



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durrell

1 message

Cathy Wooten <cathywooten@icloud.com>

Fri, May 18, 2018 at 8:12 PM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

I respectfully request you hear an appeal of the approval of the Hotel Durrell Project.

Regards,

Cathy Wooten

Sent from my iPad



Sandra Kandell <skandell@cityofpacificgrove.org>

Please Review Hotel Durell Project

1 message

'Sarah Diehl' via City Clerk <cityclerk@cityofpacificgrove.org>

Tue, May 22, 2018 at 8:40 PM

Reply-To: Sarah Diehl <ioniansd@yahoo.com>

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

Dear Mayor Kampe and City Council Members:

I am a long-time resident of Pacific Grove, and I urge you to “call up” and review the Planning Commission’s approval of the controversial Hotel Durell Project. The project raises many serious issues—size, design, parking, and water supply—that have yet to be adequately addressed. Given the size and disruption of the project, both to the adjacent neighborhood and the character of the town, the project deserves additional consideration and review.

As the Architectural Review Board determined, the currently envisioned, Hotel Durell is too large and intrusive a project for the heart of Pacific Grove. The proposed four-story hotel with approximately 120 rooms will literally and figuratively overshadow the historic Carnegie Library, Jewell Park and the Natural History Museum, which are the heart of Pacific Grove. Several historic churches and Greenwood Park open space are also a few blocks away. Moreover, the proposed fairly generic design is out of character with historic downtown Pacific Grove and risks destroying the very ambience that attracts tourists.

The developer should be required to install story poles and netting so that all persons who use that area can judge the height and mass of the current proposed hotel (and any revised plan) and thus get a better understanding of how it would interfere with the character and utility of the area. Concerned citizens can’t adequately judge the scope of the project without such poles that are customarily required for all building projects.

The proposed hotel will also bring more traffic than that already crowded area can manage, particularly as it envisions not only hotel guests and the necessary staff but also meeting rooms, special events and a restaurant. The proposal does not provide enough parking for all the people that will be drawn into the area; the overflow would crowd residential streets and the Coastal Zone, which are already overburdened, particularly on weekends and during numerous special events. I walk through this section of town several times per week, and all the surrounding parking lots and most of the residential streets are filled with parked cars even when there are no special events such as church services, gatherings in Jewell Park, Museum and library lectures, or running races at Lover’s Point. Also residents and visitors to the Holman Building condominiums will draw in more traffic and need for parking once they open.

Please exercise your power to review the Hotel Durell project and to make sure that the fundamental issues of size, design, parking, and effect on the community are addressed.

Sincerely,
Sarah J. Diehl



Sandra Kandell <skandell@cityofpacificgrove.org>

Call up requested please

1 message

'**Jacqueline Fobes**' via **City Clerk** <cityclerk@cityofpacificgrove.org>

Tue, May 22, 2018 at 2:58 PM

Reply-To: Jacqueline Fobes <jtfobes@yahoo.com>

To: cityclerk@cityofpacificgrove.org

Cc: "jtfobes@yahoo.com" <jtfobes@yahoo.com>

Hello Mayor and City Council members,

The construction of the proposed Hotel Durell seems to be being rushed through the approval process a little too quickly. Many residents of this beautiful peninsula are concerned about the size of this hotel, it not fitting into the community architecturally, the potential loss of the Farmer's Market, the increased traffic, and serious concern over water. We feel it is being hurriedly pushed through without significant study due to the fiscal issues facing the city of Pacific Grove.

You, as stewards, need to be continually aware that every project, every structure, every decision you make affects ALL OF US ON THIS PENINSULA, not just Pacific Grove.

The attractiveness of our environment is being threatened by continual development. The constant barrage of new hotels, new events and more and more traffic affect not only our lives as residents but the tourist experience of visiting here. Building new hotels on small lots with narrow small roads will not help this problem

Thank you.

Jacqueline Fobes

Sent from my iPad



Sandra Kandell <skandell@cityofpacificgrove.org>

Please Call-up the Planning Commission Decision to Approve the Hotel Durell and to Certify the Project's E.I.R.

1 message

Cosmo Bua <philemata@gmail.com>

Wed, May 23, 2018 at 11:39 AM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huitt <huitt@comcast.net>, Nick Smith <nsmith@cityofpacificgrove.org>

Cc: City Clerk <cityclerk@cityofpacificgrove.org>, Mark Brodeur <mbrodeur@cityofpacificgrove.org>, City Manager <citymanager@cityofpacificgrove.org>

City of Pacific Grove
May 23, 2018

Re: Call-up and Reverse the Planning Commission Decision to Approve the Hotel Durell and to Certify the Project's E.I.R. Review has been deficient to this point.

Dear Mayor Kampe and Members of the City Council:

Regardless of how you feel about the Hotel Durell's current design, it's projected economic benefits for Pacific Grove, or the particular residents who have gone on record opposing it (I can assure you these are the sentiments of many others), I'm writing to ask that you use your right of call-up to review the project. This will be one of the most significant changes to the City of Pacific Grove that anyone in your position has ever decided to officially permit. Approved as is, this building will dismay most of the residents who live in and visit this immediate area on an almost daily basis far into the future. The Library, Jewel Park, and the Natural History Museum - and so the entire town - will all be diminished by it.

The E.I.R.: *"The City of Pacific Grove (the City) is the lead agency for the environmental review of the proposed Hotel Durell project (the project) and has the principal responsibility for approving the project."* Given this apparent conflict of interest the City needs to assure residents that there has been sufficient review. That is not true to this point. Right now so much is wrong about the project that not a few people believe the result was known, more or less, at the beginning of the process. No real attention has been paid to very serious challenges to the E.I.R. Numerous suggestions and objections of the community to the project itself have not been addressed. And City of Pacific Grove City Plans and guidelines are being breached.

It seems as if more was understood before the process than after it. The E.I.R.: *"The City prepared and published an Initial Study for the project. The analysis presented in the Initial Study found that the project may result in potentially significant impacts related to aesthetics, biological resources, cultural resources, hazards and hazardous materials, transportation and traffic, and utilities and service systems from project implementation. As such, the City determined that an E.I.R., should be prepared."* You knew an E.I.R. was needed. Now demand one which investigates all of these impacts, instead of just dismissing them.

Also, there is an ineffectual process through which residents can point out where the requirements of C.E.Q.A. have not been met, and also which City laws, Plans, and guidelines are not being followed, a pretty useless one, but there is one. There isn't, however, any place for residents to have their wishes to protect their neighborhood and the town acknowledged and seriously considered. Where is the inquiry process P.G. City is using to actually take account of the sentiments and wishes of city residents.

This C.E.Q.A. certification procedure excludes them peremptorily, and often arbitrarily.

The E.I.R.: ***"The comment does not pertain to the adequacy of the Draft EIR. No changes required."***

Where do these comments pertain? What method will the City use to earnestly make provision for them once the project has been approved and the E.I.R. certified? Think carefully about them now. Here are a few comments, most submitted by more than one resident:

The commenter states that as a property owner and resident of the first block of Grand Avenue, she is saddened by the project, as it does not reflect the city's history and beauty.

The commenter suggests that a smaller boutique - style hotel be built Instead

The commenter notes that Pacific Grove is different from neighboring coastal communities and that the project would change the city's "home town feeling . "

The commenter states she is writing a letter of protest against the proposed Hotel Durrell and suggests that the city is turning into Los Angeles.

The commenter notes that the local government officials may have approved the project because of the project's financial incentives without considering how to best serve city residents.

The commenter believes the hotel development will drive up rents in the project area and is concerned that local businesses will suffer.

The commenter is concerned that the project will contribute to overcrowding in the project area and will degrade the quality of life for city residents.

The commenter requests that a survey be done to determine the hotel's effect on occupancy rates of existing bed and breakfasts in Pacific Grove.

The commenter states that Pacific Grove's existing guest accommodations dispersed throughout the city would not create the problems that a large project like Hotel Durrell would

The commenter expresses concern about unsafe drivers traveling within the project area and would like to see the project relocated to the periphery of Pacific Grove as a solution.

The commenter states that she is adding her voice to others who have submitted public comments regarding the project's poor design and the hardship the project would place on homeowners in the neighborhood

The commenter states that hotels and condominiums do not coincide with the "Last Hometown" concept of Pacific Grove.

The commenter asks how the project will affect views from condominium penthouses.

The commenter states the City of Pacific Grove "clearly violated its own rules for not naming the Central Station as a historic building, when it clearly was built before the Holman Building and served as that building's garage."

The commenter states that traffic impacts are not exclusive to Pacific Grove, but along roads in the Peninsula. Because of this, the commenter states no new hotel or condominium projects should be approved in cities along the Peninsula. The commenter further describes specific developments along the Peninsula which increase traffic impacts.

The commenter states Draft EIR Alternative 3 "requires an economic analysis to reduce the number of rooms and suites to be 60 with a commensurate reduction in the building size".

The commenter expresses an opinion about the need for a hotel in the center of town .

The commenter expresses an opinion about the need for a four - story hotel that makes down town look more dense.

The commenter asks if Pacific Grove needs a 125 - room hotel

The commenter states that (...due to traffic increases along many roads ...) all communities located along the Peninsula should be allowed to vote on hotel and condominium projects.

Aesthetics - Many residents agree on strong aesthetic objections to the Hotel Durrell which are clearly legitimate by CEQA standards (immediately below). They are simply cavalierly dismissed perfunctorily.

Based on Appendix G of the CEQA Guidelines, aesthetics impacts are considered to be significant if implementation of the project would result in any of the following: __

1) Have a substantial adverse effect on a scenic vista.

2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- 3) Substantially degrade the existing visual character or quality of the site and its surroundings.
- 4) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Alternatives - The range is not "reasonable". Sufficient alternatives have not been evaluated. Just saying that there have been doesn't make it so. The most obvious missing being a significantly smaller alternative. Five fewer rooms doesn't qualify (this has to have been purposeful). This is a serious violation of California law. C.E.Q.A. requires meaningful alternatives, not ones which are evidently included so as to support the developer's scheme.

Cumulative impacts - have not been accounted for. (At the very least: traffic impacted cumulatively with the Bella development and the Holman condos and ...)

Impacts on environmental and recreational resources such Jewel Park, shoreline parks, and the recreation coastal trail have been ignored (by the E.I.R. estimated, "at full capacity could introduce 250 to 375 visitors" p/day, 2.0 - 234). These would also result in cumulative impacts.

