

CALIFORNIA COASTAL COMMISSION

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COASTAL DEVELOPMENT PERMIT APPLICATION

Application number 3-01-084, 2000 Sunset Drive Self-Storage Facility

Applicant RJC Properties, Attn: Jeffrey Cohen; Helen Fife Trust, Attn: John Steinke

Project location 2000 Sunset Drive, Pacific Grove (Monterey County); APN 007-091-011

Project description Construction of two, one-story buildings and one, two-story building for self-storage facility with an operations office on 2 acre site. Total structural coverage of 36,510 sq. ft. (41.8%). Additional on-site improvements of parking spaces, driving aisles, fencing, gates, drainage system, and landscaping.

Local approval Final Architectural Review Board approval (AA 2853-01) granted 8/28/01, City of Pacific Grove Use Permit 2682-01 approved 7/19/01; CEQA Negative Declaration granted by City of Pacific Grove Planning Commission 7/19/01

File documents Coastal Development Permit files 3-01-084 and 3-93-055; Coastal Development Violation file V-3-99-059; City of Pacific Grove Certified Land Use Plan; Mitigation Monitoring Program by City of Pacific Grove (adopted 7/19/01); City of Pacific Grove Resolution 01-65 and Use Permit 2682-01 approved 7/19/01.

Staff recommendation... **Approval with Conditions**

Summary: The applicants propose to construct three new buildings on a 2-acre (87,378 square feet) site zoned Industrial within the City of Pacific Grove, to be used for a self-storage facility. In order to accomplish this, the applicants propose to: 1) demolish the existing mill building, various storage sheds/accessory buildings, and other on-site improvements; 2) construct three new buildings on the site (with a total gross floor area of 59,850 square feet) to house approximately 452 self storage units of varying sizes and operational office space; and 3) make additional improvements to the site including paved parking spaces and driving aisles, fencing, gates, drainage system and landscaping.

The proposed project will retain two existing two-story buildings, located along the eastern property boundary, which currently house commercial office space and manufacturing operations. New buildings proposed include two one-story buildings, Buildings A and B, to be constructed along the north- and southwestern property boundaries, respectively, and a two-story building, Building C, to be constructed



California Coastal Commission
November 2001 Meeting in Los Angeles

Staff: K. Cuffe Approved by: *K. C. 10/25/01*

in the center of the site (replacing the old mill building). The total site coverage of the new buildings would be 36,510 square feet. With 4,900 square feet of retained structural coverage, the total structural coverage on site will be 41,410 square feet (or approximately 47 percent total lot coverage).

The subject parcel is an interior lot located south of and fronting Sunset Drive, just east of the Sunset Drive-Crocker Avenue intersection (Exhibits A-C). The two-acre parcel is bounded by four property line segments, but is generally triangular in shape except where the northern corner is cut off along Sunset Drive. The parcel is located in the Commercial Land Use area and is zoned Industrial (Exhibit D). Surrounding land uses include residential, open space recreational, open space institutional (Asilomar Conference Grounds), commercial (manufacturing/industrial), and visitor accommodation. Recreational uses nearby include the recreational bike trail along Sunset Drive, the pedestrian trail linking Pacific Grove to Spanish Bay along the southern boundary of the parcel, and the Asilomar Conference Grounds and Asilomar State Beach located north and west of the site.

There are no biological resources on site due to previous use of the lot for industrial/manufacturing and storage. (Exhibit E) The parcel is not located in an archeologically sensitive area and is not located in an area that would block coastal views or shoreline access (Exhibits F & G). As designed and conditioned herein, the proposed project will not have any significant adverse impact on any coastal resources, and is consistent with Coastal Act policies protecting coastal resources.

Therefore, as conditioned, Staff recommends approval.

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IV. Exhibits

- A. Regional Location Map
- B. Project Vicinity Map
- C. Assessors Parcel Map
- D. Pacific Grove Coastal Zone Land Use Plan
- E. Pacific Grove Land Habitat Sensitivity Map
- F. Pacific Grove Archaeological Sensitivity Map
- G. Pacific Grove Shoreline Access Map
- H. Project Site Plan and Elevations
- I. Site Photos
- J. Previous Coastal Development Permit 3-93-055
- K. Planning Commission Resolution No. 01-65 - Approved Mitigated Negative Declaration with Mitigation Monitoring Program and Use Permit 2682-01

I. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development subject to the standard and special conditions below.

Motion. I move that the Commission approve Coastal Development Permit Number 3-01-084 pursuant to the staff recommendation.



Staff Recommendation of Approval. Staff recommends a **YES** vote. Passage of this motion will result in approval of the coastal development permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve a Coastal Development Permit. The Commission hereby approves the coastal development permit on the ground that the development as conditioned, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the coastal development permit complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment; or (2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse effects of the amended development on the environment.

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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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. **Final Drainage Plans.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee shall submit Final Grading and Drainage Plans for the Executive Director's review and approval. The plans shall show that all slopes grade toward the catch basin located at the western corner of the property and shall provide for the installation of an engineered filtration mechanism onsite, specifically designed to remove vehicular contaminants and other typical urban runoff pollutants before leaving the site via the storm drain which discharges into Mejella slough and ultimately into the Monterey Bay. The Final Grading and Drainage Plan shall account for the following:
 - a. The drainage system shall be designed to filter and/or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event prior to its discharge to the Monterey Bay. The drainage system and its individual components (such as drop inlets and filtration mechanisms) shall be sized according to the specifications identified in the current edition of the California Storm Water Best Management Practice Municipal Handbook (California Storm Water Management Task Force) available at the time of construction;
 - b. All vehicular traffic and parking areas shall be swept and/or vacuumed at regular intervals and at least once prior to the first storm event of the year, or no later than November 15th. Any oily spots shall be cleaned with appropriate absorbent materials. All debris, trash and soiled absorbent materials shall be disposed of in a proper manner. If wet cleanup of any of these areas is absolutely necessary, all debris shall first be removed by sweeping and/or vacuuming, all storm drains inlets shall be sealed, and wash water pumped to a holding tank to be disposed of properly and/or into a sanitary sewer system.
 - c. All drainage system elements shall be permanently operated and maintained. At a minimum:
 1. All storm drain inlets, traps/separators, and/or filters shall be inspected to determine if they need to be cleaned out or repaired at the following minimum frequencies: (1) prior to November 15th each year; and (2) prior to May 15th each year. Clean-out and repairs (if necessary) shall be done as part of these inspections. At a minimum, all traps/separators and/or filters must be cleaned prior to the onset of the first storm event, no later than November 15th of each year;
 2. Debris and other water pollutants removed from filter device(s) during clean-out shall be contained and disposed of in a proper manner; and
 3. A log of all inspection, maintenance and clean out activities shall be maintained by the property owner and shall be available for review upon request of the Executive Director.
2. **Additional Development.** Any intensification of use or additional development beyond that approved by this permit shall require either an amendment to this coastal development permit or a separate coastal development permit, following Executive Director's review of proposed changes.



