

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W7a

Staff Report:
Amendment

Filed:	10/08/99
49 th Day:	11/26/99
180 th Day:	04/05/00
90 Day Time	03/16/00
Extension	
Staff:	SG
Staff Report:	05/22/00
Hearing Date:	06/14/00
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:Denial

Staff Note:

The Executive Director waived the requirement for prior local review of the proposal based on Commission regulations Section 13053(a)(2). Section 13053(a)(2) states that such a waiver of prior local approval is appropriate where "[t]he impact upon coastal zone resources could be a major factor in the decision of" the local government "to approve, disapprove, or modify the development" being proposed. Here, after review of all the material concerning the proposed project, staff recommends and the Commission finds that approval of the amendment application



California Coastal Commission
June 14, 2000 meeting in Santa Barbara

would not be consistent with the habitat protection policies of the Coastal Act, would likely prejudice the City's completion of the LCP, specifically regarding height, visual, and coverage issues in the Asilomar Dunes, and would not be consistent with protection of coastal scenic views. Therefore, the amendment request must be denied.

The Commission originally 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. That information was provided and staff visited the site and confirmed the location and orientation of the approved house and the proposed addition. Subsequently, staff brought the application back to the Commission on March 16, 2000. At that meeting, the Commission voted to continue the item. At that meeting the applicant signed a 90 day time extension agreeing to continue the item for that length of time to allow the City of Pacific Grove to act on the local permit. The City has not yet acted on the applicant's request to amend the City's approval. According to the City, such action will probably not occur for at least several months and, depending on the level of environmental required by the City, it may be closer to a year before the City takes action on the proposal.

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% (including driveway). 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 is recommending that the Commission deny the amendment request due to the following adverse effects:

- a. 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 an increase in dune coverage.



This is contrary to both the Coastal Act and the LUP. The Coastal Act specifically allows development in environmentally sensitive habitats only when the development is dependent of the habitat. The Coastal Act also recognizes the right of a property owner to development his/her property and that prohibition of all development, even on a site that is all environmentally sensitive habitat, amounts to a taking and would require that the owner be compensated. Here, however, the applicant already has an approval for a house on the parcel.

- b. Prejudice to LCP Completion. Although the project would not undermine the currently certified LUP's 15 percent maximum site coverage standard for the Asilomar Dunes, expansion of the approved house to near the maximum allowed coverage could prejudice the adoption of a different standard as the City works towards completing its LCP. The 15 percent maximum is just that, a maximum, not an entitlement. Here, the applicant already has an approval for a house on the site. There is no reason to approve an expansion of the approved house, but there is reason to deny the proposed increase. On March 29, 2000, the City made available to the public and Commission staff a draft Implementation Plan (IP) and the City intends to review sections of the certified Land Use Plan, including the section that sets forth the 15 percent maximum standard, and propose changes thereto in conjunction with an expected summer 2000 submittal of the proposed IP.
- c. Public Views. Portions of the house will be visible from nearby public roads. The proposed additions will cause the house to appear larger as viewed from Asilomar Avenue and La Calle Corte. The additional visual impact would degrade scenic resources in the Asilomar Avenue area. The increase in size and the removal of Monterey pines near the crest of the dune would also likely make the house more visible from La Calle Corte and possibly from Pico Avenue.

In summary, the amended project will have adverse effects on sensitive habitat and public views over that of the already-approved project and would prejudice the City's completion of an LCP. 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 driveway, the amended site coverage would be 12.7 percent. This proposed addition is an expansion of the previously approved use that is contrary to the Coastal Act's requirement to limit development in environmentally sensitive habitats. Although the resulting coverage would still be less than the maximum allowed by the LUP, it should be noted that the standard of review here is not the LUP but rather the Coastal Act. There is an already-approved project for the site and staff notes that the issues of "takings" and an adequate "economic use" have already been decided in the initial Commission action on 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. Staff recommends that the amendment be denied.

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 13. Building Envelope at Northeast Corner of Site

I. Staff Recommendation

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

MOTION: *I move that the Commission approve proposed amendment to Coastal Development Permit No. 3-93-064 for the development as proposed by the applicant.*



STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the permit amendment and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY THE PERMIT AMENDMENT:

The Commission hereby denies the proposed amendment to the coastal development permit on the grounds that the development as amended will not conform with the policies of Chapter 3 of the Coastal Act and will prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the amendment would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the amended development on the environment.

II. Findings and Declarations

A. *Project Location, Description, and History*

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-approval was 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 (32%) from 4082 square feet up to 5400 square feet and the driveway to decrease by 1039 square feet (26%),



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.

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. The approved house with the proposed addition would be the largest house approved to date in the Asilomar Dunes (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, 1417 square feet smaller than the Youssef proposal. The Miller residence was approved at 5247 square feet, 145 square feet smaller, with total coverage of 6677 square feet, 1651 square feet smaller than the Youssef proposal. The main reason that the proposed project has greater total coverage than the others is because of the driveway length. As discussed below, a building envelope that would not require such a long driveway was previously identified on the site.

An application for a single family dwelling on this site was originally approved on June 13, 1991, over a staff recommendation of denial (3-91-24). That approval required relocation of the building site to the northeast corner of the lot, to avoid excavation of the dune and so that the development would maintain a 40 foot setback from the wetland area on the parcel (see Exhibit 13). Although verified as a wetland in the past with a population on Pacific tree frogs, the area that was known as the "frog pond" apparently no longer retains standing water. This is apparently due to the City installing a storm sewer system in the mid-1980s that diverted much of the pond's water supply away from the pond. The house and garage approved under that permit were limited to no more than 3500 square foot of coverage. The house, garage, and driveway coverage total was approved at 6880 square feet, or roughly 10 percent of the lot area. The development was not constructed nor the permit extended and Coastal Development Permit 3-91-24 expired on June 13, 1993. A second application (3-93-064) was submitted on November 8, 1993 and approved by the Commission on December 16, 1993. That approval allowed maximum coverage of the house and garage to be 4082 square feet and allowed the structures to be located on the inland face of the dune.

Here, the applicant is proposing an increase in the maximum allowable square foot coverage of the house footprint allowed by Coastal Development Permit 3-93-064 from 4082 square feet to a maximum of 5400 square feet.



B. Biological Resources

1. 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 a house on the site under Coastal Development Permit 3-93-064 was conditioned to require a habitat restoration and maintenance plan, consistent with botanical reports and minimization of impacts to the native vegetation.

2. Applicable Coastal Act 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.

3. Amendment Analysis under the Coastal Act

The Commission recognizes 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 in 1988 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 that requires the vast majority of the lot to be preserved as open space habitat. Since that time, the Commission has informally used this level of site coverage as prescribing 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.

Here, the applicant is proposing an increase in the maximum allowable square foot coverage of the house footprint allowed by Coastal Development Permit 3-93-064 from 4082 square feet to a maximum of 5400 square feet. 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 has determined that the amendment request is material because it would modify a specific condition limiting the footprint of the house to 4082 feet, which condition was imposed to protect coastal resources (sensitive habitat and views).

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 sq.ft., or 13 percent of the 1.5 acre site (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. The dunes are an active geomorphological feature and the native plants are adapted to this, so that where the plants are found one year may not be where they will be found in subsequent years. Because of this, any increase in the coverage of the structure could further restrict the opportunities for native plant regeneration and spread. The addition on the northwest side of the house would place development closer to several of the site's native pine trees, which would be removed.

Under Coastal Act Section 30240, the Commission has a duty to protect coastal resources to the maximum extent consistent with the Constitutional requirement to allow some economic use on a parcel. Under Coastal Act Section 30010, the Commission is not authorized "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." Here, a Commission action will not result in a taking of private property because the applicant already has an economic use approved for the site. That being the case, the Commission then has a duty to protect the environmentally sensitive habitat to the maximum extent. This can be accomplished only by denying the amendment request.

4. Applicable LUP Policies

The following LUP Policies are pertinent, although only advisory, to this amendment application:



3.4.4.1. All new development in the Asilomar Dunes area shall be controlled as necessary to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants.