Believe it or not, this is about as short as I could make this letter. But you already have hundreds of pages of legitimate objections to this over-development to which the E.I.R. gives only superficial notice.

In comment after comment, both verbal and written, public sentiment is clear: This project is too big for the site, too big for the neighborhood, and too big for the Last Home Town. No analysis, whatever questionable statistics are incorporated, can change the fact that the vast majority of the input from residents is that this project is not compatible with Pacific Grove. It is so opposed in character as to be incapable of existing together with the town as known and loved by residents. **How exactly does this E.I.R. measure small town charm? Forcing the Hotel Durell into such a culture-defining area of town will irreparably damage Pacific Grove.** This is the common understanding.

Call it up and take the time to contemplate Pagrovian opinion - and of course the inadequacy of this E.I.R. The town is owed that much.

May 23, 2018

Dear Mayor Kampe and City Council members,

This is a **large-scale commercial development** that is inappropriate for this neighborhood. I urge you to reverse the Planning Commission's decision to approve this hotel and to certify the E.I.R. Please use your right of call-up to review this project, for the following reasons:

As a longtime resident I must agree with Planning Commissioner, Robin Aeschliman. Hotel Pacific is a wonderful example of a properly designed hotel, respecting the character of its neighborhood. **This very prosperous hotel has 105 suites.**



In comparison, Hotel Durell is completely inappropriate for both the surrounding neighborhood and the City of Pacific Grove. It is very clear its design does not respect the character of Pacific Grove. *Is this really sincere progress, in further addressing the tremendous concerns of the majority of Pagrovians?* Originally, there was a "wish", (on the part of the developer), to have 200-plus rooms, to the reality of 125-rooms and finally 120-rooms, and thus, very little in design changes, after all these months.



AESTHETICS NIGHTMARE vs. \$\$\$:

While I can fully understand the terms of the agreement were financially attractive for the city, I believe there is much more at issue. I believe the city could have “strongly urged” the developer to design a hotel that we all could be proud of, in future years to come. **To accept mediocrity**, (this design), is simply unacceptable, even if to generate some much needed revenue. I believe the cart was put before the horse.

TREES:

First, the fact that the architectural drawings show large trees is interesting. The reality is there are **no** trees reaching almost to the hotel’s roof. In fact, there are no trees. Second, the Planning Commission proposed 24-inch pots. Either way, it will take years for any tree to reach the roofline of this project. But it is a nice *elusive disguise*, in order to somewhat hide and soften the absolute BULK of this hotel.

TRAFFIC FLOW-INADEQUATE EIR: According to the Planning Commission meeting, (5/17/2018), the EIR study was not conducted, while students were in school. Also, traffic concerns such as, ingress and egress from the hotel, and traffic flows coming to and from Grand and Central avenues are **significant impacts** that were inadequately addressed. Therefore, the EIR is inadequate, at this point.

Traffic is of tremendous concern, especially on Central Avenue. Central Avenue has **seven very active sites, in a few short blocks:** The Post Office, Caledonia Park, Jewell Park, The Natural History Museum, the Library and Chautauqua Hall, which all share Central Avenue and its **limited** parking spaces. Also, there is the Centrella Inn. There are nearby businesses and restaurants and collectively they all increase the traffic flow and must be seriously considered.

The City must also consider not only the guests at this hotel, but also the friends and family coming to visit these guests, who will add to these various traffic concerns, and likewise, will utilize our limited parking spaces. This hotel offers no guest parking. In fact, it does not even offer enough for its guests. So, in order to accommodate that need, some parking spaces will be taken away from the lot behind the theater.

INSUFFICIENT ROAD STRUCTURE: Nearby intersections simply cannot handle the increase in traffic that will occur, if this hotel is built as designed. Children play at both Caledonia and Jewel Parks and these intersections are already **high-risk zones**, for pedestrians. This area is also a walking route for children leaving school and going to the parks, library, museum, etc.

THERE HAS BEEN A LACK OF SUFFICIENT ENGAGEMENT WITH THE NEIGHBORS:

Lack of major Neighborhood Support for this Project:

The magnitude of this project will dramatically change the character of this neighborhood and such facts need to be considered. Yet, as one commentator noted, (at the recent planning commission meeting), some of her Grand Avenue neighbors are still very unaware about this project.

This city has a duty of transparency. And the city is dragging their heels regarding the erection of story poles, which can absolutely be safely erected. So, as another planning commission commentator stated: "What is there to hide"?

Yes, there have been meetings, to inform residents. But *what dialogue* has been directly initiated to gather feedback in the immediate neighborhood, to engage those neighbors and sufficiently consider their concerns, before and during this project? The City Council needs to listen to the *many residents* that are demanding changes, to this project.

Therefore, as the lead agency I strongly urge you to reverse the Planning Commission decision and review this project regarding: 1) the design of this hotel, 2) the traffic flow concerns, 3) the parking issues, and 4) the Farmers Market concerns, which wonderfully brings a sense of community, to our town and this neighborhood.

Finally, there is no dispute the City of Pacific Grove was looking for needed revenue. However, this is **not a small-scale development**, its environmental and social repercussions will last for many years. Please, put the overwhelming interests of the citizens of Pacific Grove forward. The city council is elected to protect those community interests and rights.

Do we really want this design with its significant impacts, to dominate this **landmark neighborhood**?

Thank you for your consideration.

Deborah Kenwood
1104 Austin Avenue
Pacific Grove, CA



Sandra Kandell <skandell@cityofpacificgrove.org>

Request for Call-up re: the Hotel Durrell at the June 6th Council Meeting

1 message

'Jill Kleiss' via City Clerk <cityclerk@cityofpacificgrove.org>

Wed, May 23, 2018 at 7:40 AM

Reply-To: Jill Kleiss <pgjackyl@yahoo.com>

To: cityclerk@cityofpacificgrove.org, Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huitt <huitt@comcast.net>, Nick Smith <nsmith@cityofpacificgrove.org>

May 23, 2018

Dear Council Members and Mayor,

A resident of Pacific Grove I enlist your support for a Call-up appeal re: the Hotel Durrell. You have the ability to do this per code:

> 23.74.040 Call-up authority and time limits.

> (a) The council may call up for review any action or decision of the planning commission or any other review authority, and make its own decision on the action or matter. The architectural review board and planning commission have the authority to call up certain actions or decisions of any review body for which they are the appeal authority, in accordance with Table 23.70.012-1.

> (b) The request to call up any action or decision shall be made during the portion of the regular meeting agenda during which council announcements or general non-agenda comments are allowed by members of that board, commission or council. No separate agenda item shall be required to enable a call-up request.

There are several concerns I have regarding the green-lighting of this hotel, with the tiny change of a mere five room reduction to a 120 room hotel. Specifically I mention:

- No story poles to provide the public with a true sense of size, shape, and dimension
- Valid points (EIR and other), concerning this project have not been addressed to the citizens' satisfaction. They are:
 - o Traffic
 - o Loading dock issues
 - o Adequate parking not only for guests but for employees
 - o Danger to pedestrians and children entering/exiting adjacent library and museum,
 - o Monday's Street Market
 - o Sound pollution (the tallest building on the block); night noise can be an issue to neighbors and nearby businesses.

There is a rush to approve this project, and I believe that slowing down to give this project a "Call-up" will turn the previous, perception of impropriety, into relief and gratitude. Citizens who care enough to show up will, I hope, get your "full attention" and review of a project that certainly requires it.

I respectfully make this request.

Sincerely,

Jill Kleiss

PS. Please confirm receipt of this email. Thank you!



Sandra Kandell <skandell@cityofpacificgrove.org>

Recall of Hotel Durell

1 message

Suzanne Meinhardt <beachmom@gmail.com>

Wed, May 23, 2018 at 10:11 PM

To: cityclerk@cityofpacificgrove.org, Rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpealle@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org

My name is Suzanne Meinhardt and I own and reside at 134 Grand Ave., Pacific Grove.
I respectfully request the Council to reconsider the design of the Hotel Durell.

The current design of the hotel does not reflect the spirit of the area of Pacific Grove that "it" is being dropped into. The new hotel should better reflect the buildings that we are all proud of and that are appreciated and loved by all of us. This little corner of Pacific Grove is steeped in history and is architecturally pleasing and delightful. My point being the Carnegie library, the museum, Jewell Park, the delightfully preserved and treasured Victorian homes, the lovely and elegant bed and breakfasts.

I beg you not to allow this hotel to move forward in it's current design, size and lot coverage. You have the power and I believe the intuition to see that the building as currently designed will simply destroy the ambiance that we as citizens are so dearly trying to preserve. We have put our trust in you to see what we see..... you have the power to insist on a lovely, well designed and appropriately fitting structure.

Once built this building will loom over this corner for a lifetime or more. In good conscience I hope you will agree that taking more time to "get it right" will be a huge benefit in the long run.

It is in your hands now..... please consider the recall..... it is the right thing to do.... get it off the "fast track"! Haste makes waste!

Sincerely and hopefully....
Suzanne Meinhardt

Sent from my iPhone



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durrell

1 message

Bradley Owens <bradleyjayowens@mac.com>

Wed, May 23, 2018 at 3:49 PM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Dear Mayor and Council members —

I'm writing to express my support for the proposed Hotel Durrell project.

I understand there is concern about water credits. If it is possible for the hotel to receive sufficient water credits, I believe the project would benefit the City of Pacific Grove by attracting more visitors, and additional revenue.

Sincerely,
Bradley Owens



Sandra Kandell <skandell@cityofpacificgrove.org>

Request Council Call Up of Hotel Durell design

1 message

Claudia Sawyer <claudiasawyer@me.com>

Wed, May 23, 2018 at 6:48 PM

To: Bill Kampe <bkampe@cityofpacificgrove.org>, cityclerk@cityofpacificgrove.org, cgarfield@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, nsmith@cityofpacificgrove.org, kcuneo@cityofpacificgrove.org, rhuitt@cityofpacificgrove.org, rfischer@cityofpacificgrove.org

Mayor Kampe and City Council members,

I ask that the Hotel Durell design, 157 Grand Avenue be called up for council review. And request that the council consider the design and its impact on the city of Pacific Grove; particularly its historic downtown, downtown/neighborhood parking, and the building legacy which will be left for future generations.

The council should also examine the following city policy:

City of Pacific Grove General Plan chapter 2, Policy 2

Ensure that new development is compatible with adjacent existing development

The current project design is not compatible with the historic setting surrounding it. The design is over mass and scale for the site and the neighborhood.

