



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

AGENDA REPORT

TO: Planning Commission

FROM: Mark Brodeur, Director

MEETING DATE: May 19, 2016

ADDRESS: Parking Lot Behind Lighthouse Theater

SUBJECT: Consideration of a Mixed Use Development Concept for City Owned Parking Lot

ZONING/LAND USE: The site is currently zoned C-D (Downtown Commercial) which permits Mixed Use Development

CEQA: Categorical Exemption, 15306 – Information Collection.

RECOMMENDATION

Provide a positive recommendation to the City Council that an appropriate development agreement be developed and selection of a developer to undertake the construction of a mixed use project at this location would be a net positive for the downtown.

PROJECT DESCRIPTION

The City of Pacific Grove owns several surface parking lots in the downtown. These parking lots were developed as part of a Parking District whereby several commercial property owners in the downtown were assessed a fee to pay for construction of the public surface parking lots. The outcome of this effort assures that ground floor commercial development in the downtown does not need to provide its own off-street parking facilities.

Surface parking lots do not represent the highest and best use for property in a downtown. While free public parking lots in a downtown are critical to the maintenance of the development pattern of our downtown, these surface parking lots could be transformed into mixed use projects as long as the existing public parking spaces are retained and that the mixed use development conforms to existing zoning.

The Lighthouse Theater Parking lot is the largest public parking lot in the downtown. With over 37,000 square feet of land area, the site could be transformed into a mixed use development including structured public parking, fifty-three mixed income dwelling units with their own parking, ground floor retail and ample open space.

The City could market this piece of property to local or regional development teams who follow the development concept that the City wants to see occur here. In order to attract high-end developers, the City could offer the property at a discounted price in return for the project being able to accommodate moderate income residents such as firefighters, police and teachers who work in the community. The City would also retain direct control over the final design of the project as well.

The site currently has little or no water associated with it. Any development occupancy would have to wait for the Local Water Project to free up some available water. While the project currently has no water, the development process could proceed up to a point. The project could proceed through the CEQA process and ARB and Planning Commission approvals.

The City would require a certain number of the dwelling units to be in the affordable or “workforce housing” class. If the City wants to meet its affordable housing goals, the developer would provide 20% or eleven moderate income units to be interspersed throughout the building to help avoid the stigma of an affordable unit project. Currently, the City would envision a mix of studio, one and two-bedroom units throughout the building.

How the building relates to the commercial frontage on Fountain is important. Therefore the project design does include some ground floor commercial on the Fountain Avenue frontage. In order to protect the residential character of 15th Street, the building frontage would not contain any commercial activities or vehicular access to the garage portion of the building. Several open (non-structure) parking spaces would be provided between the building and the theater for liberal short term trips to the theater or surrounding commercial uses.

CEQA

In reviewing this action, the City has followed the guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Sections Class 6, §15306, Information Collection. The project includes the conversion of the existing structure to a new use.

OPTIONS

1. Make Recommendation to move the concept forward to the City Council
2. Make suggested modifications before taking the concept to City Council
3. Suggest returning to the Planning Commission after suggested modifications have been made.

ATTACHMENTS

1. Project Plans

RESPECTFULLY SUBMITTED:

