

CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY **Th3a**



**ADMINISTRATIVE PERMIT NUMBER 3-00-026**

**Applicant**..... Bill and Nancy Campbell  
**Agent** ..... Stephen and Lorraine Wilmoth  
**Project location**..... West side of Dolores Street between 8<sup>th</sup> and 9<sup>th</sup> Avenues, City of Carmel-by-the-Sea, Monterey County, APN 010-149-014.  
**Project description** ..... Demolition of an existing single story, 1447 sq. ft. house and 212 sq. ft. garage.  
**Local Approvals** ..... City of Carmel-by-the-Sea: DS99-40/RE 99-32

**Note:** Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs. This permit will be reported to the Commission at the following time and place:

**May 11, 2000**  
**9:00 A. M.**

**Fountain Grove Inn**  
**101 Fountain Grove Parkway**  
**Santa Rosa CA 95403**  
**(707) 578-6101**

**IMPORTANT: Before you may proceed with development, the following must occur:** You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can proceed with development, you must have received both your administrative permit and the notice of permit effectiveness from this office.**

**PETER DOUGLAS**  
Executive Director

**By: Lee Otter**  
District Chief Planner

**EXECUTIVE DIRECTOR'S DETERMINATION:** THE FINDINGS FOR THIS DETERMINATION, AND FOR ANY SPECIAL CONDITIONS, APPEAR ON SUBSEQUENT PAGES



California Coastal Commission  
May 11, 2000 Meeting in Santa Rosa

### 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.
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.

### EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development that qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to develop a Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.



STAFF NOTE

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In response to pending litigation from the Friends of Carmel Cultural Heritage, on April 4, 2000, the City Council adopted an urgency ordinance placing a moratorium on the processing of further demolitions for a period of 45 days. That action would not affect this permit, but only those applications not yet approved by the City.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

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Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, several demolitions in the recent past have engendered controversy over whether or not an existing house represents the historical, architectural, and environmental character of Carmel; and if a replacement house detracts from Carmel's character because of a modern design, tree removal, proposed house size, or other characteristics. There are a number of examples where a house or houses were demolished and a single, much larger house constructed on the site. In other instances, a single house straddling a lot line has been demolished and two new, smaller houses were constructed. In either of these types of instances, the character of Carmel may or may not be preserved. The size of a house is one aspect of Carmel's character, but not all existing houses in Carmel are small. However, because the lots are almost all relatively small, about 4000 square feet, the general pattern of development is one of smaller houses.

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel.

A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it is one which pervades the City and for which it is known. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, especially if a new structure is built out to the maximum allowed by the zoning.

The character of Carmel is not simple and easy to describe. The three aspects of the City's character briefly described above are not exhaustive. Further, Carmel's character is not necessarily expressed by any one aspect, whether that be historical, architectural, environmental, or something else, but is rather a combination of several different aspects, all of which work together synergistically to create the unique ambiance of the City.

**Applicable Policies for Demolitions.** While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit.



Like most demolitions, the main issue raised by this project is the preservation of community character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

*30253(5): New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

*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 on 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.*

These Coastal Act sections as they apply to the proposed project require the protection of the unique community and visual character of Carmel. The City of Carmel is a very popular visitor destination as much for its quaint residential architecture as its renowned commercial shopping area and white sand beaches. Carmel is made special by the style and character of development within City limits. In particular, as a primarily residential community, residential development in Carmel plays a key role in defining the special character of the area.

Although there is no certified LCP for Carmel, structures that have been voluntarily designated as a historic resource enjoy certain protections from demolition under the City's Municipal Code. Without such voluntary designation, as is the case with this application, the subject site is not offered any special protection under local ordinances. When there is information indicating that a structure may be a significant historic resource, it is evaluated under the following Municipal Code criteria: Cultural Heritage, Architectural Distinction and Notable Construction, Unique Site Conditions, or relationship to an Important Person.

**Project Description.** The project site is a 6000 square foot parcel (60 ft. x 100 ft.) consisting of one and one-half lots of the original subdivision. The lot slopes 7 feet down from Dolores Street to the west. The site is seven blocks inland from the beach. The existing single family dwelling and detached garage were constructed in the 1950's. The applicant proposes to demolish the existing single story 1447 square foot house and 212 square foot detached garage and build a new 2455 square foot two story house including a 200 square foot attached garage. The existing garage is set back just over one foot from the front property line and the house is about 28 feet back. The proposed garage, the part of the proposed structure nearest the front property line, would be about 30 feet back from the front property line and the two story part of the house would be almost 50 feet back.



**Analysis.** According to the City the structure was built in the 1950s. Based on the information about the site, the City found that it "does not constitute local, state, or national historic resources for the purposes of the California Environmental Quality Act. As such, demolition of the structure would not have an adverse environmental impact."