3. **Geotechnical Review.** A previous geotechnical investigation report, with recommendations regarding earthwork, foundation, slab and grade construction was previously prepared for the site by M. Jacobs & Associates. While the proposed use of the site is somewhat similar, new structures are proposed. Therefore, the geotechnical investigation prepared previously should be reviewed and recommendations reevaluated and updated where necessary in light of the current proposal. An updated report shall be submitted for Executive Director review and approval prior to construction. Additionally, final drainage plans shall be reviewed by the geotechnical engineer to ensure compliance with recommendations contained in the geotechnical report.
4. **Archaeological Mitigation.** Should archaeological resources be discovered at the project site during any phase of construction, the permittee shall stop work until a mitigation plan, prepared by a qualified professional archaeologist and using accepted scientific techniques, is completed and implemented. Prior to implementation, the mitigation plan shall be submitted for review and approval by the State Historical Preservation Office and for review and approval by the Executive Director of the Commission. The plan shall provide for reasonable mitigation of the archaeological impacts resulting from the development of the site, and shall be fully implemented. A report verifying compliance with this condition shall be submitted to the Executive Director for review and approval, upon completion of the approved mitigation.
5. **Incorporation of City's Conditions and Mitigation Requirements.** Resolution 01-65, approved by the City Planning Commission July 19th 2001 includes approval of the Mitigated Negative Declaration prepared for the proposed project, with specific mitigation measures, and Use Permit 2682-01 with specific conditions of approval for the proposed self-storage facility (Exhibit K). All mitigation and monitoring requirements and conditions of approval established by Use Permit 2682-01 are hereby incorporated as conditions of this permit.

Any revision or amendment of these adopted conditions and mitigation measures or the project plans as approved pursuant to the City's architectural review procedures shall not be effective until reviewed by the Executive Director for determination of materiality, and if found material, approved by the Commission as an amendment to this coastal development permit.

III. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Project Description

1. Project Location

The subject parcel is an interior lot located south of and fronting Sunset Drive, just east of the Sunset Drive-Crocker Avenue intersection (Exhibits A-C). The two-acre parcel is bounded by four property



line segments, but is generally triangular in shape except where the northern corner is cut off along Sunset Drive. A public bicycle lane is located along Sunset Drive immediately north of the northern property boundary (which is about 125 feet in length). The Russell Service Center borders the eastern property boundary (approximately 463 feet in length), the Spanish Bay property abuts the southwestern property boundary (approximately 350 feet in length), and an existing pedestrian path that connects Pacific Grove and Spanish Bay abuts the northwestern property boundary (approximately 245 feet in length). The Beachcomber Motel and Fishwife Restaurant are located west of the pedestrian trail. Drainage ditches lie just outside the parcel along both the north- and southwestern property boundaries. The site slopes from the northeast corner to the southwest corner where the two drainage ditches meet, with an overall drop in grade of approximately 11 feet.

The parcel is located in the Commercial Land Use area and is zoned Industrial (Exhibit D). Surrounding land uses include residential, open space recreational, commercial/industrial and visitor accommodation land uses. Nearby commercial uses include the Russell Service Center and City of Pacific Grove Department of Public Works maintenance yard east of the site and a hardware store across and on the north side of Sunset Drive. Recreational uses nearby include the recreational bike trail along Sunset Drive, the pedestrian trail linking Pacific Grove to Spanish Bay along the southern boundary of the parcel, and the Asilomar Conference Grounds and Asilomar State Beach located north and west of the site.

There are no biological resources on site due to previous use of the lot for industrial/manufacturing and storage (Exhibit E). The parcel is not located in an archeologically sensitive area and is not located in an area that would block coastal views or shoreline access (Exhibits F & G).

2. Project Description

The Applicants propose to: 1) demolish the existing mill building, various storage sheds/accessory buildings, and other on-site improvements; 2) construct three new buildings on the site to house approximately 452 self storage units of varying sizes and operational office space; and 3) make additional improvements to the site including paved parking spaces and driving aisles, fencing, gates, drainage system and landscaping. Site plans are shown in Exhibit H. As shown in Exhibit I, three freestanding buildings and several fenced storage yards currently occupy the site. Total site area is 87,378 square feet (approximately 2 acres). The total existing structural coverage is approximately 18,567 square feet. Additional impervious surfacing (paving) totals 13,363 square feet.

The proposed project will retain two existing two-story buildings, located along the eastern property boundary, which currently house commercial office space and manufacturing operations. Total site coverage of these two buildings is 4,900 square feet. The remaining structures (e.g., mill building, storage sheds/accessory buildings and fenced storage yard areas) will be demolished to make way for the proposed new development. New buildings proposed include two one-story buildings, Buildings A and B, to be constructed along the north- and southwestern property boundaries, respectively, and a two-story building, Building C, to be constructed in the center of the site (replacing the old mill building). The total site coverage of the new buildings would be 36,510 square feet, which in addition to 4,900



square feet of retained structural coverage will yield a total structural coverage of 41,410 square feet (approximately 47 percent total lot coverage).

Building A (8,520 square feet) would include approximately 1,000 square feet of office space for the commercial operation of the site, and approximately 7,520 square feet of space for self-storage units. Building B (4,650 square feet) would consist entirely of self-storage space, as would Building C, which would be two-stories high with a gross floor area of 46,680 square feet (23,340 square feet on each story). Table 1 shows the height, gross floor area and site coverage for each of the retained and proposed new buildings on site.

Table 1. Height, Gross Floor Area and Site Coverage for proposed project.