3.4.5.2. Maximum aggregate lot coverage for new development shall be 15% of the total lot area. . . .

5. Amendment Analysis under the LUP

To address the question of providing for a reasonable economic use of property in the Asilomar Dunes, the Commission in 1988 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 that requires 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. Staff notes that none of the Commission-approved houses in the Asilomar Dunes are at the maximum of 15 percent (see Exhibit 12 Table2).

This is the basis for the Commission's series of decisions (and LUP policies) which retain 85% or more of each lot in an undeveloped condition (with all but 5% of this as dedicated open space), with an on-going obligation to restore and maintain the habitat values on the property. However, the 15% rule is not based on a particular biological threshold, but has been used as guidance on what constitutes a reasonable maximum site coverage for lots over one acre in size. That is, based on practical experience over the years, we have seen that this criterion yields applications for houses in the 3,000 to 5,400 square foot coverage range. At two stories, this could, depending on architectural design, provide up to 6,000-10,800 square foot of floor area in the residence.

It is important to recognize that there is no absolute obligation or necessity to allow a full 15% of the site to be covered. The LUP is advisory only and it may be that 15 percent is an appropriate maximum on smaller lots but not on larger lots. The subject lot is, at 1.5 acres, one of the largest lots in the Asilomar Dunes. In fact, of the 90+ lots in the Asilomar Dunes, only two are larger than the subject lot. Even at the already approved 12.3 percent lot coverage, the approved house would have approximately 3500 square feet of habitable floor area – not a small house – and cover 4082 square feet in an environmentally sensitive habitat area. Here, the applicant is proposing an increase in the maximum allowable square foot coverage of the house footprint allowed by Coastal Development Permit 3-93-064 from 4082 square feet to a maximum of 5400 square feet. The resulting house would have approximately 5400 square feet of habitable floor area.

In fact a reduced amount of site coverage would better conform the project to LUP policies. Given the fact that the sand and native plant seeds can and are moved about by the wind and animals, any increase in the house footprint would preclude native plant propagation in those areas proposed for additional coverage. Furthermore, the applicant already has an approved economic use for the site. The proposed amendment is not consistent with the LUP in that there is already an approved



project, the increase in footprint would further limit the area of future potential native plant habitat, and there is no valid reason or requirement to allow an increase in the size of the approved house. Finally, even if there were a compelling reason in the LUP to allow an increase in the size of the house, the LUP is advisory only. The standard of review is the Coastal Act. Therefore, the amendment request is denied.

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. Although other existing houses are visible from Asilomar Avenue, this would be the largest one and even if partially screened by existing pines along Asilomar Avenue would appear very large. This is partly due to the elevated location of the approved house on the dune slope. With the proposed addition, the house could be visible from Pico Avenue. A small portion of the addition would be visible from La Calle Corte, off of Pico Avenue. 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. However, the proposed amendment would allow an increase in the impact on visual



resources of the neighborhood. The Commission has already approved a house for this site that would be less visible than the proposed project. The proposed amendment is inconsistent with Coastal Act Section 30251 because it would further alter a natural landform (additional grading of the dune needed for the additions) and increase the project's visibility and is therefore denied.

D. LCP Completion

Although the project would not undermine the currently certified LUP's 15 percent maximum site coverage standard for the Asilomar Dunes, expansion of the approved house to near the maximum allowed coverage could prejudice the adoption of a different standard as the City works towards completing its LCP. The 15 percent maximum is just that, a maximum, not an entitlement. Here, the applicant already has an approval for a house on the site. There is no reason to approve an expansion of the approved house, but there is reason to deny the proposed increase, for the reasons previously discussed. Further, on March 29, 2000, the City made available to the public and Commission staff a draft Implementation Plan (IP). Commission staff has consulted with City staff about reviewing sections of the LUP, which was certified in 1988, for possible amendment, including the section dealing with the Asilomar Dunes, to better protect the dune habitat and scenic views. City staff has indicated an interest in such review and potential amendment. It is anticipated that the proposed new IP and possible LUP changes will be submitted by the City this summer. Therefore, the Commission denies the proposed permit amendment because if approved it may prejudice the completion of the LCP.

E. 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 has as yet been satisfied. These conditions still must be satisfied prior to issuance of the permit.

F. 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. Here there is a feasible alternative to the proposed increase



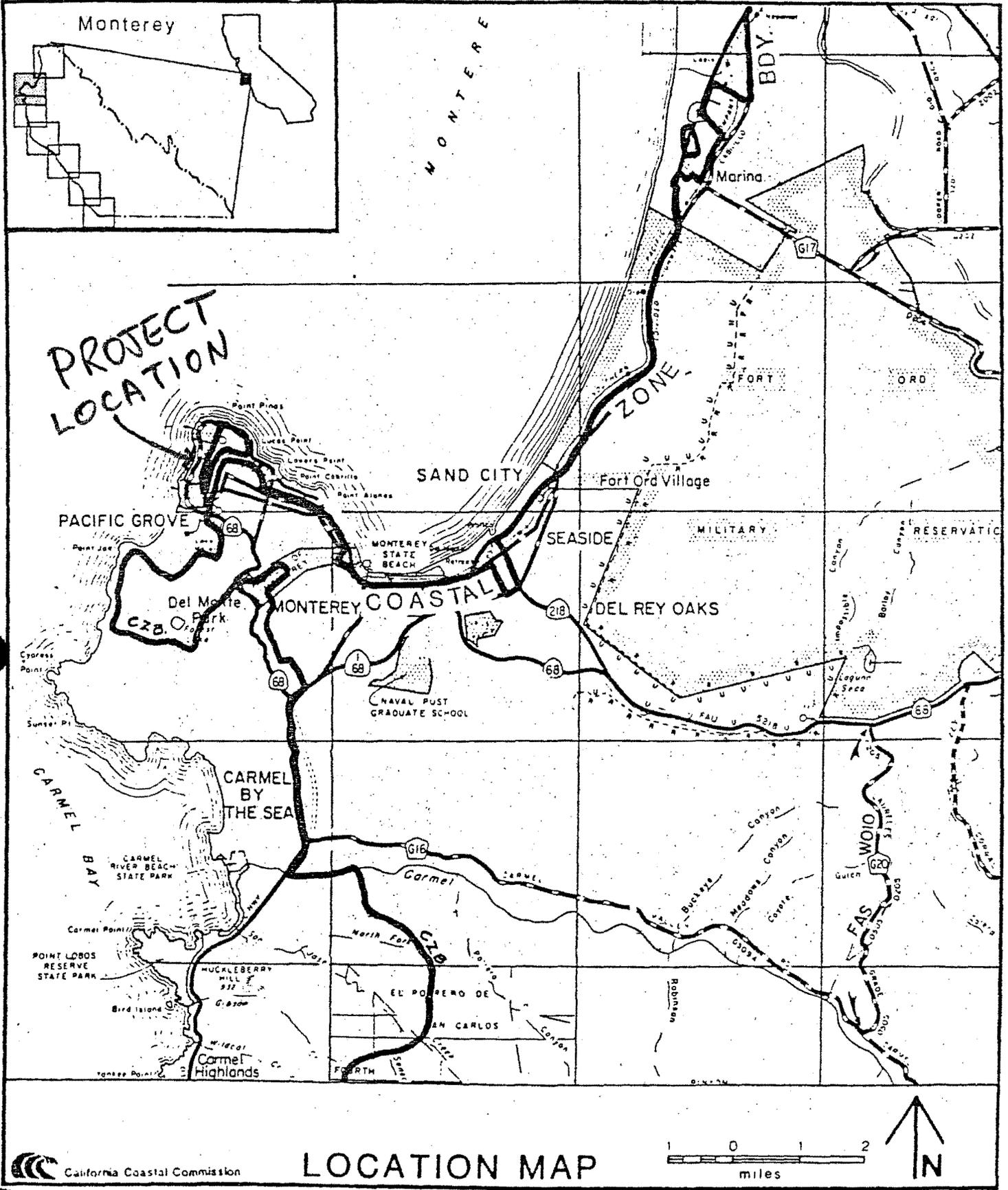
3-93-064-A1

Youssef

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in the size of the approved house and that is the previously approved project. The Commission finds that the proposed amendment would allow a development that may have an adverse effect on the environment in and of itself and could prejudice the City's completion of the LCP, with further adverse environmental consequences, and that the applicant already has approval for a house on the site, and that only by denying the requested amendment can the Commission find that there will not be any significant adverse effects on the environment within the meaning of CEQA.