Because new construction on this site is currently excluded from the requirement for a coastal development permit, the Coastal Commission does not have permit jurisdiction over the proposed new construction. Although the existing house is smaller than the proposed new house, it does not communicate any significant sense of Carmel's history or architectural heritage. Also, the replacement structure will be set back farther from the front property line than the existing structure is, and so even though the proposed structure is to be two story, it will not loom large on the site. Therefore, the demolition of the existing structure is consistent with Coastal Act Sections 30251 and 30253(5).

**City of Carmel Local Coastal Program.** Section 30604 of the Coastal Act states in part that a coastal development permit shall be granted if the Commission finds that the development will not prejudice the local government's ability to prepare a Local Coastal Program (LCP) in conformity with the resource protection policies of the Coastal Act. The entire City of Carmel falls within the coastal zone, although most development currently is excluded from the requirement for a coastal development permit by Categorical Exclusion E-77-13.

On April 1, 1981, the Commission certified part of the LUP as submitted and part of the LUP with suggested modification regarding beach-fronting property. The City resubmitted an amended LUP which fixed the beach-fronting properties provisions, but which omitted the previously certified portion of the document protecting significant buildings within the City. On April 27, 1984, the Commission certified the amended LUP with suggested modifications to reinstate provisions for protecting significant structures. However, the City never accepted the Commission's suggested modifications. The City is currently working on a new LUP submittal. The City's work plan proposes to examine a number of issues including community character. It will be important for the City to assess development trends, including demolitions and associated new construction, since the approval of the Categorical Exclusion in 1977 and the relationship of those development trends to community character. Commission staff will be meeting with City staff to discuss measures to ensure that the issue of community character is adequately addressed.

The zoning or Implementation Plan (IP) was certified with suggested modifications on April 27, 1984. The City did not accept the suggested modifications and so the IP remains uncertified. The City is presently working on a new IP submittal.

Given that the replacement structure appears to be in keeping with the Carmel character (by virtue of the City's design review process), approval of the proposed project will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

**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)(i) 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. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This report has examined the relevant issues in connection with the environmental impacts of this proposal. The Commission finds that, for the reasons stated above, the proposed project will not have any significant adverse effects on the environment within the meaning of CEQA.

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**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS**

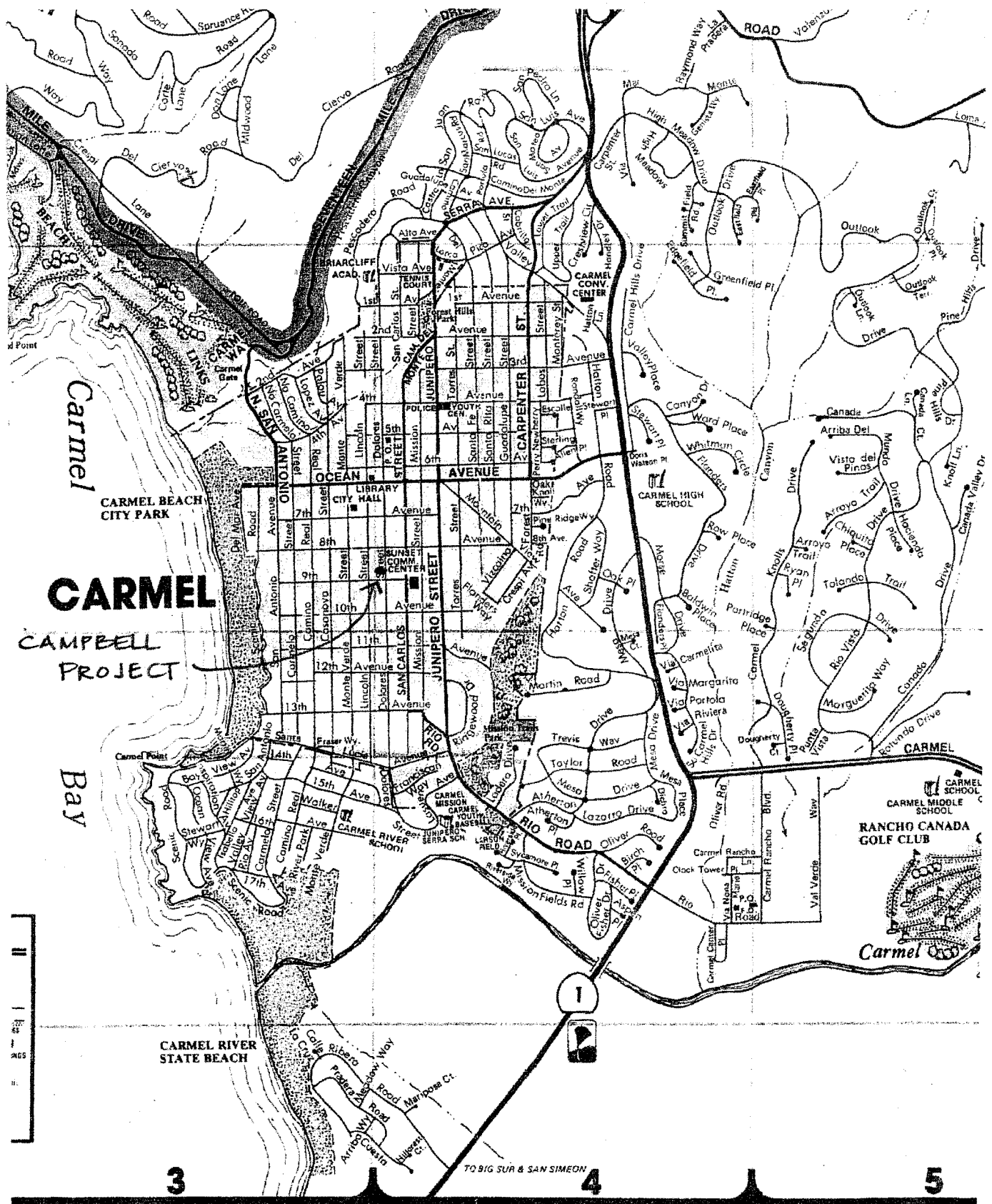
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I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date of signing





