



## CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

**TO:** PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**MEETING DATE:** MAY 19, 2005

**ADDRESS:** 550 CENTRAL AVENUE (PACIFIC GROVE PUBLIC LIBRARY),  
560 CENTRAL AVENUE (JEWELL PARK), AND GRAND AVENUE  
BETWEEN CENTRAL AVENUE AND PARK PLACE

**APPLICANT:** CITY OF PACIFIC GROVE

### I. RECOMMENDATION

The Planning Commission is to develop a recommendation to the City Council regarding the following items

- A Mitigated Negative Declaration and Mitigation Monitoring Program
- Vacation of a portion of Grand Avenue
- Amend the Local Coastal Program Land Use Plan and Map to include a new Public Library land use designation.
- Change the current Local Coastal Program Land Use designation of the library site from Medium-High density residential to the new Public Library Local Coastal Program Land Use designation.
- Assign the new Public Library Local Coastal Program Land Use Plan designation to the vacated portion of Grand Avenue.
- Assign a Public (P) General Plan Land Use Designation to the vacated portion of Grand Avenue.
- Assign a U zoning designation to the vacated portion of Grand Avenue
- Water Allocation for the proposed project.

### II. PROJECT DESCRIPTION

The project involves additions and related improvements to the Pacific Grove Public Library including vacating a 6,300 square foot portion of Grand Avenue, a 45' wide public street. The project objective is to provide a community room to conduct programs related to the Pacific Grove Public Library. The proposed community room will be used for lectures, and educational programs related to library use such as book discussion groups, storytelling, school groups, and similar programs. The project includes the following elements:

- A new 2,657 square foot community room addition to the west side of the Pacific Grove Public Library.

- Remove 117 square feet of existing walkways and install 740 square feet of new walkway and related flatwork in Jewell Park for a new entrance lobby to the Library that is accessed from the Park resulting in a net increase in 623 square feet of paved area.
- New ADA accessible public restrooms inside the proposed addition.
- Enclosing the existing entrance arcade on the south side of the Library (Central Avenue side) resulting in 1,002 square feet of additional enclosed area.
- Vacating a 6,300 square foot portion of Grand Avenue between Park Place and Central Avenue adjacent to the east side of Jewell Park including assignment of a general plan designation, local coastal land use program land use plan amendment including amendment of related maps, and assignment of a zoning district designation for the vacated portion of the street.
- Replace an existing sewer lateral and relocate existing water line beneath the vacated portion of Grand Avenue.
- Remove existing storm drain that extends across Park Place and install new storm drain along the vacated portion of Grand Avenue extending across Park Place.
- Lot line adjustment related to street vacation and designation.
- Amend the local coastal program land use plan and map to change the existing Medium High Density Residential land use designation to Public Library for the Library block.
- Redirecting vehicle traffic on Park Place to one-way eastbound and providing on-street diagonal parking for handicapped parking spaces, along a portion of Park Place.
- The intersection of Fountain and Central Avenues will be altered to eliminate the angled curb and will result in modifications to existing on-street angled parking spaces.
- Vehicle traffic on Fountain Avenue between Central Avenue and Park Place will be redirected to one-way southbound; the angle of on-street diagonal parking will be adjusted accordingly.
- The project includes landscaping the abandoned portion of Grand Avenue (west side) of the library that does not have other improvements, one Liquidambar tree is proposed for removal. Landscaping will include planting areas, walkways, handicapped ramps, and public seating areas.

### **Vicinity Description**

In terms of adjacent land uses, the neighborhood to the north of the project area, the R-3-PGR zone district, is the oldest developed area of the city and contains the highest concentration of buildings on the City's Historic Resources Inventory. A church is located across Fountain Avenue to the east of the project site. Permitted uses in the R-3-PGR District include residential (a minimum of 2,200 square feet of land per dwelling unit is required for multi-family residential use), rooming houses, and bed & breakfast inns are also permitted uses. Pacific Grove Municipal Code Chapter 23.26 contains R-3-PGR District site standards.

Jewell Park is located across Grand Avenue to the west of the project area. As described in the Pacific Grove General Plan, Parks and Recreation, Chapter 5, the park is a small (0.6 acre) neighborhood recreational park in the downtown. The park is urban in character with established lawn, trees and ornamental landscaping. Structures in the park include a small building used for meetings, benches, and a gazebo used for

outdoor performances. The park is zoned O and is designated as Open Space in the general plan. Permitted uses in the O zone district include recreation areas, wildlife preserves, forest preserves, and waterfront areas. Parks, playgrounds, public or civic buildings, structures and parking facilities that are pertinent and compatible with open land usage subject to use permit approval. Pacific Grove Municipal Code Chapter 23.42 contains O district regulations.

The Pacific Grove Natural History Museum is located across Central Avenue from Jewell Park. Another prominent public historic building, Chautauqua Hall, is located on Central Avenue two blocks to the west of the project area. The area across Central Avenue to the south of the project area is occupied by commercial uses, primarily retail and office businesses.

### **III. BACKGROUND**

#### **Historical**

The Pacific Grove Improvement Company conveyed by gift to the City of Pacific Grove the Library block (Block E) and Jewell Park (Block F) for use as a free public library and a public park. According to information from the Heritage Society of Pacific Grove, in 1905 the voters of Pacific Grove signed a petition requesting that the City Trustees establish a free public library. The community led a successful effort to obtain a \$10,000 gift from industrialist and philanthropist, Andrew Carnegie, to build a library. The Pacific Grove Public Library was constructed in 1906 and has been in continuous operation as a public library since it opened in 1908. By way of background, there were 144 libraries throughout California that were built through the Carnegie library program; of those 144 libraries, 85 remain and only 36 of the remaining buildings are still in use as public libraries. The Library was designed by the McDougall Brothers, a prominent San Francisco architectural firm, and was built by the Chivers Brothers, a prominent local building firm. The Library was constructed in the Mission/Spanish Colonial Revival style; however, the building has been enlarged and altered over the years and many of the original character defining architectural features are no longer present. Based on review of old photographs obtained from the Library archives, information from the Heritage Society of Pacific Grove, building permits and documents, and visual observation of the building exterior it is apparent that little remains of the original exterior. A summary of past additions and alterations is listed in the Initial Study, Section IV, Cultural Resources.

#### **Site Information**

<b>Current Zone Districts</b>	<b>U and O</b>
<b>Current General Plan Designations</b>	<b>Public and Open Space</b>
<b>Library Block Site Area</b>	<b>20,258 square feet</b>
<b>Area of Subject Portion of Grand Avenue</b>	<b>6,300 square feet</b>
<b>Jewell Park Site Area</b>	<b>26,136 square feet</b>
<b>Historic Inventory</b>	<b>Yes</b>
<b>Coastal Zone</b>	<b>Yes</b>
<b>Archaeology Zone</b>	<b>No</b>
<b>Biological Zone</b>	<b>No</b>

**Summary of City Council actions to date**

- August 7, 2002, City Council meeting – Council voted to approve a contract for architectural services with Flesher + Foster Architects.
- July 2, 2003, City Council meeting - Council voted to direct staff to work with the project architects to develop a design for the Library Community Room Project.
- November 5, 2003 City Council meeting - Council voted to authorize Phase 2, design development for the Library Community Room Project.
- March 2, 2005 City Council meeting – Council received an update on the status of the Library Expansion Project. Council voted to receive the report and directed staff to agendize the formation of a Library Expansion Council Subcommittee for the March 16<sup>th</sup> Council meeting.
- March 16, 2005 City Council meeting – Council voted not to form a Library Expansion Council Subcommittee and to address potential issues when the project is brought before the Planning Commission.

