

Marilyn Schultz

From: Elizabeth Martin [lysma2@comcast.net]
Sent: Wednesday, May 11, 2005 4:51 PM
To: Marilyn Schultz
Subject: PG Library

As a friend of the library and as a PG resident, I would like to urge you to support the single story expansion and the closure of one block of Grand Ave.

Thank you for your consideration.

Elizabeth Martin
101 14th St

RECEIVED

MAY 12 2005

COMMUNITY DEV. DEPT.

To: The Planning Commission
From: Jean S. Baker
May 10, 2005

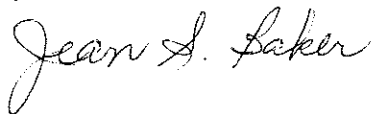
I keep reading reports that the Library Expansion has been approved. Then I begin to watch for the ground-breaking. This has gone on for over 20 years. I have seen the most recent architectural plans that suggest a single story addition, and which, we thought, were approved by the City Council. We even contributed toward the new expansion based on that plan.

Now I understand there are those who believe that the only way to go is to build up. Didn't the City Council just recently say that it would not stand in the way of past decisions on the expansion? What is the Planning Commission doing to help?

Every time it has appeared that the Library could move ahead, another obstacle has appeared, another hoop to jump through; and while the Library waits, costs soar. Once it was thought there was almost enough money to build; now, because of all the road blocks, costs have risen (again).

I would like to see the Planning Commission back the present plan for a single story expansion, not only to get the construction going, but to save \$\$\$s - yours AND ours.

Thank you.



2827 Ranford Ave.
Pacific Grove, CA.
May 9, 2005

Planning Commission
City of Pacific Grove, CA.
Community Development Department
300 Forest Avenue
Pacific Grove

RECEIVED

MAY 12 2005

COMMUNITY DEV. DEPT.

Members of Commission,

I urge you to support the single story expansion of Pacific Grove Public Library and the closure of one block of Grand Avenue. I support it. This plan conforms with the surrounding neighborhood; it is an attractive, practical addition and the cost is realistic. I encourage you to endorse this fine building extension.

Yours truly,

Delores A. Heyl
(Mrs. Leith E.)

Marilyn Schultz

From: Sue and Marc [headrushes@sbcglobal.net]
Sent: Tuesday, May 10, 2005 6:47 PM
To: bruceobbink@mbayweb.com; linda@blueoak.com; rtdavis@aol.com;
ramona@ericmillerarchitects.com; riddell@bestofcal.com; danmiller39@comcast.net; Marilyn
Schultz
Subject: PG Library Expansion

Dear Planning Commissioners:

I'm a Pacific Grove resident and home owner and I'm writing to urge you to support the single-story addition design for the PG Library expansion. Building up is definitely not the way to go in Pacific Grove if you want to preserve the character of this town, and that goes especially for existing historical public buildings. I use the library on a weekly basis and its design is important to me and my family. Please work to keep this city a place where we'd all want to continue to live. Thanks for your time and effort in this important matter.

Sincerely,

Marc & Susan Rush
412 Park Street
Pacific Grove, CA

Marilyn Schultz

From: Dorothy [doralbee@redshift.com]
Sent: Tuesday, May 10, 2005 12:49 AM
To: bruceobbink@mbayweb.com; Linda@blueoak.com; ridavis@aol.com;
Ramona@ericmillerarchitects.com; riddell@bestofcal.com; danmiller39@comcast.net; Marilyn
Schultz
Subject: PG Library

Dear Commissioners:

Please, PLEASE vote on May 19 for the SINGLE STORY LIBRARY EXPANSION, and the closing of one block on Grand Avenue. It's the only way that makes any sense, financially as well as practically. THANK YOU ALL (I hope!) Sincerely, Dorothy Albee - 1030 Benito Ave. PG, 372-4781.

Marilyn Schultz

From: Jean Stallings [jeanstall@comcast.net]
Sent: Monday, May 09, 2005 9:35 PM
To: Recipient List Suppressed
Subject: PG Library

I understand the library project will come before the planning commission on May 19, 2005.

I have spoken in favor of this project before, and continue to encourage you to approve a single story addition and to close one block of Grand Avenue.

Many have been working on this for a long time, and to reinvent the wheel merely adds to the cost of the project.

Please vote in favor of the single story addition and the closure of one block of Grand Avenue.

Jean Stallings
831-657-4194
JeanStall@comcast.net

March 25, 2005

TO: Community Development Department, Attention Senior Planner Barbara Nelson
City of Pacific Grove
300 Forest Avenue
Pacific Grove CA 93950

RESPONSE FROM RESIDENTS TO: 1) Initial Study, 2) Notice of Intent to Adopt a Proposed Mitigated Negative Declaration and 3) Mitigation Monitoring Program for Pacific Grove Public Library Expansion, dated February 28, 2005.

These 3 documents are very insufficient and fail to address important environmental impacts. These impacts cannot be mitigated. Further research and evaluation are required.

Parking Impacts. Initial Study, XIII (Transportation/Traffic/Parking), Number 7 beginning on page 27 (Would the project result in inadequate parking capacity?).

Note: Analysis of parking impacts is based upon Pacific Grove Library Conference Room Addition, Traffic and Parking Analysis, Higgins Associates (May 29, 2003).