Monterey

MONTEREY

BDY.

PROJECT
LOCATION

SAND CITY

Fort Ord Village

PACIFIC GROVE

SEASIDE

MILITARY

ORD

Del Monte Park

MONTEREY COASTAL

DEL REY OAKS

CARMEL BAY

CARMEL BY THE SEA

Carmel

POINT LOBOS RESERVE STATE PARK

Bird Islands

MUCKLEBERRY HILL

EL PORERO DE SAN CARLOS

California Coastal Commission

LOCATION MAP



County of Monterey

EXHIBIT 1

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OCEAN

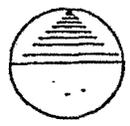
MONTEREY BAY

Point Pinos

Lucas Point

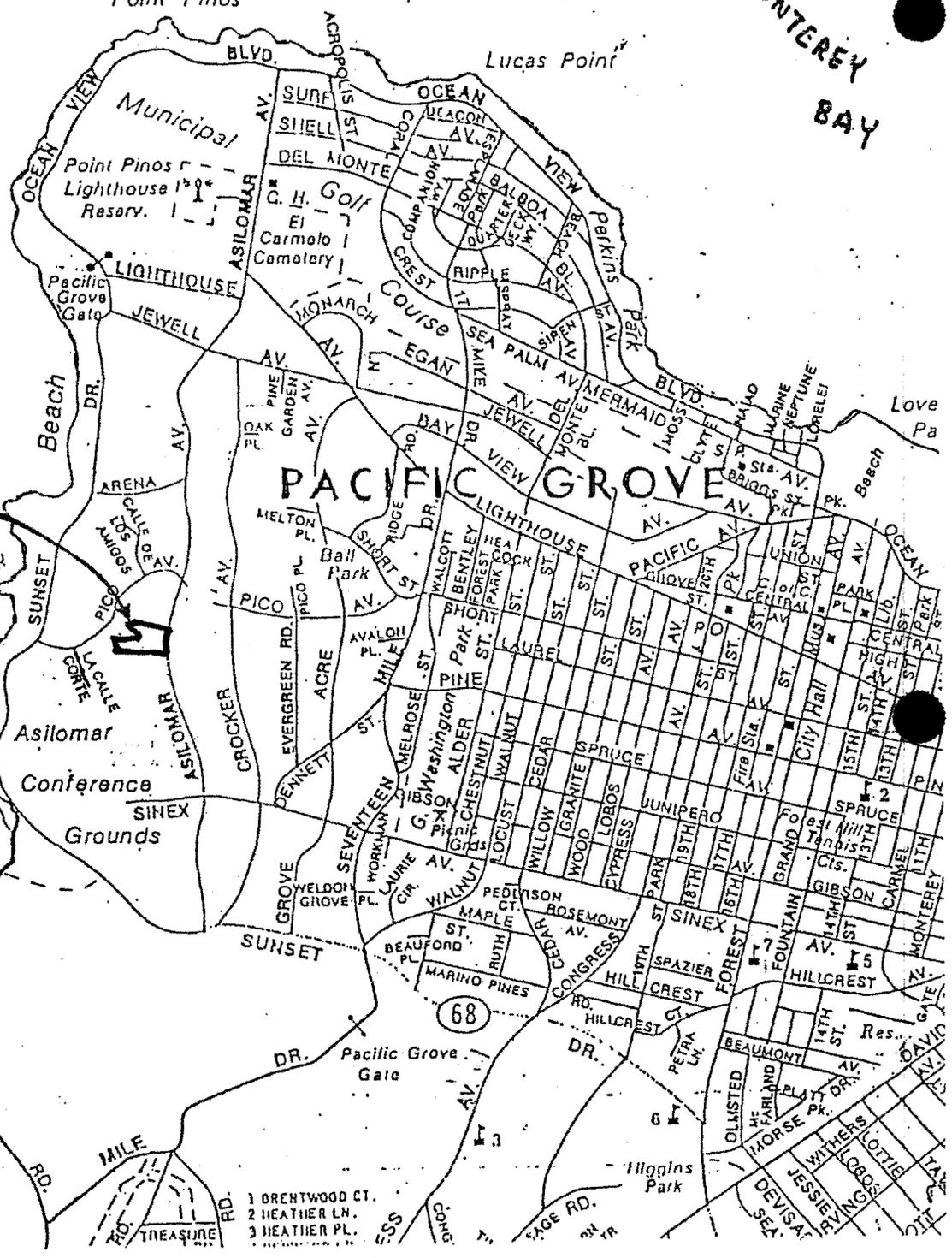
PROJECT LOCATION

PACIFIC



NORTH

Spanish Bay
Moss Beach
Asilomar



- 1 BRENTWOOD CT.
- 2 HEATHER LN.
- 3 HEATHER PL.

