



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

AMENDED ERRATA SHEET

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Sandra Kandell, City Clerk
MEETING DATE: July 11, 2018
SUBJECT: City Council Meeting Agenda- Errata Sheet - **AMENDED**

Attached is additional information for your consideration at the July 11, 2018 City Council Meeting:

Agenda Item	Information Provided/Corrected
9A	Revised Agenda Report. (See attached with highlighted additions.)
11A	Correspondence from Albert O. Lissoy to Mark Brodeur. (See attached.)
	Revised Draft Resolution (See redlined attachment.)

RESPECTFULLY SUBMITTED:

Sandra Kandell, City Clerk



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

AGENDA REPORT

TO: Honorable Mayor and Members of City Council
FROM: Daniel Gho, Public Works Director
MEETING DATE: July 11, 2018
SUBJECT: LED Streetlight Upgrade Program
CEQA: Initial Study/ Mitigated Negative Declaration

RECOMMENDATION

Authorize the City Manager to initiate Phase 2 of the PG&E LED Streetlight Upgrade Program and distribute an informational postcard to all residents regarding the LED conversion.

BACKGROUND

The City of Pacific Grove was approached by PG&E in the fall of 2016 regarding the discontinuance of the High Pressure Sodium (HPS) streetlights and the introduction of a program that would replace PG&E's 514 eligible fixtures, with LED technology.

At the February 21, 2018 City Council Meeting, PG&E gave a presentation regarding the LED program and the potential for a phased approach. It was determined that Phase 1 would replace 50 lights, and then ultimately, Phase 2 would replace the remainder of HPS PG&E lights in the City. It was also specified that an environmental document would need to be initiated, so the City had drafted an Initial Study/ Mitigated Negative Declaration. That document had been circulated and City Council adopted the MND and the findings April 18, 2018.

DISCUSSION

City staff had specified two locations for Phase 1 of the LED installation: The Highway 68 corridor from Presidio Boulevard to Asilomar Boulevard, and Lighthouse Avenue from Lobos Avenue to Asilomar Avenue. These two locations contain 50 light poles. Per City Councils direction, all light standards had been replaced with the 3000 Kelvin, LED light with the appropriate wattage for the noted standard.

Phase 1 of the LED conversion had been completed the week of May 14, 2018 – May 18, 2018. The Public Works Department has been in constant communication with PG&E representatives regarding any feedback from the Phase 1 installations of the LED fixtures. Neither party has received feedback, so PG&E would like to initiate Phase 2 of the program. Phase 2 consist of the remaining 464 PG&E streetlights that still remain within the City that need to be converted from the HPS bulbs to LED.

Once PG&E receives approval to move forward with Phase 2 of the LED conversion, the lights will be ordered and installed. It is anticipated that total time for the remainder of the project is two months.

If approved, the City will distribute an informational postcard to all residents in the City regarding the forthcoming LED conversion. The postcard will include information on the benefits and cost savings associated with the conversion and the process undertaken by City staff and PG&E to select the appropriate LED light replacements.

OPTIONS

1. Do nothing
2. Do not approve the Phase 2 transition to LED

FISCAL IMPACT

Upon full implementation the City may see a reduction of utility cost for the streetlights that may be up to \$2,000 per month.

GOAL ALIGNMENT

Infrastructure

RESPECTFULLY SUBMITTED,



Daniel Gho
Public Works Director

REVIEWED BY,



Ben Harvey
CITY MANAGER

FAR WEST HERITAGE, LLC

2922 Daimler Street • Santa Ana, CA 92705 • (949) 224-1970 • Fax: (949) 224-1963

July 10, 2018

Mr. Mark Brodeur
Director of Community and Economic Development
City of Pacific Grove
300 Forest Avenue
Pacific Grove, California 93950

Re: AP/UP 160-203 - Hotel Durrell
Parking Lots Located at APNs 006-174-003, -011, & -012

Dear Mr. Brodeur:

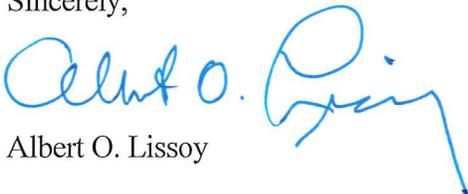
Far West Heritage, LLC (“Far West”) is the owner of the above-referenced property consisting of three (3) legal lots located at the corner of Fountain Avenue and Ricketts Row currently being used as surface parking lots. Your office has asked for confirmation that the above-referenced lots (the “Fountain Parking Lot”) were available to be used to support the proposed Hotel Durrell development currently being considered by the City Council.