Due to the lack of story poles, citizens of Pacific Grove were not offered the following:

1. an opportunity to view the overall impact of the current design vis a vis its mass and scale
2. the ability to evaluate the impact of design mass and scale on the surrounding

historic neighborhood

The city of Pacific Grove and its citizenry deserve a more thoughtfully designed and scaled building at this site. We deserve a building that respects the history of the neighborhood and its cultural landscapes.

Thank you,

Claudia Sawyer

[432 Spruce Ave.](#)

[Pacific Grove](#)



Sandra Kandell <skandell@cityofpacificgrove.org>

call up

1 message

Lila Thorsen <lilathorsen1@gmail.com>

Wed, May 23, 2018 at 7:56 AM

To: cityclerk@cityofpacificgrove.org, Bill Kampe <bkampe@cityofpacificgrove.org>, huitt@comcast.net, kencun17@icloud.com, Bill Peake <bpeake@cityofpacificgrove.org>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Rudy Fischer <rudyfischer@earthlink.net>

Dear Mayor Kampe and City Council Members,

We are writing this message to you to ask for a "call up" by the City Council to review the Planning Commission's approval of the Hotel Durell project. My husband and I have, just yesterday, returned from 3 weeks in Europe and were unpleasantly surprised that the project, given its scale, has been approved.

We live here in the Retreat and treasure the fact that Pacific Grove has respected and guarded the human scale of our neighborhoods. The Durrell project is out of line and will negatively impact its surroundings and the inhabitants for years to come.

Story polls? Parking? Water? So many issues that deserve your wisdom before this project creeps into permanent existence unchecked.

Thank you for your attention.

Lila and James Thorsen

[115 Grand Avenue](#)

[Pacific Grove](#)



Sandra Kandell <skandell@cityofpacificgrove.org>

HOTEL DURRELL

1 message

Patsy Volpe <patsymelvin@comcast.net>
To: cityclerk@cityofpacificgrove.org

Wed, May 23, 2018 at 8:02 AM

Dear Council-

My name is Patsy Volpe. I have lived at 126 Grand Avenue for over thirty years. I and others have great concerns over the current design of the proposed Hotel Durrell recently approved by the Planning Commission. I am hereby requesting a call up by the City Council for further review.

The design as planned does not fit in with any of the surrounding architecture including the library and museum. It looks modern and more fitting for a freeway side motel. I feel a design of Spanish Revival, Victorian or even modeled after Chautauqua Hall would be desirable. Even those of us who never wanted a looming hotel in our sweet little neighborhood are resigned to the fact that a hotel is imminent. But please help insure that at least it is not an eyesore for generations to come.

Respectfully,

Patsy Volpe
[126 Grand Ave](#)
[Pacific Grove, CA](#)

Sent from my iPad



Sandra Kandell <skandell@cityofpacificgrove.org>

City of Pacific Grove May 23, 2018 Re: Call-up and Reverse the Planning Commission Decision to Approve the Hotel Durrell and to Certify the Project's E.I.R

1 message

Michael Broome <mebpg12@gmail.com>

Thu, May 24, 2018 at 10:33 AM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huitt <huitt@comcast.net>, Nick Smith <nsmith@cityofpacificgrove.org>, "Cc: City Clerk" <cityclerk@cityofpacificgrove.org>, Mark Brodeur <mbrodeur@cityofpacificgrove.org>, City Manager <citymanager@cityofpacificgrove.org>

Dear Mayor Kampe and Members of the City Council,

I and many other friends living in Pacific Grove find the decision to reduce the Durrell Hotel by 5 rooms does not address the issues stated in the original City study as follows:

"The City prepared and published an Initial Study for the project. The analysis presented in the Initial Study found that the project may result in potentially significant impacts related to aesthetics, biological resources, cultural resources, hazards and hazardous materials, transportation and traffic, and utilities and service systems from project implementation. As such, the City determined that an E.I.R., should be prepared."

I believe that a "value" must be given to the above issues that help make up the overall culture of Pacific Grove as "Americas last hometown". So far I only see raw revenue as the only substantial value given to this bloated project.

A compromise is needed to align the City study with resident needs above AND provide much needed revenue for Pacific Grove. The first step would be to have a formal EIR study done to give the proper 'value' to these issues in the City study.

Please initiate this immediately

Michael Broome
1257 Shell Avenue
Pacific Grove CA 93950



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durrell Call Up

1 message

Michael Gunby <gunbymike@gmail.com>

Thu, May 24, 2018 at 8:38 PM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Honorable Mayor and City Council

As you are all aware the Planning Commission recently approved the Hotel Durrell project 4 to 1 with two members absent.

I am requesting that the City Council "call up" the project for further discussion on the following issues:

- 1) Parking,
- 2) Impacts to traffic at the site and nearby,
- 3) Impacts to the Farmer's Market,
- 4) Impacts to the library and the Natural History Museum,
- 5) Overall size and mass for the site.

In addition, I believe the Planning Commission, even though they certified the FEIR, felt the FEIR flawed enough to add several conditions concerning traffic and the Farmer's Market.

As the ARB board member who made the motion, with conditions to decrease the size and mass of the project, to send the project to the Planning Commission I do not believe the applicant did enough to lessen the potential impacts.

As such, I respectfully request that you "call up" the Hotel Durrell project before the City Council for further discussion.

If you have any questions please do not hesitate to contact me.

Thank you.

Michael Gunby, member, Architectural Review Board

Sent from my iPad



Sandra Kandell <skandell@cityofpacificgrove.org>

Call it Up - Hotel Durell - 157 Grand Avenue

1 message

Scott Hall <scotthall582@gmail.com>

Thu, May 24, 2018 at 11:35 PM

To: bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, nsmith@cityofpacificgrove.org, kcuneo@cityofpacificgrove.org, rhuitt@cityofpacificgrove.org, rfischer@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org

Mayor Kampe and City Council members,

Along with many Pacific Grove Citizens who are looking in from out here in the tall grass watching a planning process gone wrong; I too join in to call for full council review of the Hotel Durell design. As understood in early spring the Hotel was approved with the caveat for redesign if approved by the City Architectural Review Board. The request for design was to step the upper floors back on three sides. Deleting a swimming pool for another fire pit and sitting area at the center interior courtyard was a far cry to the Planning Commission.

As the design committees have failed in their review criteria, I request that the council consider the design and its impact on the city of Pacific Grove as to massing in this historic downtown area. Additionally the relationship to the City Library and Museum structures and garden have never been fully

shown.

A pleasant rendering which hangs simplistic "historic" building detailing on the picture and forced perspective which avoids showing proximity and size of the existing surrounding neighborhood; the Library and Museum is cheating the review process.

I encourage the Council to review the City of Pacific Grove, not Sunnyvale's General Plan. Take a review of Chapter Two / Policy Two. Let's get the

proportions in the neighborhood right.

The rendering also depicts tree species which would be great in Modesto or parts of the South Bay, not here.

I ask the City Council can work through a sensible massing plan for the site first. After an honest look at the building scale then dive into the realistic parking solution for water; where and how water could possibly be allocated; not a pretend numbers game.

Thank you for your attention to the facts in advance

Scott Hall
432 Spruce Ave
Pacific Grove, CA



Sandra Kandell <skandell@cityofpacificgrove.org>

Call-up request for Planning Commission decisions on Hotel Durell

1 message

Lisa Ciani <lisa.ciani@gmail.com>

Thu, May 24, 2018 at 11:43 AM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huit <huit@comcast.net>, Nick Smith <nsmith@cityofpacificgrove.org>
Cc: City Clerk <cityclerk@cityofpacificgrove.org>

Dear Mayor Kampe and City Council Members,

I respectfully request that you call up for review the decisions made by the Planning Commission on May 17 pertaining to the Hotel Durell project. As you know, three Council Members can call up a project during Council Announcements at the Council meeting following the Planning Commission decision, as long as it's within 21 days of the decision.

There has been great public concern about the negative effects of the Hotel Durell project on both our beloved cultural center and gathering place—which is such an important part of Pacific Grove's identity—and on the surrounding neighborhoods. Had there been story poles to alert the community as a whole and give them a full-size impression of the project, there would likely have been even more widespread concern. Scores of residents expressed their concerns at the EIR scoping meeting last year and the ARB and Planning Commission meetings, in addition to written comments from 84 people throughout the community in the IS/MND/EIR process, and more during the ARB and Planning Commission review process.

Both the EIR and the staff reports have failed to provide sufficient, objective information about the project to promote good decisions. Among the issues that are of greatest concern:

- 1) the strikingly incompatible scale and design of the hotel building located in PG's cultural center;
- 2) the traffic issues around the hotel, as well as at the Central/David intersection which concerned the Planning Commission;
- 3) the numerous parking issues including the City's inexplicable requirement for only one parking space for every four hotel rooms, the credit for the 28-space parking lot across the street on Fountain which is currently fully-utilized, and the adverse impacts on Library, Museum, and residential parking; and
- 4) the adverse impact on the Library and the Farmers Market of the hotel's vehicular entrance on Central.

Staff stated erroneously that ARB "approved" the project. In fact, ARB forwarded it to the Planning Commission as required, and recommended a significant reduction in the "massing" on Fountain, Central, and Grand. (See the transcription of the ARB motion at the end of this email.) The Planning Commission settled for minimal modifications in massing, and chose to approve the project now, and let all the predictable problems be solved later.

When a hotel is built on this property, the hotel guests will have the benefit of the delightful setting across from Jewell Park and amidst the historic architecture of the Library, Museum, and surrounding neighborhoods. In return, the community deserves the benefit of a sensitively designed, architecturally distinguished, modest-scale hotel with lovely gardens to grace our historic cultural gathering areas and greet all who arrive there.

Thank you for considering my request for a call-up. I would appreciate your letting me know whether or not you'll request a call-up.

Sincerely,
Lisa Ciani

ARB MOTION:

The City staff has erroneously represented ARB's recommendation to Planning Commission as an approval. Approval is

not mentioned in the motion that was approved by ARB on March 27, as documented here:

Staff RECOMMENDED at ARB's March 27 hearing that ARB "RECOMMEND APPROVAL of AP/UP 16-203 to the Planning Commission pursuant to PGMC 23.70.060(c) (1) and 23.70.080 and subject to the attached Findings and Conditions."

