

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

RECORD PACKET COPY



Th11a

Staff Report: Amendment

Filed:	10/08/99
49 th Day:	11/26/99
180 th Day:	04/05/00
Staff:	SG
Staff Report:	03/01/00
Hearing Date:	03/16/00
Commission Action:	

Application Number:3-93-064-A1

Applicant:Ehab Youssef

Project Description:Proposal to modify Special Condition 1.E to allow for an increase in the footprint of an approved house from 4082 square feet to a maximum of 5400 square feet (not including driveway area).

Lot Area:65,340 square feet

Coverage:Approved: 12.3%; Proposed: 12.7%

Project Location:450 Asilomar Avenue (Asilomar Dunes area), Pacific Grove, Monterey County, APN 007-072-22.

Approvals Received:City of Pacific Grove Architectural approval, 7/27/93; Variance (for deletion of curbs, gutters and sidewalks) 8/6/87; Negative Declaration, 9/8/87; Coastal Commission CDP 3-93-064

File Documents:City of Pacific Grove certified Land Use Plan; Coastal Development Permit 3-93-064 file

Staff Recommendation:Approval

Staff Note:

The Commission heard this proposal on November 3, 1999 and voted to continue the item to a later date to allow for provision of additional information and analysis. The additional information requested included photos of the site, the relationship of the proposed addition to the previously approved house, and the impact of the proposed addition on the sensitive habitat and habitat buffer. Staff has visited the site and confirmed the location and orientation of the approved house and the proposed addition.



California Coastal Commission

Executive Summary:

The site of the proposed amendment is on the lee, or landward, side of sand dunes at the interface between the sand dunes and native Monterey pine forest in the Asilomar Dunes area of the City of Pacific Grove. The Coastal Commission approved an application for a single family dwelling on this site in 1991 (building footprint 3383 square feet, or 5.2 percent of the lot; total lot coverage of 11%). That permit expired. In 1994, the Commission again approved a permit for a development in the same general location, but allowed the submittal of revised plans with an increased building coverage limit of 4082 square feet, or 6.2%; total lot coverage of 12.3%. That permit has been extended four times and is currently valid. The current permittee, Mr. Ehab Youssef, has been proceeding with various steps in condition compliance required prior to issuance of the permit.

Mr. Youssef has now proposed to increase the total allowable square footage of the footprint of the proposed house (which includes the attached garage) from 4082 square feet to a maximum of 5400 square feet. If approved, the building footprint would cover 8.3% of the lot, with 12.7% total lot coverage. The proposed additions would be in an area on the dune crest and at the landward base of the dunes.

Staff's review of the updated biological report and field inspection on February 15, 2000 confirmed the following:

- a. Public Views. Although portions of the house will be visible from nearby public roads, it will be seen in the context of many other nearby residences. The proposed additions may cause the house to appear slightly larger as viewed from Asilomar Avenue. The additional visual impact would not significantly degrade scenic resources in this area because the existing Monterey pine trees which partially screen the project will be retained, and the amended project would not significantly exacerbate the development that is already permitted.
- b. Environmentally Sensitive Habitat. The house as approved will intrude into both native Monterey pine forest habitat and the Asilomar dune habitat. The amendment would result in a modest increase in dune coverage. Although this increase will entail additional coverage of environmentally sensitive habitat, the additional disruption resulting from the amendment would not appear significant, as the project biologist found that the modified house footprint would neither impinge on that part of the dune supporting endangered wildflower species, nor would it reduce the buffer area between the house and the rare plant habitat below the recommended minimum width of 20 feet. According to the botanical report prepared to assess the impact of the proposed additions on the habitat, three additional Monterey pines will be removed. However, all of the trees appear to be infected with pine pitch canker disease and likely will not survive for more than two to five years. No other sensitive vegetation would be affected.



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- c. Prejudice to LCP Completion. The project would not undermine the currently certified LUP's 15 percent maximum site coverage standard for the Asilomar Dunes nor preclude the adoption of a different standard as the City works towards completing their LCP.

In summary, the amended project would not have any significant adverse effects on sensitive habitat or public views, over that of the already-approved project. The subject lot is 1.5 acres in size and the currently permitted site coverage for the house and the driveway is about 12.3% of the lot. With the proposed house footprint increase and the decrease in the drive way, the amended site coverage would be 12.7 percent. This proposed addition is an incremental expansion of the previously approved use without additional significant environmental impacts and remains under the LUP standard of 15% lot coverage that the Commission and staff has used for guidance in determining appropriate levels of development in the dunes. Staff recommends that the amendment be approved as conditioned. Staff notes that the issue of a "takings" and an adequate "economic use" have already been decided in the initial Commission action on A-3-93-064. No legal challenge to that action was instituted and thus the Commission may assume that the approved 1993 project does provide an economic use for the site.

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12. Comparison of Asilomar Dunes New Residential Approvals

I. Staff Recommendation

Staff recommends that the Commission, after public hearing, **approve** the proposed amendment to Coastal Development Permit No. 3-93-064 subject to the standard and special conditions below. Staff recommends a **YES** vote on the following motion:

Motion: *I move that the Commission approve amendment A1 to Coastal Development Permit Number 3-93-064 subject to the conditions below and that the Commission adopt the following resolution:*

Approval with Conditions: *The Commission hereby grants an amendment to Coastal Development Permit No. 3-93-064 for the proposed development, as conditioned, on the grounds that the development as conditioned is consistent with the California Coastal Act of 1976 (Coastal Act), and will not prejudice the ability of the City of Pacific Grove to prepare a certified local coastal program conforming to Chapter 3 of the Coastal Act. The project is not located between the sea and the first public road nearest the shoreline and the amendment will not result in any significant adverse effects on the environment within the meaning of the California Environmental Quality Act (CEQA).*

A yes vote would result in approval of the amendment as conditioned below. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Conditions of Approval**A. Standard Conditions**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.



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4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B. Special Conditions**1. Revised Plans**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, permittee shall submit to the Executive Director for review and approval two sets of revised plans showing the building extensions, with a total building footprint covering not more than 5400 square feet. The plans shall include site, grading, elevation, and floor plans and shall be accompanied by evidence of approval from the City of Pacific Grove. The plans shall show the driveway with a maximum width of 12 feet.

