



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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Th16b

Prepared August 9, 2021 for August 12, 2021 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Alexandra McCoy, Coastal Planner

**Subject: Additional hearing materials for Th16b
LCP Submittal Number LCP-3-PGR-21-0038-1 (American Tin Cannery
Standards)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).
Date: Friday, August 6, 2021 at 8:49:39 AM Pacific Daylight Time
From: CentralCoast@Coastal
To: McCoy, Alexandra@Coastal
Attachments: image002.jpg, 08-05-21 Foursome Development Company ltr to CCC in SUPPORT of Th16b.pdf

From: Carrie Bucher <cbucher@canneryrow.com>
Sent: Thursday, August 5, 2021 11:11 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear California Coastal Commissioners:

On behalf of *Foursome Development Company*, attached please find a Public Comment letter in support of Thursday, August 12th Agenda Item 16.b (Th16b), the City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards) matter.

Kind regards,

Carrie A. Bucher
Executive Assistant
(831) 649-2618



Foursome Development Company
555 Abrego Street
Monterey, California 93940
(831) 649-6690 • (831) 373-4812 fax

Foursome Development Company

August 5, 2021

California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Dear Coastal Commissioners:

Foursome Development Company, as the owner of the American Tin Cannery site (the “ATC Site”), respectfully requests that you approve the Local Coastal Plan amendment (the “LCP Amendment”) before you.

This LCP Amendment will clarify that the ATC Site includes all of the parcels within that zone, and cleans up an inconsistency between the Local Coastal Plan and the related Implementation Plan. The proposed changes in the LCP Amendment will apply consistent development standards *regardless* of the project throughout the zone while continuing assurances that public views are not significantly impacted and that mechanical equipment is appropriately screened.

The Coastal Commission Staff Report thoroughly identified the issues raised in public hearings and addressed each one. This Staff Report notes that this change allowing minor appurtenances is a standard typical in LCPs. It does not, as some would claim, allow for increased density, nor does it allow for views to be significantly impacted.

The LCP Amendment was considered and approved by the City of Pacific Grove’s Planning Commission on a 5 to 1 vote and by the Pacific Grove City Council on a 6 to 1 vote, demonstrating the local support for the LCP Amendment.

Sincerely,

Foursome Development Company



Theodore J. Balestreri,
Managing General Partner

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Tuesday, August 3, 2021 at 10:44:09 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Jane Haines <janehaines80@gmail.com>

Sent: Monday, August 2, 2021 3:16 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commissioners,

Certifying the Pacific Grove proposed LCP amendment would betray the Coastal Act. The amendment's purpose is to modify site standards related to the American Tin Cannery (ATC) site to 1) allow 8' high mechanical appurtenances and 2) only allow 90 percent site coverage if substantial public access amenities are provided. Certification would:

1. deprive thousands of people daily of currently available coastal views,
2. authorize rooftop appurtenances on the higher elevation portion of the ATC site without requiring critical design controls, and
3. assist the City of Pacific Grove to violate Pacific Grove Municipal Code Section 23.04.020, subdivision (e).

(1)

Deprive thousands of people daily of currently available coastal views.

The portion of the project site affected by the proposed amendment is shown in yellow as Exhibit 3 to your staff report. As shown, it is currently a parking lot adjoining another parking lot at the intersection of Central Avenue with Eardley Avenue. A tourist information center is on the western edge of the lot facing Central Avenue. The depicted intersection of Central and Eardley Avenues constitutes the main entranceway to Pacific Grove, currently having expansive blue water views of Monterey Bay.

The EIR for the ATC project assumes the current LCP amendment submittal will be granted. It depicts a four-story Four Seasons Hotel with rooftop appurtenances beginning at Eardley and extending in the direction of Dewey Avenue approximately two-thirds the distance of the yellow area. In other words, the developer proceeded with a design that assumes Coastal Commission approval of what the City now applies for, i.e., deletion of the eleven words which currently confine rooftop appurtenances to the portion of the ATC site ~~located seaward of Sloat Avenue between Eardley Avenue and Dewey Avenue~~. shown in proposed revised wording at Exhibit 1.

So when and where did this change come from? The Pacific Grove City Council held eleven Closed Sessions for discussion of "Conference with Real Property Negotiators" regarding "Price and terms of

payment” for “Portions of Sloat Avenue and Ocean View Boulevard.” Those discussions were with representatives of the ATC project and occurred at Closed Sessions between October 7, 2020 and June 23, 2021. That’s eleven discussions devoted solely to “Price and terms of payment” for “Portions of Sloat Avenue and Ocean View Boulevard,” an address you can see in Exhibit 3 to your staff report. Dates and descriptions of the closed discussions can be confirmed on City of Pacific Grove website for 2020 on 10/7, 10/14, 11/4, 12/15, and for 2021 on 1/6, 1/20, 2/3, 4/7, 6/2, 6/16, and 6/23. That’s a lot of discussions solely about “price and terms of payment” for Sloat Avenue.

The view from Central and Eardley Avenues is the first view of the Monterey Bay that most visitors to Pacific Grove get. It will be partially blocked by a forty-foot high Four Seasons hotel, and further blocked if your Commission certifies the proposed LCP amendment because the amendment allows coastal views to be further blocked by “rooftop appurtenances.” Such things as “chimneys, vents, flagpoles, conventional television reception antennas, solar panels, and ventilating or air conditioning equipment” will no longer be required to fit within the forty feet maximum height, rather than extend above it.

Pacific Grove LUP policy SCE-1 states: **“Public views to and along the shoreline shall be protected and enhanced.”** Please honor this policy by maintaining the status quo which requires “chimneys, vents, flagpoles” etc. to fit within the forty feet maximum height, rather than extend above it.