Copies of referenced City Council meeting minutes are attached.

**IV. APPLICATION REVIEW**

**Applications**

The proposed project requires the following City discretionary permits and approvals: (1) Site Plan Review Committee approval, (2) Vacation of a portion of Grand Avenue, (3) General Plan Land Use Designation, (4) Local Coastal Program Land Use Plan & Map Amendment, (5) Local Coastal Program Land Use Designation Change, (6) Local Coastal Program Land Use Designation, (7) Zoning Designation, (8) Use Permit Application, (9) Architectural Approval Application, (10) Tree Removal Permit Application, (11) Lot Line Adjustment Application, and (12) Water Allocation Request. The project also requires approval from the California Coastal Commission prior to issuance of a building permit.

**City Review Participants**

A number of City Boards, Committees, and Commissions have participated, or will participate, in the development and review of the proposed project.

- Americans With Disabilities Act Advisory Committee (ADA)
- Architectural Review Board
- City Council
- Library Board
- Planning Commission
- Site Plan Review Committee
- Traffic Commission

The following City Departments have also participated in project review.

- Community Development Department
- Fire Department
- Museum of Natural History
- Public Works Department
- Police Department
- Recreation Department

### **Review Sequence**

The sequence of the City application review process is as follows:

- The Initial Study, proposed Mitigated Negative Declaration and Mitigation Monitoring Program were distributed for the mandatory 30 day public review period, including public agency review, in accordance with the requirements of the California Environmental Quality Act (CEQA).
- A public hearing has been scheduled for the Planning Commission to make a recommendation to the City Council regarding: the proposed Mitigated Negative Declaration and Mitigation Monitoring Program, vacation of a portion of Grand Avenue, General Plan amendment to assign a land use designation, amendment to the Local Coastal Program Land Use Plan, zoning designation assignment, and a water allocation request.
- A public hearing will be scheduled for the City Council to take action on these requests.
- If the City Council approves the requested items, a public hearing will be scheduled for the Planning Commission to consider the use permit and tree permit applications required for the project. Use permit approval is required for additions to public and civic buildings in the U zoning district. Tree permit approval is required to allow removal of one Liquidamber tree located in the Library block.
- If the Planning Commission approves the use permit and tree permit applications, a public hearing will be scheduled for the Architectural Review Board to consider the Architectural Approval Application. The Architectural Approval Application is required for review of exterior design elements.
- A Site Plan Review Committee meeting will be scheduled to review the Lot Line Adjustment Application required to eliminate the lot lines between the vacated portion of Grand Avenue, the Library block, and Jewell Park.
- If the City grants approval of required discretionary permits and approvals the California Coastal Commission will consider the project, including the Local Coastal Program Land Use Plan amendment.

In addition to the City review process there are a number of public agencies that have also reviewed the project. A complete list of sources consulted is included in the Initial Study. None of the reviewing agencies have identified any potential project-related issues.

## V. DISCUSSION

### Environmental Review

#### Mitigated Negative Declaration and Mitigation Monitoring Program

An Initial Study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). An Initial Study is a preliminary analysis that is used to determine whether a Negative Declaration or an Environmental Impact Report is required for discretionary projects that are not categorically or statutorily exempt from further CEQA review. The Initial Study prepared for this project did not identify any significant project-related adverse impacts on the environment that could not be mitigated to a less than significant level. Based on these conclusions a Mitigated Negative Declaration and Mitigation Monitoring Program are proposed. The Initial Study, attachments, and the proposed Mitigation Monitoring Program is included with the agenda report.

Defining key terms that are used throughout the California Environmental Quality Act (CEQA) review process may be helpful to the Planning Commission in its consideration of the proposed Mitigated Negative Declaration and Mitigation Monitoring Program. The following definitions are from Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act.

15382      Significant Effect on the Environment

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.

15384      Substantial Evidence

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might be also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

The Initial Study identified potential project-related impacts related to cultural resource protection, noise, traffic and parking; mitigations have been prescribed to reduce each potential impact to a less than significant level.

**Possible Actions**

The following range of options has been identified for the Planning Commission to recommend to the City Council regarding the proposed Mitigated Negative Declaration and Mitigation Monitoring Program

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program
  - If adopted, then action may be taken on applications; action may not be taken on applications unless the Mitigated Negative Declaration has been adopted.
2. Identify additional impacts and refer the project to the applicant and/or staff for additional information and exploration of other mitigations.
3. Decline to adopt the Mitigated Negative Declaration which results in a requirement to prepare an Environmental Impact Report (EIR).

**Street Vacation**

Grand Avenue was formerly named Main Street, the name was changed to Grand Avenue in 1909 (Ordinance No. 127). The subject segment of Grand Avenue does not appear on the 1888 or 1892 Sanborn maps; however, street patterns change over time. Grand Avenue appeared as a public street on the 1897 Sanborn map. Prior to that time the subject area of Grand Avenue between Park Place and Central Avenue was part of the El Carmelo Hotel grounds.

**Vacation of a portion of Grand Avenue between Park Place and Central Avenue**

According to State of California Streets and Highways Section 8309 the term "*vacation*" means the complete or partial abandonment or termination of the public right to use a street, highway or public service easement".

State and Highway Code Section 8324 requires the Council to find from the evidence submitted that the street is unnecessary for present or prospective use in order to adopt a resolution vacating the street. The existing Library and proposed Community Room will remain accessible from remaining public streets if the subject portion of Grand Avenue is approved for vacation as shown on the proposed site plan and the traffic study prepared for the project. The City's Police Department, Fire Department, Public Works Department, ambulance service provider, and the City's disposal services provider have reviewed the proposed street vacation and determined that the proposed street vacation will not impact service delivery. The City's Traffic Commission reviewed the project at meetings held June 10, 2003, January 14, 2004, and February 10, 2004. The Traffic Commission voted to recommend approval of project traffic circulation and parking issues to the City Council including the proposed vacation of the subject portion of Grand Avenue. Copies of Traffic Commission meeting minutes are attached. A complete discussion of project-related traffic and parking issues and proposed mitigations is contained in the Initial Study.

None of the utility or public service providers contacted have identified any issues related to the Grand Avenue street vacation.

**Possible Actions**

The following options have been identified for the Planning Commission to recommend to the City Council regarding the proposed vacation of a portion of Grand Avenue.

1. Recommend vacation of the subject portion of Grand Avenue.
2. Recommend that the subject portion of Grand Avenue not be approved for vacation.

**Land Use Designations**

The project includes assignment of general plan, local coastal program land use program land use plan, and zoning designations for the vacated portion of Grand Avenue. The Pacific Grove Public Library block is designated Public in the Pacific Grove General Plan and Jewell Park is designated Open Space. Since the City's general plan does not include land use designations for public streets it is necessary to assign a general plan designation for the subject portion of Grand Avenue that will be vacated to accommodate the proposed project. Since the project involves an addition to the existing library the proposed general plan designation for the subject portion of Grand Avenue is also Public. Land use designations for Jewell Park will not be changed.

Pacific Grove has an adopted Local Coastal Program Land Use Plan. The current Local Coastal Program Land Use Plan designation of the Library block is Medium High Density Residential 10-20 DU/AC. The project also includes amending the Local Coastal Program Land Use Plan to include a Public Library land use designation and apply this designation to the Library block and the vacated portion of Grand Avenue. The project area is within the California Coastal Zone; however, it is not within the Coastal Parks Plan planning area.