2. Revised Landscape Restoration Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, permittee shall submit to the Executive Director for review and approval two copies of a revised landscape restoration plan prepared by the project biologist addressing any additional restoration measures necessitated by the building extensions, or a letter from the project biologist stating that no revisions are necessary. If a revised plan is submitted, it shall be accompanied by evidence of approval from the City of Pacific Grove.

3. Other Conditions of Coastal Development Permit 3-93-064

This amendment approval affects only Special Condition No. 1E of Coastal Development Permit 3-93-064. All other conditions of that permit remain in full force and effect.



III. Findings and Declarations

A. *Project Location and Description*

The project site is located at 450 Asilomar Avenue in the City of Pacific Grove, where the Asilomar Dunes meet the native Monterey pine forest.

The approximately 1.5 acre site encompasses two distinct land forms. The seaward portion of the parcel has been inundated by the active Asilomar dune field, which culminates in the high dune crest running through the center of the property. Seaward of the dune crest the dunes are vegetated with various low-growing species. The high dune drops off abruptly to the east, giving way to the gently sloping terrain typical of the area immediately landward from the leading (inland) edge of the Asilomar dune field. On this portion of the lot vegetation consists of native Monterey pine forest, with various native and exotic understory species. Surrounding land use is low density residential development in the Asilomar Dunes neighborhood and along the densely forested Asilomar Avenue scenic corridor.

The Commission-approved home, now proposed for expansion, is for a three-level dwelling with attached garage on a pier and beam foundation system, covering not more than 4082 square feet of dune surface, a 190 foot driveway, with turnouts and a 16 foot width to accommodate fire trucks (subsequently the fire department determined that a 12 foot wide driveway would be acceptable), removal of a 22-inch diameter Monterey pine and an unspecified number of dwarfed oaks within the house footprint. The approved development is entirely landward of the dune crest.

The amendment would allow the residential footprint to increase by 1318 square feet, from 4082 square feet up to 5400 square feet and the driveway to decrease by 1039 square feet, from 3975 square feet to 2936 square feet. Part of the addition to the house would be on, but not seaward of, the dune crest.

The City of Pacific Grove has a certified coastal Land Use Plan (LUP), and is currently preparing the implementation portion of its Local Coastal Program (LCP). Until the LCP is completed, the standard of review remains the Coastal Act with the LUP being advisory only.



B. Biological Resources**1. Applicable Policies**

The following Coastal Act sections are pertinent to this amendment application:

Coastal Act Section 30240(a). Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

Coastal Act Section 30107.5. "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Coastal Act Section 30010. The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States.

2. Site Resources

The project site is within the Asilomar Dunes formation at the seaward extremity of the Monterey Peninsula. The site contains Menzies' wallflower and Tidestrom's lupine, typical of the dune habitat. The Commission's approval of the house was conditioned to require a habitat restoration and maintenance plan, consistent with botanical reports and minimization of impacts to the native vegetation.

3. Amendment Analysis

The Commission has generally recognized that the Asilomar Dunes constitute environmentally sensitive habitat as defined by the Coastal Act. Unfortunately, this area was also previously subdivided for residential development, which framed a conflict between the protection of ESHA, and the protection of private property rights. To address the question of providing for a reasonable economic use of property in the Asilomar Dunes, the Commission previously has certified a Land Use Plan for Pacific Grove that allows for up to a maximum of 15 percent lot coverage on lots



greater than 1 acre (20% for lots less than an acre), and by requiring the vast majority of the lot to be preserved as open space habitat. According to the findings for certification of the LUP in 1988, the maximum coverage proposed by the City was 20 percent. Staff recommended a modification to limit the maximum coverage to 15 percent, a "standard which evolved through the coastal permit process" for previous residential development approvals by the Commission. Since that time, the Commission has informally used this level of site coverage as proscribing the maximum level of development permitted on these parcels as they balance the requirements of PRC 30240 with the constitutional obligation to avoid a taking of private property without compensation. Thus a number of approvals have been given for new homes in the Asilomar Dunes that, while not consistent with PRC 30240, harmonize the policy direction of that section with the mandate outlined in PRC 30010. Staff notes that none of these approvals have been challenged on the basis that they did not allow the property owner a reasonable economic use of his or her property.

The site is in a developed area that is largely built out. There are 28 lots on the southwest side of Asilomar Avenue in the dunes (see Exhibit 3). Of those 28 lots, 19 (68%) have single family dwellings on them. South of Pico Avenue there are seven lots fronting on Asilomar Avenue. Of those seven, four (57%) are developed with residential structures. In the south half of the Asilomar Dunes, south of Arena Avenue, 45 of 58 (76%) lots are residentially developed. In the entire Asilomar Dunes neighborhood west of Asilomar Avenue, 75 of 99 (76%) lots are residentially developed. While the approved house with the proposed addition would be the largest house approved to date in the Asilomar Dunes, it would not be significantly larger than some of the others (see Exhibit 12). For example, the building coverage is proposed to be 5392 square feet, with total coverage at 8328 square feet. The Knight residence was recently approved at 5361 square feet, 32 square feet smaller than the subject proposal, with total coverage of 6911 square feet. The Miller residence was approved at 5247 square feet, 145 square feet smaller, with total coverage of 6677 square feet. The main reason that the proposed project has greater total coverage than the others is because of the driveway length. It should be noted that the proposed project is below the mean for both building/site ratio and coverage/site ratio (see Exhibit 12).

Here, the applicant is proposing an increase in the maximum allowable square foot coverage of the house footprint from 4082 square feet to a maximum of 5400 square feet. Because Section 13166(a)(3) of the Commission's regulations requires the Executive Director to refer an amendment request to the Commission if it is determined to be material "or if the proposed amendment affects conditions required for the purposes of protecting a coastal resource. . .," the Executive Director determined that the amendment request was material because it would modify a specific condition limiting the footprint of the house to 4082 feet.

The current amendment request, if approved, would allow additions to two areas of the approved (but not yet built) house. The subject lot is 1.5 acres in size and the currently approved house and driveway would cover no more than 12.3 percent of the lot area. With the proposed house footprint increase the house and driveway would cover approximately 8328 square feet, or 12.7 percent of the lot. The portion of the driveway in the required 20 foot front setback (240 sq.ft.) is not counted as coverage, per the LUP. If that 240 sq.ft. were counted, the coverage would be approximately 8568



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sq.ft., or 13 percent, still under the 15 percent maximum specified in the LUP (please see Exhibit 11 for details).