EXHIBIT 2

3-93-064-A1

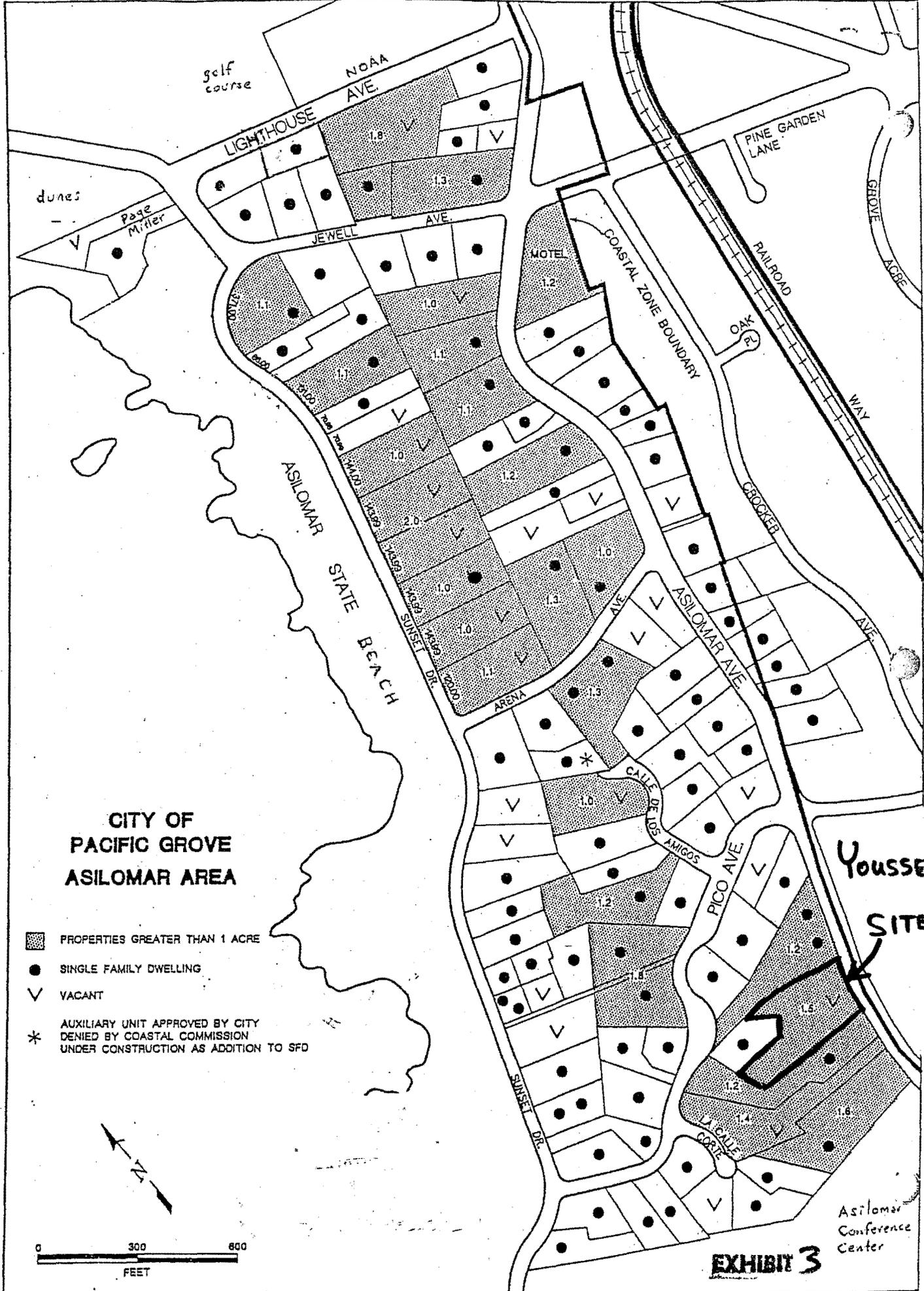
**CITY OF
PACIFIC GROVE
ASILOMAR AREA**

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



EXHIBIT 3

3-93-064-A1



**YOUSSEF
SITE**

Asilomar
Conference
Center



Asilomar

Avenue

SITE

Pico

Avenue

Sunset

Drive

← 2

EXHIBIT 4

3-93-064-A1

RIDGE NETTING



VIEW FROM LA CALLE CORTE

3-93-064-A1
5

PROPOSED RESIDENCE

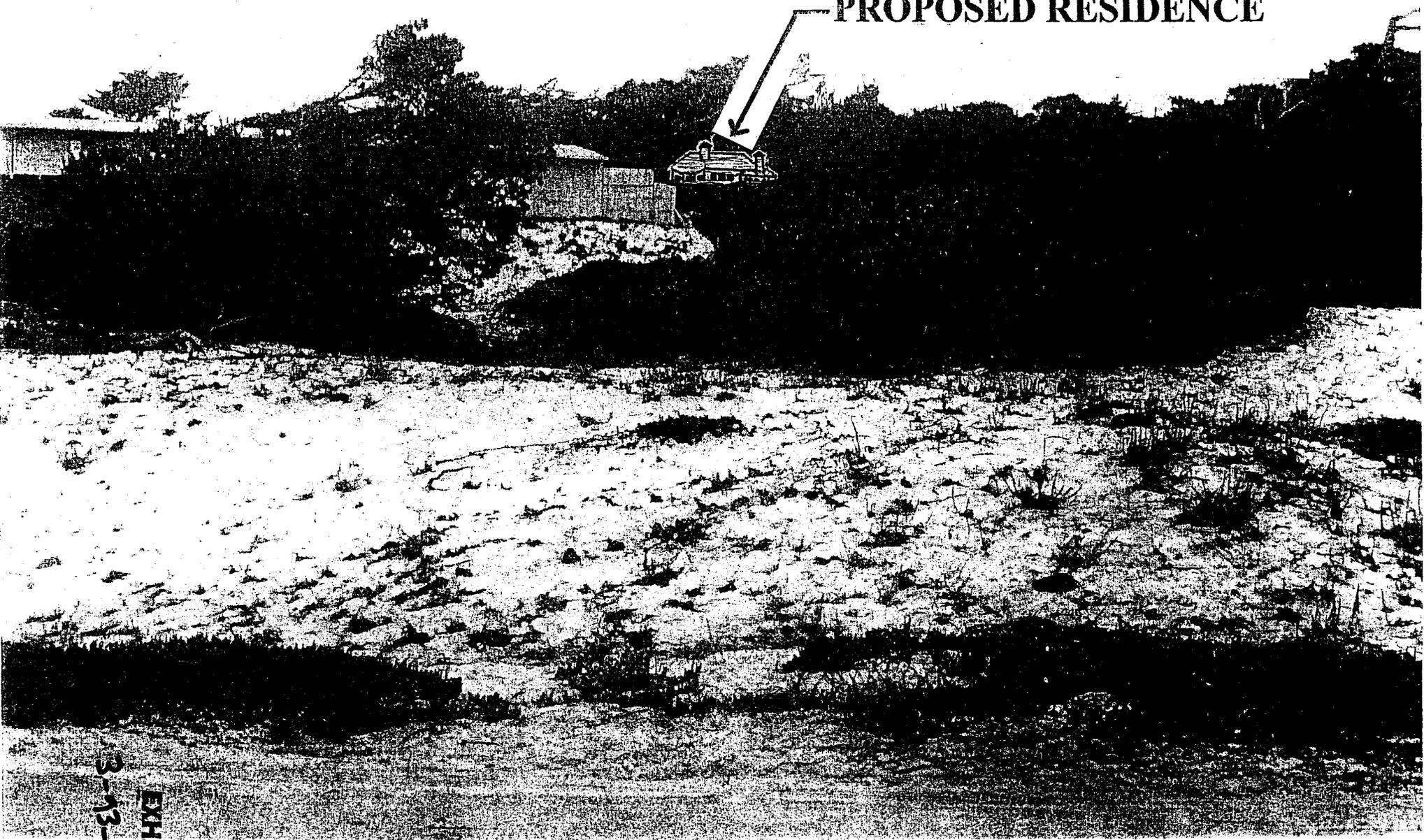
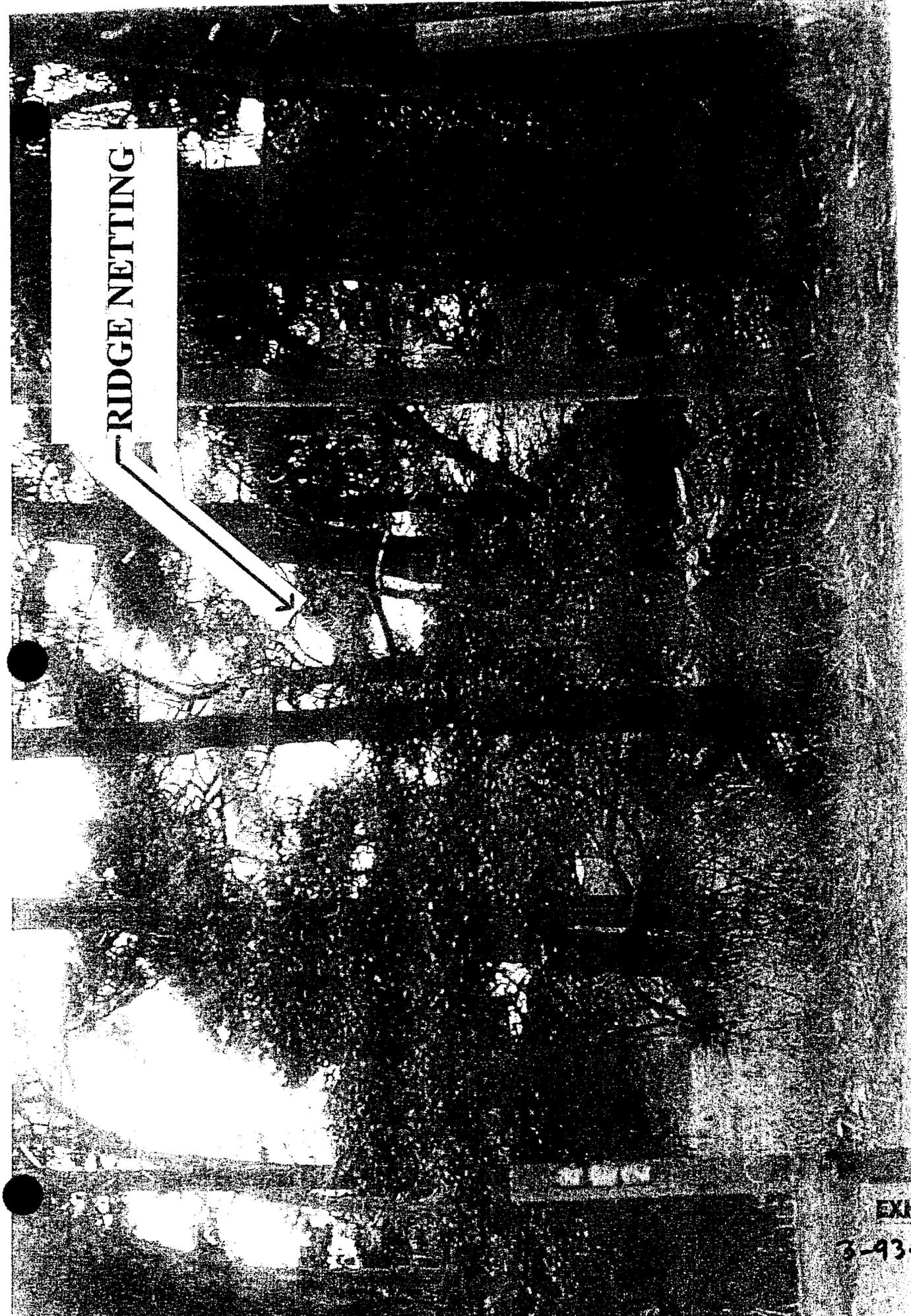


EXHIBIT 5
3-93-064-A 1

PHOTO MONTAGE FROM LA CALLE CORTE



RIDGE NETTING

VIEW FROM ASILOMAR BLVD.