The ARB minutes erroneously state: "On a motion by Member Gunby, seconded by Member Lane the Board voted 6-0-1 (Edmonds absent) to approve [sic] the project with the following additional condition: The applicant reduce the massing of the design on Fountain, Grand and Central Avenue and the applicant reduce the number of rooms and still have the same amount of parking."

The actual wording of Member Gunby's motion, as the audio recording of the meeting indicates, stated (starting at 1:32:34 in the ARB audio), "I'll move that we SEND [emphasis added] this project to the Planning Commission with the recommendation that massing be reduced on the project on at least all three sides, on Fountain, Grand, and Central." And he added "that the City attorney review the two letters as was noted [Jane Haines' letters] to see if there is any kind of a CEQA issue there."

Another ARB Member (Terence Coen, I believe) added to the motion, "If the process of reducing the scale results in a reduction in the number of guest rooms, that there not be an equivalent reduction in the number of parking spaces."

ARB Chair Boyle summarized the motion, saying "Member Gunby recommends that we FORWARD THIS ALONG [emphasis added] to the Planning Commission with the condition of reducing the massing on all three sides—not the rear—and have the City Attorney review the EIR, the two comment letters from Miss Haines and maintain the existing parking spaces."

At last Thursday's Planning Commission meeting (May 17), Michael Gunby gave public comment, stating in part (starting at 33:11 in the PC audio), "I do appreciate the applicant making some modifications, but when I made the motion, I had I guess a more grandiose expectation of lessening of the mass and size of the building than what we see. Part of our discussions included stepping back the second floor also."



Sandra Kandell <skandell@cityofpacificgrove.org>

Proposed Hotel Durrell

1 message

Maureen Mason <maureenmason1@icloud.com>

Thu, May 24, 2018 at 2:04 PM

To: Fischer Rudy <rudyfischer@earthlink.net>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Kampe Bill <bkampe@cityofpacificgrove.org>, Peake Bill <bpeake@cityofpacificgrove.org>, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

5/24/18

Dear Mayor Kampe and Council Members:

As you know, there is considerable confusion amongst Pacific Grove residents about several aspects of the Hotel Durrell hearing and approval process.

Many residents have attended all meetings of ARB and the Planning Commission and have voiced their written and verbal opinions regarding the scale and mass of the proposed hotel in respect to that of neighboring historic civic buildings, the confused situation regarding the status of Farmers' Market during the current hours outlined in its Amended Use Permit, the traffic flow and the exact number of parking spaces which will be required of the Hotel.

Let me emphasize that no one is suggesting a hotel not be built. But, given the lack of clarity surrounding the items listed above, I request you "call-up" this project at your next council meeting of June 6, 2018.

Regards,

Maureen Mason
609 Lobos Ave.
Pacific Grove



Sandra Kandell <skandell@cityofpacificgrove.org>

City Council Call Up - Hotel Durell

1 message

Michelle Raine <mor1951x@gmail.com>

Thu, May 24, 2018 at 9:38 AM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huit@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

I am a resident of Pacific Grove and felt blessed to be able to move here and purchase a home in my retirement. Since that time, I have become concerned about the direction the City is going in their support of oversized developments like Hotel Bella and now the Hotel Durell. I was in Carmel recently and was struck by the way Carmel has celebrated their Carnegie Library and made it the centerpiece of some mini-parks and facilities for their city. Pacific Grove on the other hand, has let their library deteriorate and provides no parking for that facility and are now planning on putting an oversized hotel that will dwarf the library (and the adjacent museum) and eat up much of the parking that is currently used by patrons of those facilities. The Packard Foundation just contributed \$200,000 towards the 2.5 million dollar renovation of our library that is planned with 80% of funding in place.

Many of the good things that I love about this community are the home-town feel, the wonderful architecture of the Victorian era buildings and the absolutely stunning beauty and accessibility of the coastline and trails. You are also able to go downtown and park and frequent the local businesses, markets and bakery without driving endlessly in circles looking for parking. The farmer's market downtown is a great way for people to meet and shop and enjoy the downtown area. All of these things will be impacted by the addition of an unnecessary hotel that is poorly located and oversized for location.

I would really like to see the City Council call up and reconsider the approval of this project. I really think that the direction being taken in the approval of this eyesore is not beneficial to the residents and is taking Pacific Grove in the absolutely wrong direction.

Thank you for your consideration.

Michelle Raine
[1310 Buena Vista Avenue](#)
[Pacific Grove, CA](#)



Sandra Kandell <skandell@cityofpacificgrove.org>

Request for City Council to call up the Hotel Durrell decision

1 message

Allen Davis <adavis166@sbcglobal.net>

Fri, May 25, 2018 at 7:30 AM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huit <huit@comcast.net>, Nick Smith <nsmith@cityofpacificgrove.org>, cityclerk@cityofpacificgrove.org
Cc: lisa.ciani@gmail.com, claudiasawyer@me.com, Jennifer Bicket <jbicketpg@comcast.net>

25 May, 2018

Dear Mr. Mayor, City Council Members, et. al,

I am a resident of Pacific Grove residing in the "Retreat Tract" and am writing to ask you to review (I believe the term is "call up") the recent approval by the Planning Commission of the Hotel Durrell project proposed for 157 Grand Avenue.

Having been in construction for over forty years, and having been on both sides of the table regarding the development of projects, I have seen a lot. That said, I have seen some gaps in this process and I would like to ask the Pacific Grove City Council to take a serious look at the recent approval. I have several points that I feel the Planning Commission glossed over. This is a hugely important decision for the City which has consequences reaching far into the future, beyond your current tenure as custodians of our cultural heritage. The project threatens a design impact on our beautiful city that lowers the bar to a ridiculous degree.

I ask you to review the project and the process for the following reasons:

- 1.) At last week's Planning Commission meeting two of the seven Commissioners were absent from the vote. For a project of this prominence, which would be looming over us forever, I would have expected the entire Commission be present for the vote.
- 2.) The Commission and/or Staff waived the requirement for story poles for the project. We have been told that this was for safety reasons, which is a plausible and credible reason, though I have seen far larger buildings represented so that the community may have a look. A cynical view would suggest it was done so as not to call attention to the project. The community needs to be aware of the massing and potential impact of the proposed structure.
- 3.) I also have an objection to the way the Planning Department Staff had prepared biased presentation packages for the Planning Commission. I've read through several of the packages prepared for the Commission. In preparing the packages the planners have taken what seems like editorial license in summarizing the comments by the community:

Comments by anyone who was not in support of the project, including many who directly stated that they were opposed to the project, are characterized as having "expressed concerns", while those in support are identified as "in support". This results in an appearance of vague neutrality on one side and open support on the other. I have been to three meetings in connection with this project, at all of which concerned citizens have spoken. Many of these people have been passionate in their opposition to the project. To say that they had "expressed concerns", is not accurately representing their positions.

- 4.) I would like to commend the design team for so quickly making adjustments to the design in response to comments. So quickly, in fact, that is easy to suspect that the reduced design had been in their back pocket for some time. In terms of process, why did this re-submittal not need to go back through the Architectural Review Board?

- 5.) With the developer having made changes based on ARB, Planning Commission and community observations, I feel that the commission accepted this design simply in the spirit of compromise. There is a well known negotiating tactic of asking for more than you want or need and then negotiating down to less. I don't feel the Commission considered the redesigned proposal on it's own merits, but accepted it in the context of a negotiated settlement.

- 6.) Lastly, I continue to oppose the scale of this facility due to the impact that it will certainly have on parking in the immediate area. It is ludicrous to accept that all of the patrons of the hotel will agree to be limited to valet parking. The Pacific Grove Public Library is starting a fundraising drive for long-needed architectural and infrastructure upgrades. What's the point if patrons won't be able to park within blocks of the place?

5/29/2018

City of Pacific Grove Mail - Request for City Council to call up the Hotel Durell decision

This is a hugely important decision for the image and heritage of our City. It is unique in its scale and prominence in the downtown area and needs to be reviewed and considered thoroughly. This is not a routine building project that can follow a routine process. Just because it checks all of the boxes in the planning code does not mean that it should be built.

We all understand the desperate need for revenue for the City of Pacific Grove, but we are not so desperate as to be saddled with this collection of slab-sided boxes with faux Victorian gable decoration.

To paraphrase Blaise Pascal, I apologize for the length of this letter. If I had had more time I would have written you a shorter one.

Respectfully submitted,

Allen Davis
Pacific Grove



Sandra Kandell <skandell@cityofpacificgrove.org>

Why the Council should call up the Hotel Durell for a June 6 hearing

1 message

Jane Haines <janehaines80@gmail.com>

Fri, May 25, 2018 at 1:48 PM

To: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Smith Nick <nsmith@cityofpacificgrove.org>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>

Cc: Mark Brodeur <mbrodeur@cityofpacificgrove.org>

Dear Council members,

I'm writing to request the Council to hold a June 6 hearing on Hotel Durell, as Mayor Kampe's May 14 letter to residents stated would happen.

The hotel's interference with the farmers market is a major issue. Unless changes are made in permit condition no. 6, the farmers market will be unable to continue operating in the same Central Avenue block as the hotel. Condition no. 6 was unhelpful even before May 17 when the Planning Commission amended it, and now it's worse. Prior to the May 17 Planning Commission meeting, it stated: "The hotel will close one of its two entries into the hotel lobby every Monday between the hours of 1 and 8 p.m. during the time of the Farmers Market." That still allowed vehicles to enter the hotel entrance on Central between vendors' wagons and customers, a very unsafe arrangement. However, the Planning Commission made it worse by changing condition no. 6 to state the hotel must "work with" the farmers market. "Work with" is an unenforceable mitigation measure.

The Final EIR page 3.0-3 states the hotel's impact on the farmers market is potentially significant because it conflicts with adopted policies, plans, or programs regarding pedestrian safety. It proposes mitigation measure MM 3.4.2c which states: "The project applicant shall pay an appropriate fee (fair share), as determined bywork [sic] with the City's Public Works Department to increase the width of the sidewalk along the eastern edge of Jewell Park to approximately 18 feet to accommodate increased pedestrian vendor activity during special events such as the farmers market."

Subsequently, the City realized widening the sidewalk in Jewell Park requires a Coastal Development Permit, so the City then changed the mitigation to barring vehicles from hotel entrance during farmer market hours. I and others suggested the City instead move the hotel entrance to Fountain Avenue. The EDD Director misdescribed this proposal to the City traffic engineer by asking "What would happen if we 'switched' the entry to Fountain and the exit to Central." **That is NOT what I and others recommended.** Predictably, the traffic engineer, who was misinformed about the actual proposal, replied "The existing configuration is the best proposal."

