates that omission with "Valet" parking I could find no authority for granting the developer a right to "Valet" parking, which is a limitation on parking, not a mitigation.

In conclusion, the analysis presented by the developer re traffic, transportation and parking is significantly superficial and incomplete and cannot justify a NMD. Let me explain why: From about 1973 to 2002, I was a co-owner of the 200 room Pony Village Motor Lodge, located in North Bend Oregon, a coastal community subject to peaks and valleys in occupancy, much like Pacific Grove. Based on my years of experience as an owner, this is how traffic and parking impacts will occur.

A motel or hotel creates an unusual amount of negative impact on traffic and parking because of the "check in" and "check out" process. A 125 room hotel during these many peak days may expect 100, or more check outs in the AM, with up to 100 automobiles owned by patrons, and then after two PM, another 100 or so new patrons, again with up to another 100 auto trips by the new patrons and so on. The impact on the area and its roadways will be negative, leading to lengthy grid lock and delay(keep in mind that Forest Ave. is a major roadway to CHOMP for emergency services). Again, I remind you that all of the affected roads are one lane each way

The impact of the 200+ automobile trips per peak days, must be completely researched and analyzed for impacts, via the EIR process in compliance with CEQA. The only conceivable mitigation that would justify a NMD would be to limit the size of this high density project to about 50 rooms.

John M. Moore

Please acknowledge receipt. Thanks,JMM.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Second Addendum to my earlier comment in opposition to a negative Mitigated Declaration for the hotel Durrell

john moore <jmerton99@yahoo.com>

Tue, Jan 24, 2017 at 11:02 AM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: Huitt <huitt@comcast.net>, Cynthia Garfield <cjgarfield@sbcglobal.net>

1. Based on the impact of the hotel Durrell, how many now public parking spaces will be eliminated?
- 2 Based on the combined impact of the Durrell and the Holman condo/shops project, how many now public parking spaces will be eliminated?
3. I find no authorization for "valet" parking. It has only been allowed when excess public and customer parking has been provided by the developer. What is the legal basis, if any under CEQA ?
4. How many public parking spaces will be created, if any, for the Durrell project?

Please acknowledge receipt of this second Addendum. Thanks, John M. Moore



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment Opposing a Negative Declaration for the Durrell project.

john moore <jmerton99@yahoo.com>

Mon, Jan 23, 2017 at 7:17 PM

Reply-To: john moore <jmerton99@yahoo.com>

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Cc: Sally Aberg <forthecolors@comcast.net>, Huitt <huitt@comcast.net>, Bill Peake <bpeake@cityofpacificgrove.org>

Re NMD for the proposed Durrell/ Addendum to my filed Opposition to an NMD.

The Durrell is asking for 125 rooms on a 33,000 sq. ft. parcel. As set forth in my filing, this density is much much too high for this area.

COMPARE: The ATP SITE FOR THE BELLA PROPOSED 160 ROOMS ON ABOUT TWO HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED SQ. FT (217, 800 sq. ft.about 5 acres).

Respectfully submitted, John M. Moore

PS. Please Acknowledge receipt. Thanks/JMM

[Quoted text hidden]



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Comment Opposing a Negative Declaration for the Durrell project.

1 message

john moore <jmerton99@yahoo.com>

Sat, Jan 21, 2017 at 2:16 PM

Reply-To: john moore <jmerton99@yahoo.com>

To: "lohalloran@cityofpacificgrove.org" <lohalloran@cityofpacificgrove.org>

To: The City of Pacific Grove Planning Commission

Staff(Mark Brodner) and the developer have requested a Negative Mitigated Declaration (NMD) for this project. According to CEQA, a project does not qualify for an NMD "if it creates a substantial adverse change in the physical conditions within the area affected by the project(CEQA Guideline Section 15382)."

THE AREA AFFECTED

1. The project proposes a 125 room hotel, a 4265 sq. ft. restaurant, over 2000 sq ft of conference rooms, Valet parking and no public selection parking. It is located in a key and sensitive location, across from the public library, near the Natural Museum, a park and adjacent to a new development(Holman Building that will contain 25 condos and thousands of sq. ft. of retail. Multi-family homes are nearby, North of the project.
- 2.The streets leading to the project are one lane in each direction.
- 3.The Holman project was permitted without the benefit of an EIR, but must be analyzed for combined impacts as part of this review.
4. Another Hotel site(the Bella) was just rezoned and is to be located at the Old Tin Cannery site and has not yet been analyzed for "changes in physical conditions within the area affected by the project." Its potential negative impact on this project must be analyzed.
5. The original rezoning for the affected area was for the whole Holman block. That right was by an initiative approved by the electors and provided "no change" could be made in that grant without a vote of the electors. Regardless, the City approved a "lot split" for the rezoned parcel, dividing it into the Holman project and now this project, without an EIR and without a vote of the people.

DISCUSSION

- 1.The project does not qualify for a NMD because its AESTHETICS violate the area of influence. The developer has a legal right to build a hotel, but does not have a legal right to build a 125 room hotel, with a large restaurant, meeting rooms, adjacent to a thousands of sq. ft. shopping project. There would be a substantial adverse affect on the area affected by the project.
2. The only change that would justify a NMD for a project of this density and multiple uses in this small lot in its sensitive community location, could be a boutique hotel of two stories and about forty or no more than fifty rooms. Gardens would be helpful.
3. An important CEQA criteria that must be met to grant a NMD is that it will not create a substantial negative impact on local transportation and traffic. The area has numerous special events that inundates the area with many outside guests(car shows, golf tournaments, motorcycle races etc). Imagine a fairly typical week or week-end where the hotel is full, there are 90 restaurant reservations and one or two conferences. The Holman shops are fairly busy. The traffic would be gridlock all of the way back to highway 68 and even highway one.

And then imagine that in three to five years the "BELLA" opens just a few blocks down the line!

4, USE PERMIT: This project specifically requires a use permit, first by the Planning Commission and then the Council. CEQA preempts city zoning laws and the mere fact that a project may facially meet a zoning

requirement does not satisfy CEQA. When a use permit is required, the City may impose conditions on the permit for the project. The type of conditions is comprehensive and listed in PGMC 23.70.80(a)(5).

However, in order for this Commission to fully understand the limitations that are required, it must have the benefit of a comprehensive EIR.

Respectfully submitted, John M. Moore, resident historian.

PS. Please acknowledge receipt of this comment.JMM



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

1 message

Jennifer Bicket <jbicket@sbcglobal.net>

Thu, Jan 26, 2017 at 9:21 AM

To: lohalloran@cityofpacificgrove.org

Hello Laurel,

Attached and below are my comments regarding the proposed Hotel Durell. I have also attached a copy. Please confirm receipt of this email.

Thank you!

Jennifer

2.0 PROJECT INFORMATION Hotel Durell City of Pacific Grove Initial Study/Mitigated Negative Declaration January 2017

2.0-2 10. Environmental factors potentially affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

Transportation/Traffic

Public Services

I am concerned about parking for the above-referenced project, Hotel Durell. There are 97 parking spaces that developer has available but cars for those spaces must be valet parked. Many people will not allow a valet to park their car; therefore, those people will use alternate street parking. In addition, although this is above the City requirement, it will leaves 28 potential hotel visitors whose cars will be parked on the street.

The Pacific Grove Public Library is immediately across the street from the proposed Hotel Durell. Patrons of the library park around the block of the library every day when the library is open (6 days a week). I believe that hotel patrons will park in these spaces and people who want to use the library will not be able to park. Also, I believe that hotel patrons will utilize parking in the adjacent neighborhood thus not allowing homeowners to park at their homes.

hotel durrell.doc
27K



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell comment

Jeffrey Varnum <jvarnum512@gmail.com>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 3:22 PM

Dear Laurel O'Holloran,

The proposed Hotel Durell would absolutely disrupt the Last Home Town pleasant environment! The Hotel would cause considerable traffic congestion forcing the Pacific Grove to install numerous traffic lights.... traffic lights have there place but are none the less eye sores to look at. As the planning department knows, the roads around the Hotel Durell from one intersection to next are not very long and traffic could easily get backed up... even with stop lights.

The residents of Pacific Grove defeated changing the zoning for the Holman Building to become a hotel because the center of town just isn't the right place for it. Instead a change for zoning was voted in to convert the American Tin Cannery into a hotel. On the outskirts of town is an appropriate location for the massive impact of a large hotel.

Sincerely,
Jeffrey Varnum
512 16th Street, Pacific Grove, CA 93950

Laurel, please confirm receipt of this comment. Thank you



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Holman Building Development

1 message

Jeffrey Lehner <jlehner@csumb.edu>

Fri, Jan 20, 2017 at 1:01 PM

To: lohalloran@cityofpacificgrove.org

Dear Ms. Hollaran,

my name is Jeffrey Lehner. I am a Pacific Grove resident and home owner and live about five blocks away from the Holman Building.

I am one of the many people that do not feel that expanding the current footprint of the building, both in height and girth, is a prudent use of that space for the following reasons:

1. Water - more water usage is NOT what this area needs with CalAms current conundrum of over population (use) and lack of supply and all the environmental implications of that situation, not to mention the costs associated from creating further impacts on the current supply levels.
2. This building and space usage disrupts the flow of the City skyline. Ascetically speaking, both the current structure and future notion of expansion are insensitive to the overall look of the City. We are not Cannery Row. The Intercontinental fits in well with its surrounding skyline. Its placement (in spite of its added burden to the water supply) is congruent with its surrounding space. It adds to the feel of the built space in the Cannery Row area.

I feel like a functioning hotel would be a fine addition to PGs downtown. My issue would be with a scope that overbuilds the area. I also feel like a hotel should be accompanied with some other components such as ground-level shops and artist spaces. I feel like the height should be controlled. I feel like opening the center of the building to allow pass-through walkways, possible small-scale green zones, mixed with shops would reduce the impact of a larger-scale plan. Plus, a more open design would make it more likely for locals to have reason to use the space, shop in the stores, and therefore, more likely to agree to a hotel plan.

My opinion is that developers only want to build when an opportunity like this makes itself known. I feel like the City would naturally want to support developing the space to increase its tax base. I understand and do not condemn these wants and needs. My issue would be that developers and City officials should want to work with local residents so that a project like this can move forward while making everyone happy, or at least more satisfied.

--

Thank you for your time and attention.

Jeff

Jeffrey Lehner, MSW
Coordinator, Chinatown Revitalization Project
California State University, Monterey Bay: Service Learning Institute
100 Campus Center, Bldg. 44, Seaside, CA 93955
Learning Center: (831) 770.1700
Campus: (831) 582-5083



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

janetcohen333@comcast.net <janetcohen333@comcast.net>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 6:57 PM

Hello Laurel,

I wanted to comment on the design of Hotel Durrell. It is good that the plan calls for a drop off along Central so that the structure on at least one wing of the two buildings is pulled back a little from Central Avenue. But it would be better to have this space in front of the other wing too along Central. The buildings that will be demolished have an overbearing feel at one story let alone three above ground stories. If the buildings along Central started at a lower height as 18 feet or less with a greater set back and increased in height gradually to the 40 foot limit going up the hill the benefits would include:

1. Opening up the visual width along Central would significantly improve pedestrian safety crossing to the library, the museum and the park which will be extremely important with the increase in traffic at that block.
2. Improvement in day light along Central for longer hours without shade.
3. Improve the visual appearance of the buildings from Grand, Central and Fountain by having greater variation and less uniformity.

Thank you,

Janet Cohen



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

(no subject)

1 message

SullJane@aol.com <SullJane@aol.com>

Fri, Jan 27, 2017 at 12:16 PM

To: lohalloran@cityofpacificgrove.org

Dear Ms. Ohalloran,

We are shocked and outraged by Nader Agha's proposed Hotel Durrell---it's size and location, which will destroy several businesses of long-standing. We treasure the "last hometown feel" of Pacific Grove and oppose the construction of a sprawling hotel development, which is just another example of a developer putting profit and allegiance to the visitor-serving industry before local small business. It's time to put PG and Pagrovians before development.

Jane and Tom Sullivan
4 Country Club Gate
Pacific Grove, CA 93950
sulljane@aol.com



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

(no subject)

SullJane@aol.com <SullJane@aol.com>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 7:41 PM

Dear Ms. Ohalloran,

We are shocked and outraged by Nader Agha's proposed Hotel Durrell---its size and location, which will displace several businesses of long-standing. Not only is the size, density, mass, and scale inappropriate, but tourists who crave a luxury hotel experience will already be able to find lodging at the new high end hotel, which will replace (displace) the American Tin Cannery building. With construction of Hotel Durrell, we will lose parking and gain a construction so large as to look incongruous in relation to the rest of the neighborhood.