Building	Stories	Height	Gross Floor Area	Site Coverage
Retained Building 1	2- story		4,900 sf	2,450 sf
Retained Building 2	2-story		4,900 sf	2,450 sf
Total Remaining	-	-	9,800 sf	4,900 sf
Proposed Building A	1-story	25' peak, 22' avg	8,520 sf	8,520 sf
Proposed Building B	1-story	12'	4,650 sf	4,650 sf
Proposed Building C	2-story	22'	46,680 sf	23,340 sf
Total New	-	-	59,850 sf	36,510 sf
Total on Site	-	-	69,650 sf	41,410 sf

Additional improvements to the site include additional paving of parking areas and driving aisles, landscaping, and drainage improvements. Asphaltic-concrete paving will cover approximately 37,468 sf (approximately 43 percent total lot coverage). A total of 23 permanent parking spaces will be provided to accommodate the commercial uses on site (i.e., for commercial and manufacturing uses occupying Buildings 1 and 2. An additional 33 spaces are provided for temporary use by the self-storage facility (eg., while checking in and while loading and unloading adjacent to self-storage units). While driving aisles will enable access to all areas of the site, security gates will be located across the aisles between Buildings A and C and Buildings C and B. The property will be graded (approximately 1,720 cy of cut/fill) so that all runoff drains to a single catch basin and through a grease and oil separator prior to discharge offsite. Finally, the project includes approximately 8,500 square feet (approximately 10 percent total lot coverage) of landscaping, with planting areas located at the north and southern corners of the site, and along the north- and southwestern property boundaries.



The proposed commercial/light industrial use is consistent with the "I" zoning district. The project plans conform to the requirements of the "I" zoning district, and the proposed design, as conditioned by the Architectural Review Board is consistent with the existing commercial/industrial character in this area. The project is not expected to have any issues regarding scenic resources and no sensitive habitat is mapped in this area. The project requires approval of a use permit (Use permit 2682-01 approved 6/21/01) because it proposes new buildings in excess of 25,000 square feet of interior floor space. The proposed self-storage facility use of the site does not require any intensification of water use beyond what was previously allocated to the site. Additionally, the use of drought tolerant plants minimizes water demand on site.

3. Project Background

The subject parcel is presently owned by the Helen Fife Trust. However, the Commission understands that upon approval of the proposed project, the co-applicant RJC Properties, intends to purchase the property and obtain sole assignment of the permit obtained through this current application.

A previous coastal development permit (CDP 3-93-055) was approved for the subject parcel in November 1993, granted to Ms. Helen Fife. This permit was to allow the demolition of the existing "old mill" and storage buildings, the construction of two self-storage buildings with offices, and an industrial and manufacturing building and grading. A copy of the previously adopted staff report is included in Exhibit J. The Commission's records indicate that two of the proposed buildings were constructed (shown as buildings A and B on the 3-93-055 site plans and equivalent to Buildings 1 and 2 on the new plans). However, demolition of the existing mill building and storage buildings/sheds and construction of the third building approved by this earlier permit (shown as building C on the 3-93-055 site plans) was never accomplished. Since that time, Ms Fife's holdings have been put under trusteeship, with Mr. John Steinke as trustee. Commission staff notified the Fife Trust via correspondence dated 11/23/99 that several items still needed to be submitted in order to comply with the conditions of the previous permit. Since no response was received, a notice of potential violation was sent to the Fife trust on January 14, 2000.

Following these efforts to resolve compliance with the conditions of the previous permit, it was determined that RJC Properties was interested in obtaining the property. This current coastal development application is an effort by the Fife Trust and RJC Properties to apply for a new plan for the site which would accomplish the demolition of the older mill building and other storage/accessory buildings on site, allow construction of new buildings on the site, and comply with other previous requirements regarding landscaping, parking, drainage, and public access. The applicant applied and obtained local approval of the proposed project from the City of Pacific Grove (Use Permit 2682-01, dated 7/19/01), and now seeks to obtain Coastal Commission approval of a coastal development permit for the proposed project. The Commission expects that with the implementation of this project and fulfillment of conditions required by this permit, the past condition compliance issues would be resolved. (Please see specific finding for Coastal Act Violation in Section E, below).



B. Standard of Review

The project site is located within the coastal zone, but the City of Pacific Grove does not yet have a certified total LCP. The City's Land Use Plan (LUP) was certified in 1991, but the zoning, or Coastal Implementation Plan (CIP) portion of the LCP has not yet been certified. The City is currently working to complete the CIP with funding provided by a grant from the Coastal Commission. Because the City does not yet have a certified total LCP, the Coastal Commission must issue coastal development permits, with the standard of review being the Coastal Act. The certified LUP may serve as an advisory document to the Commission for specific areas within the Pacific Grove area.

C. Coastal Development Permit Determination

When the City of Pacific Grove completes the implementation portion of its Local Coastal Program (LCP), the LCP will become the standard of review for coastal development permits. In the meanwhile, the standard of review is conformance with the policies of the California Coastal Act. These policies include Section 30231, which protects the quality of coastal waters (e.g., streams, wetlands, estuaries, etc.), Section 30251, which requires protection of scenic and visual resources, and that, among other things, development be visually compatible with the character of surrounding areas; and Section 30244, which requires mitigation measures when development would adversely impact archaeological resources. The proposed project is somewhat similar to that previously approved by the earlier permit (CDP 3-93-055) except that it includes a greater amount of structural coverage and requires less water and sewer capacity than that previously planned on site. Therefore, findings similar to those made for the previous project can also be made for the current proposed development.

1. Land Use/ Development

a. Applicable Land Use/Development Policies

Coastal Act Section 30250(a) states in part, that new commercial or industrial development shall be located within developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively on coastal resources.

b. Land Use/Development Analysis

The Land Use Plan (LUP) for the City of Pacific Grove has been approved by the California and adopted by the City. The LUP shows the land use classification for the subject site as commercial, and the proposed project is consistent with this designation.