EXHIBIT 5 3

3-93-064-A1

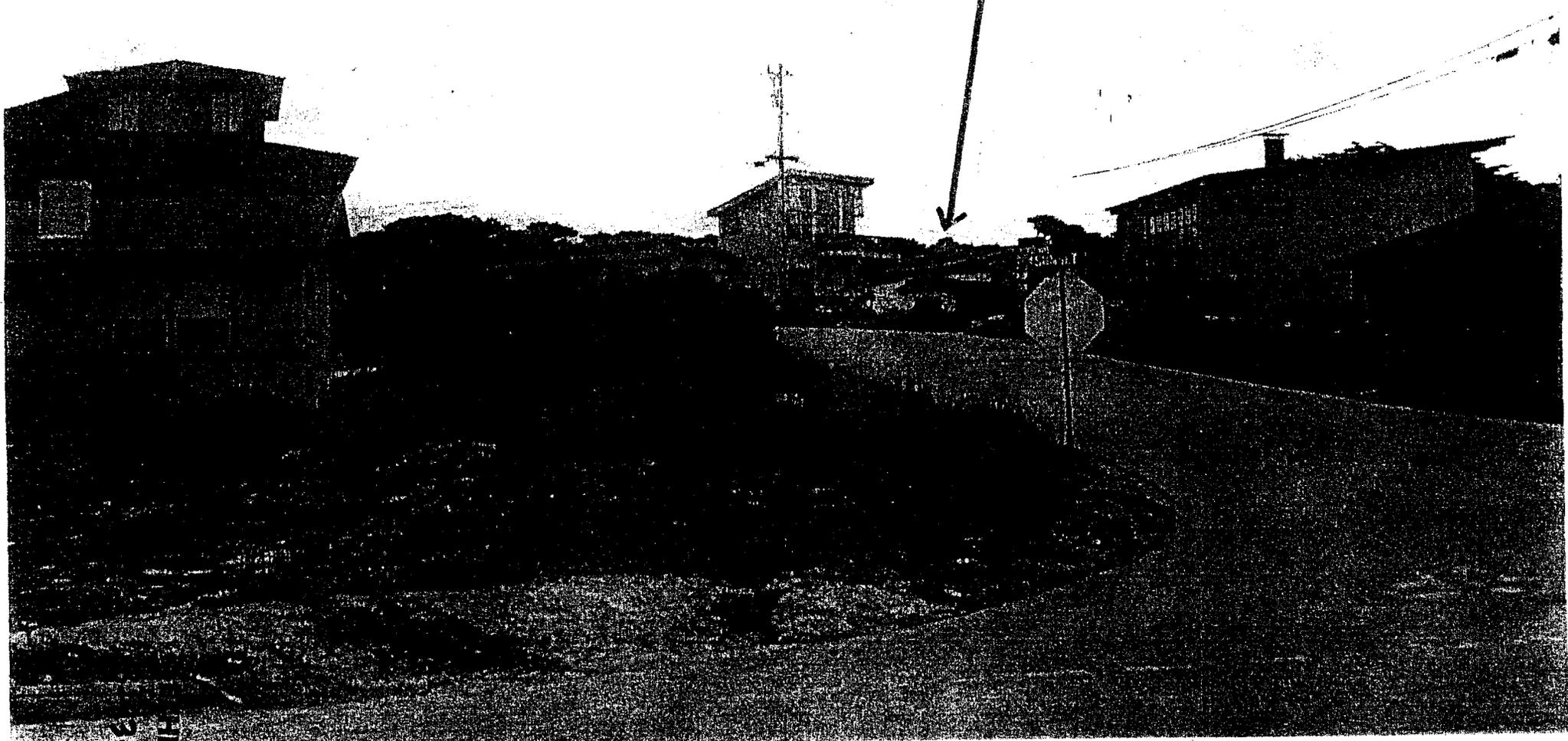
PROPOSED RESIDENCE

PHOTO MONTAGE FROM ASILOMAR BLVD.

EXHIBIT 5

93-064-A1

**RIDGE NETTING
IS NOT VISIBLE**



**FIBT 5
3-064-A 1**

VIEW FROM PICO & SUNSET

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

NEW GROUND LINE TO
HOOK UP TO EXISTING
MAIN LINE APPROX.
150' TO THE NORTH
(12" x 30" TRENCH)