The EDD Director reported the traffic engineer's response to the Planning Commission without informing the Planning Commission the traffic engineer had been misinformed about the actual proposal.

For this and other reasons, I request each of you to call up the Hotel Durell matter for a June 6 Council hearing so the public can inform you about this and other important information withheld from the Planning Commission.

Sincerely,

Jane Haines



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell proposal

1 message

David Hines <david.g.hines@gmail.com>

Fri, May 25, 2018 at 12:31 PM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, "bpeake@cityofpacificgrove.org" <bpeake@cityofpacificgrove.org>, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, "cityclerk@cityofpacificgrove.org" <cityclerk@cityofpacificgrove.org>, dave@laredolaw.net

Dear Mayor Kampe and fellow Council members:

It has been my privilege to to have served as a member of the Historic Resources Committee during the previous seven years. The experience gives one insight into the historic character and fabric of this special community.

Having reviewed the Planning Commission's approval of the Hotel Durrell project and its supporting documents and plans, I find myself concerned that a project with such long-lasting implications would be approved without an in-depth Council review.

Issues of mass and scale, the impact of traffic in such a congested area and, especially, the overall impact of the current plan, if allowed proceed given the proximity of the Carnegie Library and our Museum of Natural History, are concerns that should not be passed on to a committee or commission in lieu of thorough and deliberate consideration by the full Council. This is why the citizens of Pacific Grove go to the polls and elect their representatives.

I strongly urge the Mayor and Members of the City Council to "call up" this project for a full and frank review in the interest of all the citizens of Pacific Grove. Whether for or against this project as it currently stands, we will all be definitely impacted by it for generations to come.

Thank you for your consideration.

Sincerely,

David G. Hines



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell

1 message

Dainton Mary <marydainton@gmail.com>

Mon, May 28, 2018 at 4:10 PM

To: Fischer Rudy <rudyfischer@earthlink.net>, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, Robert Huit <huit@comcast.net>, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Dear Mayor Kampe, City Manager, and Council Members,

I am not going to list all the issues with the Hotel Durell as I am sure that you have heard them over and over again.

Suffice to say that I think building another hotel, especially in that location is a bad idea. I urge you to vote against it's construction.

Thank you,

Mary Dainton



Sandra Kandell <skandell@cityofpacificgrove.org>

Possible conflict of interest and query about Council review of the Hotel Durell/EIR approval

1 message

Jane Haines <janehaines80@gmail.com>

Mon, May 28, 2018 at 5:11 PM

To: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Smith Nick <nsmith@cityofpacificgrove.org>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>

Cc: Mark Brodeur <mbrodeur@cityofpacificgrove.org>

Dear Council members,

I learned this weekend that Mark Brodeur was a principal at the architectural firm that designed Hotel Durell (RRM Design Group), and that the company that prepared the Hotel Durell EIR (Michael Baker International) acquired a company Mark once worked for (RBF Consulting). I also learned that Mark and the City's CEQA expert, John Douglas, worked for Orange County at the same time. Until this weekend, I was unaware of these **potential conflict of interest issues**.

Whether or not Mark's interests in Hotel Durell are more aligned with his personal interests than the City's interest, I do not know. However, I do know the Hotel Durell public review process includes the following disturbing situations:

- The Final EIR (page 3.0-3) amends the prior (DEIR) mitigation measures pertaining to the crosswalk, stop signs and sidewalk-widening from stating the project applicant **"shall pay"** for these improvement to now stating the project applicant **"shall work with the City's Public Works Department"** "Shall pay" is enforceable. "Shall work with" is unenforceable.
- The Final EIR (page 3.0-3) amends "Mitigation Measures" in the Draft EIR to now calling them "Development Agreement Provisions" and does not disclose the Development Agreement. This makes it **impossible for the public and decision-makers to review adequacy of mitigation measures**.
- The Draft EIR (page 5.0-2) states the hotel/restaurant would have approximately 19 employees. The EIR traffic study (DEIR Appendix 6, page 24, last sentence) states: "It is recommended that a portion of the 28 off-site spaces be designated for hotel-employees." However, **Project Condition No. 8 directly contradicts this recommendation**. It states: "Employee parking will be restricted to the Lighthouse Theatre Municipal Parking Lot. Employees shall not be allowed to park in the hotel parking lot or on nearby streets." There's been no analysis to determine potential impacts from assigning 19 parking spaces in the Lighthouse Theater Parking Lot for Hotel Durell employee parking.
- The Draft EIR (pages ES-8 and 3.4-17) states the hotel's conflict with the farmers market is a **"potentially significant impact."** It recommends mitigation measure MM3.4.c requiring expansion of the Jewell Park sidewalk so the farmers market can relocate. **After** the EIR was finalized, Mr. Brodeur announced MM3.4-c will be replaced by closing the hotel vehicular entrance during farmers market hours. Then he changed it again, this time to closing only the hotel lobby during farmers market hours. There has been **no analysis of the subsequent iterations of mitigation measure MM3.4c, and the Final EIR (page 3.0-3) still calls for expansion of the Jewell Park sidewalk**.
- Mr. Brodeur stated publicly at ARB and Planning Commission hearings that the City's CEQA expert peer-reviewed the Hotel Durell EIR and found it "completely responsible and credible." I submitted public records request no.1804-010 for the document on which Mark bases that claim. The City Clerk could not provide it. She informed me on April 27 the City **failed to identify any related documents**." I also submitted public records request no. 1803-008 for the City's CEQA expert's comments about the administrative final draft EIR responses to comments.

5/29/2018

City of Pacific Grove Mail - Possible conflict of interest and query about Council review of the Hotel Durell/EIR approval

It consists of **49 comments recommending changes**. The City made 27 of the changes but **did not make the remaining 21**.

Hotel Durell is a major project based on an informationally inadequate EIR. Council members Huitt and Peake have definitively stated they'll support a review hearing on June 6. Will any of the rest of you also support a hearing?

Sincerely,
Jane Haines



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell process

1 message

Jean Anton <ninerfan@redshift.com>

Fri, Jun 1, 2018 at 12:58 PM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huit <huitt@comcast.net>, nsmith@cityofpacificgrove.org, City Manager <citymanager@cityofpacificgrove.org>, cityclerk@cityofpacificgrove.org, David Laredo <dave@laredolaw.net>

I have a concern that there has been very little time spent to be sure that the Hotel Durell will be a classy and appropriate building for Pacific Grove. I request that the process be slowed down with more time spent on the details of the project, including the exterior design and scale/mass, plus traffic issues and impact on the neighborhood.

I urge the City Council to please "call up" this project.

Jean Anton

(A)



AMENDMENTS TO SECTION 3.4, TRANSPORTATION AND TRAFFIC

Page 3.4-17 of the Draft EIR has been revised as follows:

Conflict with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities (Standard of Significance 6)

Impact 3.4.2 Although the project would result in an overall reduction in the number of trips, it would increase motor vehicle traffic and congestion during the AM and PM peak traffic times on roadways used by transit, bicyclists, and pedestrians. The project would increase pedestrian usage in the vicinity of the project site. However, the applicant would implement improvements through development agreement provisions that would reduce impacts on pedestrian safety. Therefore, impacts would be **potentially less than significant**.

Page 3.4-18 of the Draft EIR has been revised as follows:

Because the project would increase the number of pedestrians in an area with inadequate pedestrian facilities, it would conflict with adopted policies, plans, or programs regarding pedestrian safety. Therefore, this impact would be potentially significant. As such, mitigation measures **MM 3.4.2a**, **MM 3.4.2b**, and **MM 3.4.2c** would be required. Mitigation measure **MM 3.4.2a** would include new crosswalks as shown in **Figure 3.4-4, Project Crosswalk Mitigation**. Additionally, as part of mitigation measure **MM 3.4.2b**, the intersection of Central Avenue and Fountain Avenue would become a four-way stop, improving pedestrian safety. Mitigation measure **MM 3.4.2c** would require the widening of the sidewalk on the eastern border of Jewell Park to accommodate additional pedestrian capacity during special events. However, the applicant would work with the City as part of its development agreement to do the following:

Mitigation Measures Development Agreement Provisions

1. **MM 3.4.2a** ³ The project applicant shall pay an appropriate fee (fair share), as determined by work with ² the City's Public Works Department to provide funds for the addition of ada crosswalks at the Grand Avenue/Central Avenue intersection and at the Fountain Avenue/Central Avenue intersection. The crosswalks shall be speed tables (raised crosswalks) with crossing lights embedded in the pavement and a pedestrian-activated push button on each street corner. Proposed crosswalk improvements are shown in **Figure 3.4-4 Project Crosswalk Improvements**.
2. **MM 3.4.2b** ³ The project applicant shall pay an appropriate fee (fair share), as determined by work with ² the City's Public Works Department to provide funds for the installation of stop signs at the intersection of Central Avenue and Fountain Avenue to make the intersection a four-way stop.
3. **MM 3.4.2c** ³ The project applicant shall pay an appropriate fee (fair share), as determined by work with ² the City's Public Works Department to provide funds to increase the width of the sidewalk along the eastern edge of Jewell Park to approximately 18 feet to accommodate increased pedestrian/vendor activity during special events such as the farmers market.

(B)





Sandra Kandell <skandell@cityofpacificgrove.org>

changes in Hotel Durell EIR - call up on June 6

1 message

Jane Haines <janehaines80@gmail.com>

Fri, Jun 1, 2018 at 4:47 PM

To: Bill Kampe <bkampe@cityofpacificgrove.org>

Cc: Smith Nick <nsmith@cityofpacificgrove.org>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>, Bill Peake <bpeake@cityofpacificgrove.org>, Rudy Fischer <rudyfischer@earthlink.net>

Dear Mayor Kampe,

As you know, I learned last weekend about Mark's undisclosed former employment with the Durell architect (RRM Design) and his former employment link with the EIR consultant (Michael Baker International). On Tuesday of this week, I learned that Mark's current Disclosure of Economic Interests (Form 700) discloses no income, not even his salary. On Wednesday of this week, Mark responded to my questions about why the attached page from the Final EIR eliminates the Draft EIR's finding of "potentially significant" in describing the hotel's impact from increased pedestrian traffic, and why the requirement the applicant "shall pay" a fair share was changed to "work with" the City's Public Works Department. Although I sincerely appreciate Mark's effort to explain those changes to me, I do not understand his reasoning.