(2)

Authorizing rooftop appurtenances without requiring critical design controls

The proposed LCP amendment places no design controls other than requiring that “no public views are significantly impacted and the equipment is appropriately screened.” Does that mean there can be an eight feet tall fence around the appurtenances which is continuous rather than intermittent? And who gets to judge what “significantly impacted” and “appropriately screened” means?

(3)

Assisting the City of Pacific Grove to violate Pacific Grove Municipal Code Section 23.04.020, subdivision (e)

Pacific Grove Municipal Code Section 23.04.020, subdivision (e) states:

“(e) Effect of Changes to Zoning Regulations on Projects in Progress. A community development permit application that has been accepted by the department as complete prior to the effective date of these regulations or any amendment shall be processed according to the requirements in effect when the application was accepted as complete.”

The ATC permit application was accepted as complete over a year ago. So why isn’t the ATC project required to “be processed according to the regulations in effect when the application was accepted as complete?”

And why should a Four Seasons Hotel, whose room rates vary from \$615 to \$7,640 per night, be allowed to have chimneys, vents and flagpoles that partially block views of the Monterey Bay which currently thousands of people see daily from the intersection of Central and Eardley Avenues?

Jane Haines

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Tuesday, August 3, 2021 at 10:46:17 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Janet Cohen <janetcohen333@comcast.net>

Sent: Tuesday, August 3, 2021 2:27 AM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commissioners,

We all come with bias to any opinion. I of course have my own as a long term resident who has been lucky enough to experience this beautiful coastline everyday and hope we can save that experience for generations to come as people live here or visit.

The City of PG also has a strong bias in relation to the development of the ATC site property, not because they don't care about Pacific Grove, but because there is revenue attached to its' development as a hotel with increase in income to the City the greater the size and scope.

There is a push on them to give any developer presenting a hotel project what they want. They have to consider the financial return for the City.

Thus, balance for protection of the coast and income needs are in at least some degree of conflict. It would be almost impossible to really separate out the financial return from the City's analysis.

But, I hope you can apply a broader criteria that looks to the possible development outcome on the ATC site and will give the most protection in the long run, not the short term gains.

I understand that the amendment is not supposed to be judged in relationship only to the current project, (that will quickly come to Planning Commission after your decision, even though ARB made their recommendations December 15, 2020.)

Therefore, I will mention a former project and the current project only as a visual example that could apply soon or far in the future.

We have had the experience of a previous proposed hotel project at the ATC site, that came about through the initiative process. The initiative allowed hotel usage there, but gave no specific development standards, instead linking those standards to be written into the LCP.

The initiative campaign literature promised a 40 feet height limit with the then Mayor of PG's photo and endorsement statement on the same flier. The citizens of Pacific Grove voted on Measure X in 2016 prior to the LCP being approved believing 40 feet was the maximum possible height. It is unclear whether they would have voted yes if they knew then that 48 feet could later be allowed in order to include mechanical equipment on the rooftops.

Height will be the main concern of this argument. I'm also always concerned about coverage limits and am totally for public amenities. But, disagree that allowing 90% coverage at 40 feet plus an additional 8 feet for mechanical appurtenances is worth the small public amenities gain in the proposed LCP Amendment. It's not an equitable trade. The public will lose more with that choice by far.

The ATC site is anyone's first view of Monterey Bay in Pacific Grove as you enter the City along Central Avenue. That is why the Chamber of Commerce has their Visitor Center at the corner of Eardley and Central.

As you get out of your car to get more information you look out over the entire 5 1/2 acre ATC site towards Hopkins Marine Station and the Monterey Bay. Immediately you know you are at the ocean and can see and feel its' presence and smell it and see the sea birds flying overhead. Many are coming to the Monterey Bay Aquarium and families can experience the excitement of knowing it's right there.

Sloat Avenue splits the site parallel to the ocean. The seaward side of Sloat Avenue is completely developed with historic structures that have become distressed over time and need restoration. Many think anything would be better. But others know that the story told by the American Can Company's structures part in Cannery Row's rise and fall decimating a fishery, can be tied into the mission of ocean conservancy.

The seaward side of Sloat Avenue has already been granted an additional 8 feet for mechanical appurtenances and the coverage bonus possibility for public amenities.

The argument given for the LCP amendment being considered is that it will help to have the LCP include the other portion consisting of Sloat Avenue itself within the ATC site (in case it is vacated) and the portion landward of Sloat Avenue that consists of a steep upward grade and flat parking lot. The parking lot is back up the hill adjacent to the Visitor Center (where we just arrived in our car) and also runs behind the other single story storefronts along Central Avenue.

There are no structures on this land you are considering today except a pedestrian bridge over Sloat Avenue from the upper parking lot to the ATC structures on the seaward side.

Thus, the two portions face completely different planning issues. It makes no sense to build over 40 feet height when there is a blank slate except to give the developer a gift of an additional story of guest rooms.

Eliminating a floor of the wing in the current project drops the height by about 10 feet and would mean losing approximately 35 guest rooms. (You are not voting on this and is for example only.)

But, it is where the bias part comes in. If the additional 8 feet is not allowed, then any structure built there with a 40 feet height limit would have to either include the appurtenances within a four story 40 foot building (and thus lose a portion or all of a floor for guest use) or build a three story building with the appurtenances on the roof to be within a forty feet envelope. Thus, any hotel would not be able to have a full 4th story of guest use with a 40 feet height limit.

That is why they want the LCPA. It will bring in more revenue because four full stories for guest use with the equipment on the roof can be achieved in a 48 feet height envelope. You are giving them a gift, but not the public.

There is absolutely no visual benefit for anyone that is not staying in the hotel. It is not protective for others and is poorly written with no limits in equipment coverage or placement parameters as setbacks on each roof top building. Even if the screening is intermittent, it is inadequate protection language. What does that mean? Is all around a perimeter with 1-2 foot short breaks in between billboard type screening okay?

Unfortunately, our visitor who just arrived at the tourist center may be facing a structural wall of massing closer to the feeling along the freeway, than that great moment of "We're here, the ocean is so close!"