**Carmel**  
**CAMPBELL PROJECT**  
**Carmel Bay**

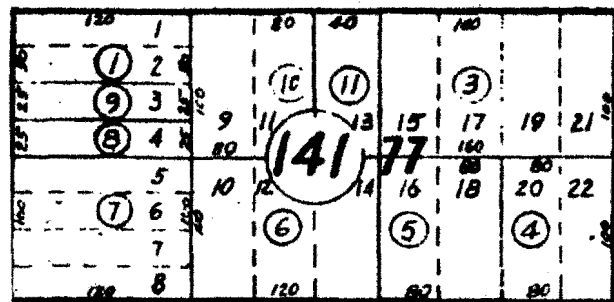
**EXHIBIT 1**

**3-00-026**

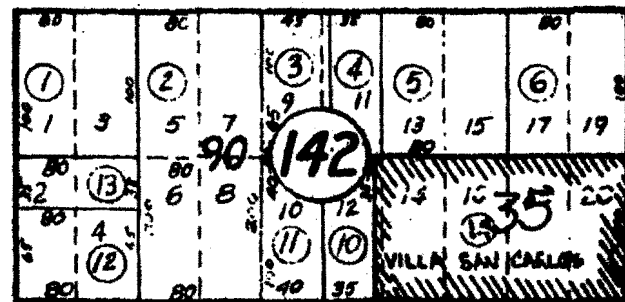
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EXHIBIT 2  
3-00-06

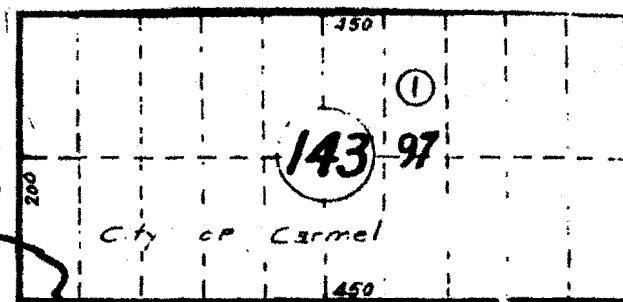
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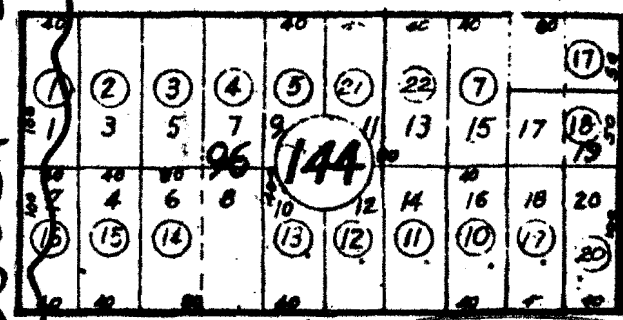
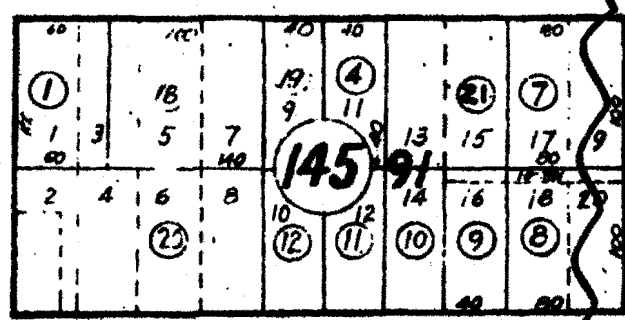
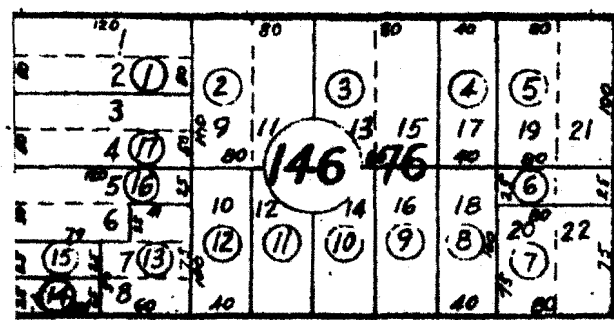
AVE



8TH SUBJECT SITE AVE.