We treasure the "last hometown" feel of Pacific Grove and oppose the large construction of a sprawling hotel development. It's just another example of a developer putting profit and allegiance to the tourist industry before the interests of local small business.

Respectfully,

Jane and Tom Sullivan
4 Country Club Gate
Pacific Grove, CA 93950
sulljane@aol.com

PS Please send receipt of this e-mail.



Questions/comments regarding Initial Study for Hotel Durrell

JaneHaines80@gmail.com <janehaines80@gmail.com>
To: O'Halloran Laurel <lohalloran@cityofpacificgrove.org>

Tue, Jan 24, 2017 at 7:53 AM

Good morning Laurel,

Regarding the Initial Study for Hotel Durrell, I request responses to the following concerns:

1. The Initial Study at http://www.cityofpacificgrove.org/sites/default/files/general-documents/ceqa-california-environmental-quality-act/pacific-grove_hotel-durrell_ismnd.pdf has only 116 pages. The Table of Contents references Appendices A-E. However, I cannot find any appendices. Where are they?
2. Page 3.0-7: What is the height of the existing Mexican restaurant/fabric store/office building? Is there a drawing showing the height of the existing building compared to the height of Hotel Durrell?
3. Figure 3.0-7 of Off Site Parking: Where are the Key Notes? Does Note 3 indicate the location of the paint store? Is there a map showing where the building with the bank and knitting shop end and begin in relation to the hotel's offsite parking location?
4. Page 3.0-7: How many of the 55 parking spaces adjoining the hotel would be for Hotel Durrell and how many for the Holman Building?
5. Page 3.0-7: PG requires only one parking space per 4 hotel rooms??? Is that typical of other cities too? E.g., how many parking spaces per hotel room does the City of Monterey require?
6. Figure 3.0-5B: The Alleyway Elevation shows 15 parking spaces under 2 floors. Are those 15 parking spaces included in the 55, thereby leaving 40 uncovered parking spaces? The Grand Ave. Elevation shows only a short distance between the Holman Building (keynote 7) and Hotel Durrell. Is that enough area for 40-55 parking spaces?
7. The parking area between the proposed hotel and the Holman Building is currently used by the public (for example, I park there when I visit the paint store or other nearby stores or restaurants.) Does the condition for 'valet parking only' mean the loss of these currently-public parking spaces? Please explain.
8. Figure 3.0-5C: What is meant by "Courtyard Elevation"?
9. Page 4.0-1: I certainly agree PG's General Plan is intended to create and maintain a "sense of place" in the community. However, I'm unaware that term appears in the PG General Plan. If it does, on what page?
10. Page 4.0-2: What is meant by the following sentence: "The project site provides opportunities for ocean views from adjacent streets, with well-defined view corridors."? How does the "project site" provide "opportunities for ocean views"? Does this refer to views of the ocean from the hotel's upper floors overlooking the library? Please provide an example of an "ocean view" which the "project site" provides from Central Avenue? from Grand Avenue?
11. Page 4.0-3, sentence at end of paragraph beginning "Site improvements would...." There is a parenthesis enclosing "Pacific Grove 2015." What does "Pacific Grove 2015" reference?
12. Page 4.0-3 states: "The design of the new building would be consistent with the existing surrounding buildings. The materials and colors chosen for the project would be consistent with surrounding buildings (Appendix A, Sheet A.16.)." What does "Appendix A, Sheet A.16" reference? Is it Figures 4.16-1 and 4.16-2? If so, I see nothing on those pages describing materials and colors. Please explain.
13. Page 4.0-4 paragraph beginning "The length and direction of shadows..." , sentence stating "The longest shadow a 37 foot building would cast would be approximately 74 feet during the Winter Solstice." The Winter Solstice has the shortest period of daylight of any day in the year. Does the quoted sentence mean that on no other day of the year would the hotel cast a shadow longer than 74 feet?
14. Pacific Grove Farmers Market meets on Mondays, blocking off Central Avenue in the area in front of the hotel, which will make it impossible for hotel guests to enter the hotel from Central Avenue. The Farmers Market is a well-attended, beloved activity. I do not see the effect of the hotel on the Farmers Market discussed in the Initial Study. Is it discussed and analyzed in any of the appendices, or anywhere?
15. Page 4.0-8 states that "new" jobs added by the hotel would likely include nontechnical service jobs. Such jobs generally necessitate low-cost housing to be affordable to such workers. What is the status of Pacific Grove's supply of low-cost housing in relation to existing needs, and in relation to the likely number of new jobs added by Hotel Durrell?
16. Page 4.0-15 - 4.0-17: I appreciate the City's care in notifying and consulting with the Ohlone/Costanoan-Esselen Nation. Thank you.
17. Page 4.0-16 references Appendix C. Where is Appendix C?

18. Page 4.0-18: I suggest Mitigation MM CUL-4 to require photographs in hotel public area (lobby, restaurant or elsewhere) showing transformation of building site described on page 4:016 from garage to warehouse to current (pre-hotel) uses.
19. The Notice of Intent to Adopt a Draft Initial Study/Mitigated Negative Declaration published January 11, 2017 states the hotel would include meeting rooms and a restaurant. Would the hotel's restaurant serve persons other than hotel guests? If so, where's the analysis for restaurant parking requirements? Since the hotel will include meeting rooms, will persons attending the meetings be confined solely to hotel guests? If not, where is the analysis for parking needs generated by the meeting rooms?
20. Page 4.0-4.7 states the project would include outdoor seating with a fire pit and recreational facilities such as a pool and spa. I see no outdoor seating with a fire pit in any of the drawings. Please explain where the outdoor seating with a fire pit will be. Will the pool and spa be solely for hotel guests?
21. Page 4.0-49 indicates the traffic study is in Appendix E. However, I cannot find Appendix E. Please explain.

I will appreciate your replies to the above questions.

Sincerely,
Jane Haines

Jane Haines

601 OCEAN VIEW BOULEVARD, APT. 1, PACIFIC GROVE, CA 93950

janehaines80@gmail.com

Tel. 831 375-5913

RECEIVED

JAN 30 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

January 30, 2017

Laurel O'Halloran, Planner
City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 93950

Re: Four comments on the Initial Study/Negative Declaration for Hotel Durrell Project

Dear Laurel,

My four comments on the proposed Hotel Durrell project are explained and illustrated on the following pages.

Comment #1

As proposed in the Initial Study, the Hotel will eliminate 69 downtown parking spaces. This will create a conflict between the proposed Hotel and objectives of the Pacific Grove "Downtown Parking Strategy."

Comment #2

The proposed Hotel could eliminate dappled sunlight from the front yard of the Library. This would cause a substantial adverse effect on a scenic vista viewed daily by hundreds of Pacific Grove residents and visitors.

Comment #3

The proposed Hotel could cause substantial deterioration of Jewell Park or other public parks. This would result if the Farmers Market must move to a public park.

Comment #4

The public review period must be extended to February 13 in order to provide the 20 day review period required by CEQA Guideline §15105(b).

Comment #1

As proposed in the Initial Study, the Hotel will eliminate 69 downtown parking spaces. This will create a conflict between the proposed Hotel and objectives of the Pacific Grove "Downtown Parking Strategy."

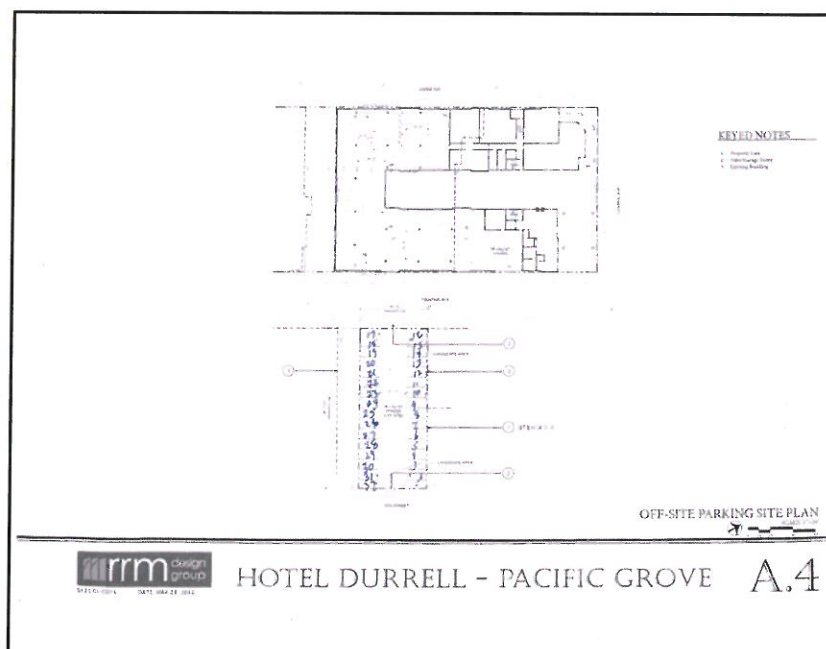
Page 3.0-7 of the Initial Study states:

"The project would provide 97 parking spaces. Parking would only be available via valet parking operations, and there would be no self-parking available. The parking would include 56 parking spaces on the same parcel as the proposed hotel and 28 spaces off site, across fountain Avenue."

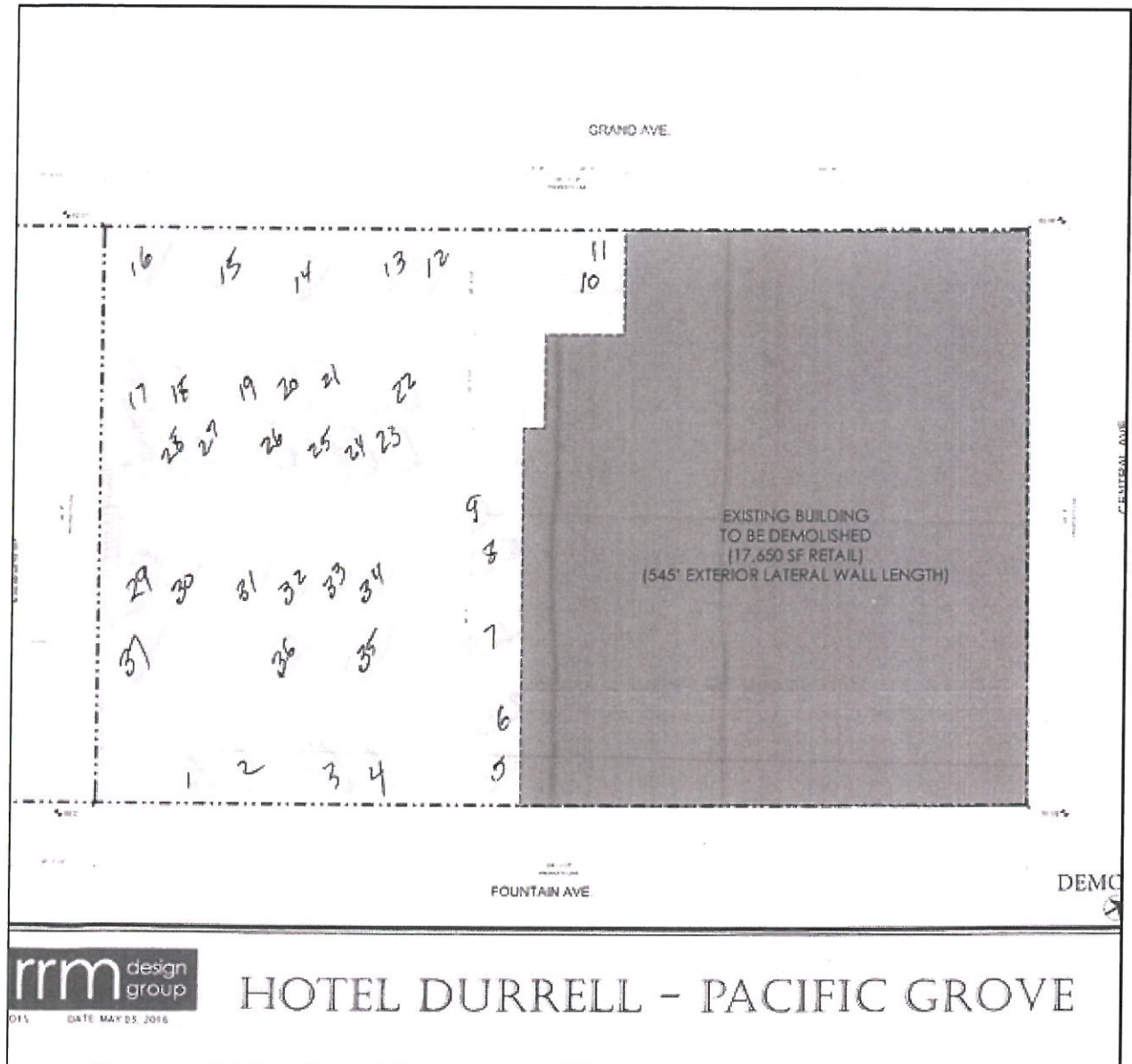


Above photo taken on 1/24/17 shows the edge of parking on project site in foreground and parking in the off site parking location across Fountain Avenue.