Though major public service systems exist for the city of Pacific Grove, some operate near or above capacity. Both water supply and sewer capacity for Monterey Peninsula are especially limited. The Monterey Peninsula Water Management District (MPWMD) is responsible for the allocation of water supply to the different city and county areas of the Monterey Peninsula. The previous project received



approval of a water connection permit from MPWMD, however as only a portion of the project was completed (construction of the two two-story office buildings, Buildings A and B in Exhibit J), a credit of 0.603 acre feet remained. The applicants have received notification that the MPWMD would credit this 0.603 acre feet of water previously allocated to the unfinished portion of the earlier project to the new project currently being proposed on site. This re-credited 0.603 acre feet of water will be used to serve bathroom and irrigation purposes.

C. Land Use/Development Conclusions

The proposed project is consistent with land use classification for the subject site. Additionally, the Commission can find that adequate service capacities are available at this time and that the development will not individually have significant adverse impacts on coastal resources. The proposed development is therefore consistent with Section 30250(a) of the Coastal Act and new development policies of the City's Land Use Plan.

2. Marine Resources

A. Applicable Marine Resources Policies

The coastal Act contains policies that protect water quality and assure that new development does not create or contribute significantly to erosion. The following Coastal Act policies are applicable:

Section 30231: The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30253: New development shall...(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

B. Marine Resources Analysis

A geotechnical investigation was performed by M Jacobs & Associates (8/92) for the earlier proposed development (CDP 3-93-055) which indicated that the site was suitable for the development proposed at that time (which similarly planned for the construction of commercial industrial office space and self-storage units). The geotechnical investigation included recommendations regarding earthwork, foundation, slab and grade construction and drainage. In order to be consistent with Coastal Act Section 30253, and LUP geotechnical hazard and erosion control policies, it is appropriate that a follow up report be conducted to evaluate the recommendations made in light of the new construction proposed.



Because of the topography of the site, excessive runoff from impervious surfaces on site not channeled into the storm drain system will enter Majella Slough and eventually reach the Monterey Bay. These waters can carry sediment and pollutants typically associated with urban runoff. The applicants have proposed grading the site (approximately 1,720 cubic yards of material with equal amounts of cut and fill on site) in order to contour the site and direct drainage to a sediment catch basin and grease/oily water separator system located at the western corner of the site. In order to comply with Coastal Act Section 30231, the project has been conditioned to ensure that the storm water collection system is adequately sized to handle large stormwater runoff events, to implement a cleanup/sweeping program for the driving aisles and parking areas, to provide a permanent drainage system maintenance program, and to prepare final grading and drainage plans for the site.

C. Marine Resources Conclusion

As conditioned to require review and update of the previous geotechnical report prepared for the site, final grading and drainage plans, and additional water quality improvements as described above, the project can be found consistent with Coastal Act Sections 30231 and 30253(2) and LUP water and marine resource policies.

3. Visual Resources

A. Applicable Visual Resource Policies

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be protected and that permitted development be sited and designed to protect views to and along the coast.

The City's LUP also contains policies to protect the visual quality of scenic areas as a resource of public importance.

B. Visual Resources Analysis

The subject site fronts along a commercial portion of Sunset Drive. Much of Sunset Drive is located along the City's oceanfront at the western edge of the City. The subject site is located at the southern end of Sunset Drive, however, after it has turned eastward and inland, and no views of the coast are provided from the site. However, this location is still valued as an entrance to the commercial and residential areas of Pacific Grove and as a gateway to the Pebble Beach area, such that visual aesthetics are still valued in this area. The applicants have designed the project with this in mind. The project design uses using bump-outs and a sloped roof along the northwestern property boundary (abutting the pedestrian path leading to Spanish Bay) to visually breakup the mass of the structure. Landscaping has also been placed in the side setbacks, between the structural bumpouts, and within the interior of the site to further add visual relief to the site (See Elevations and Landscaping plan in Exhibit H). The exterior facades of the buildings that front Sunset Drive and the pedestrian path, from which the public will view the site, will use horizontal siding and stone veneer facings to add variation and depth to the structures;



compositions shingles will be used on the roof. These surfaces will blend in with similar materials used on other buildings in the area.

C. Visual Resources Conclusion

The Commission finds that as designed, the project can be found consistent with Section 30251 of the Coastal Act and LUP scenic resource policies.

4. Public Access

A. Applicable Public Access Policies

Section 30252(4) of the Coastal Act requires that new development shall maintain and enhance public access to the coast by providing adequate parking facilities or providing a substitute means of serving the development with public transportation. Sections 30210-30213 of the Coastal Act require that public access to the coast be protected.

B. Public Access Analysis

The site fronts along Sunset Drive, a broad thoroughfare that runs from Highway 1 to Spanish Bay and Asilomar State Beach. Public access to the beach is available from Sunset Drive where it roughly parallels the shoreline along Asilomar State Beach, several blocks west of the subject site. The City of Pacific Grove has constructed a sidewalk and curb and gutter along the Sunset Drive frontage, and has continued a bicycle path along Sunset Drive adjacent to the site. Public access is also provided from Sunset Drive to the Spanish Bay and the Spanish Bay Resort via the dedicated pedestrian pathway adjacent to the northwestern property boundary.

In order to ensure that commercial use of the site will not impact the public's ability to use public parking in the area and along Sunset Drive, the City's LUP requires that adequate parking spaces shall be provided proportionate to expected use of the site. Use of the site is expected to include industrial offices, manufacturing/assembly, and self-storage space. Land use policies in the City's LUP indicate that one space per 300 square feet of floor area is required for professional offices and commercial developments. However, most commercial development in Pacific Grove is for retail or visitor serving use, and no additional parking requirements are indicated in the LUP for other commercial or industrial uses such as manufacturing/assembly and self-storage as proposed on site. Neither does the City's zoning ordinance note any specific requirements for parking in the industrial zoned district. Parking for the proposed storage use is therefore determined by the Planning Commission and set as a condition of the use permit granted to the project.

The previous permit (CDP 3-93-055) indicated that 23 parking spaces were required for the two buildings constructed along the eastern property boundary. As these two buildings will remain, the 23 parking spaces, will remain and will be relocated on site. The applicants propose 33 additional parking spaces for self-storage use, which would be used temporarily for check-in and loading and unloading. The Planning Commission found that 33 parking spaces is adequate for the proposed use, based on



evaluation of trip generation rates for mini-warehouse use classification conducted as part of the initial study on the project. Furthermore, the use permit granted by the Planning Commission (Exhibit K) limits use of the proposed buildings to a self-storage facility and requires that the 33 parking spaces be provided for the new development on site. The Commission finds that with these 56 parking spaces on site (23 spaces for existing buildings + 33 spaces for proposed self-storage facility), adequate on-site parking will be provided for the existing and proposed uses on site.