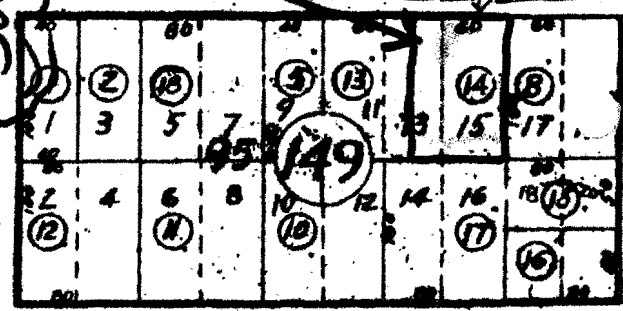
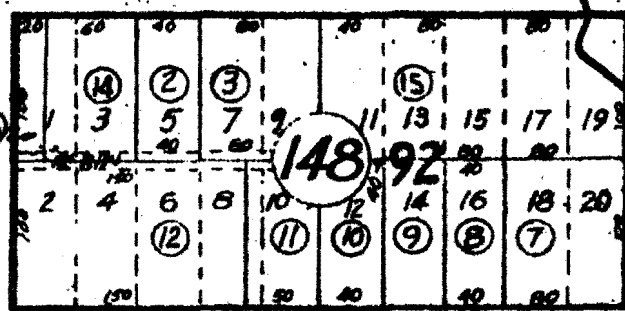
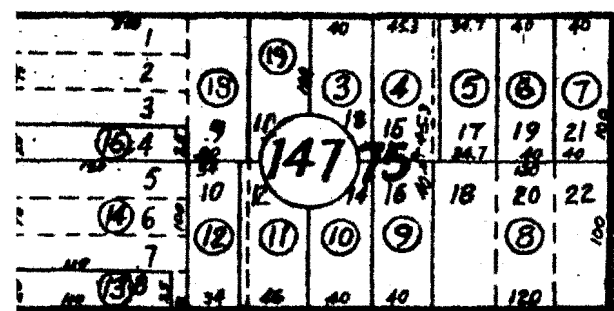


### SAN CARLOS



ST.

### DOLORES



ST. CAMPBELL

### LINCOLN

ST.