The Library is located in the U zone district in the downtown. Public and civic buildings are a permitted use in the U district subject to use permit approval (Pacific Grove Municipal Code Sections 23.44.020 and 23.64.060). Based on review of the 1888-1897 Sanborn maps, the subject portion of Grand Avenue pre-dates the establishment of zoning districts; therefore, it is necessary to designate zoning for the proposed vacated portion of Grand Avenue. The Library block is in the U zone district; therefore, the proposed zoning designation of the subject portion of Grand Avenue is U.

The table below presents a comparison of existing and proposed land use designations. The Land Use Designations Map included as an attachment to the agenda report, shows a geographic representation of the existing and proposed land use designations in the project area.

**EXISTING AND PROPOSED LAND USE DESIGNATIONS**

	GENERAL PLAN		LOCAL COASTAL PROGRAM LAND USE PLAN		ZONING DISTRICT	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
LIBRARY BLOCK	PUBLIC (P)	PUBLIC (P)	MEDIUM-HIGH DENSITY RESIDENTIAL	PUBLIC LIBRARY	U	U
VACATED PORTION OF GRAND AVENUE	NONE	PUBLIC (P)	NONE	PUBLIC LIBRARY	NONE	U
JEWELL	Open	Open Space	Open Space	Open Space	O	O

PARK	Space (O)	(O)	Recreational	Recreational		
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**Possible Actions**

The following range of options has been identified for the Planning Commission to recommend to the City Council regarding the requested land use designations and amendments.

1. Recommend approval of the proposed land use designations and amendments.
2. If the Planning Commission does not recommend approval of the vacation of the subject portion of Grand Avenue assignment of general plan, local coastal program land use plan, and zoning designations for the vacated portion of Grand Avenue are moot. In that event, the only remaining land use designation for the City Council to consider is whether to amend the local coastal program land use plan to include a Public Library land use designation and change the local coastal program land use designation of the Library block from Medium-High Density Residential to the Public Library designation.
3. Recommend denial of the proposed land use designations and amendments.

**Water Allocation**

The anticipated water demand for the project is .258 acre feet per year based on the Monterey Peninsula Water Management District (MPWMD) Group I use category (Low to Moderate Uses). Project water demand is based on the square footage added (3,659 square feet) multiplied by the MPWMD use factor of .00007 acre feet per year. Axiom Engineers, Lee & Associates prepared a project water demand analysis, a copy of the May 12, 2005 letter updating the earlier report is included in the agenda report. The Library Director has outlined the request for water allocation in a memorandum to the Planning Commission dated May 12, 2005; a copy is included in the agenda report. The anticipated project water demand has been revised from the 0.147 acre feet reference in the Initial Study due to project refinements. The method of calculation and the allocation process are unchanged, the increase in the requested amount of water allocation is not considered significant. The Monterey Peninsula Water Management District staff has confirmed the use category, calculation method, and verified that the project qualifies for Special Circumstances allowed by the MPWMD. An explanation of the Special Circumstances rule is contained in the May 3, 2005 letter from the MPWMD, a copy is included in the agenda report. The Library Director will continue working towards obtaining a Special Circumstances Water Permit with the Monterey Peninsula Water Management District staff.

Pacific Grove Municipal Code Chapter 11.68 contains the following regarding allocation of water from the City's reserve.

**11.68.010 Allocation of potable water.**

- (a) Effective August 1, 1995, all water remaining allocated to the city by the Monterey Peninsula Water Management District and all water becoming available subsequent to that date shall be allocated by resolution passed and adopted by the council. All such water shall be assigned, in such amounts and percentages as shall be determined by

the council, to the following four allocation categories: (i) residential; (ii) commercial; (iii) governmental; (iv) city-administered community reserve.

(b) Water assigned to the city-administered community reserve may be allocated by the council to any or all of the other three allocation categories once there is a reserve supply of water sufficient to warrant such allocation, amounts and distribution among the three categories, in the sole discretion of the council, dependent on community needs. (Ord. **2001 N.S.** § 2 (part), 1995).

### **Possible Actions**

The following range of options has been identified for the Planning Commission to recommend to the City Council regarding the requested water allocation.

1. Recommend approval of the requested water allocation.
2. Recommend that the project be revised to reduce square footage to reduce water demand, thus, reducing the amount of the water allocation.
3. Recommend that the requested water allocation be denied.

### **VI. FINDINGS**

The City Council will be required to make the following findings in order to adopt/approve the various requests and applications under consideration. The Planning Commission may include suggested findings in their recommendation to the Council.

#### **Mitigated Negative Declaration and Mitigation Monitoring Program**

Should the City Council concur with the factual evidence of record and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Program, subject to compliance with the prescribed mitigation measures, the following finding must be made pursuant to Section 15074(b) of the California Code of Regulations:

On the basis of the whole record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.

#### **Vacation of a portion of Grand Avenue between Park Place and Central Avenue**

State and Highway Code Section 8324 requires the Council to find from the evidence submitted that the street is unnecessary for present or prospective use in order to adopt a resolution vacating the street. The existing Library and proposed Community Room will continue to be accessible from remaining public streets if the subject portion of Grand Avenue is approved for vacation as shown on the proposed site plan.

## **General Plan Designation**

Vacating a portion of Grand Avenue requires assignment of a general plan designation which is an amendment to the general plan. The Pacific Grove General Plan, Introduction, Chapter 1, includes the following suggested findings for approval of amendments to the General Plan.

### **1.8 Amending the Plan**

Good planning practice suggests that any decision on a General Plan amendment must be supported by findings of fact. These findings are the rationale for making a decision to either approve or deny a project. At least the following standard findings should be made for each General Plan amendment:

- The proposed amendment is deemed to be in the public interest.
- The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

## **Local Coastal Program Land Use Designation**

- The proposed local coastal program land use plan amendment is deemed to be in the public interest.
- The proposed local coastal program land use plan amendment is consistent and compatible with the rest of the local coastal program land use plan.
- The potential impacts of the proposed local coastal program land use plan amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed local coastal program land use plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

## **Zoning Designation**

The proposed zoning designation is determined to be of public necessity and convenience and is determined not to be a detriment to the general welfare of the city.

## **Water Allocation**

Pursuant to Municipal Code Section 11.68.010:

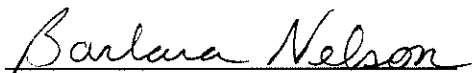
- (c) Water assigned to the city-administered community reserve may be allocated by the council to any or all of the other three

allocation categories once there is a reserve supply of water sufficient to warrant such allocation, amounts and distribution among the three categories, in the sole discretion of the council, dependent on community needs.(Ord. 2001 N.S. § 2 (part), 1995).

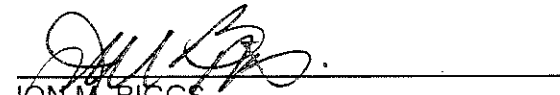
This Council finds that the allocation of requested water will allow construction of the Library Expansion Project which in turn allows the Library to continue the programs which have been proven over time to be a public benefit.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON  
SENIOR PLANNER



JON M. BIGGS,  
COMMUNITY DEVELOPMENT DIRECTOR

# Memorandum

**To:** Planning Commission  
**From:** Barbara Morrison, Library Director  
**Date:** May 12, 2005  
**Re:** Recommendation for allocation of water to Library Expansion Project

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We request that the Planning Commission recommend to the City Council an allocation of 0.258 acre-feet of water from the City's reserve to the public library community room.