There are zoning and development standards that could be written in an LCP amendment that are protective in reality as a larger setback along Eardley landward of Sloat that would protect the open blue water view down Eardley Avenue to Monterey Bay forever.

The amendment before you is not an overall win for the public or the coast, but, rather the opposite. As much as I believe in public amenities, there is no guarantee or criteria that an additional 8 feet height allowance for rooftop equipment and an increase in coverage to 90% at 40 feet is worth losing scenic views for a vague unspecified amount of public amenities.

Thus, this LCP amendment actually only guarantees more guest rooms in a luxury hotel with better views for the guests and a diminishing quality of experience for everyone else.

Thank you,
Janet Cohen

Sent from my iPhone

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Wednesday, August 4, 2021 at 12:10:56 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Michelle Raine <mor1951x@gmail.com>

Sent: Tuesday, August 3, 2021 5:09 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

TO: COASTAL COMMISSIONERS

The developer has been on notice since 9/28/20 at least, when the Coastal Commission submitted a DEIR response, that there was an issue with the height of this development. At a hearing on 12/15/20, the Architectural Review Board recommended several design modifications, including reducing the height and scale of the executive wing, among other recommendations. Many members of the public opposed to the hotel design agreed with the recommendations of the ARB and were looking forward to viewing the design modifications that the Planning Director posted on their website were being worked on by the developer. Instead, we are before the Coastal Commission on an LCP Amendment to increase height exceptions on the entire site. The building height issues and many other issues have not been heard by the Planning Commission or the City Council and the public certainly has not had an opportunity to weigh in on these issues other than at the architectural review hearing. Approval of this flawed and deficient LCP Amendment will signal to those agencies and the developers that greater height is acceptable and will give a leg up to the developer at the public hearings on these issues.

The design submitted by the developer depicts a four-story hotel with rooftop appurtenances and screening. This design is too high already and blocks blue water views, without the allowance of a 20% increase for rooftop appurtenances. Despite the Coastal Commission response to the DEIR filed on 9/28/20, the developer has proceeded with a design that assumes Coastal Commission approval of what the City has now applied for: an LCP Amendment to allow additional height. Their design will present a flat plane on the landward side and destroy the blue water views at the entrance to our City. It should be redesigned to protect the blue water views and other issues as recommended by the ARB. A forty-foot maximum height was promised to voters in the local initiative for rezoning for a hotel at this site and the height exception for appurtenances was only allowed seaward of Sloat Avenue in the current IP.

The staff report refers to "intermittent appurtenances" and "ancillary roof appurtenances". Neither the General Plan, the current LCP nor the IP has any descriptions of what mechanical appurtenances are or any limitation other than "no public views are significantly impacted" and the equipment is "appropriately screened". There is no description or list of what rooftop mechanical appurtenances are allowed. There are no requirements for spacing, placement, percentage of coverage, screening and certainly no requirement that they or the screening be "intermittent". There are no design standards for what "appropriately screened" means and that is how we ended up with very visible screening near the outer perimeter of the roof at the Holman Bldg in downtown PG. This **serious flaw** in the LCP has allowed for design decisions to be made by planners on a piecemeal basis **AFTER** the permit has been issued and has resulted in some recent horrible iterations of these decisions, such as at the Holman building renovation in downtown Pacific Grove.

In regards to consistency, the staff report states that the LUP includes provisions intended to ensure coastal resource protection when new development is contemplated, but those exist without any amendment to the LCP. There is greater coastal resource protection provided by the limiting language in the existing IP that restricts the height exceptions landward of Sloat. The staff report states that this amendment provides clarity for project evaluation and should result in increased public amenities on the entire site where 90% site coverage is proposed. Most of what appear to be public amenities are located seaward of Sloat already. Public amenities in the upper portion of the development include a bar and restaurant and public access to those would be beneficial to their business viability without this being required. We do not believe that the requirement to provide public amenities on the entire site for a 90% buildout is outweighed by the detriment of the added height on the already high hill on the upper portion of the property. Many in the public domain will be priced out of this very expensive hotel and its services in any event.

There is no requirement that these disparate lots that are now referred to as the ATC site must have the same development standards throughout. For the Coastal Commission to approve the LCP amendment to strike the language that gives explicit protection that there be no 8' additional allowance for appurtenances on the landward portion of the development, gives an imprimatur of approval for the added height and appears to put a thumb on the scale for the actual Planning Commission and City Council hearings on these issues.

We ask that the Commission reject this flawed and deficient LCP Amendment and send it back to the City of Pacific Grove for correction if they chose. It offers less protection with the added height allowance and no clear description of what an appurtenance is or design standards for how they are located, sized, and screened. Any benefit for the substantial public amenities on the entire site, versus just on the portion seaward of Sloat, are outweighed by the detrimental effects of the added height landward, for the promise of amorphous public amenities on the upper portion of the site, which may be too expensive for

many in the public domain to afford.

We ask that the Commission **reject** the Implementation Plan Amendment LCP-3-PGR-21-0038-1 **as submitted** by the City of Pacific Grove.

Thank you for your consideration of our comments.

James and Michelle Raine
Pacific Grove

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Wednesday, August 4, 2021 at 12:13:42 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Karin <wisteriagma@comcast.net>

Sent: Wednesday, August 4, 2021 10:49 AM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Cc: Karin <wisteriagma@comcast.net>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

CCC Comments ATC

First of all, thank you for your work in protecting the coast for everyone to enjoy.

My comments are centered on social justice issues first, as I object to the division of the proposed American Tin Cannery hotel as being divided between the “Executive Wing” and the “Family Group” communities. There are 104 rooms allocated for the executive wing. The higher wing is for executives, and they have a separate pool.

This is half a hotel dedicated to business and conference business. Is this what is desired in the beautiful site?