12" x 30" TRENCH
FOR SEWER
SERVICE

12" x 30" TRENCH
FOR ELECT. & CABLE
& TELEPHONE
SERVICES

EXISTING GAS MAIN WATER
TRENCH

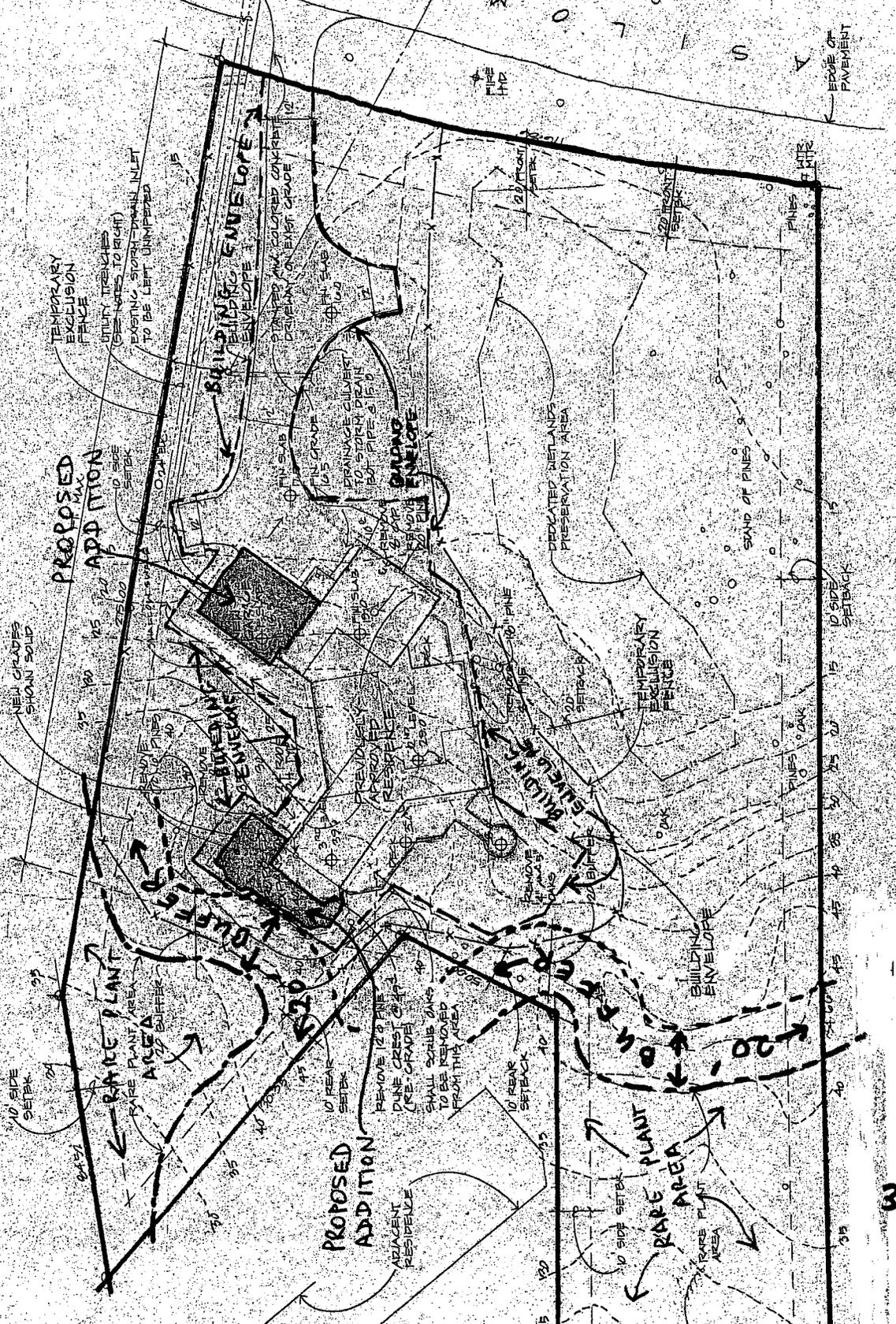
12" x 30" TRENCH
FOR NEW GAS MAIN
WATER SERVICE

STORM DRAIN
INLET

STORM DRAIN
INLET

NOTE PATCH ALL
EXISTING ASPHALT
IN STREET PER
CITY ENGINEERING
STANDARDS

NOTE:
BUILDING TO BE PROVIDED
WITH A 1/2" FIRE SPRINKLER
SYSTEM



SITE PLAN & GRADING PLAN

1/1/20

NOTE: INCLUDES UTILITY EXTENSIONS

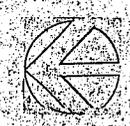


EXHIBIT 7
3-93-064-A1

PREVIOUSLY APPROVED DESIGN

PREVIOUSLY - APPROVED RESIDENCE

PREVIOUSLY-APPROVED DESIGN: SHOWN DOTTED

DUNE CREST (EXIST. GRADE) @ 491

CMR, FIN. FR. @ 41 1/2

MASTER BEDROOM EXPANSION

GARAGE EXPANSION

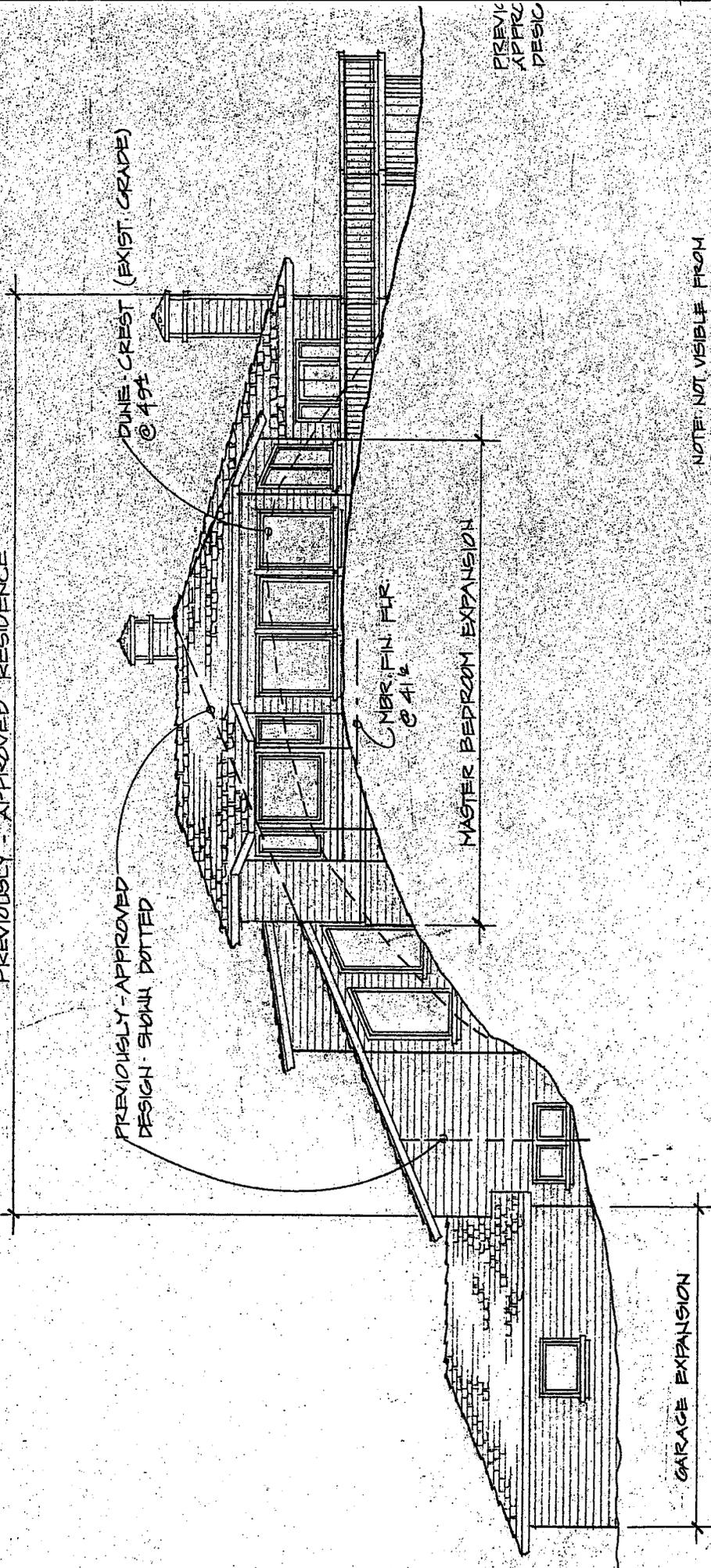
NOTE: NOT VISIBLE FROM SUNSET DRIVE DUE TO TREE CANOPIES

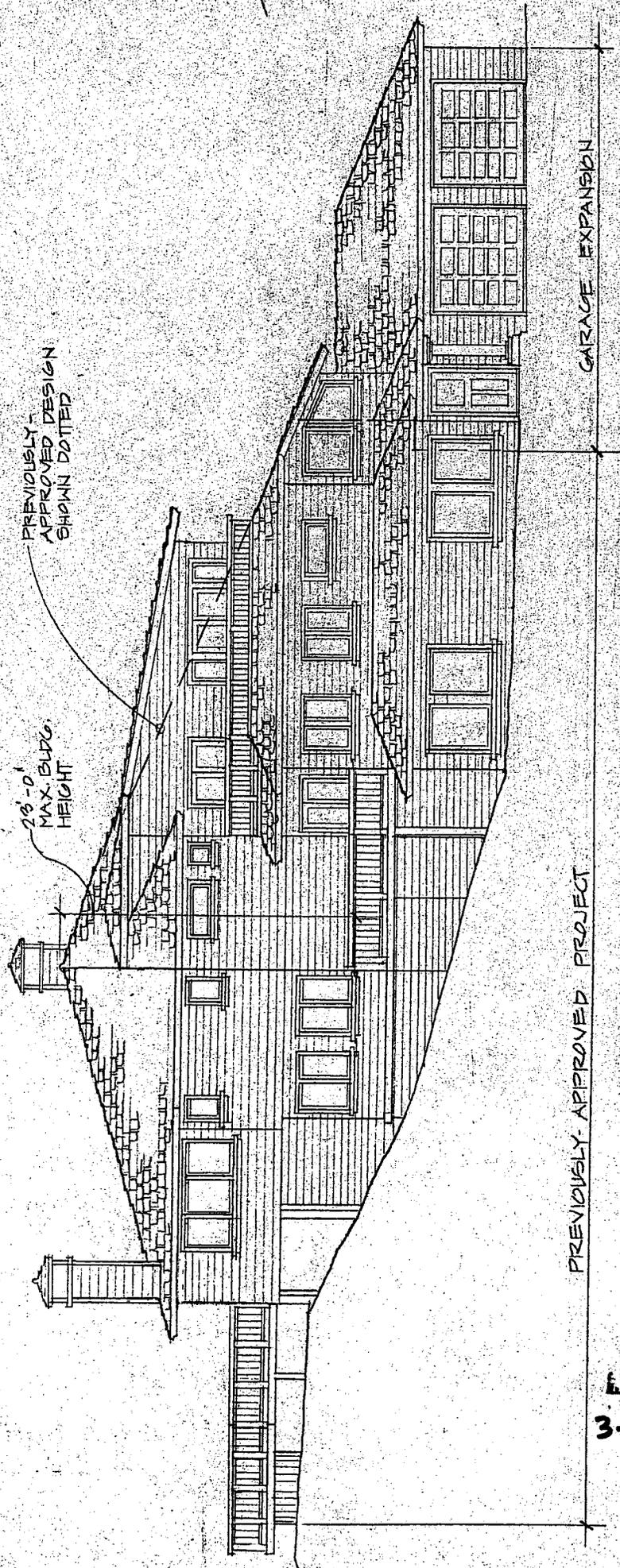
NORTH ELEVATION

1/8"=1'-0"