The Monterey Peninsula Water Management District has said the Library's project will be classified as a Group I use (0.00007 acre-feet per square foot) and that no additional multiplier will be applied for landscaping. As noted in a letter from the MPWMD (5/3/05), "the library qualifies for Special Circumstances as allowed by District Rule 24-G. With special circumstances, actual water use will be monitored over a period of five years. After five years of occupancy and use, the water permit will be adjusted to reflect any changes in actual water use. If the actual water use is lower than anticipated, the difference will be credited to the City of Pacific Grove's allocation."

According to a review of the project by Axiom Engineers, the potential water savings from interior and exterior improvements to the existing library is .279 AF/yr. Therefore, the water savings will exceed the projected additional water demand from the MPWMD formula. Additionally, by implementing waterless urinals and ultra low flow lavatory faucets the water demand due to the new addition can be reduced from .258 to .063 AF/yr.

We propose that the 0.116 acre-feet of water set aside for downtown public restrooms which was returned to the City's reserve, along with 0.142 acre-feet from the remainder of water allocated to the Senior Housing Project be allocated to this project. We propose constructing the project under special circumstances approval from the MPWMD, incorporating alternative water saving technology. Through MPWMD monitoring over a five-year period we will show that the project did not exceed prior project water use.

This project is a benefit to the city in that it provides a much needed community room that will allow the library to improve the following services: a larger, safer accessible space for library programs for children from infants through high school students; an accessible space for new library programs, events and exhibits of community interest to adults; and an accessible space for library related meetings and training.

Additionally it fulfills a desire for ADA accessible public restrooms near the downtown area and at Jewell Park.

This project has received broad community support as evidenced by the donations (presently at \$825,000) that continue to grow, the efforts by the Friends of the PG Library and support by Council to allow the project to move forward through the application process.

For these reasons we ask the Planning Commission recommend to the City Council an allocation of the requested amount of water (0.258 acre-feet) and allow this project to be realized so the citizens of Pacific Grove benefit from this worthwhile project.



BARBARA MORRISON  
LIBRARY DIRECTOR



**AXIOM ENGINEERS™**  
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May 12, 2005

File # 20030059

Ms. Bobbie Morrison  
Pacific Grove Public Library  
550 Central Avenue  
Pacific Grove, California 93950

**Re: PROJECTED WATER USE FROM REMODELLED LIBRARY**

Dear Ms. Morrison:

In response to your request, we have reviewed the impact of the library remodel resulting in 3659 ft<sup>2</sup> of additional floor area compared to the 2100 ft<sup>2</sup> contemplated when our November 10, 2003 letter report was prepared. According to Monterey Peninsula Water Management District (MPWMD) rules, the added 1559 ft<sup>2</sup> results in an added water demand of .109 AF/yr. Since that report was prepared the existing square footage figures have been refined to 12,592.7 square feet from the estimated 12,000 square feet. Therefore the allocation for the existing facility is .88 acre ft/yr. The total projected water demand increase for the remodeled library due to the 3659 ft<sup>2</sup> increased floor area is .258 AF/yr. This projected additional water use for the larger facility is based on the MPWMD usage factor of .00007 AF/SF/yr.

In order to receive a permit to construct the addition, it must be demonstrated that the water exists to meet the new demand. Since the Library is a public benefit project one potential source for the .258 AF/yr is from reserves held by the City of Pacific Grove for such purposes. Alternatively, the Library can be constructed under special circumstances approval from the MPWMD. This approval means that the Library would incorporate alternative water saving technology and show through MPWMD monitoring over a period of 5 years that the project did not exceed prior project water use.

Our previous report identified potential interior water savings in the existing library of .156 AF/yr and exterior water savings of .123 AF/yr. Total potential water savings from exterior and interior improvements to the existing library is .279 AF/yr. Therefore, the water savings will exceed the projected additional water demand from the MPWMD formula and the Library remodel can be built with no net increased water use.

Also, by implementing waterless urinals and ultra low flow lavatory faucets in the toilet rooms for the new addition our calculations indicate that the water demand resulting from the addition based on actual projected usage can be reduced from .258 AF/yr per the MPWMD demand factor to .063 AF/yr. This reduction in demand provides a safety factor in case our estimates of water savings due to the special technologies are too optimistic. It also provides a safety factor in case Library and Community room patronage exceed current projections.

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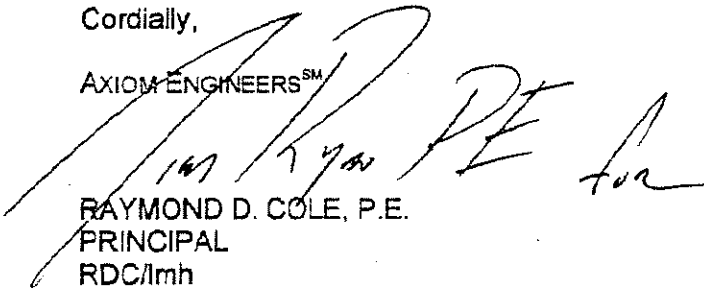
is a Service Mark of Axiom Engineers, Inc., a California Corporation also doing business as  
LEE & ASSOCIATES

Therefore, the conclusion of our earlier report is still valid, that more than adequate savings measures exist in the remodeled library to offset the increased water demand due to the new uses. It is feasible in our opinion to construct the Library remodel and addition under a special circumstances approval from the MPWMD.

Please let me know how we can be of further assistance.

Cordially,

AXIOM ENGINEERS<sup>SM</sup>

A large, stylized handwritten signature in black ink, appearing to read 'Ray D. Cole P.E.', is written over the printed name and title. The signature is fluid and cursive, with a long horizontal stroke at the end.

RAYMOND D. COLE, P.E.  
PRINCIPAL  
RDC/lmh



**MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT**

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5 HARRIS COURT, BLDG. G  
POST OFFICE BOX 85  
MONTEREY, CA 93942-0085 • (831) 658-5601  
FAX (831) 644-9558 • <http://www.mpwmd.dst.ca.us>

May 3, 2005

Ms. Barbara Morrison  
Pacific Grove Public Library  
550 Central Avenue  
Pacific Grove, California 93950

**Subject: Pacific Grove Public Library Expansion. APN: 006-171-099**

Dear Bobbie:

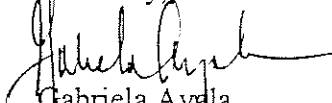
This letter responds to your request for written confirmation on the District's method for calculating water demand for the Pacific Grove public library expansion at 550 Central Avenue, Pacific Grove. The calculation of water use for the library expansion is based on the "usable" square-footage, multiplied by the District's current water use factor of 0.00007 acre-feet per square-footage (Group I - Low to Moderate Uses). Minimal landscaping around the building is included in the Group I factor.

The library qualifies for Special Circumstances as allowed by District Rule 24-G. With special circumstances, actual water use will be monitored over a period of five years. After 5 years of occupancy and use, the water permit will be adjusted to reflect any changes in the actual water use. If the actual water use is lower than anticipated, the difference will be credited to the City of Pacific Grove's allocation.

Please note that this letter provides general information about the District's current rules and policies. The District's Rules and Regulations are subject to revision by action of the Board of Directors. New water permit applications submitted to the District are subject to the rules in effect at the time the complete application is received. Therefore, it is possible that at the time an application is received, the previously discussed processes may have changed.

If you have any other questions, please call me at 658-5601.