There should be more rooms for families, the hotel should not be segregated, and does not honor the commitment to environmental and social justice issues.

Many have stated that the site is now derelict, including our former Mayor Bill Kampe, I say this is a false argument and indicative of the lack of responsibility of the owners and lack of concern for the residents of our beautiful coastline and town.

My second comments speak to the City of Pacific Grove and their mismanagement of the LCP approved by the commission, and subsequent inconsistency around the project site in land use.

Our Community Development Director has resigned and there are issues in the City on several issues regarding zoning, we are in a lawsuit on one other issue. If the commission wants to “bow” to developers requests to extend the heights of what the

people voted on as a limit, they certainly do not represent the will of the people.

The “Executive wing” rooms will have ocean views at their highest level, which will be taken from the Central Ave corridor between Central Ave above the site. Central Ave is not named on the developers proposed site map as a way to disassociate the area and community value.

The view is of tree tops and the ocean, a clear space that close to, and with this view, felt in part of the coastline. The hotel and appurtenances proposed will eliminate this view.

I know there are ways to design a property in which these extended areas can be incorporated into a better design that works for the voters and makes for a better property.

Please vote NO on this amendment, make the developers revise their plans to protect the views, and sense of open space not hemmed in by buildings from Central Ave.

Thank You,
Karin Locke
Pacific Grove resident
8/4/2021

“We're reaching the point where the Earth will have to end the burden we've placed on her, if we don't lift the burden ourselves.”

— **Steven M. Greer**

Sent from [Mail](#) for Windows 10

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Wednesday, August 4, 2021 at 2:44:41 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: mary jane perryman <mary.jane.perryman.mjp@gmail.com>

Sent: Wednesday, August 4, 2021 1:30 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

I respectfully urge the Central Coast Coastal Commission to reject this amendment. It is my opinion that the city of Pacific Grove is trying to fool the commission by implying that a few "appurtenances" in the proposed development at the ATC might reach 8' when the amendment actually allows the development to far exceed the recommendations of the Architectural Review Board (ARB), the board that PG residents trust to maintain our town's beauty and charm.

Research shows me that this "is not a minor clarifying amendment, but was undertaken to avoid addressing the ARB's strong recommendation (among others) to reduce the height and scale of the Executive Wing (landward of Sloat), by trying to make it seem like the City wasn't changing anything."

What the amendment fails to recognize is "the significance of the contrast between the portion of the site landward of Sloat Avenue which is steeply sloped, increasing the visual impact (both from O-V & Rec Trail, and from Central) of an extra 8 feet as the building progresses uphill, as compared to the portion of the site seaward of Sloat which is relatively level." (P.G. resident Lisa Ciani)

It is my opinion that the city of Pacific Grove hopes to sidestep the ARB recommendations by attempting to deceive the commission about this amendment.

Respectfully,

Mary Jane Perryman and Brent Taylor
321 Eardley Avenue
Pacific Grove, California
93950

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 8:37:39 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Laura Dean <ldeaner3@gmail.com>

Sent: Wednesday, August 4, 2021 4:46 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commissioners,

As homeowners and residents of the City of Pacific Grove, we are writing in support of Agenda Item 16.B for the 8/11/21 Coastal Commission meeting and urge the commission to approve the proposed amendment to the Local Coastal Program (LCP).

This amendment will not introduce any new guidelines. It simply modifies the Implementation Plan (IP) to match the existing language used in the Land Use Plan (LUP) to ensure the very best possible project for Pacific Grove. Specifically, this "removes the reference to the phrase that limits the applicability of the 90% site coverage requirements and minor height exceptions to the portion of the ATC site seaward of Sloat Ave. By doing so, the section of the IP would be consistent with Policy LUD-2 and apply to the entire ATC site" as stated in the proposed amendment.

Thank you,

Laura & Ken Dean

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 8:38:25 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Robert Fisher <erfisher@lmi.net>

Sent: Wednesday, August 4, 2021 5:31 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commission,

I write to oppose the proposed changes to the Pacific Grove LCP. A 40-foot height limit should be respected and maintained in the law. Height limits are so very important to a town like Pacific Grove located on the coast – where views are paramount. Preserving the neighborhood look and feel of Pacific Grove is central to our identity and prosperity, now and in the future.

By allowing “maintenance equipment” to be on the roof, you basically have added another story to the building. In effect, you are giving the developer the go-ahead and overriding the clear will of the people and the undeniable intent of a 40-foot limit.

If you approve these height changes after the design has been submitted and studied and “marked up” after a public hearing by the P.G. Architectural Review Board, it undermines their deliberative recommendations. The owners/developers should have complied with the 40-foot limit to begin with.

Changing the regulations now is not proper procedure nor the proper outcome.

Sincerely,

Robert Fisher

429 Lighthouse Ave, #2

Pacific Grove, CA 93950

erfisher@lmi.net

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 8:38:43 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Kim Worrell <oceanfoxx@yahoo.com>

Sent: Wednesday, August 4, 2021 5:37 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Commissions,

I am writing to ask that the Commission reject the Implementation Plan Amendment LCP-3-PGR-21-0038-1 as submitted by the City of Pacific Grove. The community worked hard for several years on this LCP, attending multiple meetings and finally hearings before the Coastal Commission. This LCP was accepted as is and we the community understood the concept that at certain locations there would be different height limits. If there has to be appurtenances on top of the roof, we ask that they be within the 40-foot maximum height promised to the community for this site at the time of the vote on rezoning this property. If this LCP is amended, it undermines our process in making laws. The change should go before the voters.

Thank you for your time.

Kim Akeman,
Pacific Grove

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 8:52:34 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Anne Hober <annehober@msn.com>

Sent: Thursday, August 5, 2021 2:17 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

TO: CentralCoast@coastal.ca.gov

SUBJECT: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commission,

As a homeowner in Pacific Grove, I'm writing today in support of the Local Coastal Plan amendment submitted under agenda item 16.B for your approval.