- In the analysis of parking impacts on page 29, it is admitted that the lack of required parking for this project cannot be mitigated. "The ultimate parking solution for any project should identify a solution where parking supply equals parking demand with minimum impact, however, this is not always possible"
- Parking Mitigation Package #3, page 29 and 30, is the recommended parking mitigation, but it leaves a shortfall of 29 spaces. Exhibit #26 of the Higgins Report called Parking Generation states that 30 additional parking spaces are required for the proposed meeting room. Closure of Grand Avenue will remove 12 spaces. Parking Mitigation Package #3 will create 13 new spaces. Therefore, there is a shortfall of 29 parking spaces.
- This significant shortfall of 29 spaces is dismissed summarily by stating that there "would not be a significant concern as there is capacity within the area to absorb this loss." The area to absorb this loss is stated in the same document as being "the oldest developed area of the city and contains the highest concentration of buildings on the City's Historic Resources Inventory." (Page 3, Initial Study). The planner cannot dismiss this very significant shortfall of parking in a high density, historic district as insignificant.

Traffic Impacts. Initial Study, XIII (Transportation/Traffic/Parking), Number 1, beginning on page 26 (Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system, i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?) Initial Study XV (Mandatory Findings of Significance), Number 2, page 34 (Does the project have impacts that are individually limited, but cumulatively considerable? ["Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects])?

Note: Analysis of traffic impacts is based on Pacific Grove Library Conference Room Addition, Traffic and Parking Analysis, Higgins Associates (May 29, 2003)

- The traffic impact is marked as less than significant, yet this conclusion is based on two year old data that fails to consider the impact of the proposed Holman Hotel, which would consume the entire block to the south of the library, or other proposed or approved projects within close proximity.
- The analysis fails to give any consideration of the cumulative traffic impact of the existing library, the existing museum, the future Holman Hotel, other proposed projects, and current use of the meeting room in Jewell Park.
- The analysis fails to give any consideration to the impact of future operation of the library at full open hours.
- The data uses a Traffic Infusion on Residential Environments index (TIRE), page 28. This merely measures perceptions of increased traffic above current levels and does not quantify or establish what those current levels are in relation to acceptable levels.
- The Initial Study asserts "The traffic and parking study included other approved and proposed projects in the city in evaluating cumulative impacts of the proposed project and found there would not be a cumulative impact." (page 34). However, the areas studied to form this conclusion are not in the immediate vicinity of the library and those projects that are in the immediate vicinity have not been included.
- A study that specifically shows the impact of the closure of Grand Avenue alone or separately has not been done. Thus, the impact of this closure on even current levels of traffic in the area cannot be assessed.

Impacts on Water Demand. Initial Study XIV (Utilities and Service Systems), Number 4, pages 32 and 33. (Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?)

- The Initial study concludes that the lack of water needed for this project is less than significant because the city will be requested to supply the water from its reserves. At the present time there is no water in the allocation for public uses that is not already dedicated to other projects. The city has a small amount of water in its community reserve, but an allocation of that water to the library project will significantly impact the list of projects currently on the city's residential water waiting list or any other public project that may need water. There is no guarantee now that any water will be available.

Noise Impacts. Initial Study IX, Number 3, page 24 (Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?)

- The primary purpose of the proposed enlarged community meeting room that can be shut off from the library proper is to have increased usage during the day and evening hours. This will generate long term congestion and increased noise levels that accompany such usage. The Initial Study fails to address this issue at all and yet marks it as less than significant..
- The discussion states only that "The project is within an urban setting. Libraries typically do not generate significant levels of noise." The remaining discussion addresses short term construction noise which is not as important as long term permanent increase in noise levels.
- The Initial Study fails to address the fact that the noise generated by recreation in Jewell Park is inherently incompatible with the general lack of noise inside the library. The proposed entrance should not be through Jewell Park.

Impacts on Historic Carnegie Library. Initial Study IV, Cultural Resources, Number 1 (Would the project cause a substantial adverse change in the significance of a historical resources as defined in Section 15064.5?), pages 10, 11, 12..

- The Library is listed on the city's Historic Resources Inventory. Its north exterior is original and the complete interior remains intact in spite of 2 wings added during the 1920's and a large addition to the south side of the structure in 1977. (See page 11). This addition nearly doubled the size of the library . With the currently proposed 3657 square foot addition to the west, the cumulative impact on the historic building of the several addition is very significant. The analysis, however, minimizes the value of the Carnegie architecture and states that the sole cultural value is for "its continuing contribution to the Carnegie free library heritage" (Page 12)

Impacts on Aesthetics. Initial Study I, Number 1, page 7 (Would the project have a substantial adverse effect on an identified scenic vista?); XV Mandatory Findings of significance, Numbers 3, page 35.(Does the project have environmental effects that will

cause substantial adverse effects on human beings whether directly or indirectly.)

- The expansion proposal would require the vacating of a block of Grand Avenue only 1 block from the ocean, which currently has an unobstructed ocean view its full length. This is minimized as a limited ocean view and called less than significant even though this view shed would be forever lost if the street were to be closed.
- The Initial Study does not address the “mass or volume” of the proposed library expansion as it relates to the surrounding neighborhood.