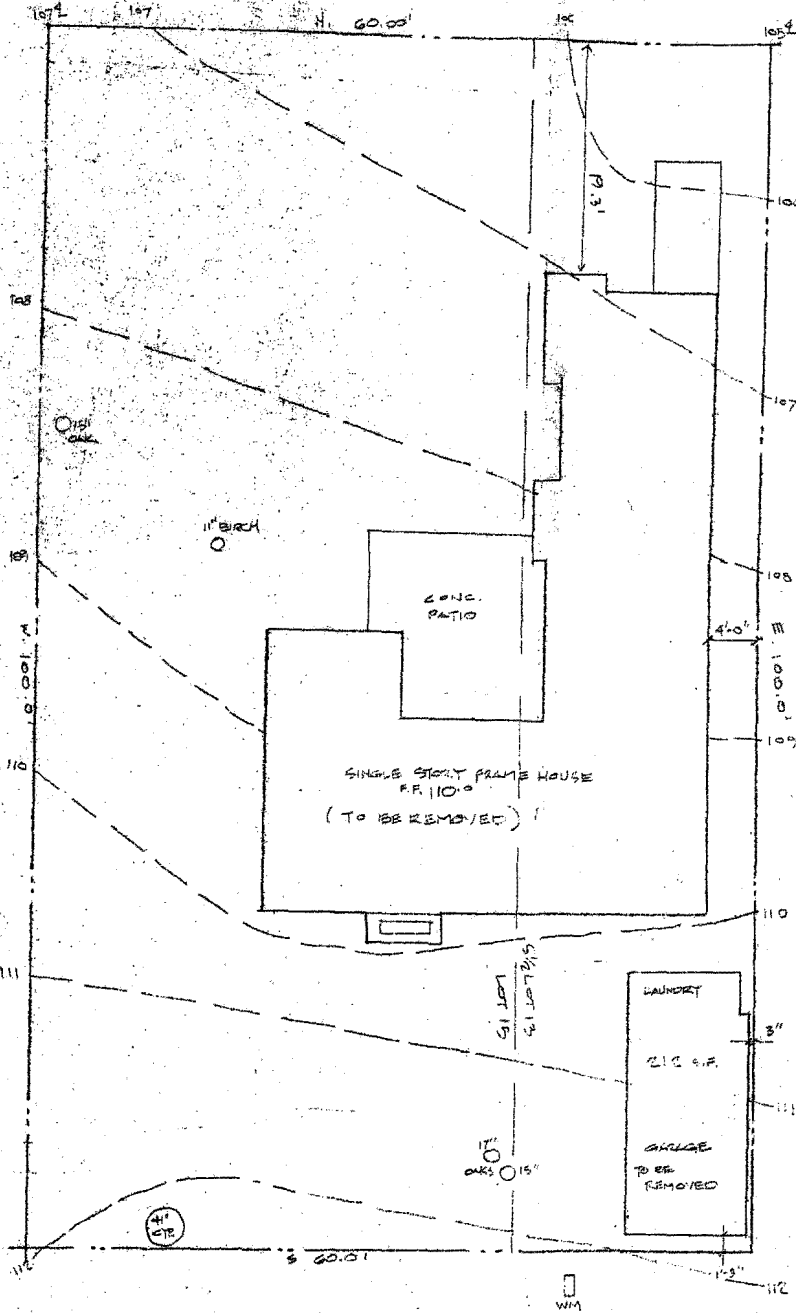
THIS DIAGRAM FOR LOCATION PURPOSES ONLY  
COAST COUNTIES LAND TITLE COMPANY

19

CARMEL BY THE SEA  
BLOCKS 75, 76, 77, 90, 91, 92, 95, 96, 97



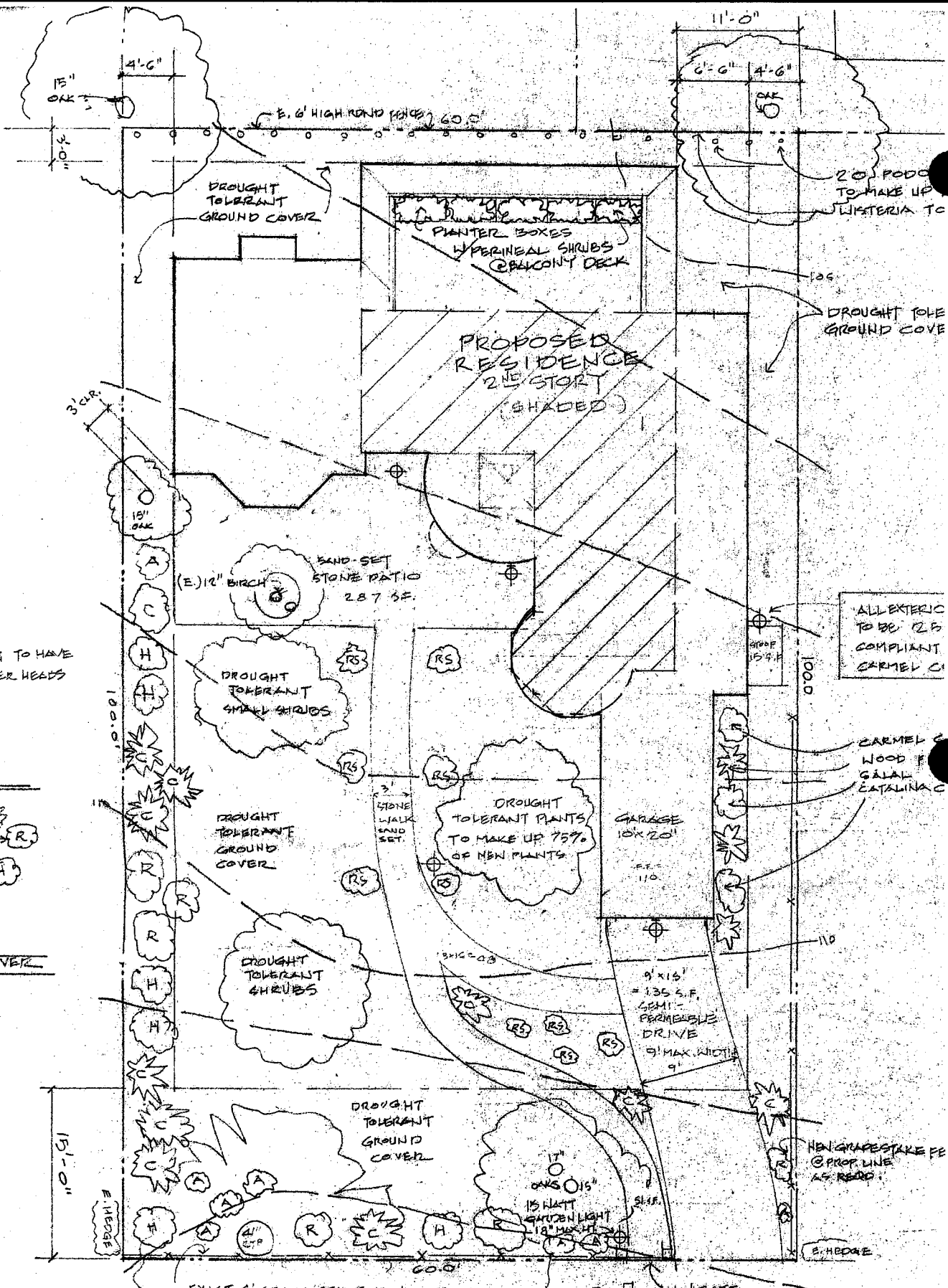
# EXISTING SITE PLAN



D O L O R E S S T.