Sincerely,

  
Gabriela Ayala  
Conservation Representative

cc: Barbara Nelson, City of Pacific Grove, Senior Planner

**DRAFT**

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE APPROVING  
AN ASSIGNMENT OF WATER FROM CITY'S COMMUNITY RESERVE WATER  
ALLOCATION CATEGORY TO THE GOVERNMENTAL WATER ALLOCATION  
CATEGORY FOR THE PACIFIC GROVE PUBLIC LIBRARY EXPANSION PROJECT  
PROPERTY AT 550 CENTRAL AVENUE**

**WHEREAS**, the Pacific Grove Public Library has requested that City assign 0.258 acre feet of water credits from the community reserve water allocation category to the governmental water allocation category for the Pacific Grove Public Library located at 550 Central Avenue to support a proposed Library Expansion project; and

**WHEREAS**, this council desires to approve the requested assignment in that the community will be well served by the proposed expansion of the Pacific Grove Public Library;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PACIFIC GROVE DOES  
RESOLVE AS FOLLOWS:**

SECTION 1. This council hereby assigns 0.258 acre feet of water credits from the community reserve water allocation category, described hereinabove, to the governmental water allocation category for use on the parcel as described hereinabove.

SECTION 2. With respect to the action taken hereby, there is no potential for adverse physical change in the environment. Further, the structures to be served will undergo discretionary approval and has undergone required environmental review.

**PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
JAMES COSTELLO, Mayor

ATTEST:

\_\_\_\_\_  
ROSS HUBBARD, City Clerk

APPROVED AS TO FORM:

**DRAFT**

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE APPROVING  
VACATION OF A PORTION OF GRAND AVENUE BETWEEN PARK PLACE AND  
CENTRAL AVENUE FOR THE PACIFIC GROVE PUBLIC LIBRARY EXPANSION PROJECT**

WHEREAS, this council desires to approve the requested vacation of a portion of Grand Avenue between Park Place and Central Avenue to allow construction of the Library Expansion Project for the Pacific Grove Public Library; and,

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PACIFIC GROVE DOES  
RESOLVE AS FOLLOWS:**

SECTION 1. This council hereby finds that per the requirements of State and Highway Code Section 8324 based on the evidence submitted, the street proposed for vacation is unnecessary for present or prospective use because the existing Library and proposed Community Room will remain accessible from remaining public streets.

SECTION 2. With respect to the action taken hereby, the street vacation has been reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and Mitigation Monitoring Program have been adopted for the proposed project which includes the street vacation.

SECTION 3. The City Council hereby approves the vacation of Grand Avenue between Park Place and Central Avenues as described in Attachment 'A'.

**PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE** this  
\_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
JAMES COSTELLO, Mayor

ATTEST:

\_\_\_\_\_  
ROSS HUBBARD, City Clerk

APPROVED AS TO FORM:

ATTACHMENT 'A'

VACATION OF A PORTION OF GRAND AVENUE

**FLESHER FOSTER**  
ARCHITECTS

113  
1130 MARKET  
SUITE 200  
PACIFIC GROVE,  
CA 93950  
TEL: 805.231.2488

**PACIFIC GROVE  
PUBLIC LIBRARY  
ADDITION**

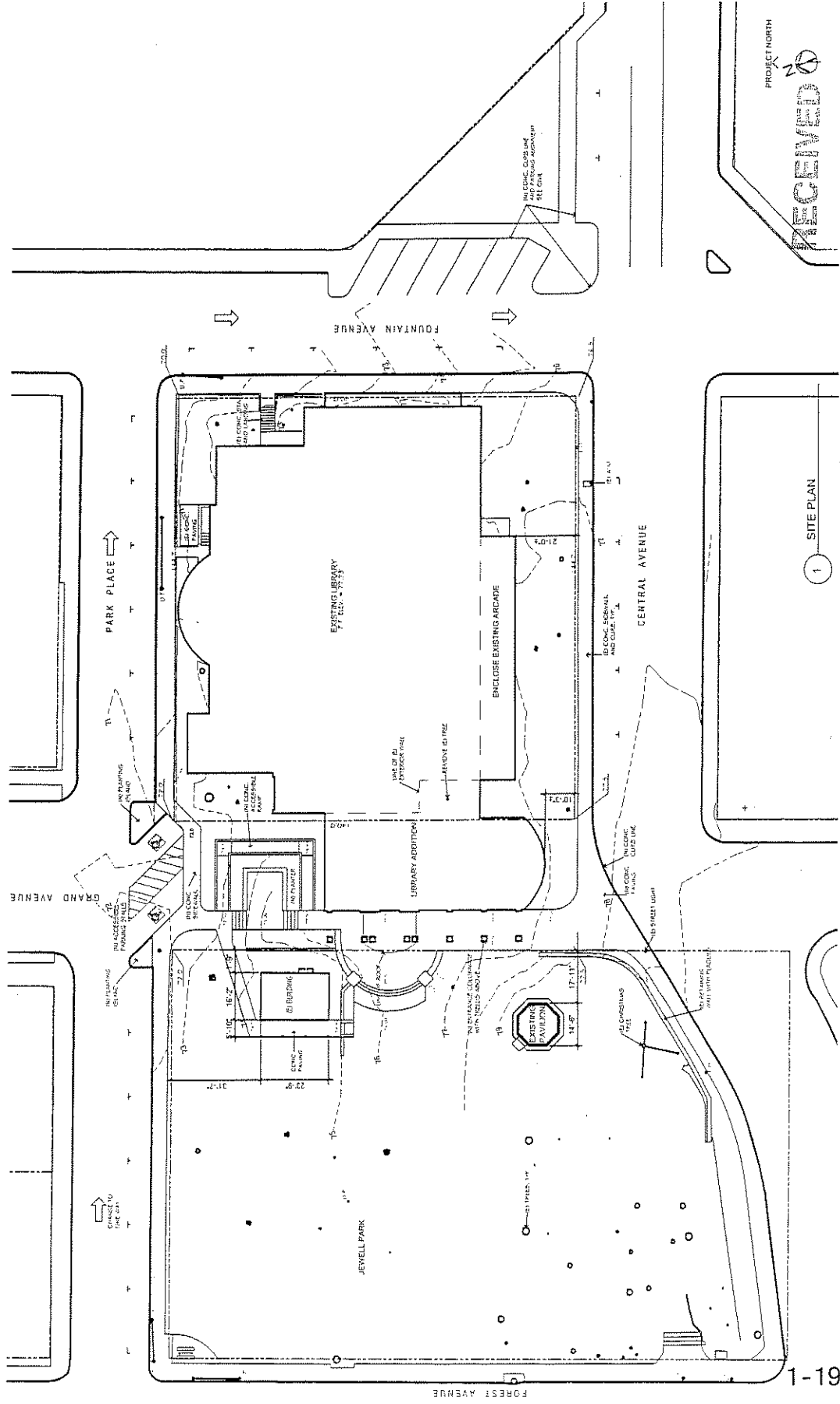
550 CENTRAL AVENUE  
PACIFIC GROVE, CA  
93950

**Agenda Item No. 6D**  
**Planning Commission**

Title:  
SITE PLAN

Revisions:  
DECEMBER 17, 2004

Scale: 1/16" = 1'-0"  
Date: AUGUST 2, 2004 A1.3



RECEIVED  
APR 26 2005  
COMMUNITY DEV. DEPT.