I believe the staff recommendation report provided is sound: This request is about minor mechanical height exceptions, which are generally a common standard throughout the area. Both the City of Pacific Grove Planning Commission and City Council approved the change with 5-1 and 6-1 votes respectively. I hope the Coastal Commission will proceed with the same direction.

Thank you,

Anne Hober

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 8:58:34 AM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Lois <loisshed@comcast.net>

Sent: Thursday, August 5, 2021 6:48 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Sent from [Mail](#) for Windows 10

We have lived nearly 40 years, all in the same residence, just up the street from ATC.

We want to reiterate that we support the PG local coastal plan amendment that provides the flexibility needed to produce the best result (project) for PG. We understand that views will be considered/respected and, in our view, we believe this amendment serves the best interests of our hometown of Pacific Grove.

Thank you for your consideration of the above. Ed and Lois Shedlowski

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).
Date: Friday, August 6, 2021 at 8:59:17 AM Pacific Daylight Time
From: CentralCoast@Coastal
To: McCoy, Alexandra@Coastal
Attachments: SKM_C3850FS210805164000.pdf

From: Erik Uppman <euppman@gmail.com>
Sent: Friday, August 6, 2021 8:17 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear California Coastal Commissioners:

Please find a Public Comment letter attached as a PDF from Mike Paul, property owner of 124 Central Avenue in Pacific Grove, CA in support of Thursday, August 12th Agenda Item 16.b (Th16b), the City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards) matter.

--

Erik Uppman

c. 831.277.4634

e. erik@uppman.com

F. Michael Paul

508 Loma Alta
Carmel, CA 93923

August 6, 2021

California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: Thursday, August 12, 2021, Agenda Item 16.b.

I am writing in support of the proposed amendment to the Pacific Grove Local Coastal Plan.

I am the owner of the property at 124 Central Avenue, Pacific Grove, which is immediately adjacent to the American Tin Cannery.

I recognize the importance of the site to Pacific Grove, and believe that the flexibility provided in this Local Coastal Plan amendment is not only minor in scope, but is also necessary and appropriate to provide the best and most creative project for Pacific Grove. It is also consistent with the existing development standards for my property and elsewhere in the Pacific Grove. Additionally, the Land Use Plan for Pacific Grove contains provisions ensuring that public views are respected.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Michael Paul", with a stylized flourish at the end.

F. Michael Paul

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 1:43:35 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Karen Buck <mkbuck@lightspeed.net>

Sent: Friday, August 6, 2021 1:30 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commissioners,

We own homes in Clovis and in Pacific Grove and live 50% of the time in Pacific Grove. We enjoy the views of the Bay from the City's entranceway at Central and Eardley Avenues.

We also enjoy Four Seasons hotels which we have stayed in many times, but we do not want such a hotel to obstruct our view of the Monterey Bay.

The existing 40' height limit is fine with us, but any rooftop appurtenances, such as flagpoles, air conditioning units, etc., should fit within that 40' and not be above it.

Please deny Pacific Grove's application to allow rooftop appurtenances to extend higher than 40'.

Yours truly,

Karen and Mahlon Buck

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).
Date: Friday, August 6, 2021 at 1:45:26 PM Pacific Daylight Time
From: CentralCoast@Coastal
To: McCoy, Alexandra@Coastal
Attachments: image001.png, image002.png

From: Jamson, Deme <Deme.Jamson@montagehealth.org>

Sent: Friday, August 6, 2021 1:38 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear California Coastal Commission

My name is Deme Jamson and I am a resident of Pacific Grove. Item 16B, is a simple amendment to our City's Local Coastal Plan. It clarifies ambiguous language and offers the opportunity for the best project for Pacific Grove, whatever that may be. The staff report recognizes that this establishes consistency throughout the City and actually creates stronger protections for our coastal area. Please follow the recommendations in the staff report and approve the amendment to Pacific Grove's Local Coastal Plan.

Thanks You,

Deme Jamson

Pacific Grove

Warm Regards,

Deme Jamson

Physician Engagement Manager

Montage Health Foundation

40 Ryan Court, Suite 200, Monterey, CA 93940

Mobile: (650) 526-8912

Phone: (831) 658-3664

Fax: (831) 625-4695

www.montagehealthfoundation.org



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Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards)

Date: Friday, August 6, 2021 at 2:01:41 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Inge Lorentzen Daumer <ilwd50@gmail.com>

Sent: Friday, August 6, 2021 1:57 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards)

Dear California Coastal Commissioners:

I'm certain that Coastal Commissioners have ascertained what a controversial project the proposed ATC Hotel and Commercial Project presents for the City of Pacific Grove and its Residents. I believe most of us fully comprehend what an extraordinary piece of California Coastline we inhabit! We want to protect our natural assets so that sharing public access and enjoyment remains, not just for us, but for generations to come. The careful planning and regulation of environmentally-sustainable development needs strong public participation that has received full Transparency from developers and Pacific Grove City Planners; something many of us feel is lacking. Pacific Grove has spent years to achieve a fully Certified LCP, with the Coastal Commission inserting the extra development standards specific to the ATC site. into the IP. The prime motivator of Pacific Grove's Administration is revenue and the Developers prime goals are profit, which unfortunately do not translate well with preservation of natural resources, environmentally friendly construction, and equal public access. Since there have been No story-poles erected, nor accurate depictions of the project (especially regarding heights) offered to the Public, our participation and awareness has been severely limited.

The only currently submitted plans for the ATC Project already depict an overly massive Executive Suites Wing that exceeds the 40' height limit, even without the extra 8' that this proposed Amendment would allow. This has been previously acknowledged by Coastal Commission Staff. We Residents are having a difficult time seeing how Coastal Staff's Report considers this Amendment as offering more protections, rather than less protections. Problematic in Coastal Staff's Findings and Resolution, is the wording:

"...**Should** not result in significant coastal resource impacts from development there..."