One addition would be on the northwest side of the house, at the dune crest. The other addition would be on the northeast side of the house, near the inland toe of the dune. Neither addition would extend into a particularly sensitive area of the site which includes plants listed as threatened, rare, or endangered. However, the addition on the northwest side of the house would place development closer to several of the site's native pine trees, although there is nothing to indicate that this would adversely affect those pines.

There was no specific rationale for the 4082 square footage limit for the house in the original Commission approval, although it is not uncommon for permits to be conditioned to reflect the specific design submitted to the Commission. The information provided by the project biologist, a respected and reputable biologist with extensive experience in preservation and restoration of the Asilomar dune habitats, has concluded that the proposed additions to the house do not pose "an issue of significant environmental concern." According to the botanical report, that proposed addition would

"encroach further into the forest-front zone and impact three additional trees. However, all of the Monterey pines in the forest-front zone appear to be infected with pine pitch canker and are likely to die in the next two to five years. Therefore, the impact that the revised project may have on the trees of the forest-front zone is no longer an issue of significant environmental concern."

"The proposed building extensions will have no adverse effect on the identified plants of special concern. "

Therefore, even though the amendment affects a condition that had been required for the protection of a coastal resource, approval of the request to increase the footprint of the house will not significantly disrupt the environmentally sensitive habitats found in the Asilomar Dunes neighborhood. According to the project biologist, the revised project *"is consistent with the development guidelines and rare plant protection measures listed in . . . botanical survey reports prepared for the property."* Specifically, in a letter dated February 7, 2000, he states that he has reviewed the latest revised plans (see exhibit 6) and concludes:

"I believe that it fully complies with the recommendations contained in the 6-27-99 Botanical Survey Report (T. Moss). Specifically, the proposed residence and the building envelope do not encroach into the 20 -ft. rare plant protection buffer area."

The botanical report and follow up letter indicate that the additional development allowed by the proposed amendment would not have any impact on the portions of the site identified as particularly sensitive because the proposed additions would be located outside of the rare plant area. He also notes that the three additional pine trees that would be removed are diseased and not likely to survive more than a few years.



This permit amendment is conditioned to require submittal of revised project plans and either a revised landscape restoration plan, or, if the project biologist deems such a revised plan unnecessary, then a letter from the project biologist stating that a revised plan is not necessary. All other conditions of the original permit, including the requirement to offer to dedicate a conservation easement and record a deed restriction to ensure habitat protection remain in place.

C. Visual Resources

The following Coastal Act sections are pertinent to this amendment application:

Coastal Act Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The applicant staked the site and erected story poles with orange and yellow mesh to indicate the difference in elevation of the approved house and the proposed addition. The story poles and mesh were erected only at the highest point of the house and addition. However, because the house has already been approved, and because the proposed addition would be the highest and potentially most visually intrusive part of the structure, the story poles and mesh that were erected suffice to indicate the visual impact of the proposed addition. Further, the applicant has provided photos that have drawn on them a representation of the house as it would appear with the proposed addition as seen from Asilomar Avenue, La Calle Corte, and Pico Avenue. These are the public streets from which the house and/or proposed addition could be visible.

The approved house and addition would be visible from Asilomar Avenue, as are the other, existing houses, although most of the trees along Asilomar Avenue would remain and serve to somewhat screen the structure. The structure would not be visible from Pico Avenue. A small portion of the addition would be visible from La Calle Corte, a one block long dead-end street. The house would not be visible from Sunset Drive, the main street along the shoreline.

There are 28 lots on the southwest side of Asilomar Avenue in the dunes (see Exhibit 3). Of those 28 lots, 19 have single family dwellings on them, 14 of which are readily visible from Asilomar Avenue. The scenic and visual qualities of the Asilomar Dunes neighborhood will change if the approved house is built, whether or not the approved house were to be modified as proposed by the applicant. In comparison with the already-approved plans, the proposed changes would not



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significantly adversely affect the existing visual qualities of the neighborhood. Most of the lots along Asilomar are already developed, and these existing structures in some cases are much closer to the street and are highly visible. In this context, the difference between the applicant's originally approved structure and the amended version is not likely to be noticed. Furthermore, a partial screening effect will be provided by the native Monterey pines that will be retained on that portion of the lot between the residence and Asilomar Avenue. Therefore, the proposed addition is consistent with Coastal Act Section 30251 in the same manner as the originally approved project.

D. Approved Project and Condition Compliance Status

On February 16, 1994, the Commission granted a permit for a house on the subject site. The conditions of approval required that several conditions be fulfilled before the permit was actually issued. These included final revised plans; an offer to dedicate an easement to protect the scenic values and natural habitat values of the site; a deed restriction to maintain the site's native flora through an approved native plant maintenance and restoration plan; and submittal of the native plant restoration plan. That permit has been extended four times and assigned once, to the current permittee, Mr. Ehab Youssef, who has been proceeding with various steps in condition compliance required prior to issuance of the permit. However, none of the prior to issuance conditions have as yet been satisfied. These conditions still must be satisfied prior to issuance of the amended permit.