My count differs. I count 32 (instead of 28) off site parking spaces. See below.



Although I'm unable to count the project's onsite parking because the Initial Study does not show that, nonetheless the Initial Study does show 37 currently-existing on-site parking spaces.



Add together 32 parking spaces in the off-site location and 37 parking spaces in the currently-existing on-site area. That makes a total of 69 currently-public parking spaces which Hotel Durrell project will cause to be converted to private, hotel-only parking.

Loss of 69 downtown public parking spaces is a significant loss! The Pacific Grove August 2015 "Downtown Parking Strategy" report states "There are approximately

911 on- and off-street public parking spaces in the commercial area of downtown." To convert 69 of the 911 existing public parking spaces in downtown Pacific Grove to hotel-only parking will result in residents and tourists driving around to find places to park, necessarily parking in residential neighborhoods, and cutting off access to stores and public institutions such as the Natural History Museum and the library.

Loss of nearby public parking spaces will especially hurt the Museum. During 2016, the Natural History Museum Board, staff and key stakeholders developed and adopted a Strategic Plan "to transform the Museum into a place without walls where services flow rather than just a place where people go." (Strategic Plan, pg. 2.) In many cases, achieving this transformation necessitates that Museum visitors be able to find nearby parking spaces. Converting 69 nearby parking spaces from public to private parking will interfere with the Museum's goals.

The Initial Study completely overlooks project-caused loss of public parking spaces. This needs to be corrected on the following checklists in the Initial Study:

- Checklist 4.10, section (b) on page 4.0-37 (Land Use and Planning) should be changed from No Impact to Potentially Significant Impact
- Checklist 4.14, section (e) on page 4.0-45 (Public Services) should be changed from No Impact to Potentially Significant Impact.

Comment #2

The proposed Hotel could eliminate dappled sunlight from the front yard of the Library. This would cause a substantial adverse effect on a scenic vista viewed daily by hundreds of Pacific Grove residents and visitors.

The beauty of dappling was recognized in one of the greatest of English poems:

Pied Beauty

BY GERARD MANLEY HOPKINS

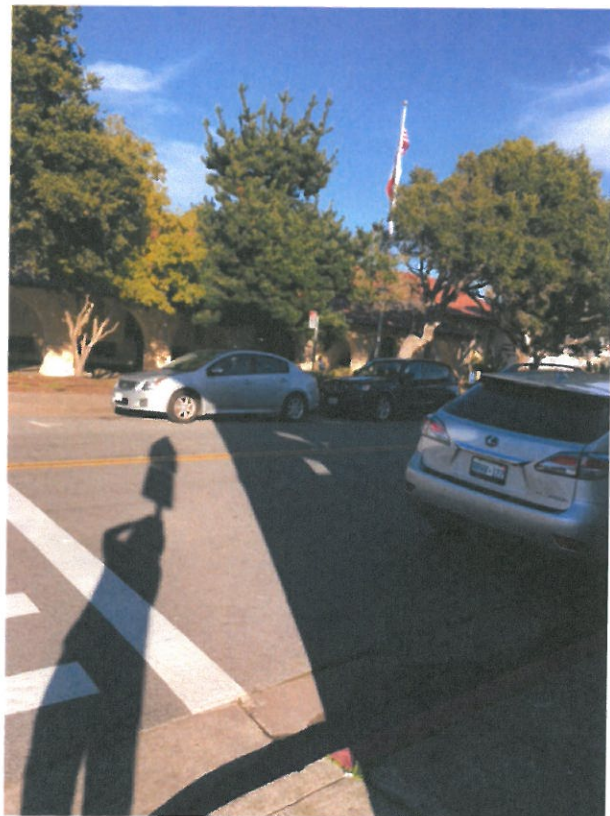
*Glory be to God for dappled things –
For skies of couple-colour as a brindled cow;
For rose-moles all in stipple upon trout that swim;
Fresh-firecoal chestnut-falls; finches' wings;
Landscape plotted and pieced – fold, fallow, and plough;
And áll trádes, their gear and tackle and trim.*

*All things counter, original, spare, strange;
Whatever is fickle, freckled (who knows how?)
With swift, slow; sweet, sour; adazzle, dim;
He fathers-forth whose beauty is past change:
Praise him.*

The Pacific Grove library is dappled with sunlight in late afternoon. The dappling is a beautiful sight, enjoyed by many Pagrovians and visitors.



The dappling would be eliminated if the proposed hotel cast a shadow over the existing pattern of shadows on the Library's front lawn and roof. The photograph to the right, taken looking toward the library from Grand and Central Avenues at 3:30 p.m. on January 24, plus the direction of the shadows shown on the library roof in the photograph above, illustrate that if the proposed hotel lengthens late afternoon shadows emanating from the project site, the lengthened shadow would obliterate the dappling.



The Initial Study, although it discusses shadows on page 4.0-4, inaccurately states the "public space that would be most impacted by new shadow impacts located near the project area is Jewell Park. Users of other public facilities would not be impacts [sic] because uses of the city's library and museum are mainly indoor."

Checklist 4.1 on page 4.0-1, section (a) (Aesthetics) should be corrected from No Impact to Less Than Significant Impact With Mitigation Incorporated, and the following mitigation AES 2 should be added:

The hotel must be situated on the site in such a way that the hotel's shadow in late afternoon on a winter day will not obscure patches of sunlight on the lawn, portico or roof of the Pacific Grove library.

Comment #3

The proposed Hotel could cause substantial deterioration of Jewell Park or another public park. This could result if the project requires the Farmers Market to move to a public park.

If the intention is to relocate the Farmers Market, that should be explained in the recirculated Initial Study along with disclosure of the location of the relocated Market and environmental impacts resulting from the Market's new location. Many Pagrovians love the Farmers Market and regard it as an important component of the City's sense of place.

I copied the photograph to the right from an online source showing the Pacific Grove Farmers Market in operation.



If the intention is not to relocate the Farmers Market, the Initial Study should explain whether hotel guests will be barred from driving to the hotel's front entrance on Monday afternoons and, if so, what effect those guests' off-site parking would have on surrounding areas.

Checklist 4.15 on page 4.0-47, section (a) (Recreation), should be corrected from No Impact to Potentially Significant Impact.

Comment #4

The public review period must be extended to February 13 in order to provide the 20 day review period required by CEQA Guideline §15105, subsection (b).


From the beginning of public review on January 11 until January 24 when the City corrected its webpage, the public had no way to know where to find the 119-page Air Quality study (Appendix B), the 31-page Cultural Resources study (Appendix C), the 4-page Noise study (Appendix D), and the 8-page Traffic study (Appendix E). These appendices are listed in the Initial Study Table of Contents with no explanation of where to find them. It turns out they were on the City's website at a tab mislabelled "Hotel Durrell Site Plans." On January 24, the City corrected the tab to identify "Initial Study Appendices A-E."

I and a friend, and perhaps others, read the Initial Study prior to January 24. However, we could not understand the parts that referred to the appendices because we did not know where to find the appendices. The purpose of the California Environmental Quality Act is to inform the public and decision-makers about a proposed project's environmental implications. In the case of the Hotel Durrell Project, that was not possible until January 24 when the City changed its website so the public could learn where to find the appendices. Thus, the City should extend the public review period so the public is provided a full 20 days for review, rather than only the 7-day review period during which the critical appendices were available.

The following page shows the difference between the City's website prior to January 24 at 10 a.m., and the City's website afterwards. It's entirely possible that people who submitted comments prior to January 24 are still unaware there is an Air Quality study, Cultural Resources study, Noise study and Traffic study. Thus, the public should be notified the appendices are now available and given an additional 13 days for review.

Prior to 10 a.m. on January 24, the City's website mentioned only site plans:

1/24/2017 CEQA - California Environmental Quality Act | City of Pacific Grove



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CEQA - California Environmental Quality Act

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As required by the California Environmental Quality Act (CEQA), passed by the California Legislature in 1970, the City of Pacific Grove conducts environmental reviews of public and private projects. The environmental documents prepared by the City are provided to both decision-makers and the public for their consideration and comment. The documents include Environmental Impact Reports (EIR's) and Negative Declarations (ND's). The City's Environmental Impact Report Ordinance (Title 23.77 of the Pacific Grove Municipal Code) specifies how Environmental Impact Reports are carried out.


Active Initial Study and Negative Declaration




- [Hotel Durell Project](#)
- [Initial Study/Mitigated Negative Declaration](#)
- [Notice of Intent](#)
- [Hotel Durell Site Plans](#)

CEQA Resources for additional information:

Governor's Office of Planning and Research, State Clearinghouse

Beginning on January 24, the City's website mentioned Appendices A-E:



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- [Initial Study/Mitigated Negative Declaration](#)
- [Notice of Intent](#)
- [Initial Study Appendices A-E](#)

CEQA Resources for additional information:

Governor's Office of Planning and Research, State Clearinghouse

Conclusion

Thank you for this opportunity to comment on the Initial Study/Mitigated Negative Declaration for the Hotel Durrell project. I realize the property owner has a legal right to build the hotel provided it meets local zoning requirements and requirements of the California Environmental Quality Act.

As to the latter, I request your consideration of my preceding four comments.

Sincerely,

A handwritten signature in blue ink that reads "Jane Haines". The signature is written in a cursive, flowing style.

Jane Haines



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

No further hotel developments please

Jacqueline Fobes <jtfobes@icloud.com>
To: lohalloran@cityofpacificgrove.org

Sun, Jan 29, 2017 at 10:39 AM

Dear Sir or Ms,

We all realize that Pacific Grove needs income. What we do not need is desperate agreements with shady hotel developers that will tie up Pacific Grove taxpayers for years in the courts. Take a look at some of these people's reputation, their refusal to pay their bills, and past litigation. Do not do business with them.

As well, we do not need, nor want additional cars downtown. It is gridlock now. You cannot find a parking space. Pacific Grove is landlocked. How do all these people get in and out?

Develop small business and industry within Pacific Grove. Help local people instead of agreeing to every hate brained scheme from some out of town developed!
Thank you.

Jacqueline Fobes

Sent from my iPad

January 31, 2017

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City of Pacific Grove
300 Forest Avenue, 2nd floor
Pacific Grove, CA 93950

Comments in response to Durrell Hotel project CEQA Initial Study / Mitigated Negative Declaration

I am writing to express my disagreement with the proposed design of the Durrell Hotel. I ask that my concerns be acknowledged in the Initial Study and that changes to the proposed design be required to address them. My comments are mainly directed at the incompatibility of the proposal's mass, scale, and character in its historic neighborhood.

I make my comments as someone who served for many years as a member on both the Pacific Grove Architectural Review Board and the Historic Resources Committees. As such, I care deeply about maintaining the historic character of Pacific Grove. I know when a proposal is incompatible with its site. The Durrell Hotel proposal is clearly incompatible.

The importance of this site cannot be over-emphasized in the civic identity and visitor awareness of Pacific Grove. The site is surrounded by historic, single-story structures on three sides: the historic Carnegie Public Library with its gardens, the historic Natural History Museum with its gardens, and the rows of small, independent commercial buildings lining the side streets. Historic Jewel Park is diagonally adjacent. Even the weekly Pacific Grove Farmers' Market has found a home here along narrow Central Avenue. This area is the very heart of the Pagrovia and visitor experience of Pacific Grove with commercially and culturally important year-round public events, parades and festivals. The importance of the site and its surroundings must be called out in the Initial Study and acknowledged in the proposed design.

The proposed design has several good points: the underground parking, the double wings opening onto a central courtyard that spills out onto Central Avenue opposite the Library gardens, and the recessed drop-off for guests. In general I have no problem with more traffic in the commercial center of Pacific Grove as this will indicate a vibrant commercial zone – as long as the pedestrian/vehicular conflicts with the daily visits from children and school groups to the library, museum and park can be handled safely. But the elephant in the room, and I do mean *elephant*, is the inappropriate size of the project in this historic, low-rise, very public-oriented neighborhood.