By this correspondence, we can confirm that we have an agreement with the owner of the Hotel Dorrell development that makes the Fountain Parking Lot available for use as supplemental off-site parking as envisioned by the proposed conditions of approval.

We would, however, like to meet with the City to explore mutually beneficial creative ways in which the Fountain Parking Lot may be used to meet the needs of the Hotel Durrell development while at the same time helping contribute to the Hotel’s financial viability.

We look forward to scheduling a meeting with you and/or your team to discuss this further. In the meantime, please let us know if you need anything further in support of the entitlement process.

Sincerely,



Albert O. Lissoy

RESOLUTION NO. 18-xxx

ARCHITECTURAL PERMIT AND USE PERMIT AP AND UP #16-203 TO DEMOLISH THE EXISTING 17,500 SQUARE FOOT BUILDING AND BUILD A 120 GUEST ROOM, 82,936 SQUARE FOOT HOTEL PURSUANT TO PGM C §23.31.020, AND CERTIFICATION OF A FINAL EIR

FACTS

1. The subject site is located at 157 Grand Avenue, Pacific Grove, 93950 APN 006-173-001.
2. The subject site has a designation of Light Commercial/ Hotel/Condominium District on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-I-T zoning district. The C-1-T zoning district was created through an approval of Ordinance 1951 by a public vote of Pacific Grove citizens on June 7, 1994.
4. The property is located in the Downtown Pacific Grove Business District per Chapter 6.50 of the City's Municipal Code, the 1961 Downtown Parking District and the Area of Special Biological Significance.
5. The subject site is approximately 0.77 acres (33,875 square feet).
6. The proposed project provides 97 valet parking spaces, 55 spaces on-site, and 42 off-site spaces, located on a lot directly across Fountain Avenue using car lifts for 14 of the spaces (APN 006-174-011).
7. The proposed project is adjacent to the Natural History Museum and the Public Library.
8. A Phase 1 Historic Report prepared by qualified historian Richard Brandi determined the existing structure to be ineligible for the City's Historic Resources Inventory.
9. On October 15, 2015, the City Council passed and adopted Resolution 15-056, which concluded the structure not to be historic.
10. An Environmental Impact Report (EIR) was prepared for this project and circulated on August 31, 2017 through October 26, 2017; no significant unavoidable impacts were identified.
11. The proposal requires additional potable water and the project was added to the City's water waitlist.

FINDINGS

Architectural Permit Findings

1. The proposed development will meet the development regulations set forth in the C-1-T zoning district including setbacks and height requirements;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior fits the contexts with the size, scale and proportions of the existing commercial structures in the downtown;
3. The completed project will neither be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property and the downtown fabric by replacing a surface level parking lot and single-story building with a multi-story building; conforms to the General Plan Commercial Downtown and C-I-T zoning standards; and will improve the downtown's walkability and vibrancy; and
4. On October 15, 2015, the City Council passed and adopted Resolution 15-056 which concluded the structure not to be historic, and therefore does not qualify for historic designation as defined by the California Environmental Quality Act (CEQA).

Use Permit Findings

1. The proposed use is allowed in the C-1-T zoning district with a use permit per Pacific Grove Municipal Code (PGMC) 23.31.040;
2. The proposed structure and parking is consistent with the Pacific Grove Zoning Code with regards to height, setbacks, parking, and coverage in the C-1-T zoning district;
3. The proposed use is consistent with the General Plan Commercial Downtown designation;
4. The establishment, maintenance or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
5. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;
6. The location, size, and design of the proposed development are compatible with the existing and future land uses in the vicinity because the proposed structure complements the downtown character of the neighborhood improves the economic viability of the downtown; and
7. In approving the permit, the following conditions of approval are imposed and deemed reasonable and necessary to ensure that the approval will be in compliance with the findings cited above.

Final EIR Findings and Certification

- (1.) The final EIR has been completed in compliance with CEQA;

(2.) The final EIR was presented to the City Council, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and

(3.) The final EIR reflects the lead agency's independent judgment and analysis.

(4.) The custodian for these documents shall be the City Clerk for the City of Pacific Grove found at 300 Forest Avenue, Pacific Grove, California 93950

(5.) The following revisions are hereby adopted to the final EIR dated July 2018:

1. Remove references to a Development Agreement. The City originally contemplated the use of a Development Agreement; however, the City is better served through Conditions of Approval contained in this Resolution.