Perhaps you could discuss with Mark the attached page from the final EIR:

- locations A and B show the page is from the Final EIR and pertains to amendments of the draft EIR.
- location 1 shows a strike-out of the draft EIR finding that increased pedestrian traffic is a potentially significant impact, but I don't understand why that finding was eliminated.
- locations 2 and 3 show the draft EIR requirement for the applicant to pay an appropriate fee (fair share) was changed from "shall pay" to say the applicant "shall work with" the City's Public Works Department.

If you understand Mark's explanations, I hope you explain them on June 6 when the call-up issue arises. .

Sincerely,
Jane Haines

 **EIR changes.pdf**
408K



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell condition no.8

1 message

Jane Haines <janehaines80@gmail.com>

Fri, Jun 1, 2018 at 2:50 PM

To: Smith Nick <nsmith@cityofpacificgrove.org>, McMahon Tom <tdcmahon@montereybaylaundry.com>, Atchison Jacquie <jacquie.atchison@gmail.com>, Ammar Moe <moeammar@pacificgrove.org>

Cc: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>, Bill Peake <bpeake@cityofpacificgrove.org>

Dear Nick Smith, Tom McMahon, Jacquie Atchison, and Moe Ammar,

I'm writing to explain how Hotel Durell will result in forty-nine fewer downtown parking spaces.

Project condition no.8 (attached at page 1) requires hotel employees to park in the Municipal Parking Lot behind the Lighthouse Theater. Since the EIR states the hotel will have approximately 19 employees, that means a loss of 19 public parking spaces.

The EIR transportation study *directly contradicts* condition 8 (attached at page 2). It recommends a portion of the 28 "off-site" hotel-owned valet parking spaces be for hotel employees. NOTE: "Off-site" spaces refers to the Agha-owned parking lot between the credit union and Kidwell's on Fountain. That lot has 28 currently-used spaces, *all* of which will be converted to valet parking *only*. Thus, downtown parking will lose those 28 spaces plus 19 spaces from the theatre parking lot, plus 2 additional spaces on Central (see picture of hotel entrance in attachment 3 causing loss of an additional 2 parking spaces on Central).***That's a total of 49 fewer downtown parking spaces (19 + 28 + 2 = 49).******Where will people who want to visit downtown shops and restaurants park?*** A call-up is the only way to get condition no. 8 amended. Wouldn't you prefer condition no. 8 to require the *project applicant* to provide employee parking spaces rather than turning over 19 *public* parking spaces for hotel use?Sincerely,
Jane Haines**Condition no. 8.pdf**

1042K

5. **During-Construction Pollution Prevention (c):** Whenever construction activity is being done contrary to and in violation of PGMC Chapter 9.30, the Public Works/Community Development Director may order construction activity stop by posting a written notice on the premises. All persons shall immediately stop such work unless or until the Public Works Director authorizes removing the stop work order and allows construction activity to proceed.
6. **Famers Market.** The hotel will close one of its two entries into the hotel lobby every Monday between the hours of 1 and 8 PM during the time of the Farmers Market. During the demolition and construction phase on Mondays, all construction work will be confined to the Fountain Avenue and Central Avenue corner of the project for this same four-hour period.
7. **Pedestrian safety.** The developer shall pay 25% of the cost that the City's Public Works Department determines for a complete redesign of the intersection to facilitate pedestrian safety. The developer will pay for an improved/painted crosswalk at Central Avenue and Grand Avenue to protect pedestrians.
8. **Employee Parking.** Employee parking will be restricted to the Lighthouse Theatre Municipal Parking Lot. Employees shall not be allowed to park in the hotel parking lot or on nearby streets.
9. **Roof top.** No activities shall be allowed on the rooftop, other than routine maintenance and repair
10. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of City staff, and implemented.
11. **Tribal Consultation.** Both a Tribal Monitor and an Archeologist will be on-site during ground disturbance. If any archaeological or paleontological resources are found, the project applicant and/or its contractor shall cease all work within 25 feet of the discovery and notify the Community and Economic Development Department (CEDD) Director. The City and the project applicant shall consider mitigation in consultation with the Ohlone/Costanoan-Esselen Nation and project archeologist.
12. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Applicant 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 approved, pursuant to the City's Zoning Code.
13. **Public Works, Fire and Building.** 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.
14. **Conformance to Plans.** Development of the site shall conform to approve plans for "Hotel Durell" dated September 9, 2016, on file with CEDD and to the City's Building Code, with the exception of any subsequently approved changes.
15. **Tree Protection Standards During Construction:** Pursuant to PGMC Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility,



Crosswalks are provided on all approaches at the Fountain Avenue/Lighthouse Avenue and Grand Avenue/Lighthouse Avenue intersections. However, crosswalks are not provided across Grand Avenue at the Grand Avenue/Central Avenue intersection and across Fountain Avenue at the Fountain Avenue/Central Avenue intersection. The missing crosswalks to cross Grand Avenue and Fountain Avenue along Central Avenue should be installed. The implementation of the missing crosswalks would require that the sidewalks at the corners of both the Grand Avenue/Central Avenue and Fountain Avenue/Central Avenue be extended into the intersections. There are no identified plans to implement pedestrian and bicycle improvements along Central Avenue in the immediate project area. Therefore, the implementation of the missing crosswalks would need to be pursued by the proposed project in coordination with City staff and the development of the adjacent parcels at each intersection.

Transit Service

Assuming three percent transit mode share, the project could create up to two new transit riders during the peak hours. These new riders easily could be accommodated by the available capacity of the two local bus routes, which have stops located within walking distance of the site. Pedestrian access between the project site and the nearby bus stops is provided by the existing sidewalks and crosswalks. Thus, no improvements to the existing transit facilities would be needed in conjunction with the proposed project.

Parking

Per the City of Pacific Grove Municipal Code (Chapter 23.64.190 Off-street parking, storage), one parking space per 4 rooms is required for hotel uses. The planning commission may require additional parking at a ratio of one space for each 50 square feet of accessory dining area. The proposed hotel will include 125 rooms with 1,600 square feet of dining area. Based on the City's parking requirements, the proposed project is required to provide 64 off-street parking spaces. The project would meet the City's parking requirement by providing a total of 83 valet parking spaces (55 spaces on-site and 28 off-site spaces). It is recommended that a portion of the 28 off-site spaces be designated for hotel-employees.



HOTEL ENTRY PERSPECTIVE
CORNER OF CENTRAL AVE. AND FOUNTAIN AVE.

3



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell unsafe situation

1 message

Jane Haines <janehaines80@gmail.com>

Fri, Jun 1, 2018 at 3:40 PM

To: Garfield Cynthia <cgarfield@cityofpacificgrove.org>

Cc: Smith Nick <nsmith@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net" <huitt@comcast.net>, Bill Kampe <bkampe@cityofpacificgrove.org>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>, Bill Peake <bpeake@cityofpacificgrove.org>, Sarah Hardgrave <shardgrave333@gmail.com>, Pearse Vicki and John <vpearse@gmail.com>, Everyones Harvest <reid@everyonesharvest.org>, Mason Maureen <maureenmason1@me.com>, Rudy Fischer <rudyfischer@earthlink.net>

Dear Councilmember Garfield,

The below sketch shows why the Hotel Durell entrance on Central Ave. poses a serious safety risk to farmers market vendors and customers.

Hotel guests' cars will enter the Central Avenue driveway and have to travel through farmers market customers and vendors located on the sidewalk. Little kids will be running around. It's a seriously unsafe situation.

I and others suggested an alternative entrance/exit location on Fountain Avenue, but the EIR did not consider it. I hope you'll support a call-up.

Sincerely,
Jane Haines

**Central Ave. hotel entrance.pdf**

206K



The Sunell

Fountain Avenue

Central Avenue



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell call-up?

1 message

Jane Haines <janehaines80@gmail.com>

Fri, Jun 1, 2018 at 5:11 PM

To: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>

Cc: Smith Nick <nsmith@cityofpacificgrove.org>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>, Bill Peake <bpeake@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>

Dear Rudy,

Before you decide whether or not you want a call-up for Durell Hotel approvals, please take a look at the attached pages.

The first page shows proposed condition 8 for the hotel. It restricts employee parking to the Lighthouse Theatre Municipal Parking Lot, and prohibits employees from parking in the hotel parking lot or on nearby streets. The EIR anticipates the hotel and restaurant will have 19 employees.

The second page is from the traffic study for the EIR. It recommends that a portion of the hotel's 28 off-site parking spaces be designated for hotel-employees (the 28 spaces comprise that parking lot between the credit union and Kidwell on Fountain Ave).

Contradiction, right?

I bring it to your attention because I think I recall you mentioning the possibility the Lighthouse Theatre parking lot might be sold to a developer to build affordable housing units. If my recollection is correct, couldn't it be said condition 8 has a "cumulative impact" in that it could prevent possible uses for the municipal parking lot? Yet, the EIR never mentions anything resembling condition 8 so of course it doesn't analyze potential parking cumulative impacts.

Isn't this something that should be analyzed — turning over 19 public parking spaces to employees of Hotel Durell?

Once you make up your mind about whether or not you want the Council to call up Hotel Durell, I hope you'll let me know your decision.

Sincerely,
Jane

 **Contradiction.pdf**
716K

5. **During-Construction Pollution Prevention (c):** Whenever construction activity is being done contrary to and in violation of PGMC Chapter 9.30, the Public Works/Community Development Director may order construction activity stop by posting a written notice on the premises. All persons shall immediately stop such work unless or until the Public Works Director authorizes removing the stop work order and allows construction activity to proceed.
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Sandra Kandell <skandell@cityofpacificgrove.org>

Re: Hotel Durell condition no.8

1 message

Tom McMahon <tdmcmahon@montereybaylaundry.com>

Fri, Jun 1, 2018 at 4:10 PM

Reply-To: Tom McMahon <tdmcmahon@montereybaylaundry.com>

To: Jane Haines <janehaines80@gmail.com>, Smith Nick <nsmith@cityofpacificgrove.org>, Atchison Jacquie <jacquie.atchison@gmail.com>, Ammar Moe <moeammar@pacificgrove.org>

Cc: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>, Garfield Cynthia <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>, Ben Harvey <citymanager@cityofpacificgrove.org>, Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>, "Laredo P.G. City Attorney" <dave@laredolaw.net>, Bill Peake <bpeake@cityofpacificgrove.org>

Hi Jane - it's nice to hear from you.