1 SITE PLAN

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE TO AMEND THE LOCAL COASTAL PROGRAM LAND USE PLAN TO ESTABLISH A PUBLIC LIBRARY DESIGNATION AND ASSIGN THE PUBLIC LIBRARY DESIGNATION TO THE LIBRARY BLOCK AND TO A VACATED PORTION OF GRAND AVENUE; ASSIGN A GENERAL PLAN DESIGNATION TO THE VACATED PORTION OF GRAND AVENUE; AND ASSIGN A ZONING DESIGNATION TO THE VACATED PORTION OF GRAND AVENUE.

WHEREAS, vacation of the subject portion of Grand Avenue between Park Place and Central Avenue to accommodate the Library Expansion Project for the Pacific Grove Public Library requires assignment of general plan, local coastal program land use plan, and zoning designations; and,

WHEREAS, the general plan designation of the Library Block is Public; the proposed general plan designation of the subject vacated portion of Grand Avenue is Public; and,

WHEREAS, the current local coastal program land use plan designation of Medium High Density Residential is not appropriate for the Library block since the Pacific Grove Public Library has been in continuous operation as a public library since 1908 and no change in use is contemplated; therefore, a Public Library designation accurately describes the current and future use of the site; and,

WHEREAS, the local coastal program land use plan designation of Public Library is proposed for the vacated subject portion of Grand Avenue and is consistent with the local coastal land use program land use plan designation for the Library Block; and,

WHEREAS, the Library block is designated as a U zone district, the proposed zoning designation of the subject portion of Grand Avenue is U; and,

WHEREAS, the Planning Commission has held public hearings and developed recommendations to the City Council in support of vacation of Grand Avenue, the proposed land use designation, and amendments.

WHEREAS, this Council has received public testimony regarding the Library Expansion Project that includes vacation of the subject portion of Grand Avenue, and related land use designations and amendments that are part of the project; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE DOES ORDAIN AS FOLLOWS:**

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. The Pacific Grove Local Coastal Program Land Use Plan shall be amended at page numbers 31 and 33 of the Pacific Grove Local Coastal Program Land Use Plan to include the following language for the Public Library land use designation.

**I. AMEND SECTION 3.2 SPECIAL COMMUNITIES, OF THE LOCAL COASTAL PROGRAM LAND USE PLAN BY ADDING THE FOLLOWING AT THE INDICATED LOCATIONS:**

*Insert the following at page 31 of the Pacific Grove Local Coastal Program Land Use Plan after paragraph on Asilomar State Beach and Conference Grounds.*

**3.2.1 Background**

The Pacific Grove Library is located at 550 Central Avenue. The library, provides reference and information assistance for patrons. An anchor in the civic quarter of the Downtown area, the library is heavily used and is a major cultural resource in the city.

The library was built in 1908 and renovated and expanded in 1978. The Library Board, however, has concluded that the library will need about 50 percent more space (4,000 to 6,000 square feet) by the late 1990's. This expansion could be accomplished by expanding the existing library or by building a new facility at a different location. The library's building consultant has prepared a report on the space needs and the most efficient method of expanding the library. In November 1992, voters did not approve a bond measure to finance the library expansion. A fund raising campaign has been inaugurated, under the auspices of the Friends of the Pacific Grove Library, to raise money from private donations, public funds, and foundation grants for essential repairs, circulation system automation, and eventual building expansion.

The Pacific Grove General Plan, adopted in 1994, includes goals, policies and programs that support library services and implementation of the Library Master Plan.

**3.2.5 Specific Policies**

*Insert the following at page 33 of the Pacific Grove Local Coastal Program Land Use Plan following Pacific Grove Beach.*

8. Lands of the Pacific Grove Public Library shall be designated Public Library (PL). This designation provides for the government-owned public library facility and grounds. The floor area ratio of the Pacific Grove Public Library shall be determined through the use permit process. The Public Library designation is applied to the Pacific Grove Public Library lands.

This designation does not include quasi-public uses such as private schools, hospitals, convalescent hospitals or nursing homes, churches, or utilities. Consistent with the General Plan, the Zoning Ordinance provides that churches, schools, hospitals, public utilities, and quasi-public buildings may, with a use permit, be permitted in any district.

**II. AMEND FIGURE 4, COASTAL ZONE LAND USE MAP, TO REFLECT THE PUBLIC LIBRARY LAND USE DESIGNATION, AS INDICATED ON THE ATTACHED LAND USE MAP.**

SECTION 3. The following, Pacific Grove General Plan, Local Coastal Program Land Use Plan, and zoning district designations are adopted: as identified on the map labeled Attachment 'A'.

- (a) The vacated portion of Grand Avenue between Park Place and Central Avenue shall be designated Public per the Pacific Grove General Plan.
- (b) The vacated portion of Grand Avenue between Park Place and Central Avenue shall be designated as Public Library per the City of Pacific Grove Local Coastal Program Land Use Plan.
- (c) The vacated portion of Grand Avenue between Park Place and Central Avenue shall be zoned U.

SECTION 4. The City of Pacific Grove Land Use Map of the General Plan; Figure 4, Coastal Zone Land Use Plan of the Local Coastal Program Land Use Plan; and, zoning maps of the City of Pacific Grove, shall be amended to reflect the respective land use designations adopted by this ordinance.

SECTION 5. This ordinance shall become effective on the thirtieth day following passage and adoption hereof.

**PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
JAMES COSTELLO, Mayor

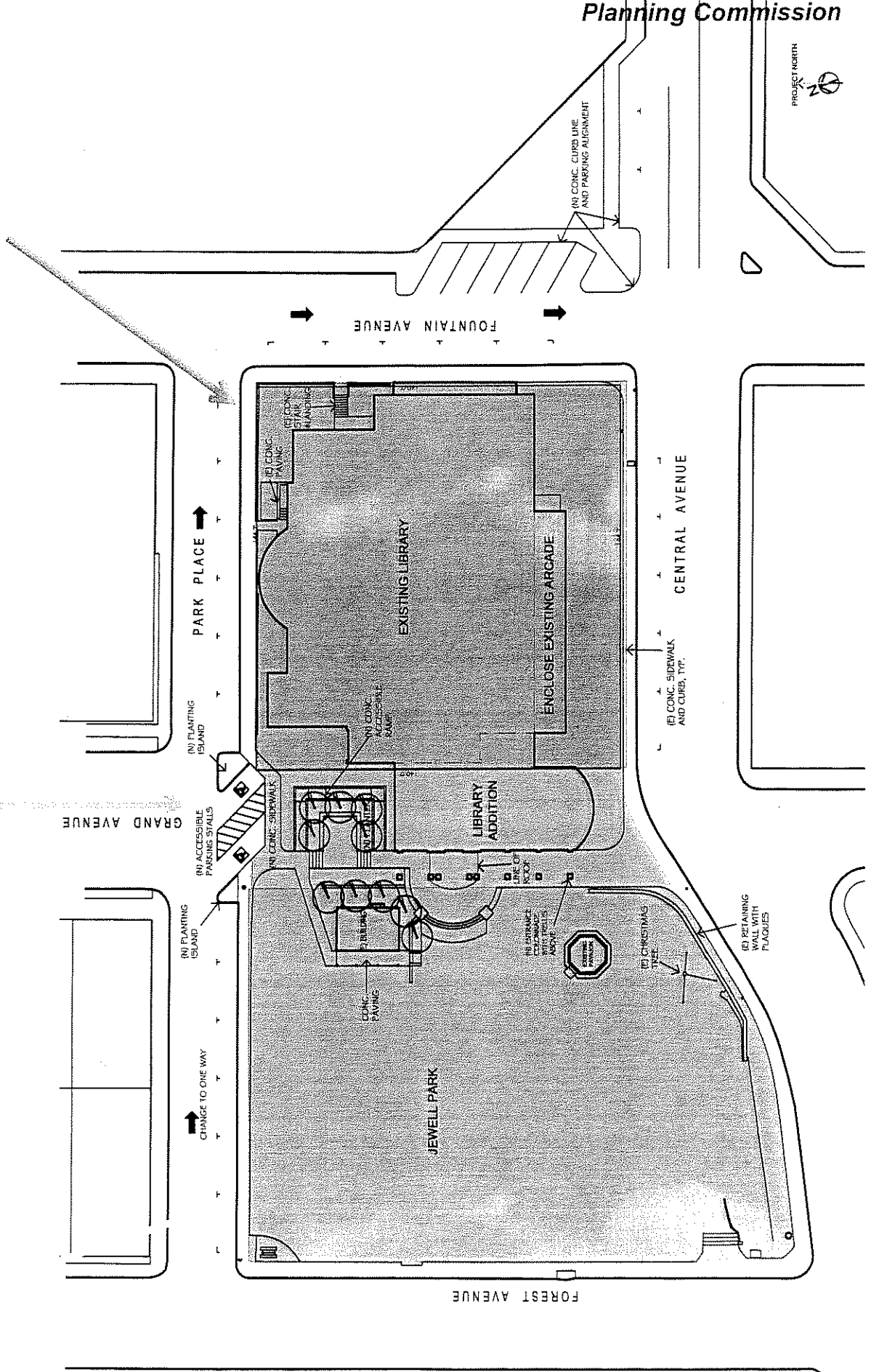
ATTEST:

\_\_\_\_\_  
ROSS G. HUBBARD, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
DAVID C. LAREDO, City Attorney

JEWELL PARK			VACATED PORTION OF GRAND AVENUE			EXISTING LIBRARY		
Land Use Designation	Existing	Proposed	Land Use Designation	Existing	Proposed	Land Use Designation	Existing	Proposed
General Plan	Open Space (O)	Open Space (O)	General Plan	None	Public (P)	General Plan	Public (P)	Public (P)
Local Coastal Program	Open Space	Open Space	Local Coastal Program	None	Public/Library	Local Coastal Program	Medium Density	Public/Library
Land Use Plan	Recreational	Recreational	Land Use Plan	None	Public/Library	Land Use Plan	Density Residential	Public/Library
Zoning District	O	O	Zoning District	None	U	Zoning District	U	U



2-10-2004

Lt. Engles advised he did not have a Council Agenda report, since Chief Miller is out of town.

- B. Request from Greta Harpham (96 Glen Lakes Dr, PG) for a red curb on Arkwright at Moreland.

Harpham requested this, due to sight distance problems. This particular intersection has red curb on one side of the street, but not the other

After briefly discussing this, the Commissioners asked staff to look at the intersection and paint red if necessary and advise the Traffic Commission next month.

- C. Bobbie Morrison (PG Library) wanted to further discuss issues of traffic circulation and parking related to the library expansion.

Morrison is requesting discussion on the following items:

- 1) Convert Park Place to E/B one way traffic, with parallel parking on both sides of the street.
- 2) Convert Fountain Avenue to S/B one way traffic from Park Place to Central Avenue

The Commissioners felt these two issues should be incorporated into one and briefly discussed the request.

Commissioner Fisher stated he would like the ADA Committee to look into making two handicapped spaces on Park Avenue, with one being van accessible.

***Fischer/Richards made a motion to recommend converting Park Place, E/B one way between Grand and Fountain and Fountain S/B one way, between Park Place and Lighthouse Avenue. The motion passed unanimously.***

- 3) Construct a standard curb return to create a 4-way STOP at Fountain and Central and add three parallel and six diagonal spaces.

This was discussed by the Commissioners and they felt that the corner should be squared up, however they think the 3 way stop that is in place already is working well and it is not necessary to make a change at this time.

***Knisely/Besag made a motion to recommend "squaring off" the intersection at Fountain and Central, and add the requested parking spaces. The 4<sup>th</sup> stop sign is on hold at this time and can be added at a later time if needed. The motion passed unanimously.***

- 4) Remove the 2 hour time limit on Grand, between Central and Lighthouse on Saturday only.

This was briefly discussed and the Commissioners felt it was a good idea, so residents could utilize the spaces on the weekends.

***Knisely/Fischer made a motion to recommend removing the two hour parking limit on Grand Avenue, between Central and Lighthouse on Saturdays only. The motion passed unanimously.***

- 5) Relocate the library's curbside book return.

This was discussed, however a new location could not be decided on. This will be continued at a later time, after some of the construction is done, and if a good location found. There will be a book drop at the entrance of the library, so a curbside book drop may not be needed.

- D. Request for a handicapped space at the Fishwife Restaurant on Sunset Drive.

This request went to the ADA Committee for their recommendation. The ADA Committee does not recommend a handicapped space at this location.

***Fisher/Besag made a motion to recommend denying this request. Also the motion included a request that a City wide policy be set in place for consistency in these types of request. The motion passed unanimously.***

## 5. New Business:

- A. Commissioner Knisely discussed speed zone studies.

Commissioner Knisely discussed some speed surveys that he had unofficially done on his own on Pine Avenue, as well as Eardley Avenue. He advised the 85<sup>th</sup> percentile on Pine Avenue is 32 mph and the 85<sup>th</sup> percentile on Eardley Avenue (between Lighthouse and Laurel) is 31 mph.

4. **Old Business:**

A. Council Agenda report.

Chief Miller advises he has received positive comments regarding the signal at Forest and Sunset.

He also stated that there have been positive comments regarding the diagonal parking line on Lighthouse Avenue. He stated the bus company advises it has really helped with maneuvering the buses in the downtown area.

B. Request from Barbara Morrison regarding the closing of Grand Avenue between Grand and Park to facilitate the library expansion. She attended the meeting, along with Keith Higgins to discuss the request, as well as answer any questions the Commissioners might have. Also present at the meeting were some neighbors who were in favor of this closure.

The request for the library expansion / meeting room includes closing Grand Avenue where the room is to be built as well as the new entrance to the library. This will tie the library in with Jewell Park, giving the area a "campus" feel. Approximately 12 parking spaces will be lost if Grand Avenue closes, however there is plenty of other parking spaces across the street on Grand, between Central and Lighthouse.

After discussion, the Commissioners agreed this would be a good plan.

***Richards/Knisely moved to support the request to close Grand Avenue, between Central and Park Avenues and recommend to the City Council that they approve the plan. The motion passed unanimously.***

5. **New Business:**

A. Discussion of OTS Grant funding for lighted crosswalks on Lighthouse Avenue.

Chief Miller advised Lt. Engles is looking into grant information regarding lighted crosswalks. The lighted crosswalks may not be funded by OTS if the purpose would be for slowing down speeding vehicles only. A need would have to be demonstrated before the funding is granted.

Commissioner Knisely passed out the minutes of "California Traffic Control Devices Committee" meeting. This outlines the process involved

6-10-2003

## B. Discussion of the sidewalk issue in the 800 block of Congress Avenue.

Public Works Director Leiker advised the City is going ahead with putting in curbs and sidewalks in the 800 block of Congress Avenue, between Sunset Drive and Sinex Avenue. They will be vertical curbs, as granted, and the present sidewalks will be fixed and new ones filled in as needed on both sides of the street. There also will be ADA approved wheelchair access.

## C. Traffic calming issues

This was briefly discussed by the Commissioners; however it was felt there is no point trying to develop a program for traffic calming, until some of the budget issues in the City are taken care of.