Impacts of Changing Design and Purpose of Monarch Room

- The Monarch Room started out as an identified need by the Library Board which concluded that the “library will need about 50 percent more space by the 1990’s” (Page 23). No date or supporting data is given to this statement. Library use has changed in nature during the past decade to include increased internet access usage and audio materials. Meanwhile, the city’s population has decreased by over 1,000 residents, its school population has steadily declined and library use has remained static or decreased, depending on which statistics are used.
- In November, 1992. Pacific Grove voters did not approve a bond measure to finance a library expansion. The Friends of the Library then began a campaign to “raise money from private donations, public funds and foundation grants for essential repairs, circulation system automation, and eventual building expansion.” (page 23) This building expansion was to be an 1100 square foot meeting room on the existing library block for library purposes, including children’s programs.
- By May, 2003, the conceptual plan was calling for a larger addition to be built in the Grand Avenue right of way. Its rounded new west entrance was also to be in the street proper. This same conceptual plan called for the demolition of the small 80 year old meeting room in Jewell Park which currently has 700 to 1000 users a month, most revenue generating. This plan also identified an intrusion into the north side of Jewell Park for diagonal parking. This plan was part of Higgins 2003 traffic and parking study for the Initial Study.
- By December, 2004, the project had grown to 2657 square feet, engulfing all of Grand Avenue as well as Jewell Park’s east sidewalk and intruding at least 20 feet into Jewell Park proper. The purpose for the expansion changed from being just a room with a library purpose to that of a community room with kitchen, bathrooms and ability to be shut off from the library. Also, the proposed new entry is through Jewell Park. The need for a community room is not identified nor supported in the Initial Study

Impacts on Jewell Park. The Initial Study minimizes the impact of the library expansion on Jewell Park. It clearly shows on the model and the plot plan that the current proposed library expansion project intrudes at least 20' into Jewell Park proper and engulfs totally its east sidewalk. It also clearly shows that the front entrance for the library is proposed to be through Jewell Park. The Initial Study fails to address the fact that the recreation use of Jewell Park and the quiet use of the library are inherently incompatible.

- Initial Study, Number 9, page 2, states there will be “740 square feet of new walkway and related flat work in Jewell Park for a new entrance lobby to the Library that is accessed from the Park.”
- XII Recreation, Number 2, page 26 (Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?) The discussion states that the community would be “adjacent to Jewell Park... There will be periodic increases in pedestrian traffic through the park to attend events at the proposed community room.”
- A public library is an important community asset but a public park must be considered an equally important community asset. Nowhere in the Initial Study are these two public assets given equal weight. Instead, the study concludes that intruding at least 20 feet into the park proper and totally engulfing its east sidewalk to provide a new entrance for the library has minimal impact on the park.
- The Initial Study, page 3, states that “the structure in Jewell Park is a small building used for meetings”. Between 700 and 1000 members of various clubs and organizations use that meeting room on a monthly basis. The Initial Study fails to analyze the impact of the proposed library expansion on this established usage

Land Use and Planning Impacts. Initial Study. VIII Land Use and Planning, Number 2, page 19ff (Would the project conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project [including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance] adopted for the purpose of avoiding or mitigating an environmental effect?)

- The analysis states that “public and civic buildings pertinent and compatible with open land uses are also permitted use in the O zone district” The discussion on page 21 talks about Jewell Park being zoned open space and its allowed uses. This analysis fails to address at all the inherent incompatibility of general quiet library use and Jewell Park recreational use. Therefore, this issue cannot be marked as insignificant. It is very significant.
- The analysis fails to address the very significant land use impact on Jewell Park of making the main library entrance through the park. While the library may gain a park

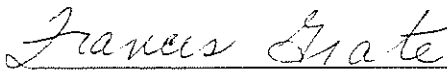
like front entrance, Jewell Park will lose its identity as a public park. The intent of the original deed of Jewell Park to the city which requires it to remain a public park forever.

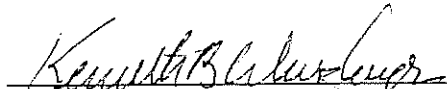
- The Initial Study fails to make a case for the closing of a portion of Grand Avenue, merely stating that it is “deemed in the public interest” (page 20). There has been no study done to assess the impact of actually closing this portion of Grand Avenue, therefore even the impact of closure is unknown. There are 12 fully used parking spaces along this portion of Grand Avenue and their loss is very significant in an area with insufficient parking for even current uses. The proposed library expansion would create a shortfall of 29 parking spaces. (See page 1 of this document).
- Grand Avenue is not 45’ wide as stated on page 1 of the Initial Study. It is less than 29’ wide. The Initial Study fails to identify what the stated footage includes.
- The Initial Study itself establishes that the proposed library expansion project conflicts with the General Plan land use element, as well as the current zoning standards as they apply to the proposed project (page 19 and 20). First the General Plan states (page 31) that for projects in the (P) designation “In the case of properties zoned ‘U’ (Unclassified), the FAR should not exceed the floor area ratio of the *least intensive adjacent district*.” The least intensive district is the ‘O’ district of Jewell Park, which has a FAR of 0.1, according to the General Plan. The Initial Study (page 22) shows that the library project will have a FAR of 0.61, assuming Grand Avenue is closed and is rezoned to the ‘U’ district and made part of the project. The current library has a FAR of 0.62, which is therefore already in conflict with the General Plan.

The Initial Study (page 23) also shows that the maximum effective FAR for a site in the R-3-PGR of the same size as proposed for the library would be $6564/27,000 = 0.24$, which this project still exceeds. There is simply no justification to conclude that there is no significant impact for this project in relation to a conflict with the General Plan, or zoning standards. In fact, the project is inconsistent with General Plan land use policy for this zone. Under the General Plan standards no intensification in floor area would be allowed.

- The Initial Study fails to provide the basis for findings of fact, which are necessary for amending the General Plan under the provisions of the California Government Code and the California Environment Quality Act (CEQA) (Pages 20-23).

This project requires an EIR.


 Frances Grate, resident 372-6410


 Ken Wurzburger, resident 375-1934


Elin Kelsey & Company
The Studio
123-17th Street,
Pacific Grove, CA
93950

March 16, 2005

Dear Mayor Costello,

I am writing to express my support for the Pacific Grove library meeting room expansion. I am a local resident, consultant, writer and mother and can not find the words to express how important the library is to the life of my family and the wonderful community in which we live. Each Wednesday, I like more than 50 other families, squeeze into the children's room at the library to participate in Lisa Maddalena's wonderful story time programs and other special events. There is not enough room for all of the children to sit down with their parents, so we take turns hoisting our kids on our shoulders and peering over the book racks. It is hot, uncomfortable and crowded. But each week, we eagerly return. The quality of the staff at the PG library is that outstanding. They are warm, welcoming, interested, caring, and devoted to making each person who enters the library feel special – and passionate about books and learning. Pacific Grove is filled with people who are engaged in community affairs and they need and deserve an appropriate meeting room in which such involvement will continue to be nurtured. I strongly request that the proposed wing expansion to the library be built as quickly as planned free from the time-delays that the establishment of a sub-committee would undoubtedly bring.

Sincerely,


Elin Kelsey

cc. Barbara Morrison
Ross Hubbard
City Council Members

J. T. HOLLISTER, D. V. M.

1027 EGAN AVENUE
PACIFIC GROVE, CA 93950
(831) 649-1544

March 14, 2005

Councilpersons, Mayor & City Manager
City Hall
Pacific Grove, CA

Dear Mayor Costello, Mr. Cort, Ms. Goldbeck, Mr. Miller, Dr. Nilmeier,
Mr. Schenk & Mr. Stidham;

Having lived in PG for 46 years and served on the Affordable Housing Committee, Golf Advisory Committee and Crespi Pond Committee I share your love for this wonderful community. Having been first married to a former Planning Commissioner and Councilperson and now to a former deputy city clerk, I believe I have a reasonable amount of knowledge about the way our city works. I also have an opinion on how it should work.

The Library addition has been thoroughly studied by numerous committees and funds have been donated to help pay for the addition. There is absolutely no reason to waste more money on new studies. Furthermore, postponing a decision to go forward will only cost more money as costs continue to escalate.

In addition, micromanaging and second guessing the good work that already has been done sends a very clear message to all that have participated before that they didn't know what they were doing. Why should anyone want to serve in often thankless jobs for the city only to have their hard work negated at the whim of the council.

I strongly urge you to go forward with the Library expansion as planned and study it no further.

Sincerely,



Ted Hollister, D.V.M.

Ross G. Hubbard

From: Noreen Nance [nnance321@yahoo.com]
Sent: Monday, March 14, 2005 9:27 PM
To: Ross G. Hubbard
Subject: Fwd: Library

Hi Ross - Will you please include the following email correspondence in the "blue" folder for City Council members for this weeks meeting.

Thanks, Noreen

Noreen Nance <nnance321@yahoo.com> wrote:

Date: Mon, 14 Mar 2005 21:25:02 -0800 (PST)
 From: Noreen Nance <nnance321@yahoo.com>
 To: Dan Cort <dan@cortco.com>, Jim Costello <pgjim@sprynet.com>, Susan Goldbeck <susanatpplaw@aol.com>, Scott Miller <ibmiller@comcast.net>, Susan Nilmeier <rire@redshift.com>, Ron Schenk <ron1205@aol.com>, John Stidhman <lizmar95@aol.com>

Dear Honorable Mayor and City Council Members

I have received a number of emails, phone calls regarding the action you are planning to take at this weeks city council meeting. People who have donated are now wondering where there project is going and are considering withdrawing their donations to it. The FOL is now dead in the water as far as fund raising goes.

We recently met with the Community Foundation of Monterey County to set up an account. Todd Lueders, the CEO of the Foundation, is very supportive of this project and design we currently have. He can help us raise funds if he is confident we have a project that will continue moving forward. He is not sure of that right now.

Scott your estimate of \$1.2million additional funds exceeds our estimate of \$700,000. The project is expected to cost \$1.5million. Approximately \$200K of this is for the modernization of the storm drain on Grand Avenue. This is an PG infrastructure improvement that the city should have take care of years ago and not passed onto the library. The longer the Monarch Room project takes to get through the next steps the more it will cost and that cost could be \$2.0M or more depending on how long a delay will be encountered.

The following is some history of the project from the Friends of the Library view point.

- October 2001 - Fund Raising Committee formed
- May 2002 - interviewed Flesher+Foster, Eric Miller and Bruce Judd - Architects
- December 2002 - \$600,000 raised - 14 months after start of funding raising
- July 2003 - Council votes 6 to 1 to abandon Grand Avenue
- November 2003 - Council votes, enthusiastically, 7 to 0 to proceed with design development of one story design predicated on abandoning Grand Avenue.
- December 2003 - \$835,000 raised - total funding raising time 26 months

3/15/2005

The planning for this project was not done in a vacuum. We had expert architects, who know for building and renovating "public" libraries, advise that a one story addition opening into a park setting on Grand Avenue was the most desirable approach. The cost of a second story in 2003 was going to be costly. Now, in 2005/2006 with the new code requirements it would be prohibitive. We presented to City Council each step of the way and were granted approval to continue along the path that has brought us to the current design. The project has followed the city guidelines to the letter of the law. Public meetings were held as required. The Library Board approved a one story addition with an entrance facing Jewel Park. Just a reminder - the project does go before the Planning Commission and ARB before coming to Council for final approval. Changes to the design would take place in those public meetings if required.

At the March 2, 2005 council meeting, Mr. Cort advised that he is renovating a building in Stockton. Mr. Cort, how big of a second story are you adding to this building? Was earthquake retrofitting required or did the building already meet those requirements? Was the previous use of the building that of a library and will the new library be open to the general public?

What considerations are you as the City Council going to make for library services when it is required to close the library for a second floor addition?