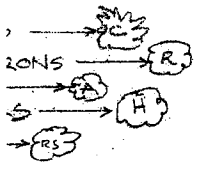
EXHIBIT 3

3-00-026



NOTE:  
 IRRIGATION SYSTEM TO HAVE  
 PUT SPRINKLER HEADS  
 PER RS.

END



IRRIGATION  
 ZONES

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**PROPOSED  
 SITE PLAN**

**EXHIBIT 3**  
**3-00-026**

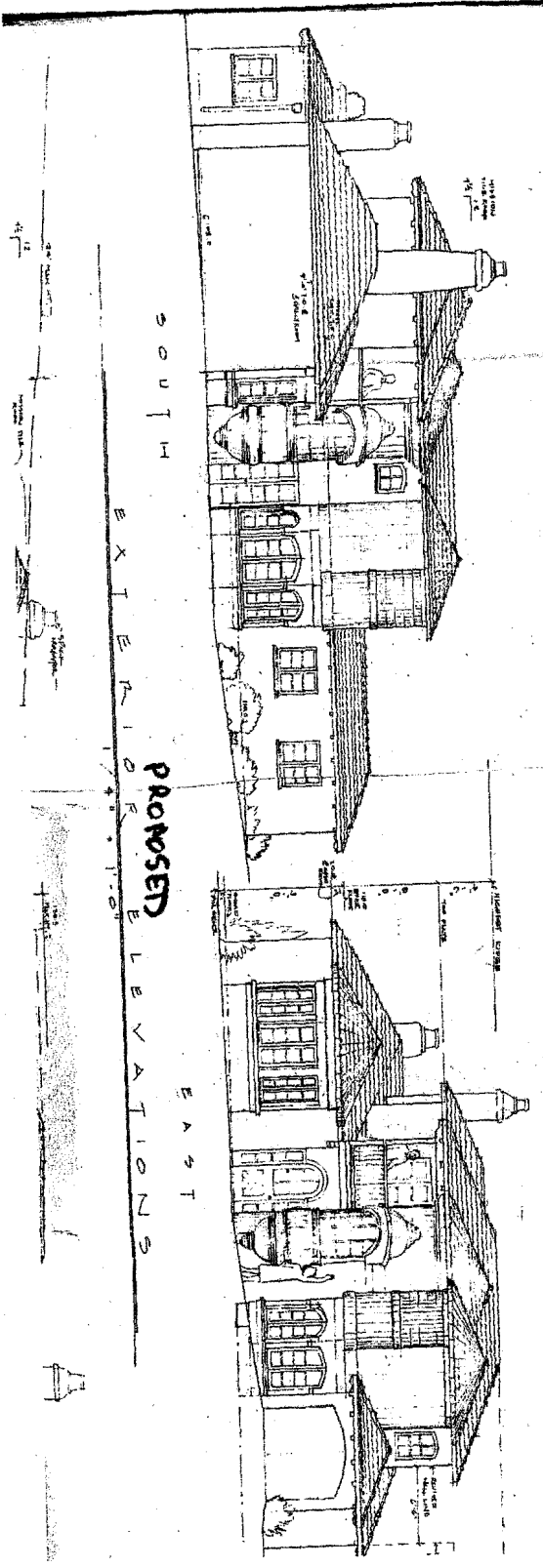


EXHIBIT 4  
3-00-026

A. NEW BUILDING  
BILL & NANCY

**PROPOSED**

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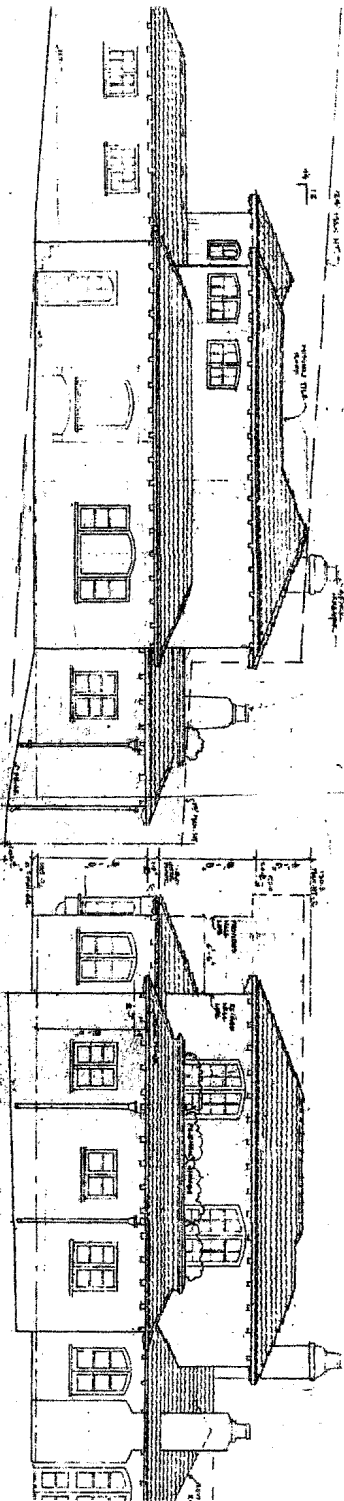
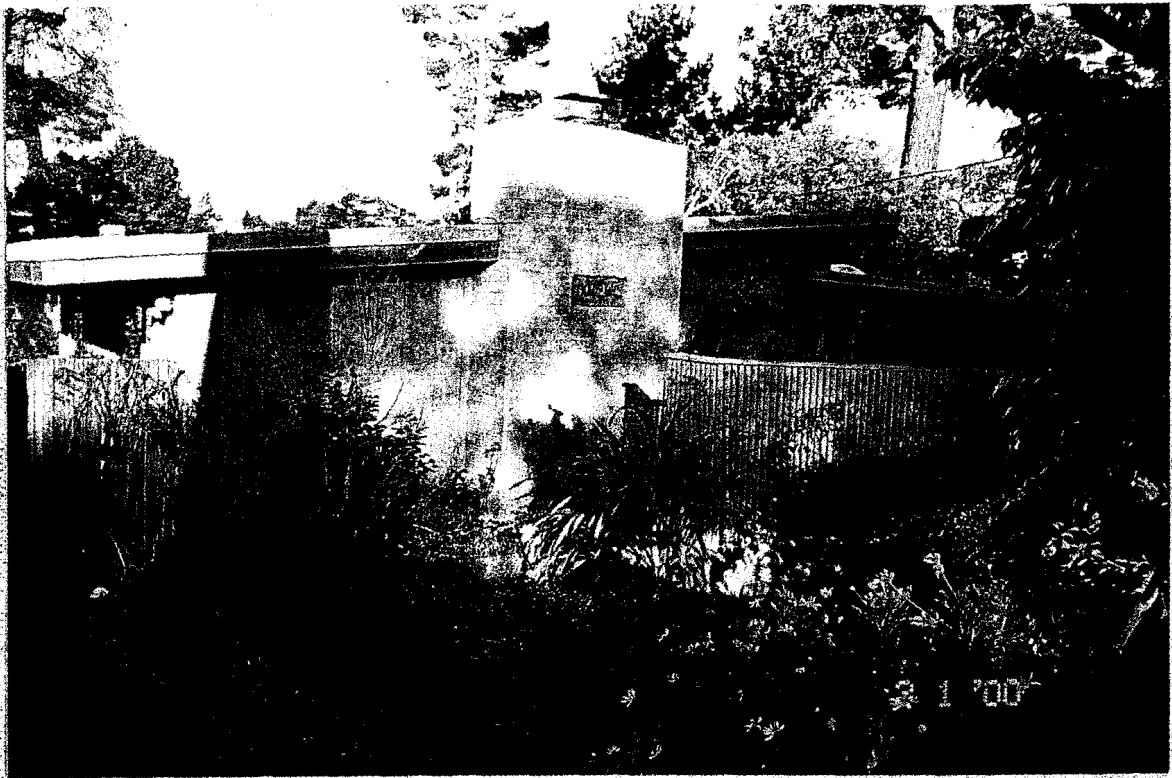