The design is in direct conflict with many of the primary Architectural Review Guidelines that were put in place to assure that our precious heritage is preserved.

Quoting from the introduction to the ARB Guidelines, their purpose is “to maintain harmonious relationships between old and new structures and between buildings and the natural environment” and “to protect Pacific Grove’s architectural heritage and natural

resources.” Therefore, these Guidelines are the ideal guiding force upon which to base projects such as the Durrell Hotel.

Unfortunately, it is clear that the Guidelines have not been utilized in the proposed design. Below is my synopsis of the relevant ARB Guidelines that are not being respected. The appropriate Guidelines must be called out in the Initial Study and acknowledged in revisions to the proposed design.

Under Section 1, Neighborhood Compatibility:

A series of styles traditionally present in Pacific Grove are described and illustrated in this Section. The style of the proposed hotel is *not* among these. Any claim that the proposed hotel is a Spanish Colonial Revival design is delusional.

Guideline #1:

“The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.”

Guideline #5:

“Attempt to locate taller sections of buildings where they will not obstruct sunlight to adjacent yards, patios, or rooms.” (Specifically, the Library garden.)

Guideline #16:

“An effort should be made to preserve significant public view corridors. (Specifically, of the historic buildings, gardens, and Jewell Park from the neighborhood streets and sidewalks.)

Under Section 3, Mass and Scale of a Structure:

Guideline #24:

“A new structure should appear similar in scale to those seen as traditional in the neighborhood.” (The proposed hotel is completely out of scale with its setting.)

Guideline #29:

“Design new roofs to appear similar in scale to those seen traditionally in the neighborhood.” (Where did the mansard roof idea come from? It is totally out of character with Pacific Grove’s architecture and should be abandoned.)

Guideline # 32

“A building should have an overall proportional orientation that is similar to other structures in the setting.” (The proposed hotel is much higher and emphasizes verticality more than its neighbors on three sides.)

Each of these major conflicts with the Architectural Review Guidelines must be addressed in the final design and called out in the CEQA Initial Study as requiring attention.

In order to fit comfortably within its iconic site, the design for the hotel must be significantly lower along Central Avenue and only slowly rise in stages as it approaches the height of the Holman Building. Doing so will not only provide access to sun for the gardens along Central Avenue and space to appreciate the historic character of the surrounding Park and buildings, but would also provide views and terraces for upper floor hotel guests.

I would also propose to retain as much as possible of the original façade of the Durant Motor Car Showroom that currently occupies the site. This structure was recently evaluated and determined to be ineligible for inclusion on the Historic Resources Inventory. But I believed then, as I do now, that this decision was an error. To retain the façade of the building would be a step toward retaining the historic character and scale of the site. The original large arched openings that are currently blocked off could be reopened and would allow for retail display, hotel entrance, auto entry to the site, as well as reference the Spanish Colonial style that is prominent in the area. I ask that this suggestion also appear in the Initial Study.

I believe that the entirety of the area—the historic buildings, streetscape, gardens, and Park—form a “Cultural Landscape” as defined by the Secretary of the Interior. I ask that as part of the Initial Study, a licensed architectural historian investigate this aspect. As a “Cultural Landscape” it is not enough to save surrounding buildings; the setting of the area also must not be degraded by new development.

A four-story structure anywhere near the Library, Museum, Park and gardens will be wholly out of context with its neighbors. As currently proposed, the new structure will overwhelm its historic neighbors and cause the historic buildings and gardens to lose their prominence. If built, the proposal will result in a permanent loss to the historic character and scale of the neighborhood as well as a loss to the City as a whole. Please acknowledge and address this concern in the Initial Study.

While the materials and colors may be compatible with the neighboring structures, the style and scale are not. The style of proposal holds no references to the established styles of architecture in Pacific Grove as described in the Pacific Grove Historic Context Statement as well as in the introduction to the ARB Guidelines. There are few if any historical references in the design to the Spanish Colonial Revival style of architecture as claimed in the proposal. To call it so is an insult to the many quality Spanish Revival designs found all along the Coast from our own T.A. Work building to the Osio Cinema building in Monterey to large commercial projects in Palo Alto and San Luis Obispo.

It is not impossible to build a large Spanish Colonial Revival building that will complement the neighboring historic structures. But an appropriate design for a hotel that is in scale with its neighbors and with the number of rooms currently being proposed may very well be impossible to achieve. A significant reduction in the number of guest rooms in this hotel should be considered as a necessary component of a revised design. Please

acknowledge and require changes to the design to be in keeping with the architecture of Pacific Grove.

The proposed hotel design is of a style and scale that would be at home at the end of any freeway ramp in the country. It is a non-descript Holiday Inn Express dumped into the middle of our historic heart. Do not allow this affront to be approved.

I urge all involved to rethink the design for this hotel. It is our one chance to acknowledge and preserve the legacy of this important part of Pacific Grove into the future.

In conclusion, I ask that the EIR investigate my following summary of both missing issues and egregious aspects to this proposed hotel:

Acknowledge that the design is in conflict with and must meet the Architectural Review Guidelines including #1, #5, #16, #24, #29, and #32.

Require a traffic study and refine the proposed traffic flow so as not to endanger the many schoolchildren and tourists visiting the Park, library and Natural History Museum.

Require parking that will accommodate the actual number of vehicles that will be utilizing the Hotel. One parking space for every four rooms is ludicrous. These rules were set in horse and buggy days and must now be adjusted for current conditions. The Initial Study must acknowledge the inadequacy of parking and require that adequate parking spaces be provided.

Require a sun study to verify the proposal's impact on the library and library garden. If built as proposed, the newly renovated garden and the seating areas in the entry arcade will be in near constant shadow. This issue must be addressed in the Initial Study and a redesign that addresses the problem be required.

Require that any proposed design reduce the height over much of the site to be compatible with the scale and massing of the existing adjacent historic structures.

Thank you for your consideration.

Sincerely,

Jeffrey Becom

jeffrebecom@comcast.net

Tel. 831-224-6110



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell MND

Inge Lorentzen Daumer <ilwd50@gmail.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 4:57 PM

Dear Laurel,

Traffic and Parking impacts of the proposed Hotel Durrell project have not been satisfactorily addressed. This is the Residents prime service center...Library, Museum, Park. Pacific Grove cannot afford to get this wrong....the mass is overwhelming, the loss of public parking, and the pedestrian/traffic flow are paramount, as well as design features that are just not compatible with the historic surrounding areas.

No "alternative-facts" should be accepted here! We deserve a project that belongs in Pacific Grove.

Thank you,

Inge Lorentzen Daumer
Pacific Grove, CA

January 31, 2017

To: Laurel O'Halloran, Associate Planner, City of Pacific Grove
RE: Proposed Hotel Durell Project

Dear Ms. O'Halloran:

We request that you consider the **cumulative impact** of the hotel, along with the many other development projects (such as the Holman condos and Project Bella) currently being considered for Pacific Grove. We are concerned that the Mitigated Negative Declaration and Initial Study are insufficient to ensure that the impacts of this project on traffic, water, architectural aesthetics and character, and local economic and recreational activities such as the museum, library, and our weekly Farmer's Market have been thoroughly considered. Please exercise the due diligence that is incumbent upon your office and obtain a full EIR.

Traffic in PG already crawls to a standstill during summer, holidays, and large events; there have been times our family could not even get to the grocery store let alone restaurants or shops. Egress on Central Avenue currently provides some relief from the congestion on Lighthouse, and the proposed hotel would have a significant impact on this route, particularly during morning and evening commute hours when guests would likely be checking in and out.

Similarly, **water** use continues to be a serious issue; when residents are already restricted in their water use, they do not look kindly on proposed projects such as these which are extremely water intensive. We need to be looking for ways to *reduce* our water consumption, not simply maintain the status quo. The project's proposed swimming pool and large soaking spa, for instance, are inconsistent with sustainable development in the new reality of **climate change** and the inevitable **recurring droughts** that will result. We must make decisions that demonstrate responsible stewardship for future generations of Pagrovians as well as current ones.

As citizens who live, work, shop, vote, own homes, pay taxes, volunteer, and serve and support the schools, museum, library, and other parts of the City, we ask that first consideration be given to the well-being and quality of life of longstanding residents when exploring ways to develop and improve our economy. Our family is heavily invested in this community and have worked hard to make it beautiful, safe, clean, quaint, peaceful but active, and interesting to locals and visitors alike. Tourists come here because of these qualities; in the attempt to provide opportunities for them to enjoy our town and bring additional economic vitality, let us take every precaution to ensure we do not destroy the unique elements which brought them here in the first place.

Thank you,

Heidi Zamzow and Ken Pollock
240 Walcott Way



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

Eva <evaparrott@yahoo.com>

Mon, Jan 30, 2017 at 11:42 AM

To: lohalloran@cityofpacificgrove.org

Please require a full EIR for this proposed hotel. It's density far exceeds that of the hotel planned for ATC, and every other building in proximity to it in downtown. Congestion around PG is getting extreme at peak hours and 125 hotel guests, 60 employees, 100 conference guests, 50 diners, 10 spa guests, etc will clog the small roadways beyond capacity.

In addition to the traffic issues, the building is just too dense and too tall for PG.

A small boutique hotel would be charming, in character and not bring traffic to a standstill – but this hotel will.

Please give the project all the conditions and requirements of any other if this scale. Just because the city is desperate for income does not mean PG should sell its soul.

Thanks

Eva and Edward Parrott



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Objection to proposed hotel on Grand Ave.- The Hotel Durell

eriknelsonstudio@comcast.net <eriknelsonstudio@comcast.net>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 10:39 AM

To Laurel O'Halloran-

As a life long resident of Pacific Grove (born in Carmel Hospital 1952) I am urging not to approve the development of the Hotel Durrell on the Nader Agha Property on Grand and Central Avenues in Pacific Grove. I am a resident of lower Grand Avenue below the Pacific Grove Library which is struggling with parking for residents being taken by tourists and library users. Furthermore the project is out of scale with the rest of Pacific Grove and not an appropriate structure relative to the town centric charm of our small city by the sea. The property should certainly be developed to an appropriate use and scale however this proposed project is not acceptable in terms of environmental water usage, scale of building and increase in occupant and traffic density.

Thank you and Best Regards- Erik Nelson 133A Grand Ave. Pacific Grove Ca. 939350



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

Donna Foote <ddjfoote@aol.com>

Fri, Jan 27, 2017 at 12:34 PM

To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Damn the Durell! America's last small town is about to disappear! We certainly don't need more traffic. Parking during special events already is a nightmare. But what really rankles me is the fact that our wonderful little city will be just like all the others - overbuilt. We will just be another clogged beach town that looks like every other beach town along the coast. I know you can't put a price on charm and a sense of community but if we sacrifice these elements for the almighty dollar, then we deserve what we get and it won't be pleasant. Donna Foote, 69 Country Club Gate, Pacific Grove. Cell# [530-277-2166](tel:530-277-2166)



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Downtown Hotel Impact

David Hernandez <dhernandez916@gmail.com>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 9:40 PM

Hello,

My name is David Hernandez and I live on Laurel Ave. I am afraid of the traffic that the hotel will bring to the neighborhood as well as the parking problem it will cause downtown. I do not think such a large hotel should be built downtown, but instead something scaled down and smaller. Condominiums moving into the Holman building will already cause enough stress on the downtown parking and traffic. I would advise the city to not move forward with this project.

Sincerely,

David Hernandez



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Fwd: hotel durrell

DEL NAN A <dnmorgan39@comcast.net>
To: lohalloran@cityofpacificgrove.org

Fri, Jan 27, 2017 at 9:02 AM

From: "DEL NAN A" <dnmorgan39@comcast.net>
To: lohalloran@pacificgrove.org
Sent: Friday, January 27, 2017 8:49:11 AM
Subject: hotel durrell

Good Morning Laurel,

I'm writing a brief in length but big of heart note regarding the proposed hotel in Pacific Grove. It leads me to anguish at the thought of the hometown of PG being removed with its historic buildings and splashed with new hotel buildings. I wonder why this proposal is even being considered? This is a lovely unique town built around it's bed and breakfasts and historic buildings with friendliness emanating through the streets.

Obviously I am against a hotel (a new hotel already voted in to be built at the end of ocean view) How many does a quaint town need before it becomes like a bigger city spread out with ambience and sweetness gone? I moved here from Orange County bypassing the impersonal sprawl of silicon valley to retire in this one of a kind town. Please don't let those that have money/shortsightedness on the brain only take away the charm this town has..maybe a new hotel is needed down in the LA area!!

Thank you for your time.