I see this as a problem between Theory and Practice (actual applications). Also in the Findings is:

"The certified LCP envisions a hotel that matches the character and aesthetic of the adjacent community and that also provides some low-cost accommodations and other public benefits."

This is definitely not what has been presented by the developers. The proposed project, in reality, is now two Hotel Projects that want to be treated as equal, even though the topography is very different for each section.

The wording in the Findings definitions of "intermittent", "appropriately screened", and "design" are left wide open for subjective interpretation by Pacific Grove Planners and the developers, as Pacific Grove has no clear definitions and limits in our city Codes and Ordinances, and they have, so far, not heeded Coastal Staff's recommendations for the DEIR.

The DEIR has as its "Aesthetics" Conclusion:

"...based on the potential changes to visual character from several viewpoints around the project, the visual change associated with placement of new hotel-related buildings throughout the project site...the impact should be considered a significant and unavoidable visual consequence of the proposal..."

I find this to be unacceptable.

Rob Mullane, Planning consultant for the CDP application submitted July 7, 2020 stated:

"The project site is entirely located within the City's Coastal Zone.

...a portion of the project site is within the Coastal Commission's Appeal jurisdiction...As the project is within 300 feet of the inland extent of the beach, it is appealable. **As such, the project will require a CDP from the City with final action on the CDP being appealable to the Coastal Commission.**"

Also unacceptable is that the developers and City Planners are already trying to backtrack on their assessment that the entire project CDP is appealable to the Coastal Commission, to attempt to limit the appealable portion to only that development that is within the 300' (corner) that is the

inland extent of the beach (another misinterpretation).

Please do not let this happen and be prepared and expectant to receive a full-project CDP Appeal from residents of Pacific Grove. And please, vote No to this proposed IP Amendment.

Thank you for your careful consideration,

Inge Lorentzen Daumer
Sloat Ave., Pacific Grove, CA

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 3:09:33 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Anthony Ciani <aciani@cianiarchitecture.com>

Sent: Friday, August 6, 2021 2:48 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Chair Padilla and Members of the Coastal Commission:

This is not a "minor" amendment as the City of Pacific Grove proposes, or is it "di minimus." Moreover, it is not necessary to "clarify" the coastal development standards in the Implementation Plan.

It is a "tempest in a teapot" that was fabricated by the City in response to an honest recommendation by the City's Architectural Review Board based on the evidence in the record, that the proposed ATC Hotel and Commercial Project is **TOO BIG and TOO TALL and should be redesigned to be compatible with the surrounding area.**

Yet, the Coastal Commission staff report exaggerates this non-problem seeking a definition, by rationalizing the mistaken notion that there is something wrong with using different zoning standards on different portions of land under the same ownership. Is it not true that the Asilomar Dunes Complex in Pacific Grove has different development standards to address the different existing conditions? For example, The City owns the major portion of the former U. S. Coast Guard Lighthouse Reservation which has different development standards for the ESHA sand dunes, the Crespi Pond lagoon and wetland, the Historic Lighthouse, and the golf course. Should you change the various IP Standards for the Lighthouse Reservation lands, or the Asilomar Dunes Residential Neighborhood?!

The subject ATC site is defined by a relatively level site with historic buildings "seaward of Sloat Avenue;" and, Sloat Avenue sloping above the lowest level; and, the steep embankment with a large parking lot mesa well above Sloat avenue. ALL, with different physical conditions, with observable differing topography, landscaping, and surrounding development that require different development considerations.

Staff suggests that the phrase "seaward of Sloat Avenue" - which clearly distinguished the area for specific conditions, was crafted by City or Coastal Planners and approved over and over again at the public hearings by both agencies from 2017 through 2020 - - was an inadvertent accident.

Even when called to the attention of City and Coastal Planners during the LCP hearing in 2019 and 2020, and during the full draft and final EIR phases, staff ignored it. Only after the City's Architectural Review Board's December 15, 2020 decision did the City immediately stop the CDP review process and seek to change the law to allow for larger and taller buildings landward of Sloat and on Sloat Avenue, instead of requiring the developer simply follow the IP rules reflected by the ARB recommendations.

Approval of this change to the IP Standards will undoubtedly set a very bad precedent and foment similar amendments in other neighborhoods of Pacific Grove!

I strongly recommend that you deny the proposed LCP Amendment.

Respectfully,

Anthony A. Ciani, Licensed Architect

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 3:58:12 PM Pacific Daylight Time

From: Vicki Pearce

To: CentralCoast@Coastal

CC: McCoy, Alexandra@Coastal, Craig, Susan@Coastal, Kahn, Kevin@Coastal

Everyone loves the ocean. Looking at it makes us feel good. Calmer and happier. We all know this instinctively.

Medical researchers who study the brain have also documented it scientifically. When we view the ocean, the very chemistry of our nervous system changes for the better; it becomes healthier.

Love of the ocean can also be documented economically. An ocean view gives property values a big boost.

Pacific Grove's chief asset is its coast and ocean views. To visit our coast is why people come here, to live or to visit. The same is true for all of coastal California, which is why the Coastal Commission exists, with its dual mission of protection and public access.

Another reason people come to Pacific Grove --- or PG, as we residents call it --- is the town's special character: friendly, peaceful, modest, low profile, small-town.

The hotel design for the American Tin Cannery site is already out of character. The upland part in particular is monolithic and too high: it will block public views from Central Avenue.

The amendment allows even greater height! Why make this change?

Abusing the process (repeated closed sessions, lack of story poles), the hotel has already been given height-to-coverage limits greater than the city's general standard in return for a few "public amenities." This is a poor trade for the public, who lose far more value than they gain.

Central Avenue is aptly named: it's the principal gateway to PG, lined with restaurants and other businesses --- a route we frequent daily and the way most visitors are introduced to our town. They want to see, and we want them to see, what they've come for: views of the water.