2. Remove the references to increasing the width of the sidewalk adjacent to Jewell Park, because such action would reduce the amount of precious open space in the park, and the wider sidewalk would serve no other useful public purpose. In addition, some commenters expressed concern that sidewalk widening would impact historic and community resources in a negative way.

3. Master Response 3 is revised to clarify that employee parking shall be provided in the hotel's Fountain Street Lot where vacant parking spaces will frequently be found rather than in the Theater Parking Lot.

(6.) The City Council finds that pursuant to CEQA Guidelines Sec. 15088.5, the revisions to the final EIR do not raise new significant information requiring recirculation of the EIR for the following reasons:

a) The revisions do not identify any new significant environmental impacts that would result from the project or from a new mitigation measure proposed to be implemented.

b) The revisions do not identify a substantial increase in the severity of an environmental impact.

c) The revisions do not identify a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the project.

(7.) The City Council finds that all potential impacts of the project will be reduced to a level that is less than significant by the mitigation measures and conditions of approval described in the final EIR as revised.

(8.) The City Council of the City of Pacific Grove hereby adopt the Mitigation Monitoring and Reporting program set forth in Appendix B, Table B-1 of the final EIR.

CONDITIONS OF APPROVAL

- Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
- Conformance to Plans.** Development of the site shall conform to approved plans for "Hotel Durell" dated May 2, 2018 by RRM Design Group on file with CEDD and to the City's Building Code, with the exception of any subsequently approved changes.
- Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval

herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval.

4. **Deed Restriction.** Prior to Building Permit submittal record a deed restriction on the lot directly adjacent to the subject site located on Fountain Ave and Ricketts Row (APN 006-174-011; 006-174-012; 006-174-003) requiring the lot's exclusive use for off-site parking for the use of Hotel Durell for the duration of AP/UP 16-203.
5. **Valet Parking:** All parking provided for the hotel shall be free of charge valet. This condition was added after the Planning Commission hearing with the concurrence of the Owner.
6. **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.
7. **During-Construction Pollution Prevention (a):** During construction, the developer shall employ storm water best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and construction waste management practices to protect the storm drainage system and water quality as required by City Code Section 9.30.130(c), the City Phase II NPDES Permit, State Water Resources Control Board (SWRCB) Construction General Permit (CGP), and the Monterey Regional Storm Water Management Program (MRSWMP). Plans for during-construction storm water management and BMPs, such as a Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and subject to review and approval of the Public Works/Community Development Director and Building Official prior to issuance of a grading and/or building permit.
8. **During-Construction Pollution Prevention (b):** Construction activities subject to BMP requirements shall continuously employ measures to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality, contamination, or unauthorized discharge of pollutants.
9. **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.
10. **Famers Market.** The hotel will close one of its two entries into the hotel lobby every Monday between the hours of approximately 1 and 8 PM in accordance with the Use

Permit that governs 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 period.

11. **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 developers pay for an improved/ painted crosswalk at Central Avenue and Grand Avenue to protect pedestrians.
12. **Roof top.** No activities shall be allowed on the rooftop, other than routine maintenance and repair.
13. **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.
14. **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.
15. **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.
16. **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.
17. **Stormwater Treatment Measure:** The storm water treatment measures shall be maintained by the property owner in perpetuity and City staff shall be allowed access to inspect all storm water treatment measures on an annual basis.
18. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

19. **Agreement.** The applicant and the owner consent to the proposed conditions.
20. **Crosswalks.** The project applicant shall work with the City's Public Works Department to add 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 Final EIR Figure 3.4-4 Project Crosswalk Improvements.
21. **Stop Signs.** The project applicant shall work with the City's Public Works Department to install stop signs at the intersection of Central Avenue and Fountain Avenue to make the intersection a four-way stop.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The Council determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The Council authorizes APPROVAL of Architectural Permit and Use Permit AP/UP 16-203 to demolish the existing 17,500 square foot building and to construct an 120 room hotel with amenities of approximately 82,936 square feet with off-site parking on a lot.
3. Attachments are hereby approved as attached to this Resolution, which by this reference are incorporated as set forth in its entirety.
4. This Resolution shall become effective immediately following passage and adoption thereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE
this 11TH day of July, 2018, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

BILL KAMPE, Mayor

ATTEST:

SANDRA KANDELL, City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney