



NOTICE OF MEETING

CITY OF PACIFIC GROVE
CITY COUNCIL
ERRATA SHEET



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

ERRATA SHEET

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Sandra Kandell, City Clerk
MEETING DATE: 02/16/2022
SUBJECT: City Council Meeting Agenda- Errata Sheet

Attached is additional information for your consideration at the February 16, 2022 City Council Meeting:

Agenda Item	Information Provided/Corrected
5A	January 19, 2022 Minutes - edits. (See attached revised pages.)
12G	Updated Agenda Report re Homekey Project (See attached updated report.)

Attachments

Revised Pages 1-19-22
Revised AR

NOES: None.
ABSENT: Councilmember Smith

2. **PRESENTATIONS**

3. **COUNCIL AND STAFF ANNOUNCEMENTS (City-Related Items Only)**

- A. Report on Closed Session by Mayor Peake:
Conference with Labor Negotiators (Government Code Section 54957.6)
City Negotiators: Mayor Bill Peake
Employee: City Manager Ben Harvey

Mayor Peake reported, upon motion by Councilmember Poduri and seconded by Councilmember Amelio with a 5-2 vote, Mayor Peake and Councilmember Coletti voting no, Council voted to approve the City Manager temporary telecommuting agreement from December 20, 2021 to February ~~18~~28, 2022.

- B. Council and Staff made general announcements.

4. **GENERAL PUBLIC COMMENT**

Public comment was received from Barbara Mitchell, Jenny MacMurdo, Phuong Nguyen, Anthony Ciani, David Kong, Rebecca Lee, Janet Cohen, Gloria Dan Yuk-siu Ipson, Anne Oda, Sue Parris, Kim, Lisa Ciani, Carmelita Garcia, Inge Lorentzen Daumer.

CONSENT AGENDA

Action: Consent Agenda item 5B was pulled and considered as Regular Agenda item 12C.

Action: Consent Agenda item 6A was pulled and considered as Regular Agenda item 13A.

Action: Upon motion by Councilmember Tomlinson and seconded by Councilmember Amelio, Council approved the Consent Agenda as amended.

Motion carried 7-0, by the following roll call vote:

AYES: Mayor Peake, Mayor Pro Tem McAdams, Councilmembers Amelio, Coletti, Poduri, Smith, and Tomlinson.
NOES: None.
ABSENT: None.

5. **APPROVAL OF CITY COUNCIL MEETING MINUTES**

- A. Minutes of the December 15, 2021 City Council Regular and Special Meetings

Action: Approved minutes.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

- B. Minutes of the January 12, 2022 City Council Special Meeting ***This item was pulled and considered as Regular Agenda Item 12C.***

Reference: Sandra Kandell, City Clerk

Recommended Action: Approve minutes.

Appellant Moe Ammar was allowed 15 minutes to present to Council.

Public comment was received from Ali Ammar, Anthony Ciani, Rebecca Lee, Nathan, Lisa Ciani, Abraham Ammar, and Bill Bluhm.

Appellant Moe Ammar was allowed the remainder of his 15 minutes to present to Council.

Mayor Peake closed the public hearing.

Action: Upon motion by Councilmember Amelio and seconded by Councilmember McAdams, Council held a de novo public hearing for tree removal permit application 21-104, approved tree removal permit application 21-104 allowing the removal of the Monterey Pine supported by findings of high-risk criteria and safety risk, overturning the decision of the City Arborist and the Beautification and Natural Resources Commission (BNRC) for tree removal permit application 21-104 denying the removal of one Monterey Pine at 718 Sunset Drive, and provided direction ~~to Public Works~~ to plant two replacement 24-inch box trees.

Motion carried 7-0, by the following roll call vote:

AYES: Mayor Peake, Mayor Pro Tem McAdams, Councilmembers Amelio, Coletti, Poduri, Smith, and Tomlinson.
NOES: None.
ABSENT: None.

CEQA: Categorical Exemption, CEQA Guidelines Section 15304, Class 4, Minor Alterations to Land

12. UNFINISHED AND ONGOING BUSINESS

A. Elizabeth Hull Legal Services for ATC Project ***This item was pulled from the Regular Agenda***

Public comment received from Anthony Ciani, Lisa Ciani, and Inge Lorentzen Daumer.

Action: Upon motion by Councilmember Tomlinson and seconded by Councilmember Coletti, Council approved payment not to exceed \$80,000 to Best Best & Krieger LLP for Elizabeth Hull legal services related to development/commercial real estate of the ATC Hotel and Commercial Project also including in the contract the ATC scope with an end date of July 2022 and discussed financial controls for Council approved item that do not have stated expenditure limits.

Motion carried 7-0, by the following roll call vote:

AYES: Mayor Peake, Mayor Pro Tem McAdams, Councilmembers Amelio, Coletti, Poduri, Smith, and Tomlinson.
NOES: None.
ABSENT: None.



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AGENDA REPORT

TO: Councilmembers
FROM: Bill Peake, Mayor
MEETING DATE: February 16, 2022
SUBJECT: **PG Hotel Homekey project**
CEQA: Does not constitute a “Project” under California Environmental Quality Act (CEQA) Guidelines

RECOMMENDATION

Direct City Manager to begin public outreach on a **potential** Homekey project no later than March 16.

UPDATE

The original hotel identified is not under consideration. A new location is needed.

INTRODUCTION

On January 19, 2022, Council authorized an application to the CA Department of Housing and Community Development (HCD) for up to \$15,000,000 for the conversion of a hotel located in Pacific Grove into a Homekey project. The application was subsequently filed with HCD.

Council also authorized the City Manager to fund, acquire, rehabilitate, and operate (with partners) the hotel located in Pacific Grove Homekey project.

DISCUSSION

Our community has a decades long history of welcoming residents in need. They include: The Bridge Restoration Ministry (addictions), Gateway Center (intellectual disabilities), Vista Point Apartments (low-income seniors), and New Start Recovery Solutions – formerly Beacon House (addictions). The addition of a Homekey project to help those experiencing homelessness, including youth and those with disabilities is in keeping with this tradition of helping others.

As with any new facility or program, Council and the community should understand how the program works and what is city government’s role. A sound public outreach program could answer questions and allay concerns including:

City responsibilities

- a) What does the state require of the city for the life of this 55-year project?
- b) What responsibilities will the city have in its partnership with Shangri La Industries?
- c) What responsibilities will the city have in its partnership with Step Up Second Street?

Finances

- d) What is the budget and funding sources for the first 5 years (acquisition, rehabilitation, operation, and resident supportive services)?
- e) If funding sources decline after 5 years, what is the financial backstop for operation and resident supportive services expenses?
- f) What is the expected municipal tax loss?

Neighborhood

- g) Will this program attract more homeless people than can be housed?
- h) Could local drug use or crime increase and how would that be prevented?
- i) What assurance exists that the site will continue to be well maintained and attractive?

Residents

- j) Will locals be given priority to rent?
- k) Will on site supportive services for residents be available round the clock?
- l) Will supportive services include transportation to meet needs not available nearby?
- m) What is the quota system for categories of residents?
- n) Will residents include families?