I'm not very well versed in our count of parking spots in downtown so I can't speak on the details. I'm sure that our city staff will examine all issues associated with the project and make a determination that is in the best interest of the city.

The Downtown Business Improvement District board is in unanimous support of the project and I'm personally very excited over the benefits the project will bring to downtown. I'm optimistic there will be an impact on both traffic and parking. Currently our issues with traffic and parking is that there is too little traffic and not enough visitors to utilize the parking we have available. I hope to see that change.

The downtown merchants have longed for a project like Hotel Durrell for many years. We're looking forward to project approval and the many benefits the hotel will bring to the city and more specifically the downtown area.

Thanks again for reaching out. It would be great to have you in support of the project.

All the best

Tom McMahon
General Manager
Monterey Bay Laundry Co.
www.montereybaylaundry.com

for general customer service issues please contact: customerservice@montereybaylaundry.com

From: Jane Haines <janehaines80@gmail.com>**To:** Smith Nick <nsmith@cityofpacificgrove.org>; McMahon Tom <tdmcmahon@montereybaylaundry.com>; Atchison Jacquie <jacquie.atchison@gmail.com>; Ammar Moe <moeammar@pacificgrove.org>**Cc:** "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>; Garfield Cynthia <cgarfield@cityofpacificgrove.org>; Bill Kampe <bkampe@cityofpacificgrove.org>; Ken Cuneo <kencun17@icloud.com>; "huitt@comcast.net huitt@comcast.net" <huitt@comcast.net>; Ben Harvey <citymanager@cityofpacificgrove.org>; Pacific Grove City Clerk of <cityclerk@cityofpacificgrove.org>; Laredo P.G. City Attorney <dave@laredolaw.net>; Bill Peake <bpeake@cityofpacificgrove.org>

Sent: Friday, June 1, 2018 2:51 PM

Subject: Hotel Durell condition no.8

Dear Nick Smith, Tom McMahon, Jacquie Atchison, and Moe Ammar,

I'm writing to explain how Hotel Durell will result in forty-nine fewer downtown parking spaces.

Project condition no.8 (attached at page 1) requires hotel employees to park in the Municipal Parking Lot behind the Lighthouse Theater. Since the EIR states the hotel will have approximately 19 employees, that means a loss of 19 public parking spaces.

The EIR transportation study *directly contradicts* condition 8 (attached at page 2). It recommends a portion of the 28 "off-site" hotel-owned valet parking spaces be for hotel employees. NOTE: "Off-site" spaces refers to the Agha-owned parking lot between the credit union and Kidwell's on Fountain. That lot has 28 currently-used spaces, *all* of which will be converted to valet parking *only*. Thus, downtown parking will lose those 28 spaces plus 19 spaces from the theatre parking lot, plus 2 additional spaces on Central (see picture of hotel entrance in attachment 3 causing loss of an additional 2 parking spaces on Central).

That's a total of 49 fewer downtown parking spaces (19 + 28 + 2 = 49).

Where will people who want to visit downtown shops and restaurants park? A call-up is the only way to get condition no. 8 amended. Wouldn't you prefer condition no. 8 to require the *project applicant* to provide employee parking spaces rather than turning over 19 *public* parking spaces for hotel use?

Sincerely,
Jane Haines



Sandra Kandell <skandell@cityofpacificgrove.org>

Attention Members of Council - True cost for placing the proposed STR Measure on the November Ballot.

1 message

Luke Coletti <ljc@groknet.net>

Sat, Jun 2, 2018 at 9:19 AM

To: rudyfischer@earthlink.net, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, cgarfield@cityofpacificgrove.org, elections@co.monterey.ca.us

Cc: citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net, Mark Brodeur <mbrodeur@cityofpacificgrove.org>, Carly Mayberry <cmayberry@montereyherald.com>, Kelly Nix <kelly@carmelpinecone.com>, Pam Marino <pam@mcweekly.com>, sara@mcweekly.com, editor@cedarstreettimes.com, mheditor@montereyherald.com

Members of Council,

The agenda report for next week's item 13a (Certification of Sufficiency of "Initiative to Preserve and Protect Pacific Grove's Residential Character" Initiative Petition) mentions the following fiscal impact:

"The cost of consolidating the matter at the next election (November 6) is estimated at \$6-\$8 per voter or \$58,206 to 77,608".

<https://www.cityofpacificgrove.org/sites/default/files/city-council/2018/6-6-2018/city-council-6-6-2018-13a-certificate-sufficiency.pdf>

This statement continues the city's practice of confusing the total cost for an election with the cost of adding a single item to an existing ballot. It will not cost the city \$58,206 to 77,608 to combine our STR Measure with an existing ballot.

Some of you might remember that the city claimed it would cost \$75,000 to add Measure P to the Nov, 2016 ballot. The fiscal impact for Measure P stated :

"Preliminary estimated costs for adding a ballot measure within a general election is approximately \$75,000."

<http://www.cityofpacificgrove.org/sites/default/files/city-council/2016/6-15-2016/city-council-6-15-2016-12c-admissions-tax.pdf>

To debunk this claim I asked Monterey County Elections to list the actual cost of adding Measure P to the Nov, 2016 ballot. They graciously accepted my request and I appreciate their commitment to transparency. Thank you.

The county's invoice (attached) indicates the cost of Measure P was **only \$8,500**. Please also note the **total cost** for the 2016 election was only \$38,502 and is substantially less than the city's estimate for adding the STR Measure to the 2018 ballot (\$58,206 to 77,608)!

Simple question for you: why does the city continue to get this wrong? Will at least one of you attempt to put an end to this confusion? I certainly hope so.

Thank you for your consideration.

Luke Coletti
Pacific Grove
<https://pgneighbors.com>

Members of Council,

Back in June, 2016 I informed you that the City Manager's estimate for putting an additional item on the ballot was wildly inflated. During staff presentation the City Manager reiterated this claim, with backup from the City Attorney. Then during council discussion member Cuneo also backed up the City Manager's estimate; stating it was inline with what he discovered by "speaking with the elections department". Sigh...

Over the years I've seen this same misinformation campaign play out. These bogus cost estimates have become urban legend. Well, I'm happy to say this urban legend, which infects PG like a bad case of Sasquatch sightings, is now officially debunked. Based on my request, the MoCo elections department was kind enough to provide the total cost for adding Measure P to the ballot (see attached invoice).

Far from being \$75,000, as originally stated by the City Manager and City Attorney, the total cost for adding Measure P was only \$8,500, or approx 22% of the total \$38,502 cost. I stated it would only cost approx. 5-10%, of the total...close but still a bit off the mark.

This "ballpark" amount should be kept in mind as an approx cost when future ballot measures are being discussed for similar types of elections (primary and general). Further, you should all recognize that if Measure X (ATC rezoning) been added to the June primary ballot, which was held only 49 days later, it would have only cost 11% of \$79,327 special election cost. By the way, I guess that 49 day "jumpstart" didn't quite end up synchronizing Project Bella with our LCP certification like you all claimed it would. It has been more than year since Measure X was approved (April 19, 2016) but the LCP is still months away from being certified. So many deceptions...

Thank you for your consideration,

Luke Coletti
Pacific Grove

On 6/11/16 3:21 PM, Luke Coletti wrote:

Members of Council,

The fiscal impact for both of the proposed tax ordinances/measures (see links below) states:

"Preliminary estimated costs for adding a ballot measure within a general election is approximately \$75,000."

<http://www.cityofpacificgrove.org/sites/default/files/city-council/2016/6-15-2016/city-council-6-15-2016-12c-admissions-tax.pdf>

<http://www.cityofpacificgrove.org/sites/default/files/city-council/2016/6-15-2016/city-council-6-15-2016-12d-business-tax.pdf>

I believe this is incorrect. I don't believe it would cost the City anywhere close to this amount (\$75,000 each or \$150,000 for both). I think Ben may have looked at the Measure X invoice that the City just received and assumed the cost would be the same. Incidentally, the cost for the Measure X special election was \$79,327 or \$8.43 per registered voter (see invoice for 2016 special election - attached PDF).

If the City already has items (candidates) on the ballot of a regularly scheduled general election (even years) then any additional item placed on the ballot would only represent a modest increase in the overall cost. Given that a regularly scheduled election costs the city approx. \$42,720 (\$4.5/voter * 9500 voters) then an additional item would only cost \$2,250 - \$4,500 (approx. 5%-10% of the total). Incidentally, the cost for the 2012 general election, which included Measure F, was only \$46,469 or \$4.87 per registered voter (see invoice for 2012 general election - attached PDF)

6/4/2018

City of Pacific Grove Mail - Attention Members of Council - True cost for placing the proposed STR Measure on the November Ballot.

Therefore, a more accurate estimate is approx. \$5,000 per measure, or \$10,000 for both.

Thank you for your consideration,

Luke Coletti

Pacific Grove



Nov 8 2016 PG Invoice.pdf

285K



Sandra Kandell <skandell@cityofpacificgrove.org>

Hotel Durell

1 message

Helen Ogden <helen80000@sbcglobal.net>

Sun, Jun 3, 2018 at 6:17 PM

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Esteemed Members of the Pacific Grove City Council:

We are writing to share our disappointment with the Hotel Durell project as it now stands. A hotel of this size and design will have an adverse effect on the character of Pacific Grove. The revenue may be tempting, but the trade off is too steep. A much smaller boutique hotel on the lines of L'Auberge in Carmel would be much more appropriate in scale. An architectural style consistent with the Pacific Grove Library building, soon to undergo major restoration, would retain some of the cohesive character of the town, and should be a requirement. The hometown quality of Pacific Grove is very fragile and deserving of your protection. Please consider a re-evaluation of this project.

