

BACKGROUND DOCUMENTS

for

**Pacific Grove Municipal Golf Course
Clubhouse and Pt. Pinos Grill, located at
79 Asilomar Avenue**



**CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT**

Electronic copies are available on the City's Website at www.ci.pg.ca.us and hardcopies are available for review at the CDD Counter. Hardcopies are also available for purchase at 10 cents per page.

BACKGROUND DOCUMENTS

No.	Date	Title	Author/Source
# 03-1	5/28/03	Traffic and Parking Study	Robert M. Shanteau, Ph.D., P.E., Registered Traffic Engineer
# 03-2	8/19/03	Parking Study Notes	CDD Staff
# 03-3	8/22/03	Pacific Grove Municipal Golf Course Clubhouse Initial Study	CDD Staff
# 03-4	9/12/03	Mitigation Monitoring and Reporting Program for 77 Asilomar Avenue	CDD Staff
# 03-5	11/26/03	Clubhouse Improvement Business Plan	Ernest Hoffman, Results Consulting and Research; Greg B. Robinson, Azur Partners LLC
# 03-6	11/6/03	Resolution No. 03-50 for Use Permit 2782-03, Tree Permit 4959; Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program	Adopted by the Planning Commission
# 06-1	1/6/06	Agenda Report to City Council on the impacts of the General Plan and Zoning Designation on the potential modification of the Golf Clubhouse Use Permit	James J. Colangelo, City Manager
# 06-2	5/25/06	Email regarding the creation of new 79 Asilomar Avenue address for Clubhouse & Grill	Michael F. Leach
# 06-3	9/6/06	Agenda Report to City Council on the neighborhood meeting to consider modifications to the Golf Course Clubhouse Use Permit	James J. Colangelo, City Manager
# 06-4	9/6/06	Meeting Minutes of the City Council of the City of Pacific Grove for September 6, 2006	Approved by City Council
# 06-5	10/12/06	Memorandum on the impacts of the General Plan and Zoning Designation on the potential modification of the Golf Clubhouse Use Permit	David Laredo, City Attorney
# 07-1	5/16/07	Agenda Report to the City Council on lighting the Golf Clubhouse parking lot and consider whether to refer potential modifications to the Golf Clubhouse Use Permit to the Planning Commission	James J. Colangelo, City Manager
# 07-2	5/16/07	Meeting Minutes of the City Council of the City of Pacific Grove for May 16, 2007	Approved by City Council
# 07-3	11/8/07	Notice of Public Hearing to Amend Use Permit 2872-03 to allow: 1. A later closing time for the Clubhouse Grill, 2. The service of brunch and dinner in addition to breakfast and lunch, 3. The Tournament Room, in conjunction with the Grill, to be used for events that are not related to golf, and 4. Entertainment that does not use sound amplification equipment.	Jon M. Biggs, Community Development Director
# 07-4	11/8/07	Agenda Report to the Planning Commission on amending Use Permit 2782-03	Sheila Stains-Ramp, Senior Planner
# 07-5	11/8/07	Meeting Minutes of the Planning Commission of	Approved by Planning

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No.	Date	Title	Author/Source
		the City of Pacific Grove for November 8, 2007	Commission
# 07-6	11/19/07	Appeal of 11/8/7 Planning Commission approval to amend Use Permit 2782-03	Lee Willoughby and Lorna Torkos, Residents
# 07-7	12/5/07	Agenda Request Form to City Clerk's Office in response to Appeal of 11/8/7 Planning Commission approval to amend Use Permit 2782-03 from Lee Willoughby and Lorna Torkos	Bill Wojtkowski, Interim Community Development Director
# 07-8	12/5/07	Notice of Public Hearing on De Novo consideration of amendments to Use Permit 2872-03 for Golf Course Clubhouse at 77-79 Asilomar Avenue	Bill Wojtkowski, Interim Community Development Director
# 07-9	12/5/07	Agenda Report to the City Council on De Novo consideration of amendments to Use Permit 2872-03 for Golf Course Clubhouse at 77-79 Asilomar Avenue	Sheila Stains-Ramp, AICP, Senior Planner
# 07-10	12/5/07	Meeting Minutes of the City Council of the City of Pacific Grove for December 5, 2007	Approved by the City Council
# 07-11	12/5/07	Resolution 07-035 granting amendment to Use Permit 2782-03	Adopted by the City Council
# 09-1	10/14/09	Request for Noticing from Residents for a Reasonable Usage of the Golf Course Clubhouse (official opposition group)	Roger Pasquire, Resident
# 10-1	12/21/10	Use Permit Application to amend Use Permit 2782-03 to allow hours of operation from 6 am to 9 pm; the service of liquor, and sound amplified music for the Pt. Pinos Grill.	Thomas Frutchey, City Manager
# 10-2	12/21/10	Architectural Approval Application 10-1019 to install parking lot lighting and bollard walkway lights	Thomas Frutchey, City Manager
# 10-3	12/21/10	Environmental Information form for Initial Study to analyze proposed amendment of Use Permit 2782-03 and proposed parking lot lighting per Architectural Approval Application 10-1019	Thomas Frutchey, City Manager
# 10-4	12/21/10	Initial Study and Proposed Mitigated Negative Declaration for amendment to Use Permit 2782-03 and AA 10-1019 for the installation of parking lot lighting located at 79 Asilomar Avenue	Ashley Hefner, Assistant Planner
# 10-5	12/22/10	Notice of Availability/Notice of Intent to Adopt a Mitigated Negative Declaration for amendment to Use Permit 2782-03 and AA 10-1019 for the installation of parking lot lighting located at 79 Asilomar Avenue	Ashley Hefner, Assistant Planner
# 10-6	12/30/10	Clarification letter stating that the end of public review period for the 79 Asilomar, Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Use Permit Amendment and Parking Lot Lighting Project Initial Study and Mitigated Negative Declaration was January 20, 2011	Ashley Hefner, Assistant Planner

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No.	Date	Title	Author/Source
# 10-7	12/30/10	Public Notice stating the end of public review period for the 79 Asilomar, Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Use Permit Amendment and Parking Lot Lighting Project Initial Study and Mitigated Negative Declaration was January 20, 2011	Ashley Hefner, Assistant Planner
# 11-1	1/20/11	Interested Parties Email Blast List	Comments on Initial Study
# 11-2	1/20/11	Interested Parties Mail List	Comments on Initial Study
# 11-3	1/20/11	Comment letters Comment letters received on the 79 Asilomar, Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Use Permit Amendment and Parking Lot Lighting Project Initial Study and Mitigated Negative Declaration	Comments on Initial Study
# 11-4	1/20/11	Mail Map and List of Noticing Recipients, based on scope from 2003/2007 mailings to ensure consistency	From 2003/2007 noticing protocol
# 11-5	1/25/11	Meeting Minutes of the Economic Development Commission including approval of extending the closing time at the Golf Club to 10:30 p.m. and to allow liquor sales	Approved by the Economic Development Commission
# 11-5.a	2/2/11	Letter to Planning Commission on Clubhouse Use Permit Amendment (UP-A) (UP-A 2782-03) and Parking Lot Lighting Project (AA 0-1019)	John Bridges of Fenton & Keller, on behalf of John Troth
# 11-6	2/3/11	Notice of Public Hearing for a call for public comment on the Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Amendment to Use Permit 2782-03 and Parking Lot Lighting Project, requiring Architectural Approval 0-1019, and adoption of a Mitigated Negative Declaration	Ashley Hefner, Assistant Planner
# 11-7	2/3/11	Agenda Report for the Planning Commission on call for public comment on the Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Amendment to Use Permit 2782-03 and Parking Lot Lighting Project, requiring Architectural Approval 0-1019, and adoption of a Mitigated Negative Declaration	Ashley Hefner, Assistant Planner
# 11-8	2/3/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for February 3, 2011	Approved by Planning Commission
# 11-9	2/17/11	Agenda Report for the Planning Commission on the Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Amendment to Use Permit 2782-03 and Parking Lot Lighting Project, requiring Architectural Approval 0-1019, and adoption of a Mitigated Negative Declaration	Ashley Hefner, Assistant Planner
# 11-10	2/17/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for February 17, 2011	Approved by Planning Commission

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No.	Date	Title	Author/Source
# 11-11	2/25/11	Petition in support of the Pt. Pinos Grill to be allowed to be open for dinner with a liquor license	Citizens of Pacific Grove
# 11-12	3/2/11	Petition in support of extended hours and uses of Pt. Pinos Grill, located at the Pacific Grove Golf Links (Extended hours would be until 9:00 p.m. and extended uses would include dinner, celebrations, receptions, etc. for all residents to enjoy)	Citizens of Pacific Grove
# 11-12.a	3/7/11	Letter to Planning Commission on Clubhouse Use Permit Amendment (UP-A) (UP-A 2782-03) and Parking Lot Lighting Project (AA 0-1019)	John Bridges of Fenton & Keller, on behalf of John Troth
# 11-13	3/9/11	Declaration of Daniel E. Cort	John Bridges of Fenton & Keller
# 11-14	3/17/11	Agenda Report for the Planning Commission continuing consideration of Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Amendment to Use Permit 2782-03 and Parking Lot Lighting Project, requiring Architectural Approval 0-1019, and adoption of a Mitigated Negative Declaration	Ashley Hefner, Assistant Planner
# 11-15	3/17/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for March 17, 2011	Approved by Planning Commission
# 11-16	3/23/11	Letter to Mayor and Councilmembers on the transfer of the City's lease for Point Pinos Grill	John Bridges of Fenton & Keller, on behalf of John Troth
# 11-17	4/7/11	Suggestions for possible expanded use of clubhouse	Michael Russell and Jim Herlihy
# 11-18	5/19/11	Agenda for the regular meeting of the Planning Commission	City Staff
# 11-19	5/19/11	Agenda Report for Uses in Parcels Zoned (O) Open Space	Ashley Hefner, Assistant Planner
# 11-20	5/19/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for May 19, 2011	Approved by Planning Commission
# 11-21	6/16/11	Agenda for the regular meeting of the Planning Commission	City Staff
# 11-22	6/16/11	Agenda Report for Uses in Parcels Zoned (O) Open Space Informational Report, Follow-up	Ashley Hefner, Assistant Planner
# 11-23	6/16/11	Agenda Report for Preliminary Technical/Regulatory Lighting Informational Report	Ashley Hefner, Assistant Planner
# 11-24	6/16/11	Letter to the Planning Commission on Uses in Parcels Zoned (O) Open Space Informational Report, Follow-up	Daniel Davis
# 11-25	6/16/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for June 16, 2011	Approved by Planning Commission
# 11-26	7/21/11	Agenda for the regular meeting of the Planning Commission	City Staff
# 11-27	7/21/11	Agenda Report for local jurisdiction incident	Ashley Hefner, Associate

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No.	Date	Title	Author/Source
		surveys for golf course restaurants with liquor license	Planner
# 11-28	7/21/11	Follow-up to lighting report: local lighting fixture examples	Ashley Hefner, Associate Planner
# 11-29	7/21/11	Meeting Minutes of the Planning Commission of the City of Pacific Grove for July 21, 2011	Approved by Planning Commission
# 11-30	7/26/11	Monterey Peninsula Water Management District Water Permit No. 31242	MPWMD
# 11-31	9/7/11	Agenda Report to City Council on agreement with Golf Convergence, Inc. for Golf Management Consulting Services	James L. Becklenberg, Deputy City Manager Joe Riekema, Golf Professional
# 11-32	9/29/11	Lighting Photometric Plan & Pole Concept	South Coast Lighting
# 11-33	10/3/11	Community Discussion Sign in Sheet	-
# 11-34	1/21/11-12/21/11	Correspondence received between the two CEQA comment periods	Residents
# 11-35	11/16/11	Agenda Report to City Council on adopting an urgency ordinance allowing the temporary extension of hours at Pt. Pinos Grill to enable a 120-day pilot test period; and hold first reading of a non-urgency ordinance for the same purpose	Thomas Frutchey, City Manager
# 11-36	11/29/11	Agenda Report to City Council receiving report on Golf Convergence Strategic Plan (With PPT by Golf Convergence)	Joe Riekema, Head Golf Professional, Daniel Gho, Superintendent, and Anthony McFarlane, Senior Accountant
# 11-37	11/29/11	Notice of Exemption for urgency ordinance allowing the temporary extension of hours at Pt. Pinos Grill to enable a 120-day pilot test period	Thomas Frutchey, City Manager
# 11-38	12/1/11	UP-A 11-1207 & AP 11-1208 Applications	Thomas Frutchey, City Manager, Applicant
# 11-39	12/15/11	Pacific Grove Golf Links, A Strategic Plan	Golf Convergence
# 11-40	12/22/11	Initial Study and Proposed Mitigated Negative Declaration for Pacific Grove Municipal Golf Course Clubhouse Use Permit Amendment Application No. 11-1207 and Architectural Permit Application No. 11-1208	City of Pacific Grove Ashley Hefner, Acting Senior Planner Pamela Lapham, Contract Planner
# 11-41	12/22/11	Notice of Intent to adopt a Mitigated Negative Declaration	City of Pacific Grove Ashley Hefner, Acting Senior Planner
# 12-01	1/23/11	Comment letters Comment letters received on the 79 Asilomar, Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Use Permit Amendment and Parking Lot Lighting Project Revised Initial Study and Mitigated Negative Declaration	Comments on Initial Study
# 12-02	1/24/12+	Correspondence received after the close of public	Residents

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No.	Date	Title	Author/Source
		comment period for 79 Asilomar, Pacific Grove Municipal Golf Course Clubhouse (Pt. Pinos Grill) Use Permit Amendment and Parking Lot Lighting Project Revised Initial Study and Mitigated Negative Declaration	
# 12-03	2/1/12	Legislating Against Perpetuity: The Limits of the Legislative Branch's Powers to Modify or Terminate Conservation Easements	Clemens Muller-Landau
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