EXHIBIT B

3-93-064-A1





PREVIOUSLY APPROVED DESIGN SHOWN DOTTED

28'-0" MAX. BLDG. HEIGHT

PREVIOUSLY APPROVED PROJECT

GARAGE EXPANSION

SOUTHELEVATION

1/8"=1'-0"

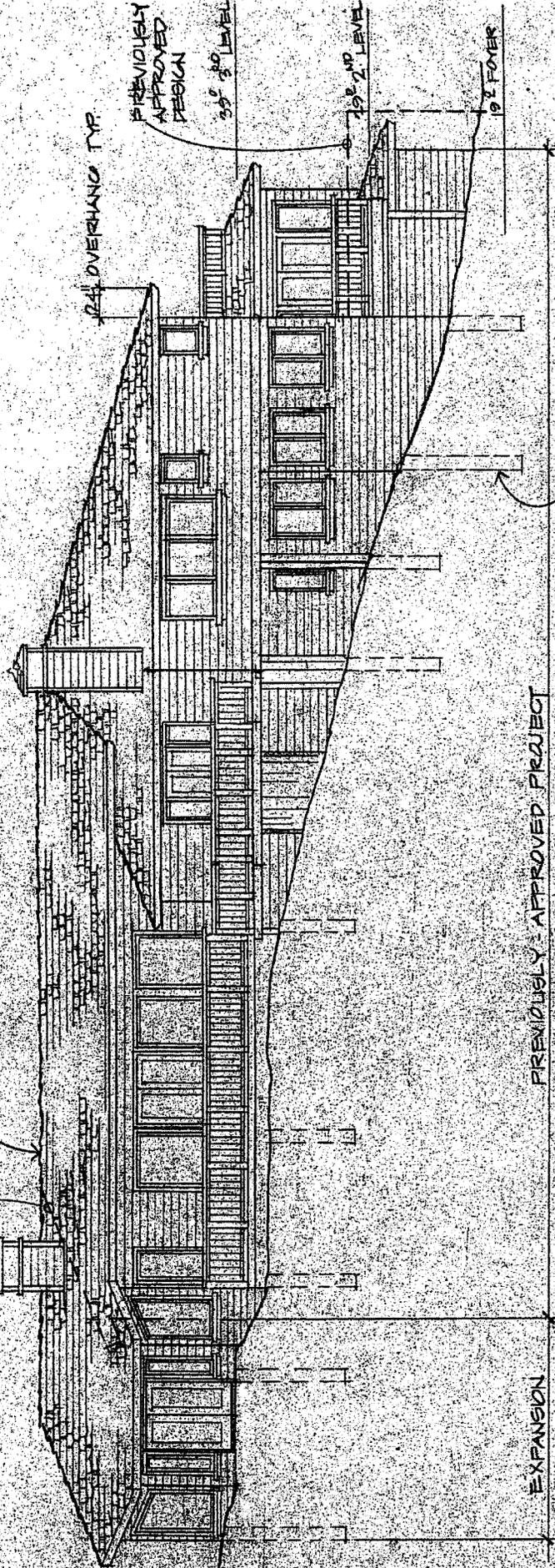
EXHIBIT B₂
3-93-064-A1

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

5'¹² TYP

PREVIOUSLY
 APPROVED
 DESIGN

TOP OF RIDGE @ ROOF
 55.0



PREVIOUSLY
 APPROVED
 DESIGN

39' 0" LEVEL

19' 2" LEVEL

19' 1" FLOOR

NOTE:
 CONCRETE PIER AND GRADE BEAM
 FOUNDATION SYSTEM

PREVIOUSLY APPROVED PROJECT

EXPANSION

WEST ELEVATION

175-110

EXHIBIT B 3
 3-93-064-A1

PREVIOUSLY APPROVED PROJECT

PROVIDE SUBSTANTIALLY
CONSTRUCTED SPARK
ARRESTOR 14" 1/2"
GALV. MESH.

CEDAR SHINGLES (FIRE-RATED)
ALTERNATE: CAL SHAKE (CEMENT-PRICE)

PREVIOUSLY
APPROVED
DESIGN

2'-0" MIN.

1/4" MARK #1

3/8" GALV

2'-0" MIN

1/2" MARK

EXPANSION

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

VINYL-CLAD WOOD WINDOWS
BRONZED ANODIZED FINISH

GARAGE EXPANSION

EAST ELEVATION

1/8" = 1'-0"

PREVIOUSLY
APPROVED
DESIGN

EXHIBIT B 4

3-93-064-A1

ATTACHMENT 1 1-12-80 REVISED PLAN

NEW LINES SHOWN SOLID.

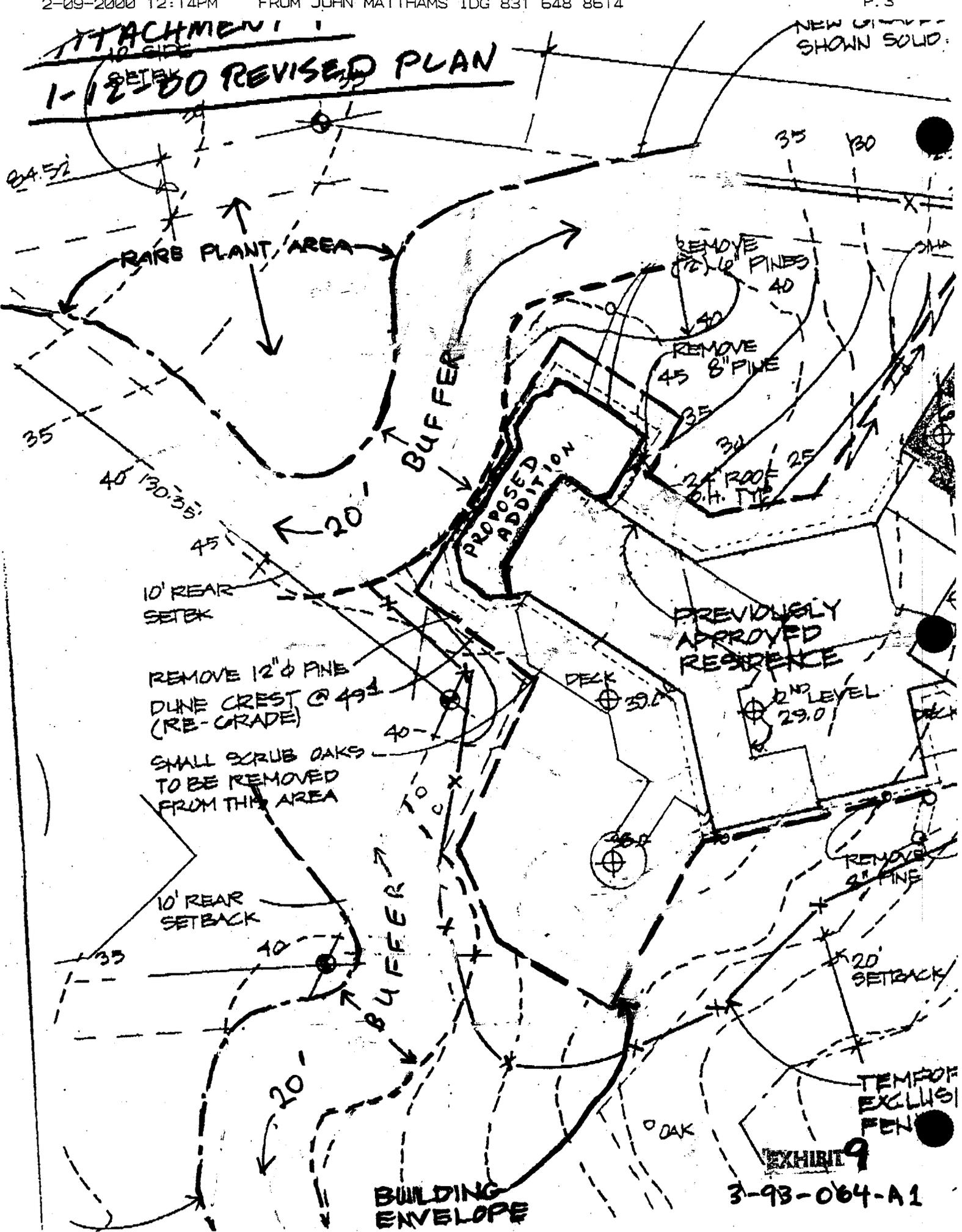


EXHIBIT 9

3-93-064-A1

RARE PLANT AREAS AND FOREST-FRONT ZONE

PICO AVENUE

RARE PLANT AREA
(Tidestrom's lupine and Monterey spi)