Sincerely,
Del Nan Morgan
116 13th St
Pacific Grove, Ca

City of Pacific Grove
City Hall
300 Forest Ave.
Pacific Grove, CA 93950

ATTN: Laurel O'Halloran
Associate Planner
Department: Community and Economic Development
(831) 648-3127

RE: The Hotel Durell Project:

I have lived in Pacific Grove for more than 30-years and on this Peninsula most of my life. I realize Pacific Grove is seeking new ways to generate much needed revenue. However, I am against this project for several important reasons:

DESIGN:

First, this future hotel is totally out of character with the surrounding historic neighborhood. And it will certainly change the character of our downtown. A new four-story hotel with 125-rooms, carports, etc., is definitely not in keeping with a small town Victorian image. After all, it really is just a somewhat glorified **Hilton Garden Inn**, (**see below*).

A "Hilton Garden Inn" would take away from the charm of Pacific Grove. Besides, "Hilton Garden Inns" are usually built just off busy freeways, definitely not in the center of a historic and artistic downtown with its overflowing one and two-story cottage-like homes. So I don't believe a "Hilton Garden Inn" belongs in downtown Pacific Grove.

*["In May, the P.G. City Council agreed to subdivide the property at 542 Lighthouse Avenue into two parcels: the Holman Building; ...and the Grand Central Station behind it, which Agha plans to redevelop into a **Hilton Garden Inn**"], (Kera Abraham Jun 25, 2015, Monterey County Now).

CURRENT PROJECTS WITHIN PACIFIC GROVE:

- **Holman Building:** 25-condos, plus 18,000 sq. of retail space, etc.

The new Holman Building's exterior has tried to maintain some of the historic design of the original Holman Building. Hotel Durrell's current design does not respect Pacific Grove's historic architecture.

- If **Project Bella** moves forward it will replace what is now the American Tin Cannery, etc., with 160-hotel rooms, meeting rooms, restaurant(s) and much more.

WATER:

Second, and most important, where are the water credits coming from, to build this hotel? There are many areas of California that are still determined to be in a drought. We already have these two aforementioned projects and they too will be consuming our water. Growth needs to be sensible, but Hotel Durrell is not sensible development.

TRAFFIC AND LOSS OF MUCH NEEDED PARKING:

Third, Central Avenue and Fountain Avenue are both very busy streets. To increase traffic entering and exiting onto Fountain, (with a minimum of 125 extra-cars, during full occupancy, plus employee parking), has the potential of putting both drivers and pedestrians at serious risk.

Parking spaces: Library and Museum:

Many residents rely on finding parking near the library and/or Museum, especially residents that need closer parking, for mobility issues, etc. Parking is currently at a minimum, for those wanting to access one or both of these two local treasures. With this development there will be much less parking available.

Also, these limited parking spaces are likewise shared with office personnel and businesses. We need to develop creative ideas for more parking, not less, for Pacific Grove residents and visitors.

Finally, tourists come to Pacific Grove for its tremendous scenic beauty, ocean habitat, wildlife, and its small town Victorian charm. We must maintain it. Likewise today, many small cities have designed alternative ways to generate revenue, (besides hotel taxes), in order to maintain and keep their small town allure. The farmer's market, art walk, Good Old Days, etc., are all creative ways to get people to the downtown area. Of course, we need more options.

I personally know individuals, who have started businesses in Pacific Grove. But landlord issues and skyrocketing rents have sent quite a few running, to other areas. So

as some businesses have sadly left our downtown area, I can understand why the rising hotel-occupancy taxes can be an alluring revenue source, for our City.

However, residents here have a strong desire and willingness to maintain the small-town character and resort-town charm. And that is why we live here and why tourists come here to visit. And the reason why many of these tourists fall in love with the area and are buying their second-homes here, to live and retire in Pacific Grove. Why? Because of the quality of life we are fortunate enough to have. But Hotel Durell with its current design and concerns does not merge into that quality of life.

This hotel will be an environmental nightmare, in our historic downtown. Tourists will come and take their photos of our amazing wildlife, scenery, historic downtown, Victorian homes, small town cottages, etc., but certainly not this hotel.

My suggestion: Change the design of this building and make it more environmental friendly, by incorporating an environmental sustainable strategy that embraces the "Last Hometown" feel.

Sincerely,

Deborah Kenwood
1104 Austin Avenue
Pacific Grove, CA 93950



Comments on the Hotel Durell Project INITIAL STUDY /MITIGATED NEGATIVE DECLARATION - Please confirm receipt

Cosmo Bua <philemata@gmail.com>

Mon, Jan 30, 2017 at 2:14 PM

To: Laurel O'Halloran <lohalloran@ci.pg.ca.us>, Laurel O'Halloran <lohalloran@cityofpacificgrove.org>, Mark Brodeur <mbrodeur@cityofpacificgrove.org>

Comments on the Hotel Durell Project INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This project will have potentially significant impacts that cannot be avoided or mitigated

Please consider these comments on the following areas of concern:

Aesthetics:

The project would significantly degrade the existing visual character of its surroundings. As the report states, "The City's General Plan highlights the City's goal to promote a 'sense of place' in the community". The sense of place and visual character now existing in this immediate area is of small town residential and of resident serving places and activities. The size and appearance of this 4 story Hotel - and the number of people it will daily deposit - will completely overwhelm the neighborhood's ambience. This large a Hotel and its activities will redefine the identity of the entire area as commercial.

Further, the surroundings generally present a gentle receding affect. The library and the museum both are significantly set back from the street and with character contributing landscaping. Jewel Park is completely open, green and welcoming. The shops across Fountain are small and single story and they attempt to fit in with the neighborhood atmosphere. The Center for Spiritual Awakening appears situated well back because of the large intersection of Fountain and Central and has significant landscaping between it and the street. This busy commercial project will come right out to the sidewalk 4 stories high on 2 1/2 sides with minimal landscaping.

Because of the building's great mass for its context, including especially its height, there will be significantly less feeling of open space and sky in its vicinity. This will be quite a loss to the perception and feel of the area particularly from the perspective of the library. The hotel's lighting will contribute to this loss; I don't agree that the hotel's lighting would blend in with that of the surrounding buildings and traffic.

Air Quality

I disagree. The extra transportation pollution associated with this hotel will definitely affect the immediately local air quality.

Cultural Resources

There will be a significant and permanent negative impact on the quality of the experience available to patrons of the Natural History Museum, the Public Library, and Jewel Park from the presence and activity of this large hotel.

This project will also displace the Farmer's Market which has become a very popular Pacific Grove cultural institution - and is perfect where it is.

Noise

I disagree. There would certainly be a substantial permanent increase in the ambient noise levels in the hotel's vicinity from its functioning. This hustle and bustle will be almost constant noise and disturbance.

Public Services

There would definitely be a significant impact on the availability of Jewel Park for resident use. Currently the park is almost always completely available for any spontaneous use. Hotel visitors can be expected to make the park less convenient for resident use.

Parking

The standard of one parking space for every four hotel rooms should be changed. This projects 83 parking spaces to service 125 rooms, other meeting rooms, restaurant, bar, and special events, and for 19 staff members is inadequate. Every occupied hotel room will need a parking space - guests are not going to walk or take public transport to and from Pacific Grove. The other functions of the hotel will need to be accommodated as will the staff. This insufficient parking will impact the rest of the neighborhood and downtown.

Also, this project is eliminating 5 parking spaces on Central across from the library. These spaces are constantly in use by library, museum, and park patrons. This will make using these facilities more difficult and possibly impact the surrounding residential neighborhood.

Traffic

The drop off driveway for the Central entry is supposed to accommodate 6 cars. I'm doubtful of this. Regardless, there are bound to routinely be busy times when cars are backed up onto Central - stopping one of Pacific Grove's most used exits.

I also believe the traffic study has underestimated the traffic to be generated by all hotel guests and staff coming and going at least once each day. There will also be restaurant, bar, meeting rooms and special events patrons coming and going.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Future hotel downtown near library

1 message

Claudia Vierneisel <hummingbirdcv@sbcglobal.net>

Wed, Jan 18, 2017 at 2:20 PM

To: lohalloran@cityofpacificgrove.org

Hello,

I am a Pacific Grove resident at 67 country club gate and I do not favor the proposal for a hotel near the library.

Thank you for your time and count me in as a no voter.

Claudia vierneisel
67 Country Club Gate



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durell

Charlie Rieckers <crieckers@csumb.edu>
To: lohalloran@cityofpacificgrove.org

Mon, Jan 30, 2017 at 12:50 PM

Laurel O'Halloran,

Hello, I am a resident of Pacific Grove and am writing to you to say I am against the development of the Hotel Durell. Our streets are already overcrowded with tourist and residents as is. I've been living in Pacific Grove for eight months now and have fallen in love with its small town charm and fear this hotel will ruin it. Hopefully, you take my feelings into consideration.

Best regards,

Charlie Rieckers

125-ROOM HOTEL PROPOSED IN PACIFIC GROVE, BUT WATER A PROBLEM

By KELLY NIX

THE BUSINESSMAN who owned Pacific Grove's Holman Building before selling it to a condo developer in 2015 has submitted plans to the city to build a 125-room hotel on a lot behind it.

Nader Agha wants to build Hotel Durell, which would include a swimming pool, soaking spa, meeting facilities, a restaurant and underground parking.

He's long talked about building a hotel in the location.

"The ground floor would accommodate the onsite parking, the hotel lobby, a restaurant, kitchen, laundry and meeting room," according to an initial study of the project released this month by the city. "The remaining three floors would accommodate hotel rooms, which would range in size from 320 to 400 square feet."

"It will be a midrange hotel," Pacific Grove community and economic development director Mark Brodeur told The Pine Cone, regarding the proposal at 157 Grand Ave. "It won't be low end, but it won't be a

Four Seasons, either."

Hotel Durell — at the intersection of Central, Fountain, and Grand avenues, and one block north of Lighthouse — would require the existing buildings, which are occupied by a Mexican restaurant, charity shop and other businesses, to be razed. The footprint of the development would be the same as the existing buildings and would cover about 73 percent of the total site.

"The hotel would be divided into two wings, with buildings located along Fountain Avenue and Grand Avenue, separated by hotel amenities such as the lap pool, the spa, and the fire pit," according to the study prepared by Monterey consultant Michael Baker International.

But the development faces a formidable hurdle.

"The hotel doesn't have enough water," Brodeur said.

The hotel would use about 5.47 acre-feet of water annually, compared to the 1.7 acre-feet being used by the existing businesses on the property, the study says.

The deficit in water "would be addressed

either by Cal Am Water resources or through the development of a dual-well system that would include potable and non-potable water use," the study says. "Nonetheless, the City of Pacific Grove does not currently have sufficient water supplies available to serve the project."

The city will place Agha on the water waiting list for the hotel after the city's architectural review board and planning commission approve the development, a process that will likely take several months.

"I have been told that [Pacific Grove's recycled water project] would create about 100 acre-feet of water," Brodeur said. "The city will be fortunate if we end up with about 60 acre-feet," which would allow the city council to allocate it to property owners and businesses. The water project is being built.

The hotel buildings — which would be on property already zoned for a hotel — would use "architectural materials matching the surrounding buildings in color and style," and the hotel would feature 97 parking spaces.

A check-in and drop-off area would be on Central Avenue, while the entrance to the valet-only parking garage and hotel exit would be on Fountain Avenue.

The study concludes that a mitigated negative declaration — a review not as exhaustive and costly as an environmental impact report — is appropriate for the hotel.

Resident and attorney John Moore, however, said the hotel isn't eligible for a lesser environmental review because he believes it will create a "substantial negative impact on local transportation and traffic." The 125 hotel rooms would be built on a 33,875-



RENDERING/TARA DESIGN GROUP

This rendering shows Nader Agha's proposal to build a hotel behind the Holman Building, which is being renovated into 25 condominiums.

square-foot lot, which Moore said is too dense for the neighborhood.

"The area has numerous special events that inundate it with many outside guests (car shows, golf tournaments, motorcycle races, etc.)," Moore wrote to city planner Laurel O'Halloran. "Imagine a fairly typical week or weekend where the hotel is full, there are 90 restaurant reservations, and one or two conferences. The Holman shops are fairly busy. The traffic would be gridlock all of the way back to Highway 68 and even Highway 1."

Another developer has proposed building a hotel at the American Tin Cannery, which, if completed, could exacerbate the traffic problems, Moore said.

Brodeur said air quality and aesthetics will also likely be points of contention with the hotel proposal.

"It will be a fairly large, bulky building," he said. "It will be a big change for people, from a one-story building to a four-story building."