Mark J Brodeur, Director



Zoning Massing Diagram

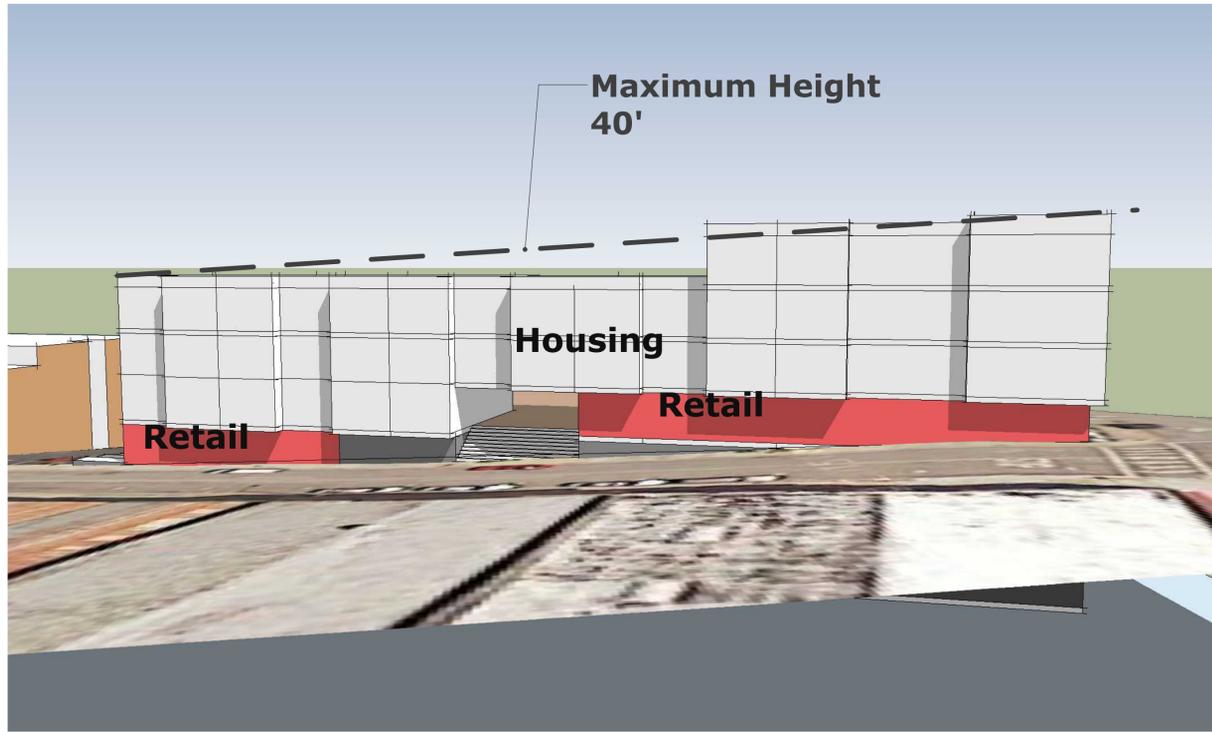


15th Street



Laurel Avenue

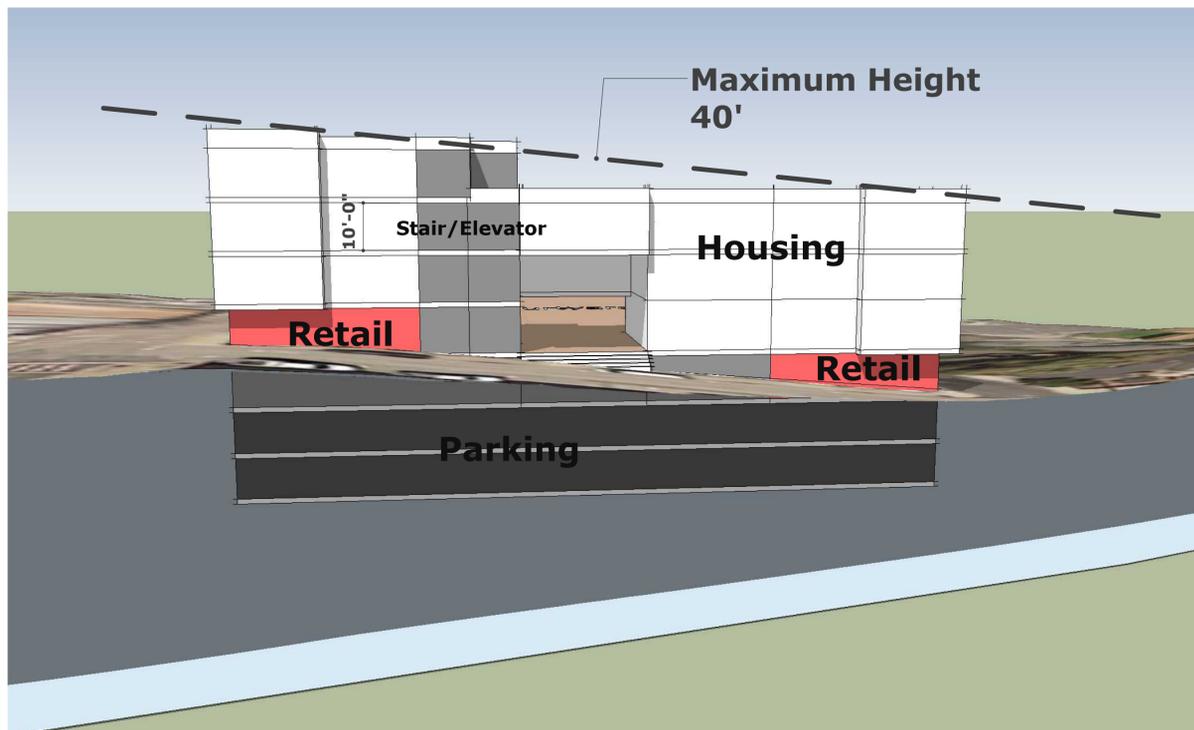
Existing Zoning
75% Coverage - 40' Maximum Height