C. Public Access Conclusion

The Commission finds that adequate public access is located adjacent to the site. The Commission further finds that the proposed project and intensification of use of the site will not have a significant adverse impact on public access resources, and the project is therefore consistent with Section 30252(4) of the Coastal Act and LUP public access policies.

5. Archaeology

A. Archaeological Resources Policies

Section 30244 of the Coastal Act states that where development would adversely impact archaeological resources, reasonable mitigation measures shall be required. The approved LUP also contains policies to protect archaeological resources.

B. Archaeological Resources Analysis

According to the Archaeological Sensitive Areas map in the LUP, the subject site is not located in an area designated as archaeologically sensitive. The previous adopted staff report prepared for the site (CDP 3-93-055) indicated that there is no known archaeological or historical significance attributed to the site. However, as construction activities may unearth previously unidentified remains, the current project has been conditioned to suspend work if archaeological resources are encountered and to prepare and implement an archaeological mitigation plan.

C. Archaeological Resources Conclusion

As conditioned to require suspension of work and development and implementation of a mitigation plan if archaeological materials are found, the proposed development is consistent with Section 30244 of the Coastal Act and approved LUP archaeological resource policies.

D. Local Coastal Programs

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act).



The Land Use Plan for the City of Pacific Grove has been approved by the Commission (certified January 10, 1991) and adopted by the City. However, the City is still working on completing their implementing-ordinances and so does not have a complete, certified LCP yet. In the interim, the City has adopted an ordinance that requires that new projects conform to LUP policies. (Of course, the standard of review for coastal development permits, pending LCP completion, is conformance with the policies of the Coastal Act.)

The LUP designates the subject site as residential. The proposal is consistent with this designation and with the policies of the LUP. As conditioned to be consistent with community character, to protect potential sensitive archaeological resources, and to ensure geologic stability, the proposed development is consistent with the policies contained in Chapter 3 of the Coastal Act and will not prejudice the ability of the City of Pacific Grove to prepare and implement a complete Local Coastal Program consistent with Coastal Act Policies.

E. Coastal Act Violation

As described previously, an earlier coastal development permit (CDP 3-93-055) was approved for the subject parcel in November 1993, for the construction of two industrial office/storage buildings, demolition and reconstruction of the existing mill building and additional improvements including landscaping, parking, drainage and public access. While construction of the two industrial office/storage buildings was completed, the remaining portions of the project (demolition and rebuild of the mill building, landscaping, and parking requirements) were never completed, in violation of condition compliance required by the Coastal Act.

This current coastal development application is an effort by the Fife Trust and RJC Properties to apply for a new plan for the site which would accomplish somewhat similar development of the site and by doing, comply with previous requirements regarding landscaping, parking, drainage, and public access. The Coastal Commission's review of this current application is based on conformance with Chapter 3 policies of the Coastal Act. Review of this permit request does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred. The Commission acts on this application without prejudice.

F. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding must 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 that would substantially lessen any significant adverse effect that the activity may have on the environment.

The environmental review of the project conducted by Commission staff has involved the evaluation of potential impacts to relevant coastal resource issues, including land use and development, marine



resources, visual resources and community character, archaeologically sensitive resources, and public access issues. This analysis is reflected in the findings that are incorporated into this CEQA finding. Any public comments have also been addressed in the findings.

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 staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. Accordingly, the project is being approved subject to conditions to 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.