E. California Environmental Quality Act (CEQA)

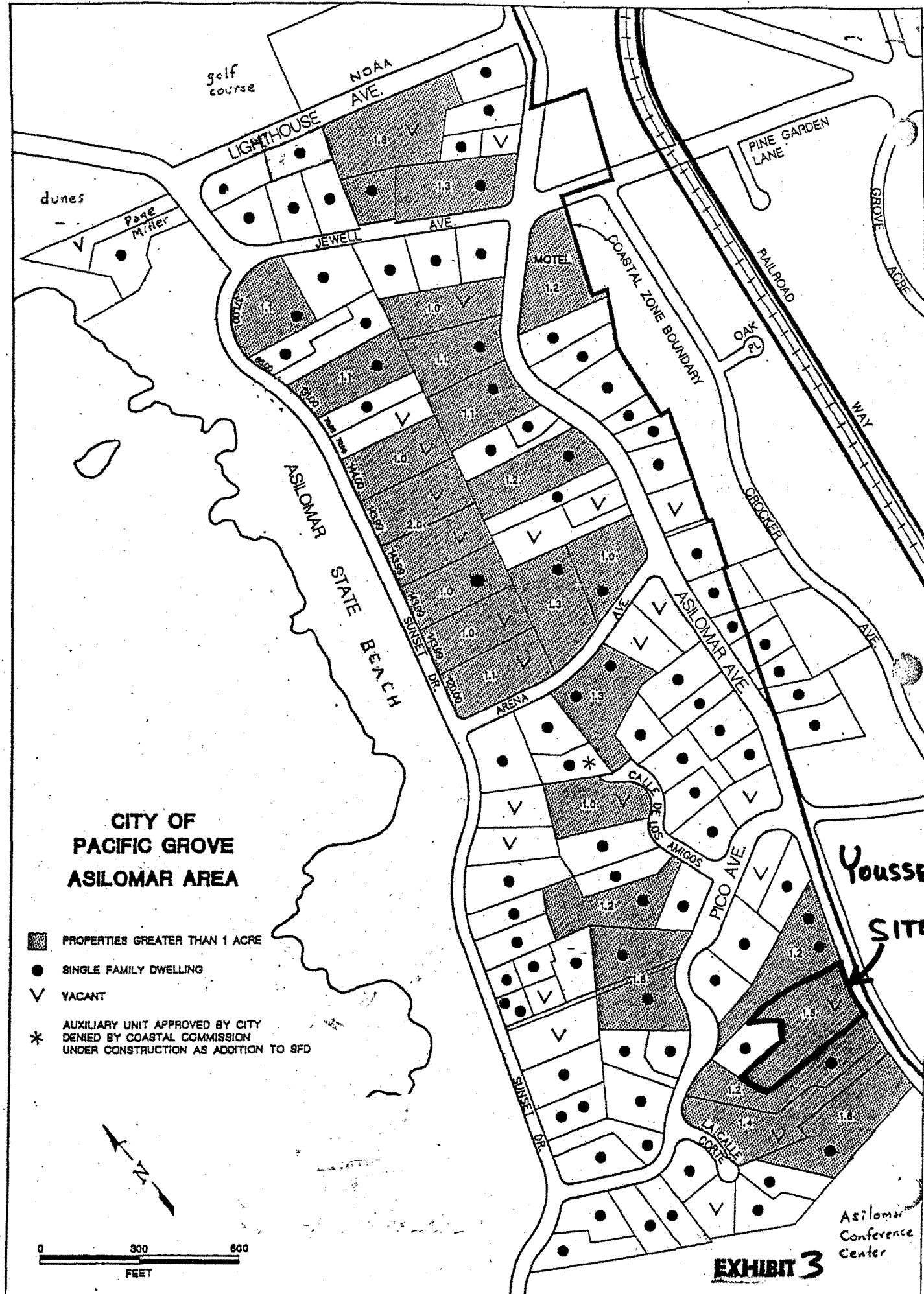
Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

Accordingly, the amendment is subject to conditions that implement the mitigating actions required of the Applicant by the Commission (see Special Conditions). As such, the Commission finds that only as modified and conditioned by this permit will the proposed project not have any significant adverse effects on the environment within the meaning of CEQA.



CITY OF PACIFIC GROVE ASILOMAR AREA

-  PROPERTIES GREATER THAN 1 ACRE
-  SINGLE FAMILY DWELLING
-  VACANT
-  AUXILIARY UNIT APPROVED BY CITY
DENIED BY COASTAL COMMISSION
UNDER CONSTRUCTION AS ADDITION TO SFD



**YOUSSEF
SITE**

Asilomar
Conference
Center

EXHIBIT 3

3-93-064-A1



Asilomar

Avenue

SITE

Pico

Avenue

Sunset

Drive

← 2

EXHIBIT 4

S-93-064-A1

RIDGE NETTING



VIEW FROM LA CALLE CORTE

EXHIBIT 5

93-064-A1

PROPOSED RESIDENCE



PHOTO MONTAGE FROM LA CALLE CORTE

EXHIBIT 5 2

13-064-A1

RIDGE NETTING

VIEW FROM ASILOMAR BLVD.

EXHIBIT 5 3
064-A1



PROPOSED RESIDENCE

PHOTO MONTAGE FROM ASILOMAR BLVD.

EXHIBIT 5 4

064-A1

RIDGE NETTING
IS NOT VISIBLE



VIEW FROM PICO & SUNSET

BIT 5
-064-A1

THOMAS K. MOSS
Coastal Biologist

February 7, 2000

John E. Matthams International Design Group
721 Lighthouse Ave.
Pacific Grove, CA 93950
Attn: Terry Latasa

RE: Ehab Youssef & Glen Yonekura Residence (Coastal Permit 3-93-064-A1)
450 Asilomar Ave., Pacific Grove

Dear Terry:

I have reviewed the latest revision of the Ehab Youssef/Glen Yonekura residence plan (Attachment 1), dated 1-12-00, and I believe that it fully complies with the recommendations contained in the 6-27-99 Botanical Survey Report (T. Moss). Specifically, the proposed residence and the building envelope do not encroach into the 20-ft rare plant protection buffer area.

During the past 13 years or so, the California Coastal Commission and the California Department of Fish and Game have consistently required the establishment of a 20-ft wide buffer area between areas containing species of special concern and new development, if feasible. This standard has been applied to the majority of residential developments in the Asilomar Dunes and has proven to be adequate for ensuring protection of the species of special concern during construction and over the longer-term occupancy of the property.

In 1986, David Shonman recommended in the botanical survey report that he prepared for the site that construction on the property should be excluded from rare plant habitat, specifically "all areas seaward of the main dune crest," which he demarcated on a site plan as Area 2 and Area 3. In addition to being at least 20-ft from the nearest rare plants, the proposed residence and building envelope in the current plan do not encroach into the areas recommended for protection by David Shonman. Therefore, the revised project is consistent with the development guidelines and rare plant protection measures listed in both the Shonman and Moss botanical survey reports prepared for the property.