Most important to the FOL - who is going to pay for this additional study? The FOL will not use its donated funds to pay for additional studies. None of the architects presented a two story addition because they all felt that the cost would be prohibitive.

We are asking that you approve the staff report by Bobbie Morrison titled "Update on Library Monarch Room" presented to you on March 2, 2005 at the City Council meeting. No action was required on this agenda item other than your acceptance.

Thank you very much
Noreen Nance, President
Friends of the PG Library

March 12, 2005

Honorable Mayor and City Council Members:

I am writing as a Pacific Grove resident (since 1978), and a library professional, to urge you to move forward with the single-story expansion of the Pacific Grove Public Library without further delay.

For decades, the Pacific Grove Public Library has been a well-used, and therefore overcrowded, community resource. In the 80s and 90s my children and I attended Lisa's wonderful storytimes, squeezing ourselves in between the bookshelves, tables and chairs of a room much too small for such popular events. Regional professional and cultural groups that I belong to (with members ranging from athletic 20-year-olds to aging adults with mobility issues) have long used the cramped, cold and woefully inadequate small meeting house in the park, because no such space is available in the Library.

Many years ago, under the leadership of Library Director Bobbie Morrison, the Library Advisory Board and Friends of the Library, the community stepped forward to develop a plan to address these needs. The limited mobility of an aging population and budgetary/staffing/security concerns of the Library confirmed that a one-story building was the best design. The structural limitations of the now-aging Library, and the impact of closing down and re-locating the entire library collection, and services, for the time necessitated by an alternate two-story plan, caused that plan to be rejected. After a positive and effective process involving broad community and professional input, a single-story addition was designed and is now in the approval phase.

As the Director of the Monterey Public Library, I know that our meeting room is heavily used, and in fact we have to turn many potential groups away. The need for a community meeting space at the Pacific Grove Library has increased, not decreased, over the years. Library staff and community advocates have done an incredible job of raising private funds to make this dream a reality. I urge you to continue to move forward with this effective process, and help the residents of Pacific Grove achieve the expanded, improved, single-story Library that they have long-needed, and truly deserve.

Sincerely,



Kim Bui-Burton
1207 Buena Vista Avenue
Pacific Grove, CA 93950
831-372-2426

cc: Library Director

TO MEMBERS OF THE PACIFIC GROVE CITY COUNCIL:

I served on the Pacific Grove Library Board for 16½ years, both as a member and as chairperson. During those years the Library Board and the Friends of the Library sponsored two fund-raising campaigns and were able to get a measure on the ballot to approve an addition to the library. At considerable cost, we hired a consultant and an architect who was known for his knowledge of libraries. The design, which allowed a marvelous view of the Bay from both inside the library and from the outside, was approved. Then came the struggle to get approval from the City Council.

All that is history now, but the Pacific Grove Library, which serves far more patrons than those in the confines of the city, is again asking this body just to approve moving forward on the addition of more library space, the addition of a public meeting room. It is irresponsible not to move ahead on this now. Over \$800,000 has been raised through private donations so that costs to the City, if any, would be minimal; and even as I write this, the cost of this project is continuing to rise - now closer to \$2 million.

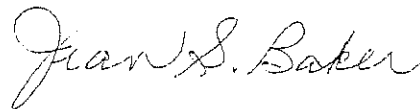
The last time this came before the City Council (prior to seating of the present group, but several of you were on the Council at the time), the library received unanimous approval and was lauded for the design, the plans and the work of the Board and Friends of the Library.

Now from the new Council there have been comments about losing the view

of the Bay (impossible!), the choice of the architect, even suggesting that the public room be upstairs. (I believe that adding an upstairs was investigated while I was on the Board and it was questioned as to whether or not the present structure could support it; then the question arose about ADA compliance, which would have eliminated a staircase and added an elevator, another costly item.)

What is it that **MUST BE DONE** in order for the Library Board to get approval from this body to move ahead with this much-needed, much-wanted new addition? We need to know, and you are the ones who have to tell us. A change of Council seats should NOT erase the past, especially when four of the present members voted with the rest of the then-seated Council to give approval - unanimously. We need to move on NOW to enable the library to provide for the future.

Thank you,



Honorable Mayor and Council Members

This report is presented by the Friends of the PG Library (FOL). For the record we would like to give you a brief history of this project and correct some facts that are being tossed around regarding this library addition. As the litany of events and recommendations of the Library Board, keep in mind all their actions have been recommendations. The City Council has given the approvals to date.

A needs assessment was completed in 1989 that indicated an addition to the Library would be beneficial to the community. That addition would have been 6,000 – to 8,000 sq. ft. that included a community room and a second floor mezzanine. In 1992 a bond measure to finance the project failed. Fund raising was undertaken in 1993. Building & service improvements were completed with those funds.

January 2001 the Library Board approves recommendation to add a Community Room. In October 2001 the FOL formed a fund raising committee. During the first 14 months \$600,000 was raised. In the following 12 months we had accumulated \$835,000. Over this initial 26 month period significant funds were raised and the project was under way.

The Design – A RFP was issued for Architectural service in March 2002. Five architects responded – all with one story additions. Only three architects had experience in renovating libraries or historic buildings. These three architects (Eric Miller, Bruce Judd and Flesher + Foster), each presented unique design concepts for our project. Independently they each saw the opportunity to move the entrance to the Jewell Park side of the library, thus taking advantage of creating a park like setting. The design contract was awarded to Flesher & Foster in Sept. 2002. Flesher & Foster were the architects on the Harrison Memorial Library, Park Branch in Carmel. They renovated an old Wells Fargo Bank to be used for children services, administrative offices and archives.