Brodeur, though, said he didn't believe traffic would be a big deal, since hotel guests come and go throughout the day.

Agha's former property, the Holman Building, is currently being transformed into 25 condominiums.



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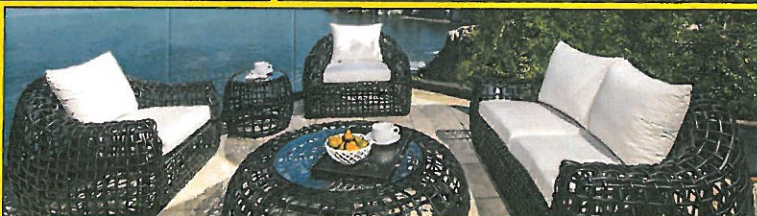
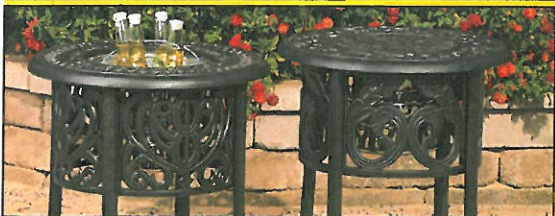
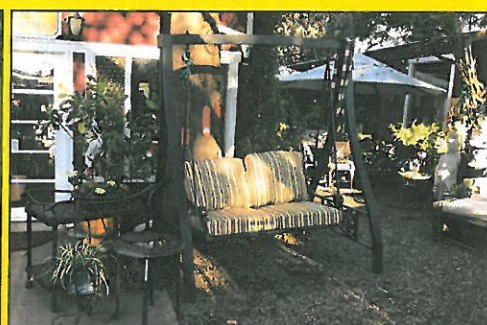
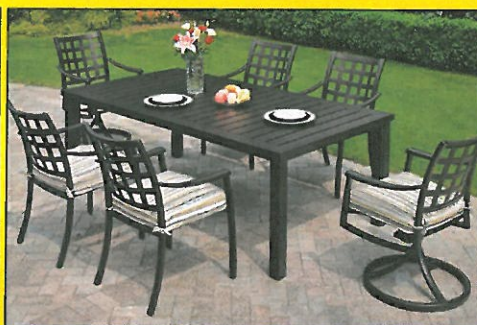
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Jan. 31, 2017

Laurel O'Halloran
Associate Planner
City of Pacific Grove Community & Economic Development Dept.

Re.: Proposed Hotel at Holman Garage Site

Dear Ms. O'Halloran,

I have grave concerns regarding this project. They are as follows:

1. Traffic impacts on area
 - a) Significant impact on downtown area with traffic during construction and after building completed
 - b) Impact on neighborhoods around site that have limited parking
2. Parking issues for that many guest rooms and staff – the proposed amount of parking does not take this total into consideration. 85 spaces for over 100 rooms and staff?? Numbers do not compute.
3. Entrance into hotel located across from Library. Concerns re. the impact on that area and the venerable historic building
4. Where's the water?? That is a huge issue.
5. Design wrong for the area. **Too big**, not appropriate for historic downtown. Need to keep structures complimentary and in keeping with the designs of the historic properties that inhabit downtown Pacific Grove. Honor our past!! It is what makes us unique.
6. Inappropriate action by the council in deciding the historic designation of the Holman Garage. Was CEQA followed??
7. Please review HRC minutes re. this building Sept. 12, 2012 and Nov. 14, 2012
8. Lack of accurate information in the Historic Assessment, original and amended reports. See #7.
9. Design casts huge shadows, which would affect the library, Natural History Museum and Jewell Park. This is not acceptable.
10. What about the effect on local businesses? This may drive them away. And the effect on library patrons and the local Farmers Market.

Too big, too much for this area. And to tear down a historic building that has been part of the landscape of downtown Pacific Grove since 1918? Not acceptable in my opinion. Let's keep Pacific Grove's charming small town character intact, it makes us unique.

Sincerely,

Claudia Sawyer



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel Durrell

Carolyn Griffin <clroehouse@aol.com>

Sat, Jan 28, 2017 at 11:12 AM

To: "lohalloran@cityofpacificgrove.org" <lohalloran@cityofpacificgrove.org>

Cc: Gerald Dieter Griffin <k6md@aol.com>, readabooktoadog@gmail.com

My family has lived less than three blocks from the proposed hotel for more than thirty years, and we are totally opposed to this project.

1. It requires demolition of an existing historic building.
2. The retreat area is already heavily impacted by local events.
3. There is very limited parking in the retreat, and business, event, and employee parking already spill over into our neighborhood.
4. A four story building will overwhelm the surrounding area and create permanent shade for nearby buildings.
5. Construction will force cancellation or relocation of Farmer's Market.
6. The proposed entry to the hotel on Central will create a nightmare situation for pedestrians visiting the library, the park, and the museum. It is already dangerous!
7. There is not sufficient water for this project.

We are very disappointed in the "tourists first" atmosphere we see developing in Pacific Grove.

Gerald D. Griffin, MD and Carolyn K. Griffin

Sent from my iPad



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Proposed Hotel at Grand and Central

1 message

Bobbie Hall <bobdango@pacbell.net>

Wed, Jan 18, 2017 at 4:00 PM

To: lohalloran@cityofpacificgrove.org

"Hotel Durell" - I am not in favor of a project of this size in this location due to its impact on parking (for library, museum and downtown patrons, not to mention residential) and traffic. Its size also seems out of proportion with everything around it. I appreciate that it would increase city revenues to some extent but at what cost to the downtown atmosphere. Please find another means of bringing in revenue that would be more appropriate to the location.

However, I am in favor of Project Bella because it would be more in keeping with the surroundings and the American Tin Cannery is currently a disaster/albatross.

Roberta Hall

228 17th St.

Pacific Grove, CA



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

THAT NEW PROPOSAL IS SO OUT OF PLACE

Bonnie Bragg <abhaya@redshift.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 6:34 PM

the new project proposed close to the Library is nice looking for a modern city but not for downtown Pacific Grove. For Pacific Grove it is totally out of character. PLEASE DO NOT CROWD THAT PROPERTY BEHIND THE HOLLMAN BUILDING

BONNIE BRAGG
232 CONGRESS AVE
93950



Concerns about Hotel Durrell proposal

Bob Fisher <bobfisher@riseupandcallhername.com>
To: lohalloran@cityofpacificgrove.org

Tue, Jan 31, 2017 at 1:36 AM

Laurel O'Halloran, Associate Planner
City Pacific Grove Community & Economic Development Department
300 Forest Avenue, 2nd Floor, Pacific Grove, CA 93950

Ms. O'Halloran,

I am concerned about the proposed Hotel Durrell in Pacific Grove. I have several questions and comments. Please acknowledge that you have received this e-mail within the designated comment period.

Adequate parking is a problem. The 1 space for every 4 rooms ratio will not provide enough spaces. The traffic survey was done on a Wednesday but should have been on a busier Friday/Saturday, particularly with a restaurant adding cars to what's projected as a high occupancy rate. Also the parking on both sides of Central Avenue in front of the Library will be severely strained since the check-in and drop-off area will be on Central. Won't this hotel take those spaces out of use for us library patrons? Another parking worry is the competition for spaces in the lot next to the credit union (of which I am a member).

I am also worried about the number of rooms in this project. Given its location and impact on the existing uses and institutions in the area, i.e. a Public Library, Museum and Park, it seems 40-50 rooms should be the maximum allowed and adequate parking for this many rooms provided under the structure. That would be one space per unit. The lot next to the Credit Union should not be counted as hotel parking.

Traffic congestion and speed is another concern. The city has already had to place strips on the road trying to slow down traffic since many commuters use Central Avenue as a way to avoid the slower speeds on Lighthouse Avenue. As a senior citizen who is a frequent visitor to the Library and often uses the crosswalks at the congested intersections, won't the increased traffic jeopardize my safety in this area of town?

A full environmental review needs to be done for this project because of its effect on traffic and transportation. The proposal suggests that a mitigated negative declaration — a review not as exhaustive and costly as an environmental impact report — is appropriate for the hotel. I do not agree. Before this project is approved, its impact at near full capacity during major events, such as car shows, festivals, and street fairs must be assessed.

Appendix C details your contact and meetings with Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan Esselen Nation providing project notification. But the conversation seems to have ended in mid-stream. What are the issues she brought up, and are there actions that need to be done to address them? What additional information has not been received from her?

Sincerely,

Robert Fisher
429 Lighthouse Ave. Apt 2
Pacific Grove, Ca. 93950
(831) 920-2731

■ Anthony A. Ciani 220 Walnut Street Pacific Grove, California 93950

January 31, 2017

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City Pacific Grove 300 Forest Avenue, 2nd Floor,
Pacific Grove, CA 93950

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

The Initial Study and proposed Mitigated Negative Declaration incorrectly determined that the Holman Garage building is not historically significant. That decision appears to be based upon piecemeal review of the historical importance and the "Phase I Report on Holman's Garage" prepared by Richard Brandi, dated August 2, 2012, in the MND Appendix C. I respectfully disagree with the findings and conclusions of that report. It is my professional opinion that the building *is* historically significant for the following reasons:

- 1) It is associated with a person significant to the community's historical past. The Holman Garage was constructed for Wilford R. Holman, a person of historical importance to Pacific Grove due to his businesses including the Holman Department Store and the garage. The above referenced report mistakenly degrades the importance of the Mr. Holman's association with the garage because "the building should be compared to other associated properties to identify which property(s) "best" represent that person's achievements or reasons for significance." I strongly disagree with the notion that a property must be the "best" in order to convey an association and feeling of a historical place, event or person.
- 2) The Holman Garage is associated with an important event and period in our nation's history regarding the automobile industry and the popular movement that responded to owning automobiles. The garage building represents a small but important part of that industry's influence locally and the touring motorists of that era that made Pacific Grove a destination.
- 3) The Holman Garage is representative of the type and style of similar structures built during the growth of the automobile industry. As such, it is an important resource part of a larger thematic district of period garages that convey a strong impression of early Pacific Grove.
- 4) The Holman Building retains sufficient integrity of its original characteristics from the historical period of its significance to Pacific Grove's past.
- 5) In support of my professional opinion, I submit the record enclosed in the attached email that is evident of substantial public opinion that the Holman Building is a significant historical property.

I disagree with the conclusions of 2012 report that the building must possess high artist value, or that it must be of the same type and style of the nearby library and museum. It does not need to be a heroic example of a particular type, period or style. It does not need to be the design of a master architect, such as Bernard Maybeck's Packard automobile showrooms in Oakland and Los Angeles. The Holman Garage alone, or as part of the larger context, is historically significant the local level.

Respectfully,

Anthony A. Ciani, Architect
Historic Preservation Consultant, CHRIS [Enclosed: Sally Aberg email dated July 15, 2015]

January 31, 2017

City of Pacific Grove

RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Page 2

Enclosure:

"From: Sally Aberg <forthecolors@comcast.net>

Date: July 15, 2015 at 10:50:53 PDT

To: vmontgomery@rrmdesign.com

Cc: Anastazia Aziz <aaziz@cityofpacificgrove.org>, Michael Dawson <mike@dawsonmonterey.com>, David Van Sunder <david@vansunder.com>, Maureen Mason <maureen@maureenmason.com>, Rudy Fischer <rudyfischer@earthlink.net>

Subject: Follow up on the Grand Central Station in Pacific Grove

Good morning, Mr. Montgomery.

As you know, last night the PG Architectural Review Board had the opportunity to take an initial look at your firm's first proposed design for a 137-room, 40 foot tall hotel at the "library" end of the Holman Block.

I was the resident who expressed dismay that this proposed design didn't seem to reflect any knowledge of the history of the Grand Central Station—a structure which would completely disappear to make way for the hotel you've put forward.

I couldn't believe that the City and your client wouldn't have turned over all of the information your firm will need to be aware of—especially for a project that the City and land owner wish to speed along.

Below you'll find the documents I referred to when I spoke yesterday.

In my opinion, both the Historic Assessment written by architectural historian Richard Brandi of San Francisco for review by the Historic Resources Committee on September 12, 2012 and Mr. Brandi's revised Historic Assessment reviewed by the HRC on November 14, 2012 were incomplete, faulty, and thus came to inaccurate conclusions. This was a report-for-hire. The historian either missed all of the significant history or else buried it during his research—until HRC members themselves brought this history into the light.

In both instances and by unanimous votes (5/0 and 7/0), the HRC members rejected the reports' conclusions that the building is not historic based on, as Mr. Brandi wrote, "lack of historic integrity."

