



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Dan Miller and Ken Cuneo, Council Members
MEETING DATE: October 5, 2016
SUBJECT: Proposed Letter to the Pebble Beach Company regarding Inclusionary Housing Project (PLN 130447)
CEQA: Does not constitute a "Project" under California Environmental Quality Act (CEQA) Guidelines Section 15378.

RECOMMENDATION

Approve submission of a letter to the Pebble Beach Company regarding proposed minor modifications to Inclusionary Housing Project (PLN 130447).

DISCUSSION

As a result of the recent vote by the Monterey County Board of Supervisors to allow the construction of an inclusionary housing project in Area D of Pebble Beach (PLN 130447), Councilmembers Miller and Cuneo respectfully request that the City Council approve the attached letter (Attachment 1) to the Pebble Beach Company proposing minor project modifications.

The Pebble Beach Company's approved project consists of: 1) 24 inclusionary housing units (units ranging in size from 1,078 square feet to 1,343 square feet), including patios and decks, carport with small storage closet for each unit, and a 498 square foot manager's office building; 2) the removal of approximately 135 Monterey Pine and 590 Oak trees; and 3) grading (approximately 3,325 cubic yards of cut and 3,325 cubic yards of fill).

The project site is located near the intersection of new Congress Road and SFB Morse Drive, Pebble Beach (an approximately 2.7-acre portion of Assessor's Parcel Number 008-041-009-000), Gowen Cypress sub-planning area (also known as Area D), Del Monte Forest, Greater Monterey Peninsula Area Plan.

Rather than continuing to battle the project, the attached proposed letter proposes some minor project modifications to the Pebble Beach Company that could potentially improve the project while lessening the impact on the adjoining City of Pacific Grove neighborhood.

OPTIONS

1. Do nothing
2. Provide alternative direction.

FISCAL IMPACT

None.

ATTACHMENTS

1. Proposed Letter to the Pebble Beach Company
2. Letter to Monterey County Board of Supervisors

RESPECTFULLY SUBMITTED:

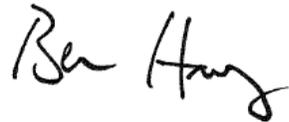


Dan Miller, Council Member



Ken Cuneo, Council Member

REVIEWED BY:



Ben Harvey
City Manager

Pebble Beach Company
Corporate Office
17 Mile Drive
Pebble Beach, California 93953

Dear Pebble Beach Company:

The City of Pacific Grove and our residents in the Del Monte Park area of Pacific Grove, who are neighbors of the planned inclusionary housing complex in Pebble Beach's Area D, would like to open a line of communication regarding certain aspects of the project plan as currently proposed.

In our review of the plan, we have identified some elements that concern us, and that would require only minor modifications to ameliorate, and which could vastly lessen the impact of the project (specifically in terms of noise and light pollution) on the Del Monte Park neighborhood. These concerns have been raised at various points in the process over the past months, but they are likely to have been lost amidst the debate over whether or not the development should proceed.

Ideally, the arc of the design would be flipped so that it faces away from the neighborhood. We do not believe that, if this were done using the existing design footprint, it would require any changes to the EIR. The number of trees removed and the size of the project would remain the same, but the benefit to the Pacific Grove neighbors would be that the parking lot would be on the other side of the complex (that is, facing Congress Road where there are no neighboring houses, rather than the Del Monte Park neighborhood). This would protect the neighborhood from car headlights and parking lot lights, and would greatly reduce car noises as well.

If this change is not possible, we would request a few soft, off-site mitigations, including a low, 3-4 foot berm between the parking lot and the walking path, which could be built at the time the parking lot is being graded. We believe the berm would greatly reduce the glare of headlights into the homes at the ends of the Pacific Grove streets.

We would also ask that the site incorporate design guidelines such as those required in Carmel for outdoor lighting. There, parking lot lights are limited to a height of 14 feet. Lights on buildings are limited to 60 watts or less, and are required to be shielded and pointed down. For the residents of the planned housing, as well as Pacific Grove residents, these considerations would cause less light pollution in our quiet, forested neighborhood.

Providing residents of the planned housing with garages instead of car ports would greatly improve the quality of the facility, as would reorienting guest parking to parallel parking along the new street, as is done in Pebble Beach and Pacific Grove. One other parking-related concern Pacific Grove residents have is that the ends of the streets in Del Monte Park (especially David, Lincoln, Miles and Lawton Avenues) are likely to be used as

overflow parking for the project. We would like to explore possible solutions to that problem if it arises.

We are pleased that the Pebble Beach Company has committed to allowing Pacific Grove residents continued access to the walking path between the Del Monte Park neighborhood and the new housing, and hopeful that there will also be a screen of shrubs and trees provided to ensure the maintenance of the green barrier between the path and the new housing.

We thank you for your consideration and look forward to hearing from you, and to working together to ensure a positive and neighborly atmosphere in this beautiful environment we all inhabit.

Sincerely,

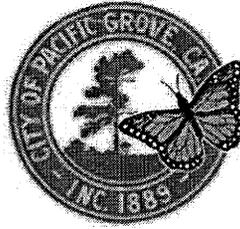
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CLERK OF THE BOARD

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300 Forest Avenue
Pacific Grove, California, 93950

July 8, 2016

Gail T. Borkowski
Clerk of the Board of Supervisors
County of Monterey
168 West Alisal St., 1st Floor
Salinas CA 93901

Re: Pebble Beach Company's Inclusionary Housing Development (PLN130447)

Dear Members of the Board of Supervisors:

The City Council and residents of Pacific Grove are not opposed to inclusionary housing developments. However, the Pacific Grove City Council has concerns regarding the Pebble Beach Company's proposed Inclusionary Housing Development PLN130447 at its proposed location within a forest abutting the community.

For your consideration, we offer the following concerns and suggested modifications:

- Our citizens emphatically state they do not want development in this location. They feel that two other environmentally superior locations are offered within the Environmental Impact Report.
- Avoid the destruction of a forest and resulting negative impact on a low density single-family neighborhood within the City of Pacific Grove by considering alternatives.
- Insist upon a more compelling discussion of specific reasons of how the destruction of 700 trees and the impact to our Del Monte neighborhood is a better choice both environmentally and fiscally than alternate locations.
- If site relocation is not possible, consider abandonment of the current suburban-style monolithic "apartment complex" design, and replace it with a series of one and two story cottages arranged around central courtyards. This type of design has been successfully executed in other California locations, and provides a much more humane environment for the residents who live there. This type of smaller-scale approach would also alleviate the need for mass grading and removal of 700 trees and would fit better within our Del Monte neighborhood, which abuts the proposed project site.

- If site relocation is not possible, insist upon adequate parking and traffic mitigation measures that addresses Pacific Grove's Del Monte neighborhood that will be impacted by this project.

Thank you for this opportunity to provide feedback. Our comments do not oppose the project, rather the inadequacy of analysis and mitigations contained within the environmental impact report. As Monterey County continues to urbanize, we want to remain vigilant in protecting those small remaining places that make this area so special.

Sincerely,

Bill Kampe

Bill Kampe
Mayor
City of Pacific Grove