In public meetings that presented Flesher + Fosters single story design concept residents of PG enthusiastically applauded the concept of a Community Room with its main entrance accessed from Jewel Park which could then be used when the library was closed.

The Cost – If we had built this addition back in 2002 it would have cost approximately \$600,000. As everyone knows, 2003 saw an explosion in lumber cost, concrete cost, and steel cost which affected total construction cost. The Chinese were buying more lumber and concrete and steel in order to prepare for the 2008 Olympics. This had a significant impact on US building costs. Costs starting skyrocketing. Now lets extrapolate into 2006 the addition could cost as much as \$2.0M

Initially, the cost of this project was estimated with a simple cost per square foot formula. It was understood that this would include, as with any project, design and construction fees, surveys, studies and landscaping. But as the design became more refined and the public hearing process was followed, it became more than just a community room. The Library's project is absorbing the cost of storm drain improvements and street improvements that were found necessary during site survey. The city is not in the position to pay for these infrastructure improvements and has made it a requirement for the addition of the Community Room to the library. The cost of all the street improvements has added approximately \$130,000 to the total cost of the Community Room.

The Alternative – The council has suggested that we revisit alternate design concepts for this project. A second story has been suggested as a possible cost savings solution. As previously determined all three architects who did our initial design concept studies felt a second floor would cost more than a single floor. The architects weren't specific about cost drivers but mentioned retrofitting for earthquakes, design loads due to weight of book stacks, elevators, and difficult off-hour access, plus possible requirements of second floor bathrooms, etc. Even though the room today may be used as a CR, building codes require design loads for future unforeseen usages such as book stacks. In addition, a second floor Community Room might require the cost of library staffing for security purposes. The FOL believe that a second floor addition would cost significantly more than a single floor addition if all the above real cost are considered.

Another suggestion is to rearrange the library such that a 1200 square foot meeting space can be accommodated in the footprint of the existing building. As we all know finding this space would mean eliminating some other use area of the library such as the children's

room, staff office space, the computer area, the reference desk, the reading room? As past studies have shown, the building is maxed out now, thus the need for a Community Room.

Some of the things you should be concerned about if we build a second floor CR are the temporary closure of the library during construction, storage of our valuable book collection and valuable archives in the basement and compensation for displacement library workers. Monterey County doesn't need another city closing its Library no matter what the reason.

The Process – In the city of PG there is a process in place for building additions. Once the initial design concept has been completed and the necessary studies done, the first step is to proceed to the Planning Dept to prepare the initial study. Step two the design concept will go to the Planning Commission. for review and recommendation. Step 3 is goes to the City Council for review and recommended changes, if any, and then back to Planning Commission. Next it goes to the ARB for review and recommendation. There are other commissions such as ADA and traffic before returning to the council for final approval.

The FOL understands that the City Council takes their fiduciary role seriously, but it is FOL's opinion that the process is being redefined because City Council has stopped the process and sent us back to the beginning. This is a bad precedent to set and could affect all future projects that will be submitted to the city for buildings by either developments or homeowners? We should be consistent in following the process established.

We know the Community Room project will not be built if the FOL does not raise the necessary funds. But we can't solicit funds without assurance from the council that this project will continue. We have a grant in the amount of \$25,000 to be received from the Harden Foundation. They will not give us the \$25,000 until we have a building permit. The deadline for the grant has been revised repeatedly.

Projects should not have to go through the approval process over and over with the previously elected city council.

As we said in the beginning of our presentation in reviewing the litany of events and recommendations of the Library Board, all their actions have been recommendation. It has been the Council that has given the approval to date. They key to enhancing our city with a beautiful addition called the Monarch Room truly boils down to this. A vision was dreamed and the procedure outlined to make that dream a reality was followed to the letter of the law. Procedures are in place to allow public input at every turn. Please don't make us go backwards. Let us go forward with the design that has already approved by the Pacific Grove City Council.

Respectfully submitted by:

Noreen Nance, President

Pam Cain, Secretary

Dick Grimmer, Treasurer

Dave Whittick, Membership

Janet Taillon, Grant Proposals

Liz Hawn, Newsletter Editor

Jill Horn, Newsletter Editor

Friends of the Pacific Grove Public Library

March 16, 2005

Pacific Grove Public Library – Monarch Room

October 2001	Fund Raising Committee formed
May 2002	Interviewed three architects: Flesher + Foster, Eric Miller and Bruce Judd. All three rejected a second story addition due to the cost associated with retrofitting the building. All three agreed with moving the entrance to Jewell Park side.
September 2002	City Council approved contract with Flesher + Foster
December 2002	\$600,000 raised – 14 months after start of fund raising
July 2003	City Council approved proceeding with design predicated on abandoning Grand Avenue.
November 2003	Council votes, enthusiastically, 7 to 0 to proceed with design development of one story design predicated on abandoning Grand Avenue. On the council at the time were: Jim Costello, Susan Goldbeck, Ron Schenk and John Stidham.
December 2003	\$835,000 raised - 26 months after start of fund raising
To Date	Over \$100,000 has been spent on design studies, traffic studies, 11 public meetings. The project is now entering Phase II
Currently	Entering environmental review period and scheduling presentation to Planning Commission for their review and recommendation.

----- Original Message -----

From: ehrogge
To: Lisa Bennett
Sent: Friday, May 13, 2005 3:51 PM
Subject: Planning Commission item

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
- PC Members Planners
- Library CDD Public Info Binder
- Owner Applicant Appellant

Name: _____

Hi Lisa,

I'm sending this message to you as a member of the planning commission and would appreciate your forwarding it to the other members. I couldn't find their email addresses at the web site.