On November 14 the HRC ultimately continued their further hearing on the Grand Central Station's historic designation status to a "date uncertain."

That date has never come.

January 31, 2017

City of Pacific Grove

RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Page 3

“In between the two HRC hearings, Measure F, which called for increased height and density of the entire Holman Block, failed at the polls. The people of Pacific Grove spoke. This ended the developer Drake Leddy's plans to develop the Holman Block and demolish the Grand Central Station in the process.

I'm relieved that your colleague Mr. Rossum is aware that the structure requires historic assessment and determination.

But it seems to me that your client coming to ARB yesterday with a proposed design is putting the cart before the horse.

If the structure is upheld as historic and thus the building's history needs to be preserved and incorporated into the new hotel's design, then yesterday's time and energy on many people's parts was an exercise in futility.

Before returning to the ARB with refinements to your current plans, I hope you will take this project before HRC to get a decision on the historic significance of the Grand Central Station.

We Pagrovians take our historic resources very seriously.

Below please find (with gratitude to a Pagrovian for locating within less than one hour what the City apparently couldn't provide you with at all, which I simply cannot understand):

Minutes from Sept. 12, 2012 <http://www.ci.pg.ca.us/modules/showdocument.aspx?documentid=2685>

Agenda and minutes from the November 14, 2012 HRC meeting. It is divided into two parts because it is so large.

Agenda: <http://38.106.5.85/Modules/ShowDocument.aspx?documentid=3355>

Minutes: <http://www.cityofpacificgrove.org/modules/showdocument.aspx?documentid=4158>

Sincerely,

Sally Aberg

forthecolors@comcast.net

cc: City Community Development, President of the Alliance of Monterey Area Preservationists, President of PG Heritage Society, Chair of PG Historic Resources Committee, PG City Council ARB Liaison”

■ Anthony A. Ciani 220 Walnut Street Pacific Grove, California 93950

January 30, 2017

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City Pacific Grove 300 Forest Avenue, 2nd Floor,
Pacific Grove, CA 93950

**RE: HOTEL DURELL 157 GRAND AVENUE PACIFIC GROVE, CA 93950
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Dear Ms. O'Halloran:

The proposed project may have cumulative negative adverse environmental impacts on regional and state water quality and recreational resources, specifically the Area of Sensitive Biological Sensitivity (ASBS) in Monterey Bay; water usage, and regional recreational uses of the shoreline parks and recreational coastal trail, a part of the Coastal Zone. It may also contribute to cumulative negative impacts in traffic congestion of State Highway 68, one of the only two routes into and out of the Pacific Grove peninsula. Vehicular ingress and egress traffic at Pacific Grove is already exacerbated during peak commuting periods. I believe the MND, or if determined appropriate, an EIR for this project must be reviewed by state agencies regarding the water, recreation, aesthetic and transportation issues. Therefore, the environmental review should be submitted to the State Clearinghouse and the time period for review should be extended as needed.

Additionally, the potential historical/architectural significance of existing structure at the project site was apparently conducted by the City in 2015, before this current environmental review of the subject project. CEQA requires, that procedures, "to the maximum extent feasible, are to run concurrently, not consecutively." I am concerned that the City's piecemeal process may have avoided CEQA standards for assessing and evaluating the property's historical importance, and as such, may have pre-empted the City taking any action that would ordinarily be part of a full CEQA review of the project, and prevented it from considering all reasonable alternatives that may have less significant adverse environmental effects. I urge you to require the CEQA evaluation of the potential historical importance comply with CEQA Section 21084.1.

The Initial Study and proposed Mitigated Negative Declaration does not have sufficient level of detail to fully address the key issues and potential significant adverse direct and cumulative impacts to the environment regarding the intensification of land use, transportation, traffic congestion and parking, water quality and usage, recreational and cultural resources, and aesthetic quality.

Respectfully,

Tony Ciani

Laurel O'Halloran, Associate Planner
City Pacific Grove Community & Economic Development Department
300 Forest Avenue, 2nd Floor, Pacific Grove, CA 93950

(831) 648-3127
lohalloran@cityofpacificgrove.org

Dear Ms. O'Halloran,

I am writing to you in opposition to approval of the proposed Hotel Durrell on the site at 157 Grand Avenue. I have a number of concerns, some of which the City has chosen to declare as not applicable to this issue. Notwithstanding the City's view that the building on the property is not historically significant, many of us in the community feel that it is. Further, the City has declared that traffic is not an issue, and has come up with figures that support a claim that the traffic will be lessened in the area. Many of us disagree with that assertion as well.

Accordingly, I would like to focus on the issues of parking and the imposing massing of the proposed structure.

Parking - I was in attendance at a presentation to the Architectural Review Board a year or so ago. I don't recall the exact numbers of street parking spaces proposed, but I do recall some sleight-of-hand in the reporting of the numbers of spaces. Some of the spaces that were represented as dedicated to the hotel project were actually already allocated to the Holman Building development project. (As an aside, the City's ratio of one parking space for four hotel rooms is absurd: In large cities with developed public transit infrastructure those figures may make sense, but in Pacific Grove, it makes none.) The presentation documents available from the City continue to list some of the Holman Building parking spaces as allocated to the Hotel Durrell project. With hotel patrons and employees seeking parking, there is no way that it will not impose an additional load on the area's street parking.

In particular, the planned hotel is immediately adjacent to the two principal Pacific Grove education facilities outside of the school system, the Library and the Museum. As it stands now, street parking for these facilities is adequate, though neither have a dedicated parking area for patrons. I fear that adding additional load on the street parking in the vicinity of these facilities would impose upon the respective patrons.

Massing of the Structure - Currently, the building on the property is one story on the Central Street elevation. The proposed four-story facade would put the library across the street in shadowed darkness for much of the year. I assume the proposed structure is designed within the height and massing strictures allowed by the Zoning Code, but I would ask the Planners to consider the impact on our public facilities.

Thank you for taking the time to consider my concerns. I understand that the economics of managing a city budget require a balance of residential and commercial interests, but I feel that approval and development of this particular hotel on this particular location will seriously degrade Pacific Grove's hometown character that so many of us cherish.

Sincerely,

Allen Davis
119 Grand Avenue
Pacific Grove, CA 93950



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Hotel Durrell

1 message

Anne Downs <annedowns1@me.com>

Mon, Jan 23, 2017 at 11:18 AM

To: lohalloran@cityofpacificgrove.org

After reading the Proposed Plans, we cannot understand how a 125-room hotel with restaurant can not increase the traffic.

With a water shortage, putting in a swimming pool is not acceptable.

This proposed project might not be listed as sitting on hazardous site, but since there was a gas station and garage there for years, decades before there were laws on hazardous waste disposal, it seems likely that excavation could open a Pandora's Box of dangerous materials improperly disposed of. We hope that the "Mitigation Incorporated" is taking this into account.

Given his track record on building projects, maintaining buildings he owns, and the numerous lawsuits he's been involved in, can we trust the owner to fulfill his part of the contract?

Please acknowledge receipt of this email.

Thank you,

Anne and Doug Downs
405 Alder St

Hotel Durrell Project AP/UP 16-203
Environmental Impact Report
Scoping Meeting
April 4, 2017

Name: Lisa Ciani
Address: 220 Walnut St.
Phone no: 831-747-1590
E-mail: lisa.ciani@gmail.com

Please send your written/typed comments to the following (include a name and contact information):

Laurel O'Halloran, Associate Planner
Community & Economic Development Department
City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 93950

Or via e mail to lohalloran@cityofpacificgrove.org

Please comment on what environmental resources or issues should be studied within the Environmental Impact Report:

My Jan 30, 2017 letter covers many of my concerns,
~~and~~ I will be writing more.

STORY POLES SHOULD GO UP NOW!

Thank you.



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

NOP for the Hotel Durrell

Anthony Ciani <aciani@cianiarchitecture.com>
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Fri, Apr 14, 2017 at 12:13 PM

Laurel,

RE: NOTICE OF PREPARATION OF AN EIR FOR THE HOTEL DURELL PROJECT IN PACIFIC GROVE

In addition to the comments I sent regarding the draft MND, I have the following comments;

1) Traffic, Circulation and Parking: Ingress and egress to Pacific Grove must transit via roads in New Monterey immediately east of Pacific Grove or on the Holman Highway State Route 68. Traffic on those roads is already exacerbated with grid lock during periods of peak commuting hours, and on holidays and summertime. The direct and cumulative impacts to the roads in and around Pacific Grove should be studied to determine the present levels of traffic on Lighthouse Ave., Central Avenue, Forest Ave., Ocean View Ave., Grand Avenue, Holman Road between Pacific grove and Highway One, and Lighthouse Ave., Foam and Wave Streets, David Avenue, Prescott Street, Hoffman Ave., Dickman Ave, Reeside Ave. Drake Ave. All appear to achieve grid lock during morning and afternoon commutes.

2) Alternatives to locate the entrance for the hotel should be considered on Forest, Grand or the alley. Impacts to on-street public parking should be studied, especially to compare the proposed uses to the present uses.

3) The subject property is located in a prominent location as seen from the west along Central Ave. The Grand Avenue facade - profile is especially critical regarding the potential impacts to the existing visual quality and low scale character of the immediate vicinity. Aesthetic assessment of the the entire site in relationship to the surrounding areas using objective design elements including but limited to the heights, setbacks, site coverages, floor area ratios in terms of volume, colors, patterns of ingress and egress openings to the street, patterns of windows, fenestration patterns including glazed to solid wall surfaces, roof types, materials and slopes, etc. Note, that the study should consider the predominant characteristics, e.g., how many buildings and structures have sloped roofs, how many buildings are one or two stories, and of what heights. What are the prevailing defining features. Since the project site's prominence relates to the neighborhood along Central Ave.; I believe the Development on Lighthouse may be studied for comparison, but should not be the yardstick to measure by. In particular the "Holman Building" is intrusive and despite it's history, should not be used as a good example to relate to, rather it is an example to avoid repeating. "Story poles" should be installed during the preparation of the EIR to be photo-documented as part of the studies, and retained from one week prior to the EIR public comment period through the hearings and appeals for discretionary review.

4) Public views to and adjacent to, nearby landmark buildings should be assessed from public vantage points, including the views to the sea and shoreline. Visibility setbacks at corners should be evaluated for traffic safety.

5) Alternatives to the number of rooms should be studied to evaluate the financial feasibility to provide less rooms, and, a mix of rooms types including low cost accommodations.

6) Visitor accommodations for arriving on bicycles should be considered.

7) Free shuttle service should be considered for guests to the airports, Salinas train Station, and Monterey Bay Aquarium and Wharf.

8) On site landscaping should include major trees to contribute to the City's inventory of trees originally lost during early development of the "grove", which was Pacific Grove's namesake.

9) Concern for water, community use of the nearby streets and parks, and overall quality of life (in the terms of expressed by the participants of the public Scoping meeting to address the NOP) hav been raised by others, but I want to support those concerns.

Thank you for the opportunity to contribute my concerns.

Tony Ciani
220 Walnut Street
Pacific Grove, CA 93950

April 14, 2017

To: Laurel O'Halloran
From: Lisa Ciani, 220 Walnut St, Pacific Grove, CA 93950
Re: Hotel Durrell Project— CEQA Review comment

The Mitigated Negative Declaration for Hotel Durrell is based on incomplete information and several faulty statements and conclusions. I am particularly concerned about Aesthetics, Cultural Resources, Traffic (and parking), and water use. I do NOT agree that project revisions have mitigated significant negative impacts.

1) AESTHETICS/CULTURAL/HISTORIC RESOURCES:

I'm addressing these resource impacts together, because they overlap. In describing the Setting, the MND states that the site is located in the Historic Downtown area (page 4.0-2) as described in the General Plan ("along Lighthouse Avenue between Cypress Avenue and 12th Street, and on Forest Avenue between Central and Pine avenues"). That is not accurate. The project is not "along Lighthouse" or Forest Avenue.

In reality, the site is located in the *Historic Residential area* described in the General Plan ("generally bounded by Junipero Avenue, 1st Street, Ocean View Boulevard, Pacific Avenue, and Alder Street"), NOT the Historic Downtown area.

And more specifically, it is in *an area of civic and public assembly buildings* as described in the Historic Context statement (pages 184-187, 231-234).

The "low visual quality" (page 4.0-3) that is attributed to the current building on the site is due to neglect by the owner, not the inherent quality of the building which has been there, well used, since at least 1921. It would be most appropriate to incorporate as much as possible of the original building into the proposed structure, conserving resources, and to step back substantially from that as the height increases, to minimize the impact on the streetscape and views.