Sincerely,
Helen Ogden and Rick McGarrity

213 15th Street
Pacific Grove, CA 93950
831-645-9450



Sandra Kandell <skandell@cityofpacificgrove.org>

June 6, 2018

1 message

Mark Young <therapycop@gmail.com>

Sun, Jun 3, 2018 at 6:13 PM

To: "rudyfischer@earthlink.net" <rudyfischer@earthlink.net>, "cgarfield@cityofpacificgrove.org" <cgarfield@cityofpacificgrove.org>, "bkampe@cityofpacificgrove.org" <bkampe@cityofpacificgrove.org>, "bpeake@cityofpacificgrove.org" <bpeake@cityofpacificgrove.org>, "kencun17@icloud.com" <kencun17@icloud.com>, "huitt@comcast.net" <huitt@comcast.net>, "nsmith@cityofpacificgrove.org" <nsmith@cityofpacificgrove.org>, "citymanager@cityofpacificgrove.org" <citymanager@cityofpacificgrove.org>, "cityclerk@cityofpacificgrove.org" <cityclerk@cityofpacificgrove.org>, "dave@laredolaw.net" <dave@laredolaw.net>

To: Honorable Mayor and Members of the City Council

From: Mark Young, Reserve Officer

Meeting Date: June 6, 2018

Subject: Elimination of the Reserve Police Officers

Background

I have over 30 years of Service to Pacific Grove, first on the Advisory Committee on Pedestrian and Bicycle Safety to the Traffic Commission, then on the Traffic Commission and the Advisory Committee. In November of 1997 I was sworn in as a Reserve Officer and I have served in that capacity for over 20 years since then.

Discussion

The City Council has hired and entrusted the Police Chief, City Manager and Human Resources Manager to manage the city services and manage them as best as they can. The recommendation to eliminate the Reserve Program is part of their vision for the City, and I believe the Council should honor the vision they have for the department. I do not personally agree with the recommendation, but when managers are hired and not supported, it generally creates problems within an organization. I would have liked to have had more time to try and convince the managers the importance of the Reserve program. I have too much pride in the excellence of the Police Department to do anything I feel would be detrimental to the Department.

I do feel I have a duty to the City Council to Point out I disagree with several of the points of the recommendation. I believe the cost to the City will increase as full time Officers are used to staff events the Reserve Officers have traditionally staffed. If you have seen an Officer at any of the special events throughout the city within the last twenty years, it generally was a Reserve Officer.

I also disagree with the Goal Alignment. I believe the Reserve Officers improve Operational Excellence of the Department. As a Reserve Officer I have always tried to perform the duties assigned to me at the highest possible level. If you look at activity levels on the nights I worked compared to other nights you will see a higher tempo of operations. The Reserves also bring a unique blend of being a citizen, as well as an Officer, to the Department.

The Reserve Officers also are generally able to respond to emergency situations at a moment's notice as we live within the community. This increases the flexibility of staffing for the Department, and can improve officer safety, and service to the community.

I will not be attending the City Council meeting. I do not believe it would be beneficial to the Department to have any drawn-out public friction regarding these issues. I continue to believe in the Quiet Professional model of Public Service. Duty and honor to me are the most important values, and whatever your decision regarding this matter, I will maintain both of these values.

RESPECTFULLY SUBMITTED:

Mark Young, Reserve Police Officer, City of Pacific Grove #1381

Sent from [Mail](#) for Windows 10



Sandra Kandell <skandell@cityofpacificgrove.org>

Re: The Hotel Durell

1 message

'foxx swamp' via City Clerk <cityclerk@cityofpacificgrove.org>

Mon, Jun 4, 2018 at 11:00 AM

Reply-To: foxx swamp <oceanfoxx@yahoo.com>

To: Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Huitt <huitt@comcast.net>, Ken Cuneo <kencun17@sbcglobal.net>, Rudy Fischer <rudyfischer@earthlink.net>, "cgarfield@cityofpacificgrove.org" <cgarfield@cityofpacificgrove.org>, "nsmith@cityofpacificgrove.org" <nsmith@cityofpacificgrove.org>, "cityclerk@cityofpacificgrove.org" <cityclerk@cityofpacificgrove.org>

Mayor Kampe and Members of the Council,

As a resident of this city, I am writing to ask you to review the Planning Commission's approval of the Hotel Durell project . This hotel does not fit the character of our small town. Many of the residents love this city and we do not want it to go the way of San Francisco, Santa Cruz or even Monterey. We do not want towering buildings closing in on our streets, losing beautiful skylines and creating even more congestion. This is a big building project that will detract from the small quaint structures around it.

There are many issues with this hotel. First, would be the traffic issues. To put the entrance to an underground parking on the side of the library is poor planning. There are so many pedestrians and vehicles in that area. Central is the more used area now because Lighthouse has been become too congested and now this hotel would only make matters worse. It would be hectic daily but a nightmare during events. I also do not understand why 18 feet would be taken from the park. If anything, we should be adding to the parks not removing and cementing even more green areas.

Second, the water issue has not been addressed. It is my understanding that no water is to be used for new projects. This is a new project. We are already doing our best to conserve water so we should not be considering more hotels where a lot of water would be used.

Thirdly, the hotels, motels and B&B's are suffering now because of the STR's and adding an additional hotel would only compound the problem. The residents in the neighbor would be impacted by noise and even more congestion than they are already dealing with and the farmer's market would have to be relocated again.

Please bring this back up for review and I thank you for your time.

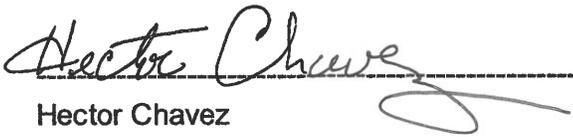
--Kim Akeman

To: Pacific Grove City Council
Subject: Hotel Durell

As a resident of Pacific Grove, business owner and member of the BID I believe that the approval of the Hotel Durell project will have a positive impact on the City of Pacific Grove. The issues of water, parking, architecture, and bulk of the building have been or are being addressed by the city and or the architectural firm.

Planned growth is important for any city. Because of limited space for development within the city of P.G. a project like Hotel Durell is crucial to the city's growth providing jobs, income to the city and surrounding businesses.

What you decide today will have a lasting impact on the city.



Hector Chavez

RECEIVED
CITY MANAGERS OFFICE
2018 JUN - 4 / P 3: 27
CITY OF PACIFIC GROVE

June 4, 2018

Dear Mayor and members of the Pacific Grove City Council:

Please call up for review the Planning Commission decision on the Hotel Durell at the June 6, 2018 City Council Meeting.

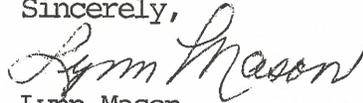
Many concerns that I (and many other residents) had were not addressed by the Architechural Review Board and the Planning Commission.

They were:

1. The absence of story poles.
2. The EIR not being objective.
3. The hotel being too massive for the setting.
4. The entrance on Central Avenue which should be moved to Fountain so that it doesn't impact the Farmer's Market and the Library.
5. The parking problems.
6. The traffic problems.

Thank you for your consideration.

Sincerely,



Lynn Mason

P.O. Drawer 9

Pacific Grove, California 93950

RECEIVED
CITY MANAGER'S OFFICE
2018 JUN -4 A 10:41
CITY OF PACIFIC GROVE



Sandra Kandell <skandell@cityofpacificgrove.org>

Attention Mayor and Council

1 message

'diana howell' via City Clerk <cityclerk@cityofpacificgrove.org>

Tue, Jun 5, 2018 at 8:06 AM

Reply-To: diana howell <artemy2001@yahoo.com>

To: rudyfischer@earthlink.net, cgarfield@cityofpacificgrove.org, bkampe@cityofpacificgrove.org, bpeake@cityofpacificgrove.org, kencun17@icloud.com, huitt@comcast.net, nsmith@cityofpacificgrove.org, citymanager@cityofpacificgrove.org, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Good Morning Mayor and Council Members,

I would urge you to adopt the STR initiative to the ballot (a fraction of the stated cost to do so); since the sponsoring group was able to get twice the required signatures in half the allotted time—indicating how concerned residents are about their proliferation. It does not make sense that more hotels are being allowed to be built, which are in direct competition with STRs; yet STRs allowed in their current numbers. The residents are speaking, and the city needs to listen.

Thank-you,
Diane Howell

Sent from my iPad

June 5, 2018

To: Mayor Kampe and City Council Members

From: Lisa Ciani

Re: Monarch Sanctuary bathroom IS/MND, Agenda item 12B

It's great that a restroom will be provided at the Monarch Sanctuary!

One of my concerns about the IS/MND is related to the aesthetics of the pre-fab structure, and Dan Gho has assured me he has specified wood siding now in the RFP instead of concrete block as the drawing in the IS/MND shows. Wood will be very appropriate and compatible in that rustic setting. It may be advisable to have ARB review the structure in addition to BNRC as planned.

My other concern was the absence of a requirement for a pre-construction nesting bird survey. I am very glad to see that corrected.

I noted in my written comment on the IS/MND that birds were not addressed in the Biological Resources section in terms of nesting in the Monarch Sanctuary. The provision for a nesting bird survey and protections for active nests used to be included in the City's CEQA documents when they were prepared by consultants. But recently the City has often prepared CEQA documents in-house, and nesting bird surveys have been omitted from the document. In this case, a consultant omitted it. Pacific Grove is noted for its great diversity of birds as the consultant did acknowledge:

"Over 349 species of birds have been identified by birders in Pacific Grove (City of Pacific Grove, 1994); the more common bird species in and around the sanctuary include: Anna's hummingbirds, cedar waxwing, house sparrow, mockingbird, American robin, Brewer's blackbird, European staling, California towhee and Steller's jays. These common species do not pose a threat to monarchs, because the milkweed diet of the monarchs allows them to concentrate poison in their bodies, making them undesirable prey."

The consultant did not describe these birds as species to be protected. I learned from Coastal staff last week that the City has a document described as tree protection guidelines which describes best management practices that include on the second page protections for nesting birds. I request that the City establish a consistent policy of acknowledging the importance of protections for birds in CEQA documents.

Thank you for considering my comments.



Sandra Kandell <skandell@cityofpacificgrove.org>

Monarch Sanctuary Sanitary Improvements IS/MND, Agenda Item 12B

1 message

Lisa Ciani <lisa.ciani@gmail.com>

Tue, Jun 5, 2018 at 8:40 AM

To: Rudy Fischer <rudyfischer@earthlink.net>, Cynthia Garfield <cgarfield@cityofpacificgrove.org>, Bill Kampe <bkampe@cityofpacificgrove.org>, Bill Peake <bpeake@cityofpacificgrove.org>, Ken Cuneo <kencun17@icloud.com>, Robert Huit <huitt@comcast.net>, nsmith@cityofpacificgrove.org, Ben Harvey <citymanager@cityofpacificgrove.org>, cityclerk@cityofpacificgrove.org, dave@laredolaw.net

Dear Mayor Kampe and City Council Members,

Please see my attached comments about the IS/MND for the Monarch Sanctuary work.

Thank you,
Lisa Ciani



Council Monarch IS:MND 6-6-18.pdf

46K