Sincerely,

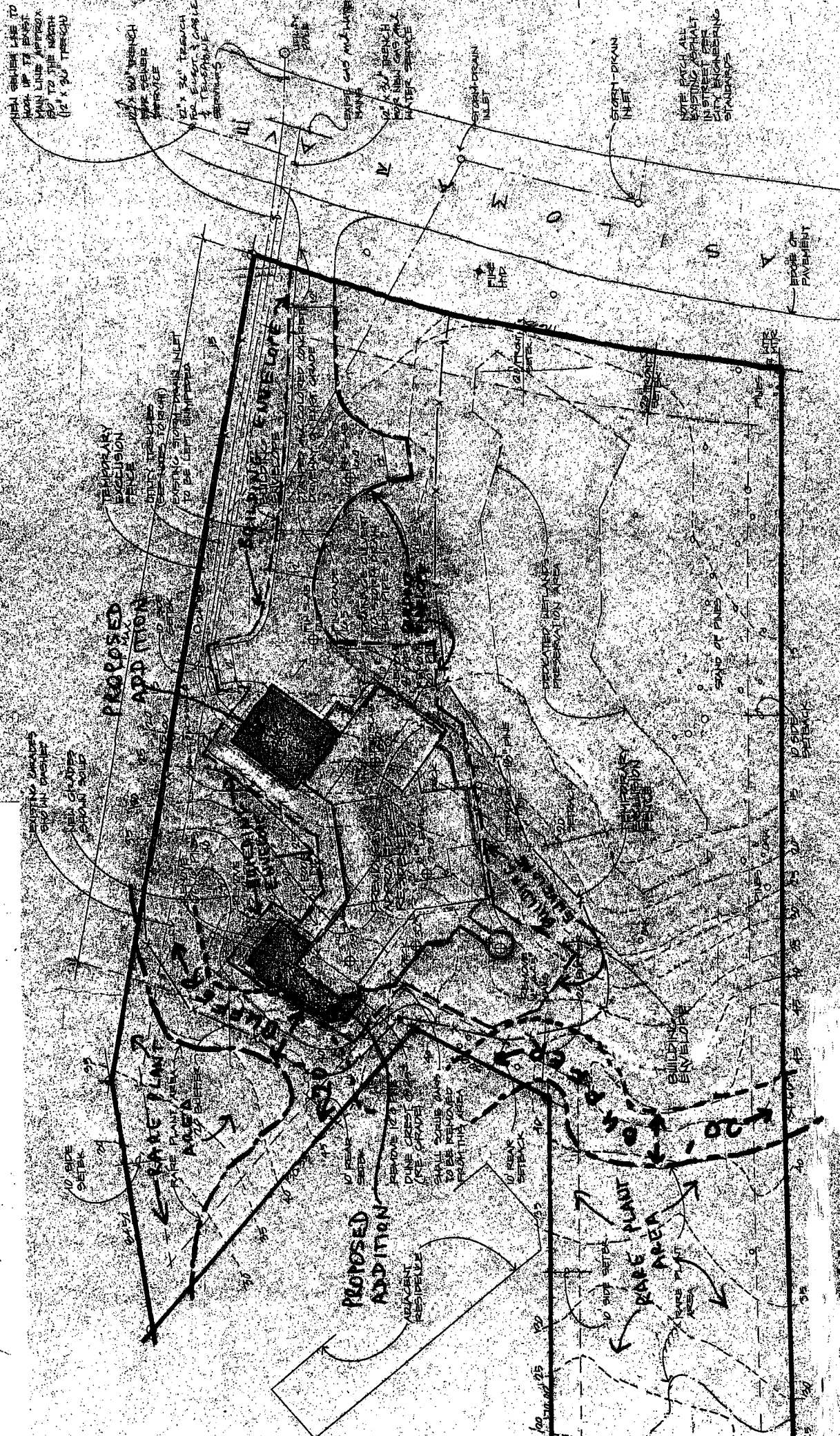


EXHIBIT 6

3-93-064-A1

508 Crocker Avenue
Pacific Grove, CA 93950

(831) 373-8573



SITE PLAN & GRADING PLAN

NOTE: INCLUDES UTILITY EXTENSIONS

EXHIBIT 7

3-93-064-A1

NOTE: BUILDING TO BE PROVIDED WITH A 1/2\"/>

NOTE: PATCH ALL EXISTING ASPHALT IN STREET PER CITY ENGINEERING STANDARDS

STORM DRAIN INLET

STORM DRAIN INLET

TEMPORARY EXCLUSION FENCE

PROPOSED ADDITION

PROPOSED ADDITION

PROPOSED RARE PLANT AREA

BUILDING ENVELOPE

EXCLUSION FENCE

20' TYPICAL

FILE END

EDGE OF PAVEMENT

EXISTING STORM DRAIN INLET TO BE LEFT UNCHANGED

12\"/>

12\"/>

12\"/>

MAIN GUTTER LINE TO RUN UP TO EXISTING MAIN LINE APPROX 10' TO THE NORTH (12\"/>

PREVIOUSLY - APPROVED RESIDENCE

PREVIOUSLY - APPROVED
DESIGN - SHOWN DOTTED

DUNE-CREST (EXIST. GRADE)
@ 49'

MSR. FIN. FLR.
@ 41'