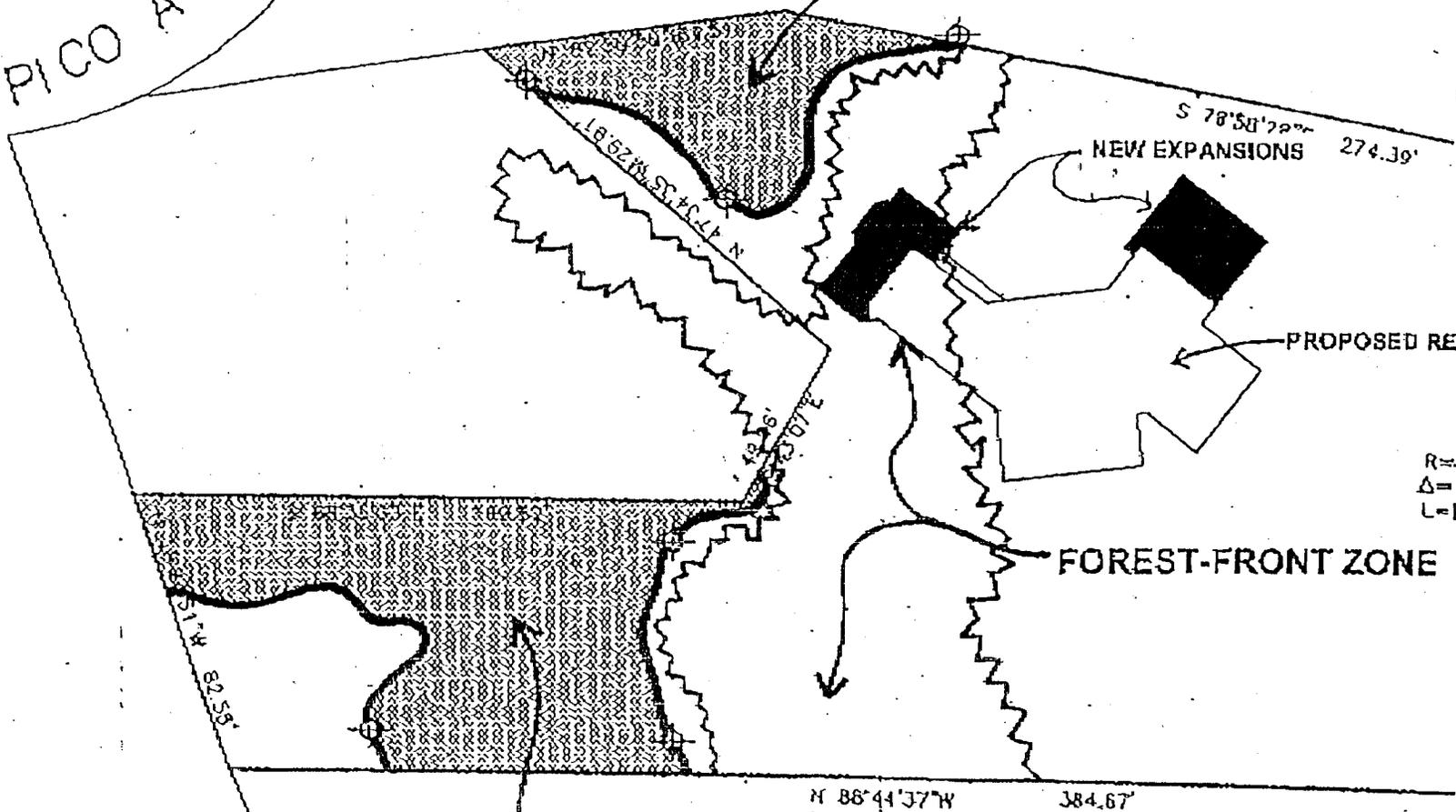


EXHIBIT 10

3-93-064-A1

R=
Δ=
L=

FOREST-FRONT ZONE

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



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

Rare
Su

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
<hr/>		
TOTAL HABITABLE:	3,554	5,402
<hr/>		
Garage:	528	580
<hr/>		
TOTAL FLOOR AREA:	4,082	5,982

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

Lot Coverage

Original Approved Project

Proposed Expanded Project

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

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

Building Envelope

(Per Cal. Cstl. Comm.)

Original Approved Project

Proposed Expanded Project

House Decks & Buffer	6,984	6,632
Driveway	2,824	3,176
<hr/>		
TOTAL	9,808	9,808
		(15.0%)

Grading

Original Approved Project

Proposed Expanded Project

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

3-93-064-12

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	D1
									A-H	
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

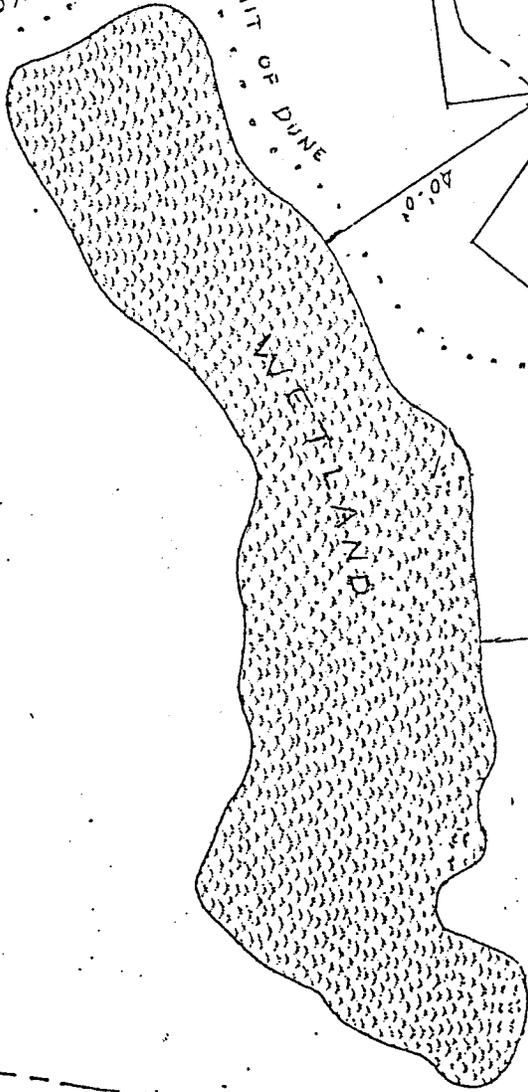
EXHIBIT 12 2
3-93-064-A1

BOUNDARY

APPROX. DUNE CREST

APPROX. INLAND LIMIT OF DUNE

PINE FOREST



APPROX. BUILDING ENVELOPE*

- * Assuming:
- 40' wetland buffer
 - 15' cantilever over dune
 - no dune excavation
 - front & sideyard setback variances

Asilomar

Ave.

EXHIBIT 13

3-93-064-A1

EXHIBIT NO.
APPLICATION NO. 3-91-24 KENEDY
ESTIMATED BUILDING ENVELOPE
California Coastal Commission

2A