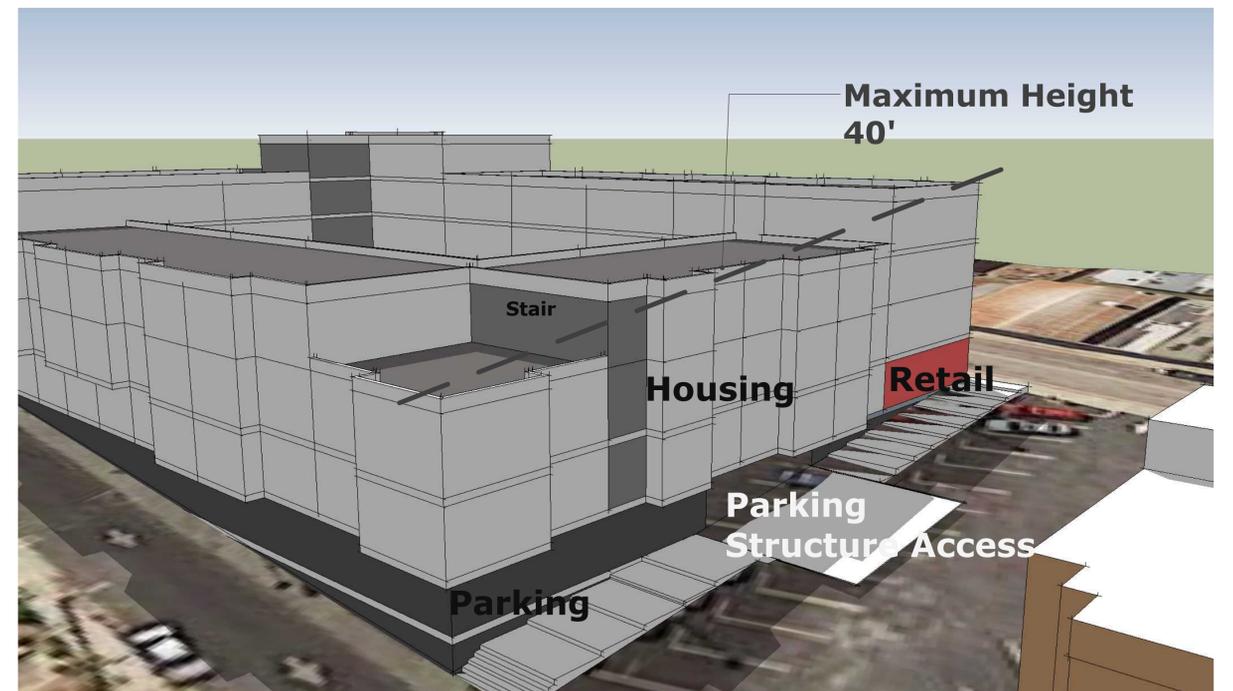
Fountain Avenue



15th Street



Laurel Avenue



North Side (at Theater)



Laurel Avenue View



Fountain Avenue View



Esplanade View (at Theater)

Site: 265x140 = 37,100 SF
75% lot coverage = 27,825 SF
40' Maximum Height

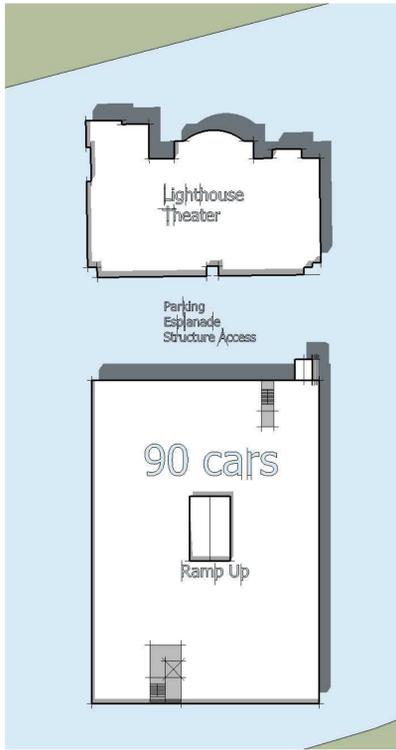
53 Units (Required Parking 1.3/Unit = 70 Cars)