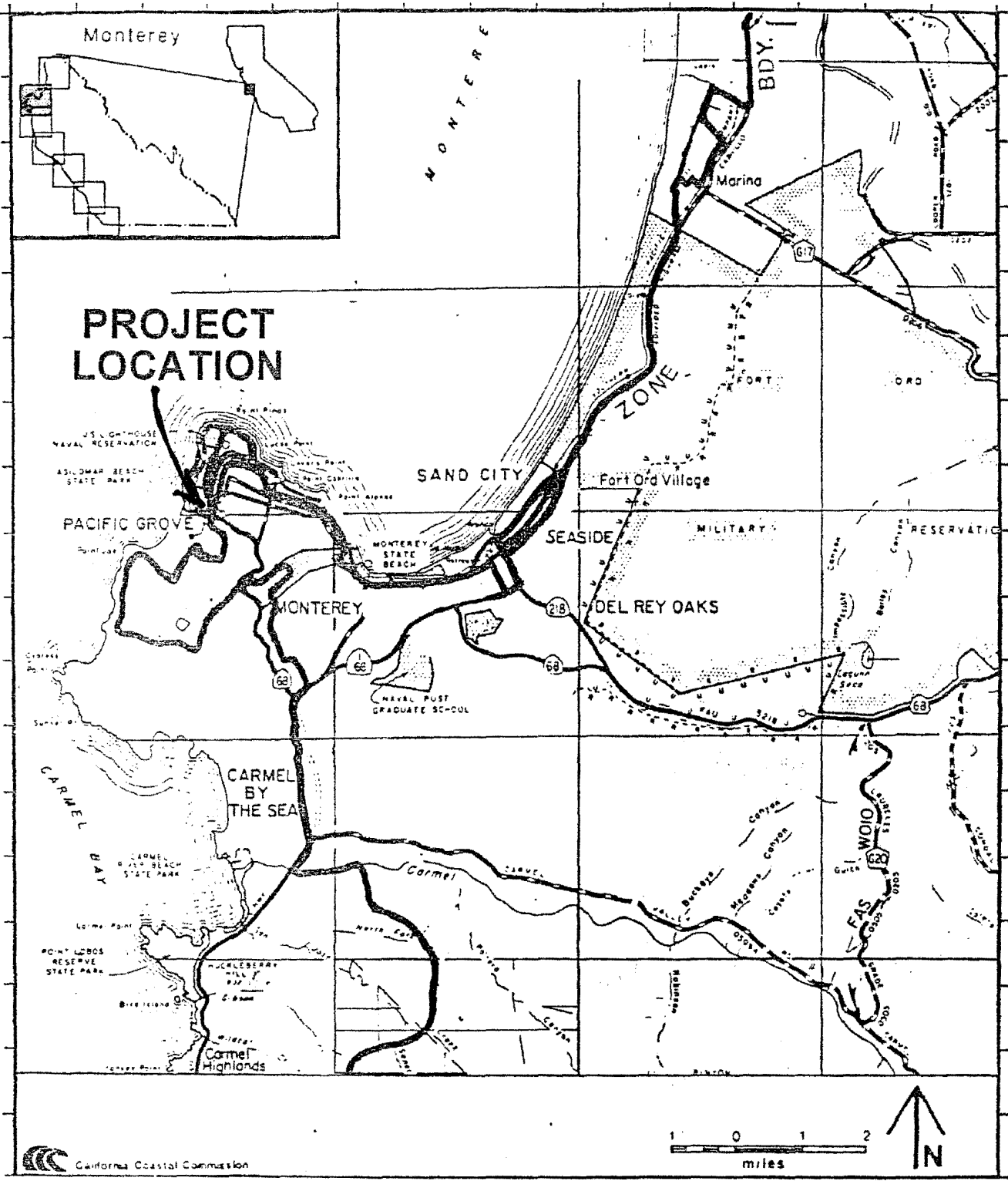


Exhibit A
 Regional Location Map
 3-01-084
 Fife Trust/RJC Properties

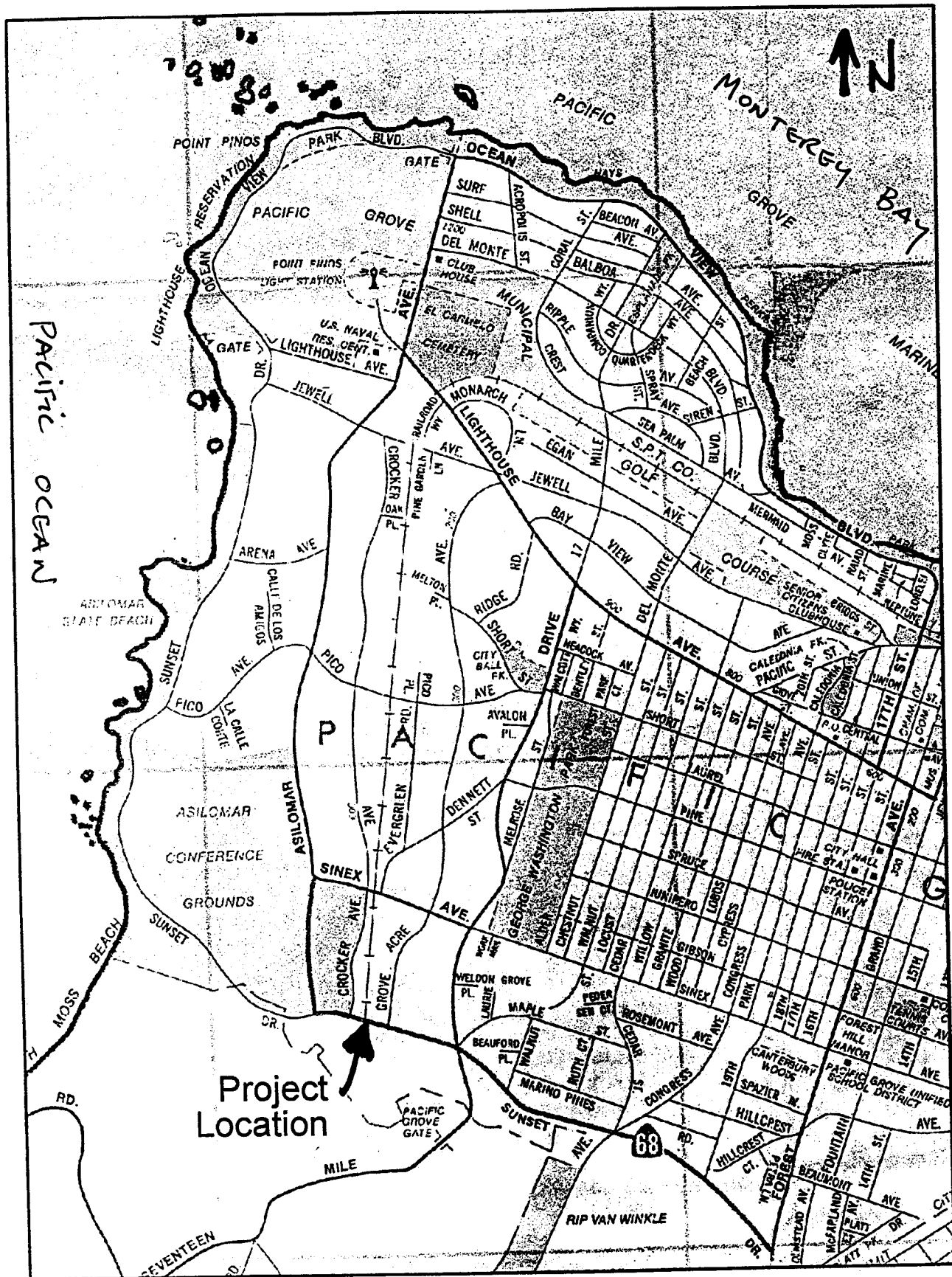


Exhibit B
 Project Vicinity Map
 3-01-084
 Fife Trust/RJC Properties

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 7 PAGE 09-1

PROJECT
LOCATION

6-61

6-60

6-59

APN 007-091-011

10

08

TAX CODE AREA

091

09-2
UNIMPROVED BAY CLAY
S.E. QUARTER OF SECTION 13
TOWNSHIP 12N RANGE 10E
MONTEREY COUNTY CALIFORNIA
APN 007-091-011

PAR. 2
21.165 AC.

PAR. 1
200 AC.±

13

12

20

37

SCALE: 1" = 400 FT.