The determination that the building does not have historic or architectural integrity, is not consistent with the historic documentation, and was approved by City Council, not the Historic Resources Committee where the review should have taken place. The historic significance of the existing building, is described in the Historic Context Statement (pages 158-163), quoted here in part:

"In 1919 Wilford [Holman] constructed a large reinforced concrete auto garage, repair and supply store that spanned the entire block between Fountain and Grand Avenues south of Central Avenue (extant). The garage could hold 90 cars and featured Pacific Grove's first gas station.

“Construction of the garage was the first step toward the development of a new Holman’s Department Store, which would be much larger than any of the family’s previous operations.”

On pages 187-190 of the Historic Context Statement, there is a discussion of our surviving light industrial properties from the period 1903-1926, “primarily stables and automobile garages...indicative of the transition from horse to automobile travel”. The connection of the Holman Garage to the Holman family and to the development of Holman’s Department Store adds significance. “As evidenced by Sanborn maps, the construction of [garage] buildings, parking lots, service stations and other auto-related infrastructure would have a tremendous impact on early twentieth century Pacific Grove, particularly in the central business district. Auto-related light-industrial buildings such as these may therefore be significant as an example of this important trend.” (Historic Context Statement, page 162)

In addition to incorporating elements of the original building, the developer should provide a descriptive plaque placed in a prominent location outside the building for the public to read about the history of the Holman Garage; and large historic photos in the lobby should be provided, accompanied by descriptions of the role of the automobile, and garages such as the Holman Garage, in Pacific Grove’s development, in this historic core area of the City.

The MND makes some illogical and unsubstantiated statements in the first 5 sentences of the 4th paragraph on page 4.0-3:

(I have bulleted each sentence for ease of noticing their lack of both logic and substantiation, and I’ve provided explanation following the bulleted sentences.)

- *The design of the new building would be consistent with the existing surrounding buildings.*
- *The materials and colors chosen for the project would be consistent with surrounding buildings (**Appendix A**, Sheet A.16).*
- *Because the project would undergo the City review process for congruency with the City’s design vision it would be consistent with the City’s development standards and aesthetic guidelines.*
- *By complying with said guidelines the project would incorporate into the current visual character of the area.*
- *The project would match in style the existing City of Pacific Grove Library and Museum of Natural History.*

First, the design is not consistent with the prominent neighboring buildings, the Library (Mission Revival) and the Museum (Spanish Colonial Revival), or with the authentic historic buildings of the Retreat. The design may be consistent with the commercial building to the north, at the SE corner of Fountain and Central, but that is not in the same sort of focal location of the project site as seen from the important public buildings and park. The Architectural Review Guidelines also state, “New construction should appear similar in mass and scale to other buildings seen as traditional in the neighborhood.” It doesn’t look that

way on paper. Where are the story poles? Story poles should be part of the environmental review process.

Second, the materials and colors may or may not be “consistent with surrounding buildings”. Those features are just two factors, not the major determining factors in assessing design compatibility.

Third, determination of the project’s consistency with the Architectural Review Guidelines in terms of mass and scale of the structure, scale and rhythm of the streetscape, and architectural details should not be considered a foregone conclusion. That does not provide meaningful environmental review.

Fourth, the hotel building as already discussed above would NOT fit into the “current visual character of the area”.

Fifth, the project would NOT “match in style” the existing historical Library and Museum buildings which are set back from the sidewalk on Central and have beautiful arches, architectural details and fenestration, and the clean lines of the Mission Revival and Spanish/Mediterranean Revival styles. While Pacific Grove’s historic architecture is notable for its variety of architectural styles, this building is not designed in any recognized style, and does not claim to be. Superior design is exhibited by the Library and the Museum, and the current hotel design is not consistent with that. And while the Library and Museum are set back from Central Avenue with drought-tolerant and/or native plant gardens, a covered portico at the Library with benches, and a plaza with a life-size gray whale model in front of the Museum, the hotel will be set back only to accommodate a driveway and outdoor seating for the restaurant.

The paragraph concludes, “the project would not damage the project area’s surrounding visual character and quality during operation and would have a less than significant impact.” That is NOT substantiated in the document.

Furthermore, with the site of the proposed hotel located in Pacific Grove’s historic cultural core in the heart of the historic Retreat across the street from the Library, the PG Museum of Natural History, and Jewell Park, and 2 blocks from Chautauqua Hall, this will be a highly visible building for residents and visitors. There will be significant negative impacts on the Library and Museum in terms of aesthetics, loss of views (to Mt. Toro to the east from the Museum garden and from the sidewalk on Forest Ave.), loss of light (shade and shadow likely at both the Museum and Library—the light and shadow shown on the drawings is not accurate), traffic, and parking. The document states cryptically, “Users of other public facilities would not be impacts because uses of the city’s library and museum are mainly indoor.” I believe the intent is to say that due to distance, new shadows would only minimally impact Jewell Park, which has outdoor use; and it assumes that use of the Library and Museum are mainly indoor, ignoring the well-used benches in the Library’s portico facing the garden (and the project site), and the Museum’s native plant garden and planned butterfly pavilion.

The negative visual impacts will NOT be limited to the construction period—the completed project will have long-term negative impacts. While the maximum allowed height limit is 40 feet, this proposed building appears out of scale with the adjacent streetscapes of important civic and public assembly buildings. The impact of the height needs to be reduced by providing relief. This may be accomplished by stepping back, and perhaps other design features, to be compatible with the surrounding area (not with the Holman Building). Landscaping should make use of California native plants.

2)TRAFFIC/PARKING

Increased traffic on Central, Fountain, Grand due to hotel visitors, employees, and restaurant patrons is not realistically assessed.

The City's requirements for off-street parking for the hotel are extremely inadequate. One parking space for every four rooms means 75% of the hotel visitors (approximately 94 cars) will have to park on the street when the hotel is at full capacity. In addition, the parking for employees, restaurant and bar patrons, and meeting* attendees who are not staying at the hotel appears to be significantly less than adequate. This has major implications for people using the Library and the Museum, both during the day and for evening programs, and likely will impact parking in residential neighborhoods nearby. While the off-street parking spaces provided may be more than what the City requires, there is a significant negative impact on the available street parking. (*The "Project Characteristics" and plans include a meeting room. (Page 3.0-2) The "Operation" section says it does not include meeting rooms. (Page 3.0-8))

If the hotel uses the parking lot across the street (Fountain Ave.), where will the cars park that currently use that lot? At least 3 spaces have signage reserving them for the credit union. The rest have signage reserving them for the Holman Building.

3) There is no mention of Pacific Grove's Farmer's Market. What alternate plan is there for that very popular and sustainable weekly event that is held on Central Avenue in front of the project site?

4) The provision of a lap pool and spa in what may be a totally shaded area, with approximately 40-foot walls on three sides, open to the NW wind, appears to be a poor plan, disregarding our scarce water supply.

Respectfully,
Lisa Ciani

APPENDIX D – CITY OF PACIFIC GROVE ORDINANCE 1951

ORDINANCE NO. 1951 N.S.

**ORDINANCE OF THE PEOPLE OF THE CITY OF PACIFIC GROVE
 ADDING CHAPTER 23.33 (C-1-T DISTRICT) TO THE PACIFIC GROVE
 MUNICIPAL CODE TO ESTABLISH A NEW ZONE DISTRICT
 WHEREIN HOTEL USE AND/OR CONDOMINIUM USE PURSUANT
 TO REGULATIONS SPECIFIC TO SAID NEW DISTRICT, AND C-1
 ZONE DISTRICT COMMERCIAL USES ARE ALLOWED, SAID NEW
 ZONE DISTRICT TO BE DEFINED BY THE BLOCK BOUNDED BY
 LIGHTHOUSE AVENUE, GRAND AVENUE, CENTRAL AVENUE AND
 FOUNTAIN AVENUE**

THE PEOPLE OF THE CITY OF PACIFIC GROVE DO ORDAIN AS FOLLOWS:

SECTION 1. The People of the City of Pacific Grove find as follows:

(a) Although current regulations prohibit hotels and severely limit condominium development in the downtown area, limited hotel and condominium use in the downtown would stimulate and enhance commerce and commercial growth in that area.

(b) The block bounded by Lighthouse Avenue, Grand Avenue, Central Avenue and Fountain Avenue presents not only a central, convenient location for hotel and/or residential use, but also is the site of a large, unique, presently vacant building ideally suited for a mixed hotel/retail use.

(c) Hotel and/or residential use on the referenced block, given its proximity to the core retail uses in the downtown, would be especially beneficial to the vigor of city's economy.

(d) Hotel use on the block bounded by Lighthouse Avenue, Grand Avenue, Central Avenue and Fountain Avenue is consistent with historic use of this property in that from 1887 to 1918 a three-story, 114 room hotel, known first as the El Carmelo Hotel and later as the Pacific Grove Hotel, was located on this site.

(e) City's draft general plan provides that hotel use and/or mixed commercial/residential uses are appropriate and to be encouraged in the downtown area.

SECTION 2. Chapter 23.33 hereby is added to the Pacific Grove Municipal Code, to read as follows:

**Chapter 23.33
 C-1-T DISTRICT**

23.33.010 Statement of intent. (a) It is the intent of the people of the city of Pacific Grove in enacting this chapter to establish a zone district in the city's downtown area where hotel use is permitted, as are all other uses listed in Chapter 23.32 (C-1 zone district) of this code. The people have determined that the area of the downtown defined by Section 23.33.040 of this chapter is appropriate for hotel development. Further, except as modified by this chapter,

MNA336

all provisions of the motel/hotel regulation ballot measure enacted by the people at the June 3, 1986, special municipal election, as set out at Chapter 23.52 of this code, shall remain unchanged and in full force and effect.

(b) It is also the intent of the people of the city of Pacific Grove in enacting this chapter to provide for an exception to the strict regulations governing condominium development found at Chapter 23.45 of this code, said chapter enacted by the people at an election held in the city on November 2, 1982. The people have determined that the area of the downtown defined by Section 23.33.040 of this chapter is appropriate for condominium development in a manner less restrictive than defined by regulations set out in Chapter 23.45. Further, except as modified by this chapter, the provisions of Chapter 23.45 shall remain unchanged and in full force and effect.

23.33.020 Uses permitted. The following uses are permitted in the C-1-T district:

(a) Any use permitted in the C-1 districts (Chapter 23.32 of this code) as said district regulations may from time to time be amended by the council.

(b) Hotel use shall be allowed, subject to the following:

(i) Hotel uses shall be subject to first securing a use permit in each case.

(ii) Height limits and yard requirements shall be as set out in Sections 23.32.030 and 23.32.050 of this code.

(iii) All other regulations and conditions of approval shall be as provided by use permit approved pursuant to this title. Said regulations and conditions shall include, without limitation, provisions for architectural review, land area per unit, neighborhood compatibility, landscaping, parking, traffic and accessory buildings.

(iv) Required parking, if any, may be located on or off site, the location to be designated by the use permit.

(c) Condominium use shall be allowed, subject to the following:

(i) Condominium use shall be subject to first securing a use permit in each case.

(ii) Height limit and yard requirements shall be as set out in Sections 23.32.030 and 23.32.050 of this code.

(iii) The provisions of Chapter 23.45 of this code shall not apply to development of condominiums in the C-1-T District. The council shall, by ordinance, establish standards, conditions and other appropriate regulations to govern the development of condominiums in the C-1-T District. Until and unless such standards, conditions and other regulations are in place, no application for such development shall be accepted or processed. Such standards, conditions and regulations established by the council shall be in addition to and harmonious with state law governing condominium development.

23.33.030 Maximum residential development. In no event shall residential development in the C-1-T zone district exceed 25 dwellings units. This limitation shall not be subject to variance.

23.33.040 Boundaries of district. The C-1-T district shall be that area defined by the block bounded by Lighthouse Avenue, Grand Avenue, Central Avenue and Fountain Avenue.

23.33.050 Amendment. No provision of this chapter shall be repealed or amended except by a vote of the people.

SECTION 3. If approved by a majority of the voters voting on this ordinance, this ordinance shall be considered adopted upon the date that the vote is declared by the council and shall go into effect ten days following that date.

APPROVED by the following vote of the people on June 7, 1994:

YES3,668

NO834

TOTAL VOTES CAST4,733

ADOPTED by declaration of the vote by the City Council of the City of Pacific Grove on July 6, 1994.


EFFECTIVE DATE: July 16, 1994

ATTEST:


JEANNE C. BYRNE, Mayor


PETER WOODRUFF, City Clerk

APPROVED AS TO FORM:


GEORGE C. THACHER, City Attorney

MNA336