3 Retail Spaces

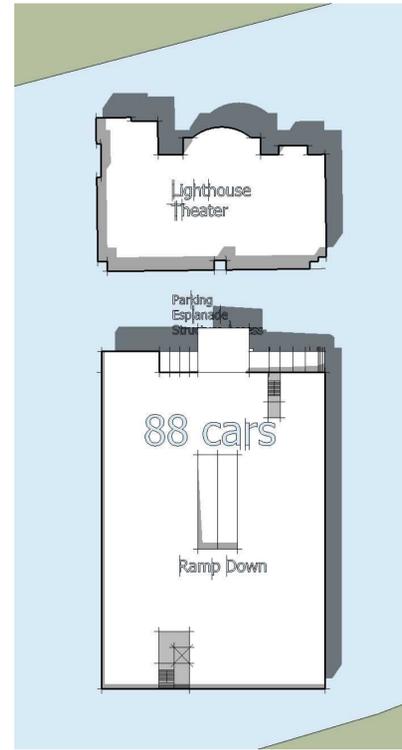
Open Courtyard

2 Floors Parking (178 Cars) 21 Surface Parking
Retain drive aisle and 2 rows diagonal parking
Total Parking on site: 199

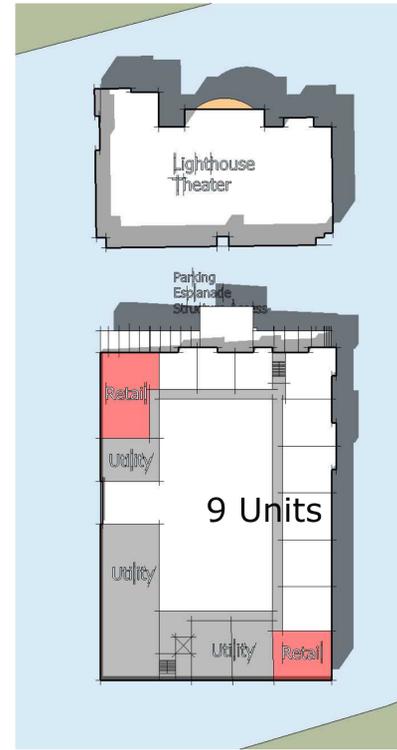
Landscaped esplanade between Fountain and 15th



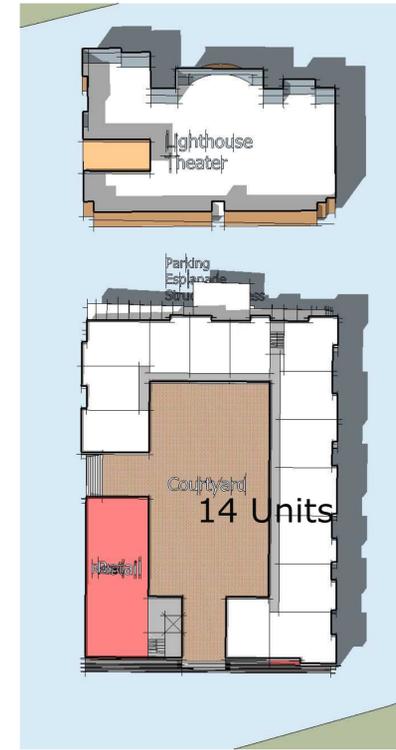
Parking Level 1



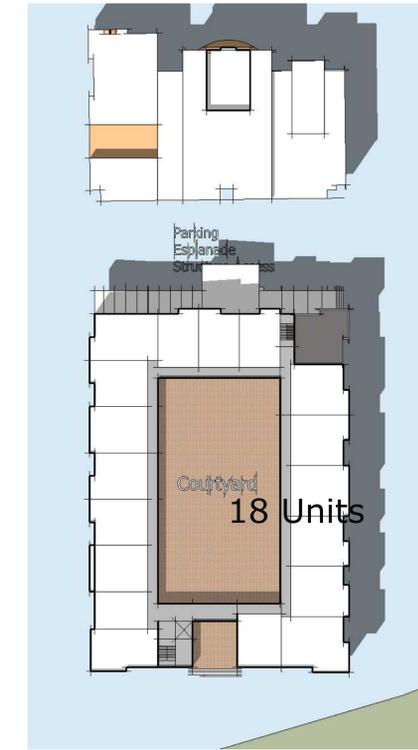
Parking Level 2



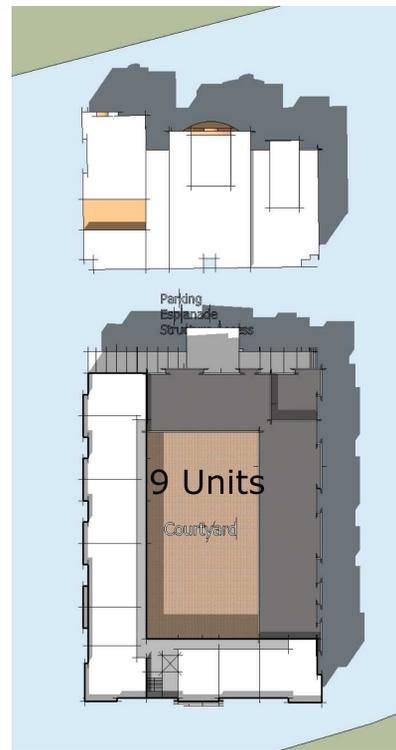
Lower Level



Courtyard Level



Second Floor



Third Floor



Fourth Floor