MASTER BEDROOM EXPANSION

GARAGE EXPANSION

PREV
APPR
DESIG

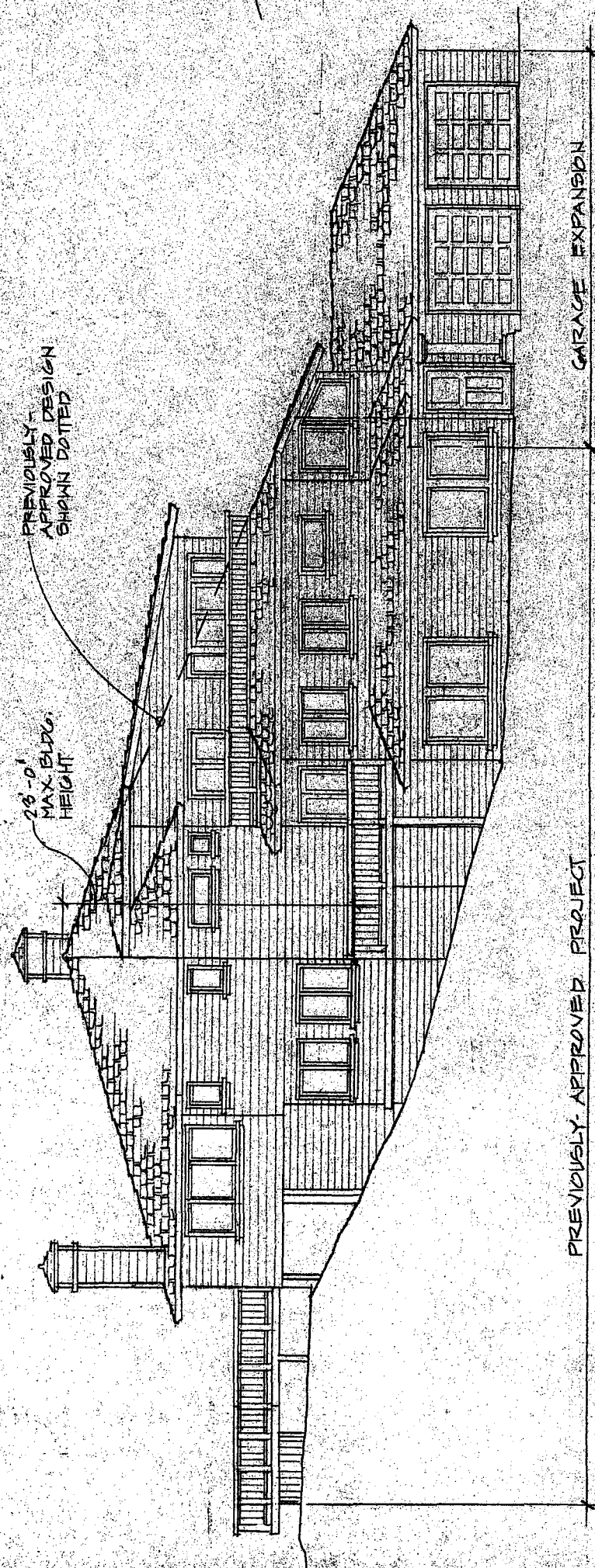
NOTE: NOT VISIBLE FROM
SUNSET DRIVE DUE
TO TREE CANOPIES

NORTH ELEVATION

1/8"=1'-0"

EXHIBIT B

3-93-064-A1



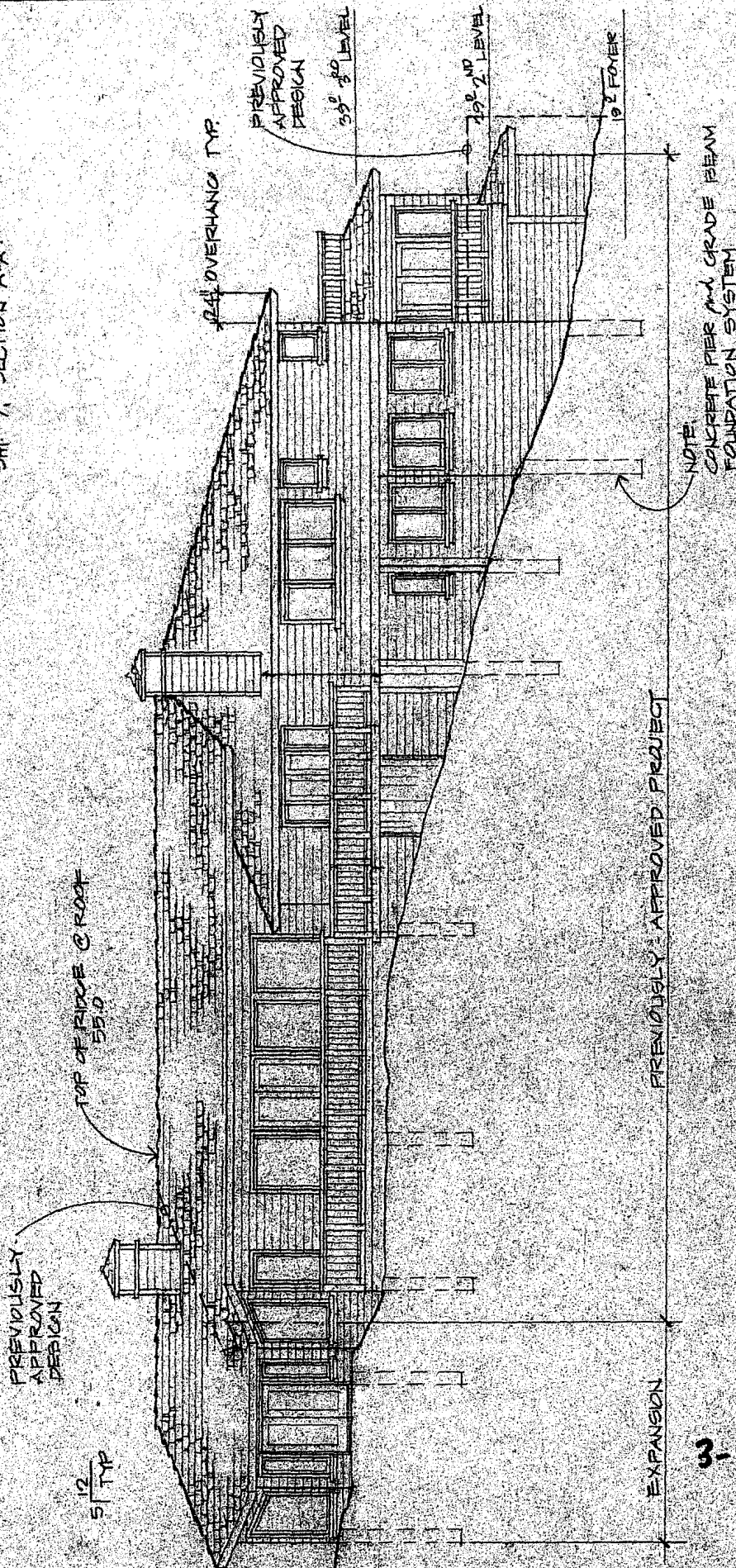
SOUTH ELEVATION

1/8"=1'-0"

PREVIOUSLY-APPROVED PROJECT

EXHIBIT B₂
3-93-064-A1

NOTE:
THIS DESIGN MEETS THE 25'-0" MAX.
HEIGHT LIMIT OF THE PACIFIC GROVE
ZONING ORDINANCE. SEE
SHT 7, SECTION 'A-A'



NOTE:
CONCRETE PIER AND GRADE BEAM
FOUNDATION SYSTEM

PREVIOUSLY APPROVED PROJECT

EXPANSION

WEST ELEVATION

1/8" = 1'-0"