I favor public amenities; they should be mandated. Far more important, however, are the existing views of the water and sky through the trees --- irreplaceable treasures.

These views could be preserved through existing or strengthened standards to limit height and coverage and to maximize setbacks. These views are what the residents

and other visitors lose if the amendment to the LCP is approved.

The city's Architectural Review Board recommended that the upper hotel (Executive Wing) be smaller. The developers agreed to work in that direction. Now, with this amendment, they and the City of PG are seeking to do the opposite: to raise the height limit. Why?

The developers naturally want as few limits as possible, and the City wants as much revenue as possible. The hotel guests also benefit. The project is now reaching for the sky. Literally(!), because the hotel will block views of the sky as well as views of the water.

Necessary rooftop appurtenances must be allowed --- within the current height limit of 40 feet. Given the sloping topography, the tallest wall is on the seaward side, so height must be measured on the seaward side from the top of the structure to the lowest existing grade. Any other method guarantees that part of the structure will exceed 40 feet. Because the developer did not follow this standard in the DEIR, the design already exceeds height limits.

Standards are currently lacking in the IP for rooftop appurtenances: coverage, spacing, setbacks, what constitutes appropriate screening, etc. It is therefore premature to add a height exemption for appurtenances as in the proposed amendment.

The IP need not be --- logically, should not be --- "consistent" throughout the site. Because this site is a steep slope, buildings offer wholly different aspects viewed from different directions.

The language "seaward of Sloat Avenue" was not an accidental inconsistency. IP Section 23.90.180(c)(4)(G) was added after standards for the entire site were given in A-F. The only reasonable intent was to apply separate standards to the seaward and landward parts of the site.

It is common for standards to vary in distinct parts of a non-uniform site such as this one.

The CCC Staff recommendation highlights that "*public view protection*" is built into the code and that the 8-foot height increase cannot apply unless "*no public views are significantly impacted and the equipment is appropriately screened.*"

But what is significant or appropriate when the code includes no specific standards? And why approve this amendment, allowing additional height in the form of appurtenances, when in practice this change will guarantee impact on public views whose "significance" will inevitably be appealed?

This makes no sense.

The Staff recommendation argues that the amendment “*actually should result in increased public benefits*”.

Again, we must ask what does the public, both residents and visitors, gain or lose if the amendment to the LCP is approved? They gain a few amenities. They lose priceless blue-water views.

Besides blocking our views of the water and sky, a bigger hotel has other costs: more traffic, more pollution, more noise, and more demands on already scarce resources.

The argument for benefits doesn't hold water or sky or trees. It does not honor the Coastal Commission's mission.

Thank you for considering these thoughts.

Please vote to deny the proposed amendment.

Respectfully,
Vicki Pearse

Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).
Date: Friday, August 6, 2021 at 5:55:04 PM Pacific Daylight Time
From: CentralCoast@Coastal
To: McCoy, Alexandra@Coastal
Attachments: clip_image001.png

From: Lisa Ciani <lisa.ciani@gmail.com>
Sent: Friday, August 6, 2021 4:55 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Dear Coastal Commissioners,

The City of Pacific Grove proposes to amend a design standard and extend its 8-foot height-limit exception to apply to the steeply sloped uphill portion of the sensitive ATC site, in addition to the lower, relatively level portion of the site where it currently applies. Making a single design standard apply to the whole site might sound like it is providing more consistency in the LCP, but this amendment disregards good planning practices that would avoid applying the same height-limit exception to both level and steeply sloped sites where the slope would increase the adverse impact to public coastal views, both from above and from below.

THE UNIQUE SITE:

The visitor commercial ATC zoning district is a single site made up of 3 parcels at the historic waterfront entrance to Pacific Grove, plus a city street proposed to be vacated to allow a much larger project. Two of the 3 parcels rise steeply uphill from Sloat Avenue behind the historic American Can Company building, across from the waterfront; Hopkins Marine Station's small, wooded, historic campus; the Monterey Bay Aquarium's exquisitely repurposed historic cannery building; and the Monterey Bay Coastal Trail. At the top of the hill is a low scale commercial strip at the main entrance to Pacific Grove, where a welcoming view of Monterey Bay appears around and through the wooded expanse of Monterey Cypress trees so characteristic of Pacific Grove, on the ATC site. So, the site is unique, extending between the waterfront and commercial entrances to Pacific Grove

TIMING OF THE AMENDMENT:

In August 2020, the current project developer submitted a project application for two hotel buildings and a retail center that disregarded the wording in the IP (23.90.180(c)(4)(G)(ii)) limiting *minor* height limit exceptions at the ATC site, which may be up to an additional 8 feet for rooftop mechanical appurtenances, to the portion of the site **seaward of Sloat Avenue**, AND City staff accepted the plans with mechanical appurtenances on the rooftops **landward** of Sloat, **not seaward** of Sloat. The "seaward of Sloat" wording has been in the IP since 2017, together with the "coverage" standard, and the height limit exception was added in 2018.

At the **Architectural Review Board** (ARB) hearing in December, members of the public cited IP section 23.90.180(c)(4)(G)(ii) and challenged the added height (and the overall height calculation). ARB agreed and recommended that the **height and scale** of the upper hotel (landward of Sloat) be **reduced**, along with six other significant recommendations for changes. Community Development Department (CDD) indicated in January that, "The project applicant is reviewing the Architectural Review Board's recommendation and is considering revisions to the proposal," but two months later posted a public notice in March that they were proposing an unspecified LCP amendment regarding [Chapter 23.90.180\(c\)\(4\)\(G\)](#) to be considered by Planning Commission (PC).