Vince Tuminello (716 17<sup>th</sup> Street) advised he is a local bicyclist and feels that if more enforcement was done by the police department, it would cause motorists to slow down and some of the traffic calming issues would be unnecessary.

Captain Miller advised that enforcement continues, however because of staffing issues, we have not been able to designate a fulltime traffic officer. We should be able to do so when our two recruits get out of the academy and are fully trained.

No action taken or needed, discussion only at this time.

5. **New Business:**A. Request from Louis Consentino (510 Lighthouse Avenue), regarding the driveway located on the 14<sup>th</sup> Street Side of his business. He would like it posted "no parking".

The Commissioners discussed this issue. They felt making this area "no parking" would loose one parking space for the downtown area and a parked vehicle does not interfere with the trash pickup.

***Shayne/Cavallaro made a motion to deny this request. The motion passed unanimously.***

## B. Discussion of traffic issues related to the library expansion.

Bobbie Morrison (Library Director) discussed the addition of a "Community Room" to the library. She advised this would involve some changes in the streets bordering the library, but the biggest change would be abandoning (closing) Grand Avenue, between Central and Park Place. This would be the side of the library where the room would be added.



There have been various workshops held with neighbors and businesses in the area, so they could be advised of the possible changes.

Generally it is felt that closing Grand Avenue, and improving Central and Fountain, and making Park Place one way east bound would improve the area, making it a sort of "mini" Civic Center consisting of the museum, the park and the library.

The request is to close Grand Avenue as the first step, so the library can go ahead with the design phase of the expansion.

After much discussion, the Traffic Commissioners approved the concept. They also requested to be advised of further workshops involving streets and pedestrian safety issues.

***Knisely/Shayne made a motion to support the library expansion plan in concept and recommend closing Grand Avenue between Central Avenue and Park Place. The motion passed unanimously.***

- C. Request from Maria Purucca-Ramirez (the Fishwife restaurant) for a handicapped parking space in front of her business.

This held over until next month so the ADA Committee can look at and make a recommendation.

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 5:35 PM.


THE NEXT MEETING OF THE TRAFFIC COMMISSION WILL BE ON TUESDAY, JULY 8, AT 4:00 PM IN THE POLICE CONFERENCE ROOM, 580 PINE AVENUE, PACIFIC GROVE.

Helga Boynton  
Recording Secretary

Carl Miller  
Captain

*Miller* next showed pictures and diagrams of the proposed Community Center playground renovations, but clarified that ADA CAC action was requested only on the accessible route in Caldonia Park.

Following Committee discussion, *Davis* moved, *Renz* seconded that the Committee approve the Caldonia Park accessible route plans as presented. The motion passed Unanimously.

- c. Presentation of preliminary site and floor plans for the proposed Library Community Room. 

*Flesher* of the architectural firm of *Flesher Foster* presented a preliminary exterior site plan for the proposed Library Community Room addition, identifying accessible routes, handicapped and public parking, and other exterior features of the proposed addition.

Public Comment: *Hensley* inquired about the absence of a book drop box and stressed the need for one, especially for persons with disabilities. *Flesher* responded that no book drop box was included in the proposed plans due to problems of access to the box created by traffic patterns. Comments from other members of the public and the Committee indicated their agreement with *Hensley's* comment.

*Flesher* then described plans for the interior of the proposed addition and noted changes to be made in the interior of the present library, including a "family" restroom.

Public Comment: *Herrgott* cited the need for an accessible pathway to Jewell Park, asked why there was no "Handicapped" parking on Forest Avenue, and asked how the proposed "family" restroom would be secured. *Lee Willoughby* asked about the square footage of the proposed addition. *Flesher* answered that the "family" restroom was unisex and had a lockable door. *Morrison* stated the proposed addition was approximately 2,600 square feet and that the cost in today's dollars was estimated to be \$1.5 million.

*Johnson* asked if the proposed addition would be revenue producing and if there were any proposed changes in library use hours. *Morrison* answered that the addition would not be revenue producing and that the City budget for the coming year made no changes in library hours.

Davis moved, Johnson seconded, that the Committee indicate it had identified no accessibility issues related to the preliminary exterior and interior Library addition plans presented at this meeting, with the exception of the need for an accessible book return drop box. In discussion, Committee comments indicated their concurrence with the need for a book drop box accessible from the driver's side of a vehicle. The motion passed Unanimously.

- d. Golf cart use by the disabled and adjustment of cart fees for persons with disabilities at the Municipal Golf Links.

Brown reiterated Gunter's information regarding adjustment of golf course fees.

James Willoughby presented his reasons for seeking changes in Golf Course policies. He noted that he was most interested in securing permission for persons with disabilities to use private golf carts on the course.

Public Comment: None

Chair Garcia and members of the Committee commented that the ADA CAC had no jurisdiction over golf course fees or policies regarding private cart use and recommended that Mr. Willoughby present his request to the Council Sub-committee currently studying golf course fees and policies and perhaps also to the full Council at one of its meetings.

8. **Announcements**—Davis noted that as a member of the County Commission on Disabilities he had toured the new County administration building in Salinas and offered floor plans of the building to Committee members. He noted that members of the County Commission on Disabilities were pleased with the steps that had been taken to assure public and employee accessibility in the new building.

9. **Adjournment.** The meeting was adjourned at 8:40 p.m., the Committee having completed its agendized business.

Respectfully submitted,

Bob Davis, Secretary



May 25, 2005

Bobbie Morrison  
Pacific Grove Library  
550 Central Avenue  
Pacific Grove, CA 93950

RE: Pacific Grove Library, Pacific Grove, California

Dear Ms. Morrison:

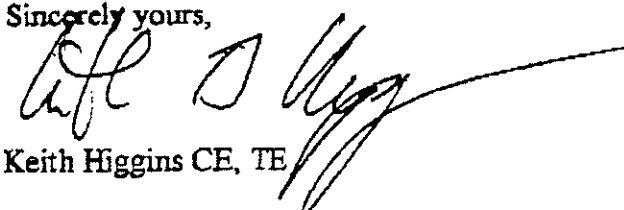
This letter is in response to your request for an evaluation of the potential change in impacts from the proposed Library expansion based on the updated project description you forwarded to me last Thursday. The "Pacific Grove Library Conference Room Addition Traffic and Parking Analysis-Final Draft," Higgins Associates, May 29, 2003 analyzed a project that included an existing 12,000 square foot library with 2,100 square feet of additional square feet in a conference room for a total of 14,100 square feet of floor area. More precise building measurements indicate that the existing building is actually 12,592.7 square feet and the proposed addition includes 3,659.3 square feet for a total of 16,252 square feet.

The traffic analysis prepared for the project based on the previous project description is valid for the current project description based on several considerations. First, the previous traffic and parking operations analysis was based on the peak hour traffic generated by a maximum attendance of 50 persons. My understanding is that the anticipated maximum attendance in the proposed conference room will remain at 50 persons. This will result in no change in impacts even though there will be more floor area. Second, all intersections and streets in the project vicinity will operate at LOS A or B through Cumulative conditions.

A concern was also expressed regarding the fact the current report is based on data collected two years ago, which may be out of date. Because there has been virtually no population growth in Pacific Grove in the last two years, I don't believe traffic conditions have changed. No update is necessary.

Please do not hesitate to contact me if you have any questions regarding this evaluation.

Sincerely yours,

  
Keith Higgins CE, TE

**RECEIVED**

MAY 26 2005

COMMUNITY DEV. DEPT.