EXHIBIT B 3

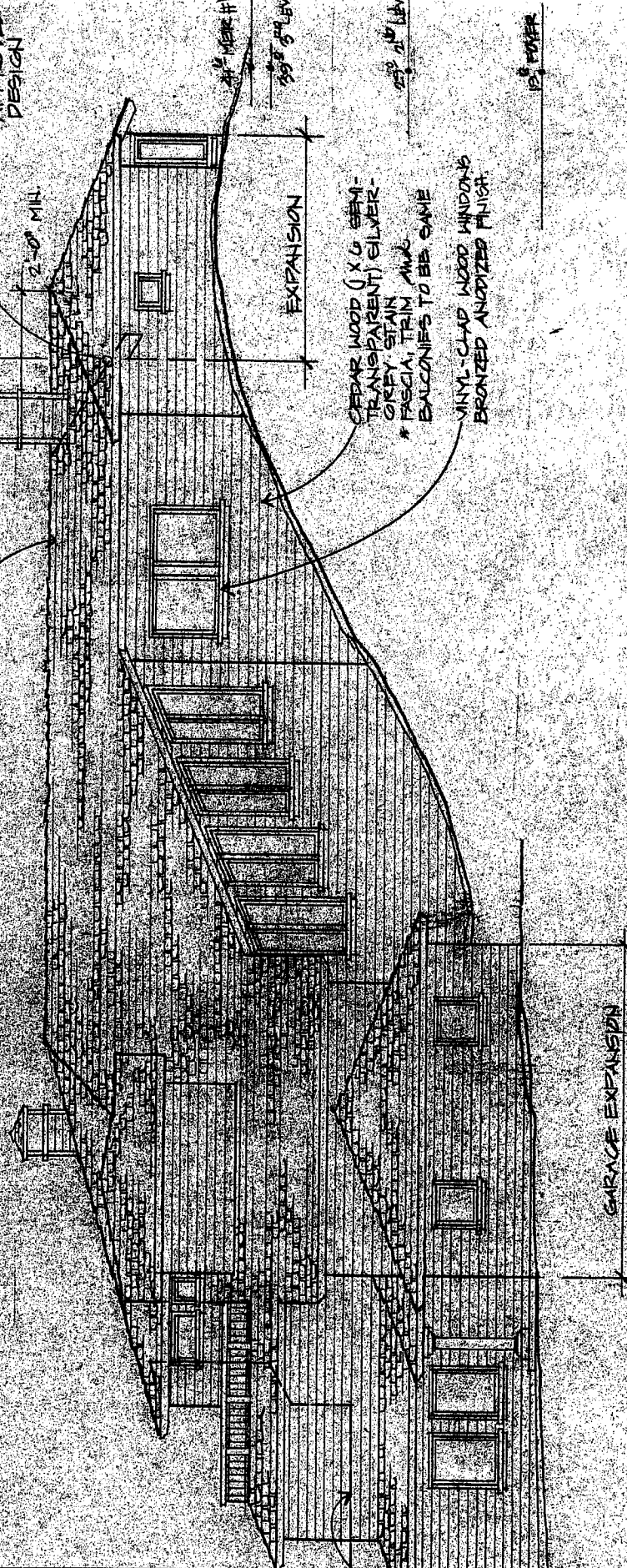
3-93-064-A1

PREVIOUSLY APPROVED PROJECT

PROVIDE SUBSTANTIALLY
CONSTRUCTED SPARK
ARRESTOR W/ 1/2"
GALV. MESH

PREVIOUSLY
APPROVED
DESIGN

CEDAR SHINGLES (FIRE RATED)
ALTERNATE CAL SHAKE (CEMENT-BEICE



EXPANSION

CEDAR WOOD (X/G SEMI-TRANSPARENT) SILVER-GREY STAIN
* FASCIA, TRIM AND BALCONIES TO BE SAME

VINYL-CLAD WOOD WINDOWS
BRONZED ANODIZED ALUMINUM

GARAGE EXPANSION

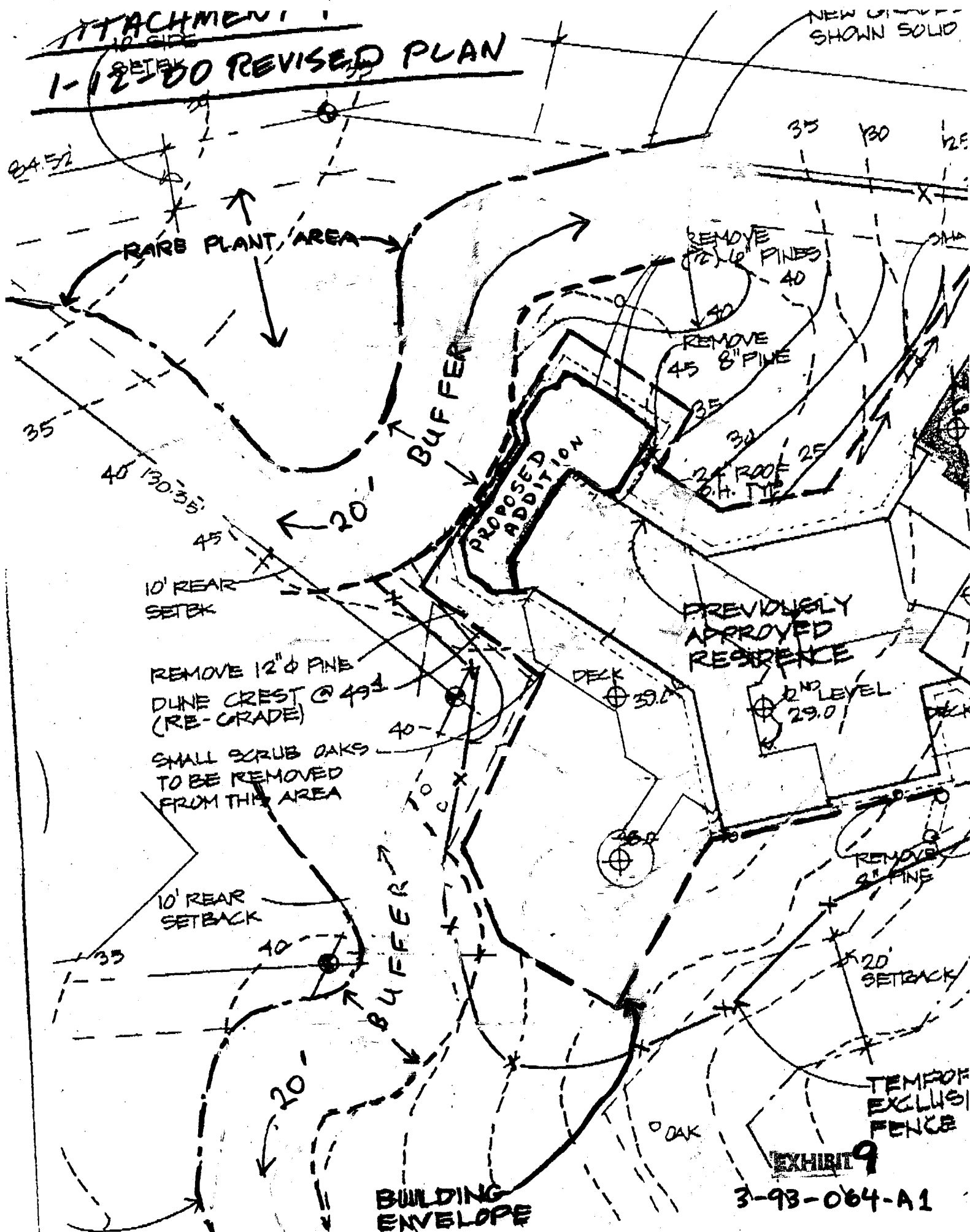
EAST ELEVATION

EXHIBIT B

3-93-064-A1

~~ATTACHMENT 1~~
10 SIDE
1-12-80 SETBACK
REVISED PLAN

NEW CITY -
SHOWN SOLID



PICO AVENUE

NEW EXPANSIONS

-PROPOSED RE

FOREST-FRONT ZONE

RARE PLANT AREA
(Tidestrom's lupine, Beach layla and Monterey spineflower)

YOUSSEF RESIDENCE
450 ASILOMAR BOULEVARD
PACIFIC GROVE, CA
(APN 007-072-22)

Rare F Survey!

EXHIBIT 10
3-93-064-A1

Planning Information

Project Description: A new residence on 3 levels (No portion is more than 2 stories).
A new driveway and grading.

Project Address: 450 Asilomar Avenue
Pacific Grove

Owner: Ehab Youssef & Glen Yonekura
C/O: 750 University Avenue
Suite 150
Los Gatos, CA 95032
(408) 579-2233

APN: 007-072-022

Legal Description: Parcel 1 of Lot 22, BLK 330
P.G. Acres Tract

Zone: R1-B4

Lot Size: 65,387 sq. ft. (1.5 Acres)

Floor Areas

<u>Original Approved Project</u>	<u>Proposed Expanded Project</u>
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1 st Level Habitable	147 sq. ft.	736 sq. ft.
2 nd Level	1,658	2,116
3 rd Level	1,749	2,550
TOTAL HABITABLE:	3,554	5,402

Garage:	528	580
TOTAL FLOOR AREA:	4,082	5,982

(Max. Allowable F.A.R. = 12,834 sq. ft.)

Lot Coverage

<u>Original Approved Project</u>	<u>Proposed Expanded Project</u>
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House Foot Print	2,769 sq. ft.	4,610 sq. ft.
3 rd Level Decks	614	614
2 nd Level Decks	0	168
TOTAL STRUCTURAL	3,383	5,392
COVERAGE	(5.2%)	(8.2%)

Driveway	2,712	2,936
(Not Including 20 ft. Front Setback)		
TOTAL LOT COV.	6,095	8,328
(Per City of P.G.)	(9.3%)	(12.7%)

Building Envelope (Per Cal. Cstl. Comm.)

<u>Original Approved Project</u>	<u>Proposed Expanded Project</u>
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House Decks & Buffer	6,984	6,632