EXHIBIT 4

2

3-00-026



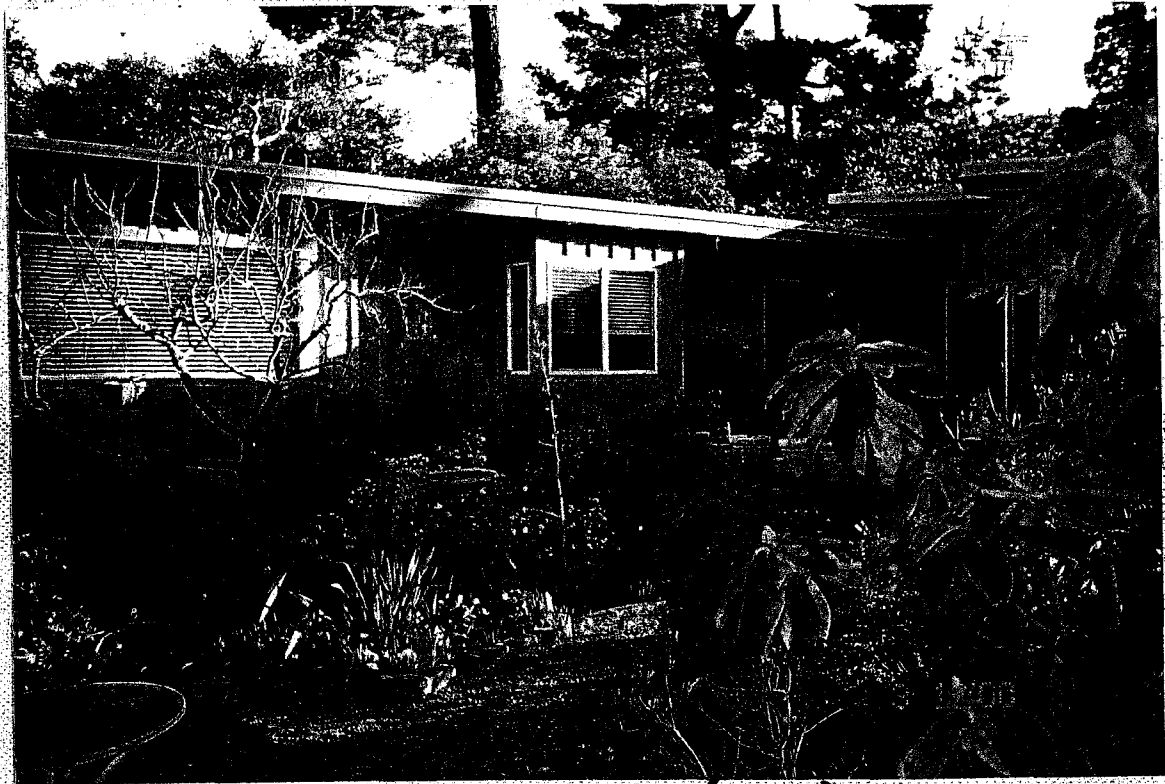
FRONT



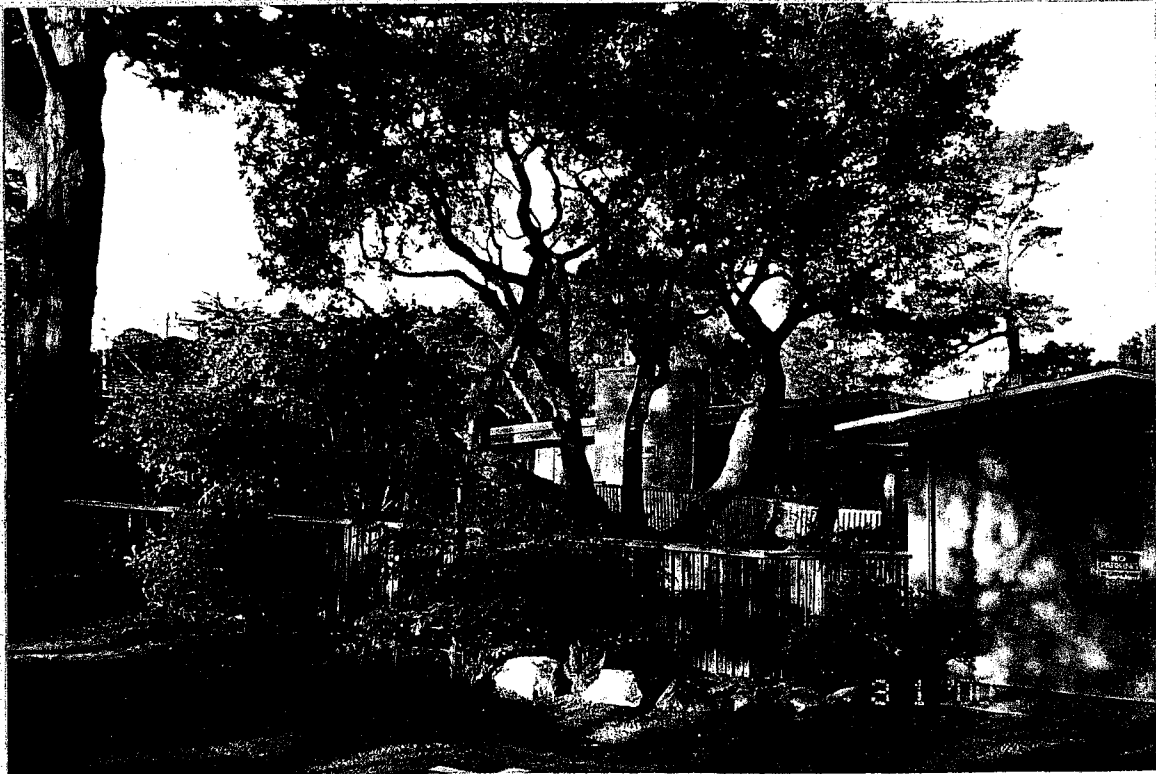
SOUTH SIDE

EXHIBIT 5

3-00-026



WEST SIDE (REAR)



FRONT

EXHIBIT 5  
3-00-026



NORTH SIDE

EXHIBIT 5  
3-00-026

