

**Item 7. b.**



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

**AGENDA REPORT**

**TO:** Planning Commission

**FROM:** Steve Matarazzo, Interim Community Development Director

**MEETING DATE:** June 26, 2014

**SUBJECT:** Monitoring Report Regarding Trader Joe's New Parking and Circulation Plan (Approved as part of Use Permit 11-1195) 1170 Forest Avenue

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

**RECOMMENDATION**

Accept report and give staff direction. Staff finds Trader Joe's to be in substantial conformance with the use permit conditions. (We will, however, notify the store to place "employee only" parking signage along the rear of the store.) It is also recommended that you direct staff to contact Trader Joe's to determine if it is feasible to acquire or exchange mutual access easements with adjoining properties to further benefit overall commercial on-site circulation at Trader Joe's and in the vicinity.

**DISCUSSION**

The Planning Commission requested a staff update on parking lot improvements to Trader Joe's that were made as part of a 2012 use permit approval. On May 17, 2012, the Planning Commission approved use permit 11-1195 to allow Trader Joe's to expand its floor area into a tenant space previously occupied by Blockbuster Video. As part of that approval, the parking lot and circulation plan was redesigned in an attempt to ease on-site traffic congestion. The new circulation plan appears to be working well, based on "entrance only" and "exit only" ingress and egress points along Forest Avenue where previously two-way access was allowed at both driveway apron points. There was also to be a second cart corral provided along the "north" elevation (should read "south" elevation) of the building. This has also been provided. The planning commission added a condition of approval (see attachment 1) to the permit, requiring a review of the efficacy of the new parking and circulation plan within six months of the issuance of the building permit for tenant improvements. Although tardy, this is considered to be that review.

Staff has visited (and shopped at) the site and believes the revised parking and circulation arrangement is an improvement over prior conditions. Over the past year, there have been no reported traffic accidents in the vicinity. The angled employee parking in the rear, however, is

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seldom used. It could be better utilized if a mutual access easement were obtained from the adjacent property owner, allowing a through lane out of the rear parking area and onto the adjoining commercial parking lot. This type of easement cannot be mandated, and would likely need to be purchased by Trader Joe's.

**ATTACHMENTS**

1. Use Permit 11-1195 (Trader Joe's Expansion)

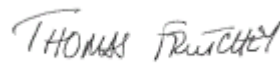
RESPECTFULLY SUBMITTED:



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Steve Matarazzo  
Interim Community Development Director

REVIEWED BY:



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Thomas Frutchey  
City Manager

**RESOLUTION NO. 12-03****USE PERMIT NO. 11-1195 TO EXPAND THE EXISTING GROCERY STORE USE (TRADER JOE'S) INTO THE ADJACENT EXISTING 4,517 SQUARE FOOT COMMERCIAL TENANT SPACE (FORMERLY BLOCKBUSTER) RESULTING IN A 14,980 SQUARE FOOT GROCERY USE, AND ASSOCIATED SITE IMPROVEMENTS****FINDINGS**

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of the zoning code regulations, because a grocery use is permitted with a use permit in the C-1 zoning district per PGMC §23.32.020(C), the existing building is in compliance with development regulations per PGMC §23.32.030 and 23.32.050, and parking is in compliance with PGMC§ 23.64.190(g) and (h), 23.08.195 and 23.08.190.
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan, because a grocery use is typical in the Forest Hill Commercial area and would implement General Plan Land Use Policies 4, 12, and 15, Transportation Goals 5 and 7, and Policy 30, Natural Resources Policy 3 and Goal 4, and Urban Structure and Design Policies 3, 4, and 5; and the use and parking are consistent with the Forest Hill Specific Plan provisions in Chapters 3 and 4. The site is not located in the coastal zone, therefore, the Local Coastal Program Land Use Plan is not applicable.
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, because site improvements will increase the number of parking spaces from 63 to 66, improve traffic circulation, beautify the site with landscaping, and will provide additional grocery store services to Pacific Grove residents, employees and tourists.
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, because site improvements will increase the number of parking spaces from 63 to 66, improve traffic circulation, beautify the site with landscaping, the grocery use expansion will provide additional services to Pacific Grove residents, employees and tourists and eliminate the visual blight of the existing empty storefront (formerly Blockbuster).
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity, because neither the existing operating characteristics nor building footprint will change with this permit, the proposed parking plan and bicycle parking will improve traffic circulation, and any exterior alterations to building design will be subject to review and approval by the Architectural Review Board.

6. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should UP 11-1195 be approved, the action would be a Class 1 Categorical Exemption under CEQA Guidelines Section 15301(e) (2).

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:**

1. The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.
2. Use Permit 11-1195 is hereby approved, subject to the findings and conditions herein.
3. The Permittee shall not pull the building permit until a resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions, and is returned to the Community Development Department.
4. All activities must occur in strict compliance with the proposal as set forth in the application for Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval.
5. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
6. These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
7. This resolution shall become effective upon the expiration of the 10-day appeal period.
8. Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit. It is the responsibility of the applicant to contact the California Department of Transportation (CalTrans) for application and requirements for any work located in CalTrans lands.
9. 66 on-site parking spaces shall be provided and maintained as shown on project plans: four ADA accessible spaces, 16 compact spaces (8' x 16' per PGMC §23.08.195) and 46 standard spaces (9' x 20' per PGMC §23.08.190).
10. Prior to building permit issuance, the site plan shall be revised to show Class II bicycle parking for at least seven bicycles. Bicycle parking should be provided in a manner that does not interfere with pedestrian or vehicular circulation and shall be located near building entrances.

- 11. The associated landscape and irrigation plan approval shall be reviewed and approved by the Architectural Review Board in association with the exterior façade improvements and signage which compose "Phase II" of this project.
- 12. The trash enclosure shall be covered, with full details provided for review and approval by the Community Development Department prior to building permit issuance.
- 13. Angled parking spaces located at the rear of the building shall be indicated "Employee Parking."
- 14. Prominent directional signage shall be included with the associated Sign Permit (SP) Application no. 11-1200, subject to review and approval by the Architectural Review Board as a part of the phase II site improvements.
- 15. A second cart storage corral shall be provided along the north elevation, subject to review and approval by the Architectural Review Board as a part of the phase II site improvements.
- 16. This permit shall be subject to review by the Planning Commission six months from the date of final inspection to evaluate on-site traffic circulation.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 17<sup>th</sup> day of May, 2012, by the following vote:


AYES: Aeschliman, Bluhm, Davis, Fredrickson, Passell

NOES: none

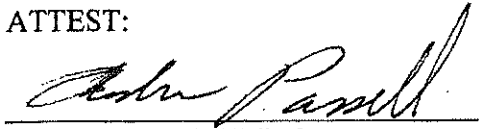
ABSTAIN: none

ABSENT: Byrne, Olsen

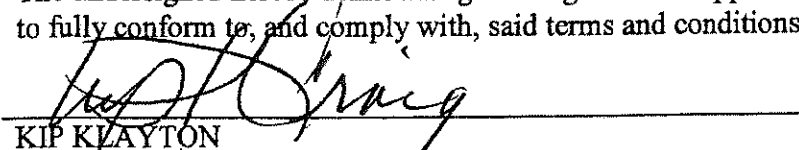
APPROVED:

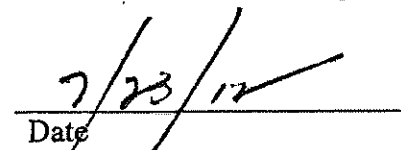
  
 WILLIAM FREDRICKSON, Chair

ATTEST:

  
 ANDREW PASSELL, Secretary

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

  
 KIP KLAYTON  
 Applicant

  
 Date

ROBERT DAVIS  
 Owner

Date