Driveway	2,824	3,176
TOTAL	9,808	9,808
		(15.0%)

Grading

<u>Original Approved Project</u>	<u>Proposed Expanded Project</u>
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420 cu. yds.	729 cu. yds.
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Note: All excess grading is to be disposed within the state parks/ Asilomar Dunes area
(for restoration purposes)

Site Info: From a 2/15/91 survey by William Sallee

3-93-064-44
EXHIBIT 11

Comparison of Asilomar Dunes New Residential Approvals

Over the past 16 years eight coastal development permits have been approved by the Commission for residential development in the Asilomar Dunes on properties over one-half acre in size (the subject parcel is approximately 1.5 acres, or 65,340 square feet). Two of those were for development on the subject site; those permits expired with no construction occurring. All eight of these developments are listed below in Table 1, along with the Youssef proposed amendment.

Table 1

Site	Application No.	Applicant	Location	Status
A	3-99-071	Knight	1691 Sunset	Approved
B	3-96-81	Miller	1681 Sunset	Approved
C	3-94-32	Page	1450 Sunset	Approved
D	3-93-64	Kenedy	450 Asilomar	Approved
D1	3-93-064-A1	Youssef	450 Asilomar	Pending
E	3-91-54	McAlister	1691 Sunset	Approved
F	3-89-61	Lefler	10 Calle de los Amigos	Approved
G	3-88-62	Corning	1501 Sunset	Approved
H	3-87-222	Barker	1313 Pico	Approved

Analysis of the data contained in the staff reports for each of these applications reveals that the mean coverage for the eight large lots previously approved for development is 14%. The applicable data for these lots is listed below in Table 2.

EXHIBIT 12

3-93-064-A1

Table 2

Site	A	B	C	D	E	F	G	H	Mean A-H	D1
Site Size (in acres)	1.1	1.1	1.1	1.5	1.1	1.1	0.7	0.7	1.1	1.5
Bldg. Coverage (in sq.ft.)	5,361	5,247	3,680	4,082	3,794	3,150	3,186	2,415	3,864	5,392
Bldg./site ratio	11.2%	11%	7.8%	6.2%	7.9%	6.6%	10.4%	7.9%	8.6%	8.3%
Total coverage (in sq.ft.)	6,911	6,677	6,550	8,057	6,104	6,840	4,376	4,859	6,296	8,328
Coverage/ site ratio	14.8%	14%	13.9%	12.3%	13.1%	14.4%	14.4%	14.9%	14%	12.7%
Ht. Above grade (in ft.)	18	17.5	18	25	18	22	19	12.5	18.75	25

EXHIBIT 12 2

3-93-064-A1

