



**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, Council Member  
Ken Cuneo, Council Member

**MEETING DATE:** July 6, 2016

**SUBJECT:** Consider Letter to Monterey County Board of Supervisors  
Regarding Pebble Beach Company's Inclusionary Housing Project  
(PLN130447)

**CEQA:** Does not constitute a "Project" under California Environmental  
Quality Act (CEQA) Guidelines Section 15378.

**RECOMMENDATION**

Approve submission of the letter, shown in Attachment 1, to the Monterey County Board of Supervisors.

**DISCUSSION**

The Pebble Beach Company has proposed a Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 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) a Use Permit to allow the removal of approximately 135 Monterey Pine and 590 Oak trees; and 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.

With the proposed inclusionary housing project's impact to the forest, anticipated parking and traffic impact upon the adjoining Pacific Grove Del Monte Forest neighborhood, and remaining unanswered questions about project alternatives, the attached letter is proposed for submittal to the Monterey County Board of Supervisors' for their review and consideration.

**OPTIONS**

1. Do nothing
2. Provide alternative direction.

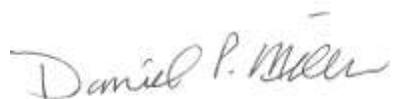
**FISCAL IMPACT**

None from submission of the letter.

**ATTACHMENTS**

1. Proposed letter from the City of Pacific Grove to the Monterey County of Board of Supervisors

RESPECTFULLY SUBMITTED:



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Dan Miller, Council Member



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Ken Cuneo, Council Member

August 23, 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 Project (PLN130447)

Dear Members of the Board of Supervisors:

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

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

- 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  
Mayor  
City of Pacific Grove