At the Planning Commission hearing of the proposed amendment in April, Commissioners and the Public learned from Commissioner questioning that a “minor clarifying amendment” would allegedly not represent a change in the design standard and could therefore be applied to the current project which would otherwise be bound by the standard in force at the time their application was deemed complete. City ordinance 23.04.020(e) regarding “Effect of Changes to Zoning Regulations on Projects in Progress” states that, A community development permit application that has been accepted by the department as complete prior to the effective date of these regulations or any amendment shall be processed according to the requirements in effect when the application was accepted as complete.” Coastal Commission staff recognized that this amendment does not fit the definitions of de minimis or minor amendments.

REASONS TO DENY THE AMENDMENT:

It is not necessary or advisable to expand the location of the height-limit exception. Keeping the appurtenances within the 40-foot height limit on the steeply sloped uphill portion of the site would respect the vote of the people in 2016 allowing hotel use on this site at a promised maximum of 40 feet, as the existing limit was. (This was promised in mailers and full-page newspaper ads with the former mayor’s photo and endorsement.) **Keeping mechanical appurtenances within the 40-foot limit (either inside the hotel, or on the rooftop) would avoid adding to the adverse impacts on views that a 40-foot hotel would create and help retain the pedestrian scale and community character of this uniquely historic and scenic area of our charming historic town.**

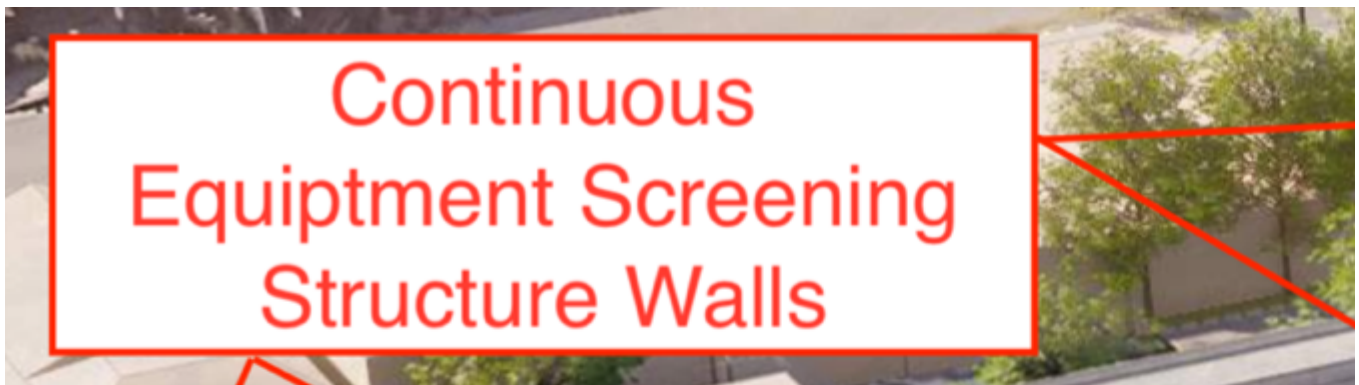
Eight feet is a 20% increase to the maximum height limit. The design standard says, “minor exceptions to height limits may be allowed”, yet **there are no limitations on number, width, and coverage of appurtenances or screening to help define “minor”.** The amendment proposes to expand a deficient development standard, that lacks definition, to the area of the ATC site where the added height will have the greatest adverse impact on views both from above and from below, as well as on pedestrian scale and community character.

I understand that you are considering the LCP amendment, not the project itself, but the project provides examples of the lack of protection of coastal resources the proposed Amendment provides. As submitted last August and shown in the Draft EIR, the roof of the “executive wing” (upper hotel, landward of Sloat) had scattered rooftop appurtenances and no screening walls. This is consistent with your staff report which said that “the additional height for appurtenances...is allowed for *intermittent* appurtenances....” The plans submitted for ARB review in December, however, have continuous screening walls on the upper hotel rooftop surrounding the entire expanse of appurtenances (screenshot below). There need to be requirements limiting the width, spacing, and number of appurtenances and the extent of screening for an acceptable development standard in this sensitive location, and they should not exceed 40 feet.

Please deny this LCP Amendment.

Sincerely,
Lisa Ciani
Walnut Street, Pacific Grove

(Photo below)





Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

Date: Friday, August 6, 2021 at 5:55:30 PM Pacific Daylight Time

From: CentralCoast@Coastal

To: McCoy, Alexandra@Coastal

From: Cari Rotoli <cmrotoli@comcast.net>

Sent: Friday, August 6, 2021 5:15 PM

To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Public Comment on August 2021 Agenda Item Thursday 16b - City of Pacific Grove LCP Amendment No. LCP-3-PGR-21-0038-1 (American Tin Cannery Standards).

To Whom It May Concern:

I am a resident of Pacific Grove and I have concerns about the proposed hotel project at the site of the American Tin Cannery.

I feel strongly that local residents have not been presented with clear, factual information about the proposed construction - case in point: no story poles or balloons were ever implemented to show the true height and scope of the project.

In particular, the height of the proposed portion of the site landward of Sloat Avenue which is steeply sloped, increases the visual impact (both from Ocean View Blvd & Rec Trail, and from Central Ave) of 40 feet PLUS an extra 8 feet as the building progresses uphill, as compared to the portion of the site seaward of Sloat which is relatively level. I do not believe that height should be allowed for this project.

I have other objections to the project, such as the removal of a significant number of mature, healthy trees and the increase in traffic, not to mention the huge disruption and impact on sea mammals (Harbor Seals in particular) that the excavating alone will cause.

I ask you as someone who cares deeply about the precious natural resources and wildlife and the quality of life for all of Pacific Grove and neighboring area of New Monterey - please DO NOT CERTIFY THE AMENDMENT as it is being offered or suggested. Please hold the City of Pacific Grove accountable to a higher standard of stewardship and due process.

The natural beauty of the Central Coast is our most treasured asset; please ensure it is protected. Thank you for your time and your service to our beautiful state.

Cari Rotoli

cmrotoli@comcast.net

650-430-0623