I am opposed to the enlargement of the library. I like the size the way it is now because is in scale with Pacific Grove and has a small intimate, homey feel to it. I also am opposed to closing Grand Avenue because it will appear and be crowded there, the view to the ocean will be lost, and the open space feeling will be gone. I think there are enough meeting rooms in Pacific Grove and a new one will not balance out the loss of the existing ambience

Sincerely,

Eleanor Rogge

Marilyn Schultz

From: BLebeck@aol.com

Sent: Saturday, May 14, 2005 12:03 PM

To: bruceobbink@mbayweb.com; Linda@blueoak.com; RTDavis@aol.com;
Ramona@ericmillerarchitects.com; riddell@bestofcal.com; danmiller39@comcast.net; Marilyn
Schultz

Subject: Library expansion

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
- PC Members Planners
- Library CDD Public Info Binder
- Owner Applicant Appellant

Name: _____

We are wanting to put our support behind the present architectural rendering of the Monarch Room project for a single story addition. We feel that the research done for the present proposal has been adequate and agree that adding a second story is not a good idea.

Thank you, Barbara and Jerry Lebeck

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
 PC Members Planners
 Library CDD Public Info Binder
 Owner Applicant Appellant

Name: _____

Dr. Charles and Mrs. Carol Sweet
3085 Hermitage Road
Pebble Beach, California 93953-2812

5/12/04

To: The Commissioners
Community Development Dept

We strongly support the Single
Story Addition to the P.G. Public Library
NO, Second Story

Sincerely

Dr. & Mrs. Charles Sweet

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MAY 16 2005

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Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
 PC Members Planners
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 Owner Applicant Appellant

Name: _____

May 13, 2005

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MAY 17 2005

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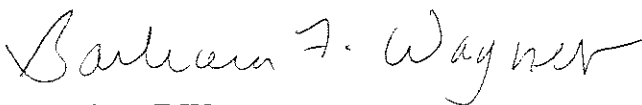
Pacific Grove Planning Commission
Community Development Office
300 Forest Avenue
Pacific Grove, CA 93950

This letter is in support of the present architectural rendering of the Pacific Grove Library Monarch Room project.

I believe that this plan will enhance both the library setting and that of the park across the street, tying the two together in a beautiful, harmonious way.

The closure of Grand Avenue will be no great loss. Making a right or left turn onto Central Avenue from this street is often perilous. When cars are parked in front of the library the visibility is poor, especially when suvs or large trucks are parked on the corner. I have also witnessed many drivers mistakenly attempting to turn onto the one-way street from Central thus creating potential traffic hazards.

Respectfully,



Barbara F. Wagner
315 Locust
Pacific Grove, CA 93950
(831) 375-7114

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Name: _____

*Dr. Charles and Mrs. Carol Sweet
3085 Hermitage Road
Pebble Beach, California 93953-2812*

5/12/04

*To: The Commissioners
Community Development Dept*

*We strongly support the single
story addition to the P.G. Public Library
NO, second story*

Sincerely

Dr. & Mrs. Charles Sweet

RECEIVED

MAY 16 2005

COMMUNITY DEV. DEPT.

Marilyn Schultz

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
 PC Members Planners
 Library CDD Public Info Binder
 Owner Applicant Appellant

Name: _____

From: DR ELMER LINDSAY [marybolindsay@sbcglobal.net]

Sent: Tuesday, May 17, 2005 4:02 PM

To: bruceobbink@mbayweb.com; Linda@blueoak.com; rtdavis@aol.com;
Ramona@ericmillerarchitects.com; riddel@bestofcal.com; danmiller39@comcast.net; Marilyn Schultz

Subject: Monarch Room Project

Dear Planning Commission:

As one who has contributed money to the library building project, I want you to know that I support the single story expansion and the closure of one block of Grand Avenue. The city appointed a committee to research this addition, and who in turn hired three architectural firms to bid on the project. To start all over again would not only add most cost to the project but would delay it. The planning commission should accept this committee's work and move the project forward.

Sincerely,

Mary E. Lindsay
218 14th St., P.G.

Marilyn Schultz

From: Robert Downey [beluga101@hotmail.com]
Sent: Tuesday, May 17, 2005 1:56 PM
To: bruceobbink@mbayweb.com; Ramona@ericmillerarchitects.com; Linda@blueoak.com; Riddell@bestofcal.com; dmiller39@comcast.com; RTDavis@aol.com; lisaben@redshift.com; Marilyn Schultz
Subject: that meeting room

We are Rosa & Robert @ 125 Grand Av. We have followed this project since it's inception, and we most heartily endorse same. We are property owners since 1965, and we with our children have enjoyed the library AND the park through the years, and we see no downside to the addition. Grand Av. will obviously NOT be "closed", but anything that would lessen traffic on Grand is to neighborhood benefit, for the rip-roaring race track that it has become, particularly with the sign on Ocean View directing tourists to the Historic Downtown --any visitors within 'sniffing distance' could find that.

How on God's earth could you good people come to the bizarre conclusion that "Jewell will cease to be a real park"? Come on! That is in the category of "laughable"! The footprint of the Park will not be encroached upon. And we see no crucial loss of parking, given the total "for the people" quality of life-enhancement values. With all due respect applicable. R&R D

Marilyn Schultz

From: Bill Buckhout [pgbookworks@sbcglobal.net]
Sent: Wednesday, May 18, 2005 9:04 AM
To: bruceobbink@mbayweb.com; linda@blueoak.com; rtdavis@aol.com;
ramona@ericmillerarchitects.com; riddell@bestofcal.com; danmiller39@comcast.net; Marilyn
Schultz
Subject: Library Expansion

Dear Planning Commissioners:

Pacific Grove is blessed with a thriving and vibrant public library that more than adequately serves the needs of the community. The current expansion plan has been studied and refined to the point where we think it is the best solution to meet the needs of both the library and the community.

The current plan seems to make the best use of the space needed, and will indeed complement the uses of Jewell park, making it more attractive and accessible, while having minimal effect on traffic flow around the park and library. In addition, the new meeting space in the expanded library will fill a pressing need for the community.

We urge you to recommend acceptance of the current plan to the City Council.

Respectfully,

Bill & Linda Buckhout
BookWorks

Marilyn Schultz

From: Julie Armstrong [Julie@mccvb.org]
Sent: Wednesday, May 18, 2005 7:08 AM
To: bruceobbink@mbayweb.com; linda@blueoak.com; rtdavis@aol.com;
ramona@ericmillerarchitects.com; riddell@bestofcal.com; danmiller39@comcast.net; Marilyn
Schultz
Cc: harmstrong@mbayaq.org
Subject: Library expansion

Dear Planning Commission members:

My family is a strong supporter of the PG Public Library. It is one of the greatest assets our city has. I am writing to express my support of the current single-story expansion plan. I feel we should uphold the recommendations of the Friends of the Library and the bids that have been gathered, and not try and make this a more expensive and complex project than it needs to be.

Julie Armstrong
851 Jewell Ave.
Pacific Grove, CA 93950

Marilyn Schultz

From: Pamela V. Cain [pvcain@redshift.com]
Sent: Wednesday, May 25, 2005 10:10 AM
To: ramona@ericmillerarchitects.com; bruceobbink@mbayweb.com; linda@blueoak.com; rtdavis@aol.com; riddell@bestofcal.com
Cc: Moe Ammar; danmiller39@comcast.net; Marilyn Schultz
Subject: Library's Monarch Room

Dear Planning Commission Members.

First let me thank you for your willingness to serve on this important yet time-consuming committee. Your diligence is appreciated.

I'm writing to urge you to approve the Pacific Grove Public Library's Monarch Room during your June 2nd meeting. The project details have been meticulously gone over by the city staff and the project architects and I believe it is a project worth of a street closure and a small allocation of water.

Like many of you, I grew up in the beloved town and I feel we have a real opportunity to be visionary and build this addition which will enhance our city for generations to come. This graceful expansion will better serve the thousands of people who use the library and will help improve our downtown area. How fortunate that the city of Pacific Grove can talk about expanding some services, at relatively no cost to the taxpayer, in this day and age when some libraries are shuttering their doors and still other neighboring libraries are shaving hours.

This is a real opportunity to use donated money to beautify our city and increase function as well. Please vote yes and help make the Library's Monarch Room a reality.

If you have any question, please don't hesitate to contact me at 831-641-0340.

Sincerely,

Pamela V. Cain
Pacific Grove

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 6/2/05
- PC Members Planners
- Library CDD Public Info Binder
- Owner Applicant Appellant

Name: _____

Marilyn Schultz

From: Robinaeschliman@aol.com
Sent: Wednesday, May 25, 2005 9:04 PM
To: Linda@blueoak.com; Marilyn Schultz; RTDavis@aol.com; danmiller39@comcast.net;
Ramona@ericmillerarchitects.co; bruceobbink@mbayweb.com; riddell@bestofcal.com
Subject: library, ballpark sign, forest hill manor

Members of the Planning Commission:

Thank you in advance for reviewing and considering the attached letter.

Cordially,

Robin Aeschliman

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Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 6/2/05
- PC Members Planners
- Library CDD Public Info Binder
- Owner Applicant Appellant

Name: _____

220 Bentley Street
Pacific Grove

May 23, 2005

Members of the Planning Commission
City of Pacific Grove
Pacific Grove CA 93950

Dear Planning Commissioners,

My husband Greg and I would like to make you aware of our support for three of the on-going projects under consideration by the City of Pacific Grove:

1. City of Pacific Grove Ball Park Sign:

When we purchased our home 33 years ago we were well-aware

- that a municipal ballpark was nearby,
- that the use of that park would occasionally impact parking on our street,
- that the night lights of baseball games would light up our neighborhood,
- that the noise of fans and players would penetrate our space.

We choose to be charmed by all of this – and at various points in our residency – have been participants, delighted by the fact that we need only walk across the street to see our children, later grandchildren, at play.

We are grateful that the City has kept us informed of the maintenance and improvements contemplated now and in years past.

We have no problem with a scoreboard that contains advertisements – we think it an acceptable and normal means of supporting a sport facility/activity; we consider the potential added revenue to the city a decided plus.

2. Pacific Grove Library expansion:

My husband and I are in favor of an attached one story expansion to the existing library. In our opinion, a second story addition would have a negative effect on the scale and light of the neighborhood and present an awkward arrangement for interior use of the space. We like the proposed plan and trust the thoughtful process that brought the Friends of the Library project this far. Finally, we offer an emphatic NO to any plan that would cause the library to be closed during the construction process.

3. Forest Hill Manor

We support granting the necessary permits to provide for increased assisted living, housing, and elder care at the Manor and, quite frankly, have difficulty (when considered within the context of the limited senior life care available on the Monterey Peninsula) comprehending the negative stance of some members of our community. In my opinion, this is an embarrassment. I will hasten to add, by the way, we are embarrassed by our lack of support for the expansion at a time when that support would have done more good.

I am aware that your service to our community munches through volumes of your time. Thank you for your efforts in my (our) behalf.

Kindest regards,

Robin Aeschliman