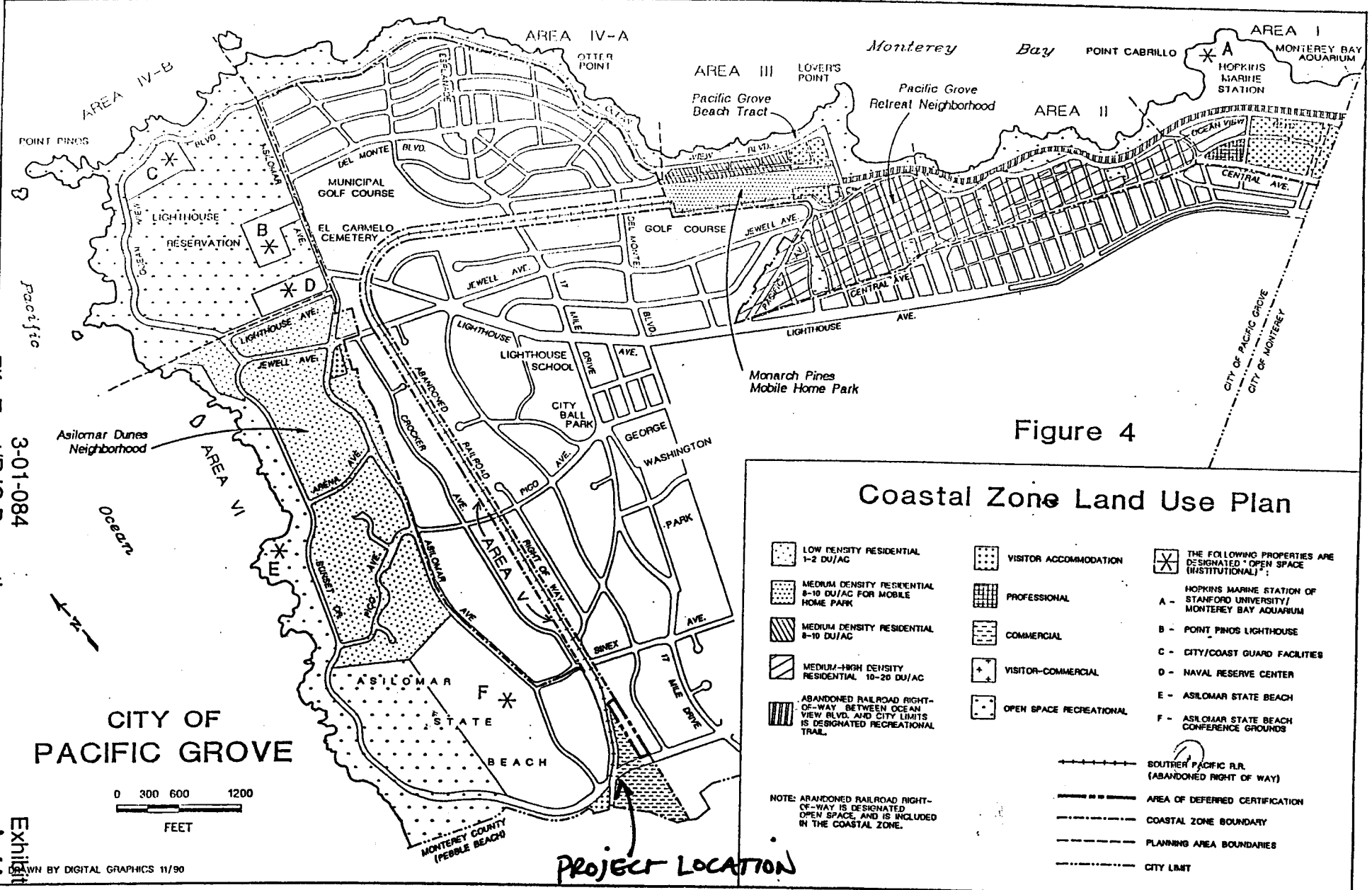
POINT PINOS RANCHO
BLK. 3A 4B

3-01-084

Fife Trust/RJC Properties

Exhibit C

1 of 1



File Trust/RAC Properties

3-01-084

Exhibit 1

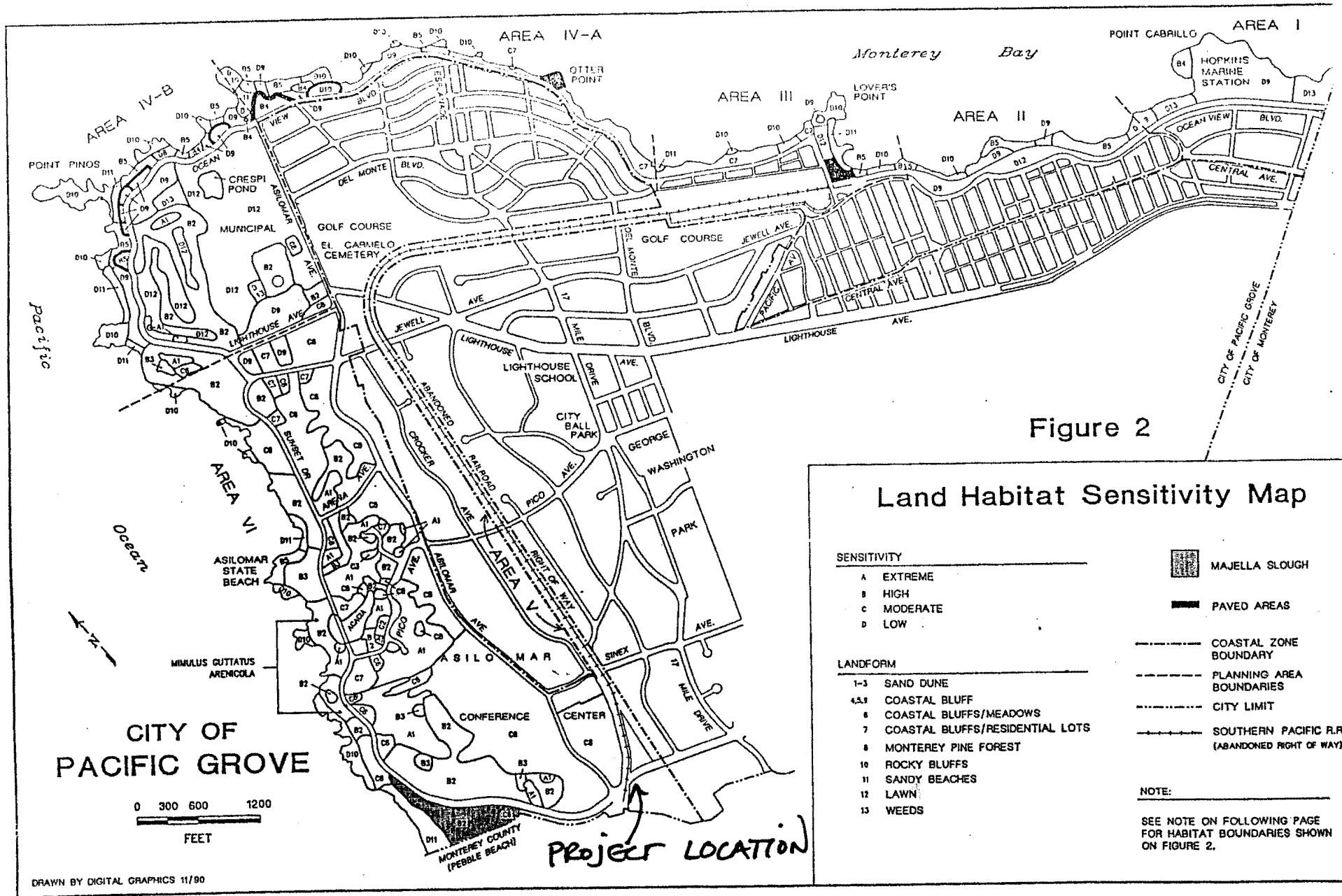
PROJECT LOCATION

CITY OF PACIFIC GROVE

0 300 600 1200
FEET

DRAWN BY DIGITAL GRAPHICS 11/90

D



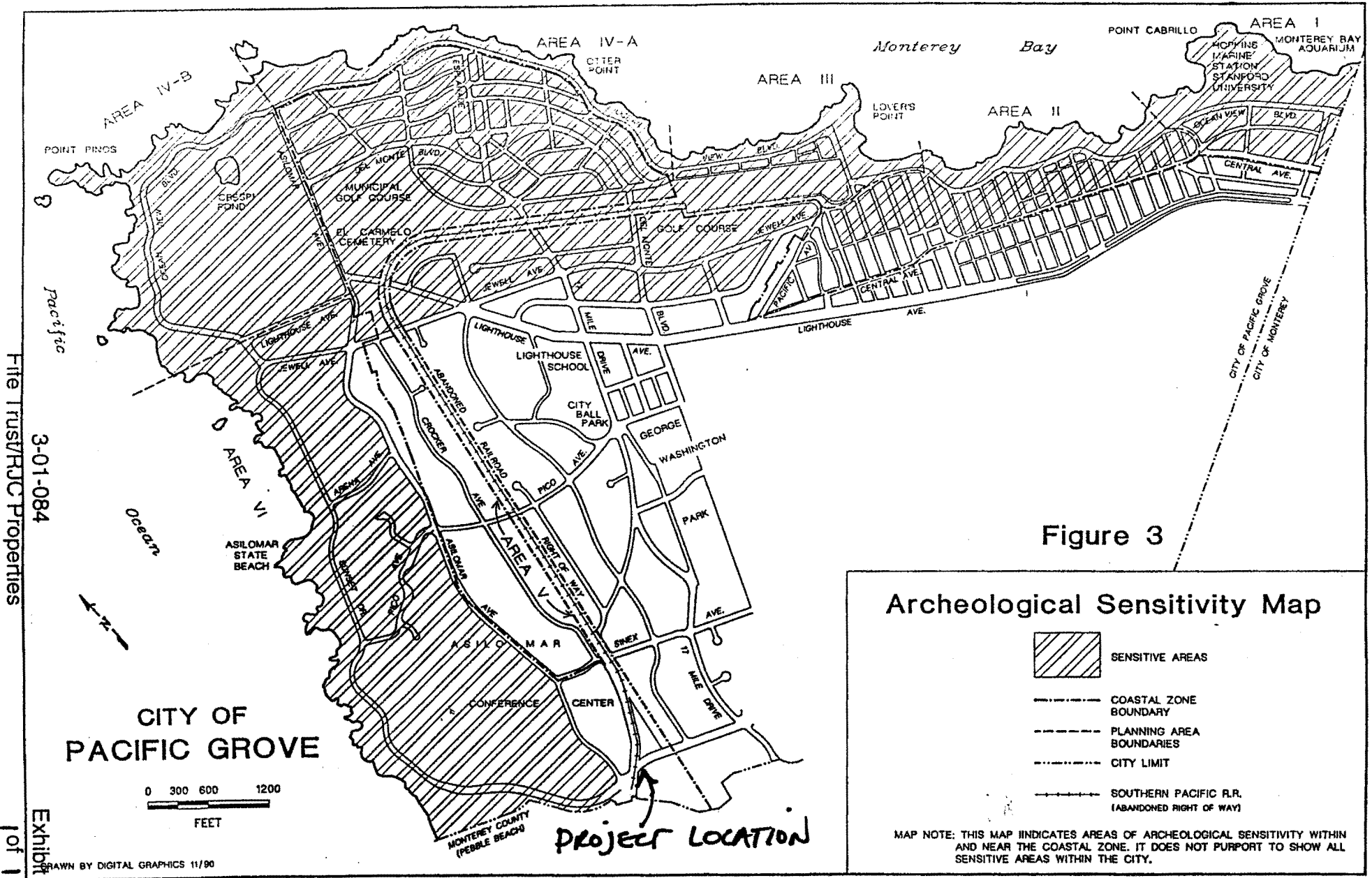

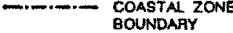
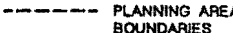




Figure 3

Archeological Sensitivity Map

-  SENSITIVE AREAS
-  COASTAL ZONE BOUNDARY
-  PLANNING AREA BOUNDARIES
-  CITY LIMIT
-  SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY)

MAP NOTE: THIS MAP INDICATES AREAS OF ARCHEOLOGICAL SENSITIVITY WITHIN AND NEAR THE COASTAL ZONE. IT DOES NOT PURPORT TO SHOW ALL SENSITIVE AREAS WITHIN THE CITY.

File Trust/RUC Properties 3-01-084

Exhibit 1 of 1

0 300 600 1200
FEET

CITY OF PACIFIC GROVE

PROJECT LOCATION

DRAWN BY DIGITAL GRAPHICS 11/90

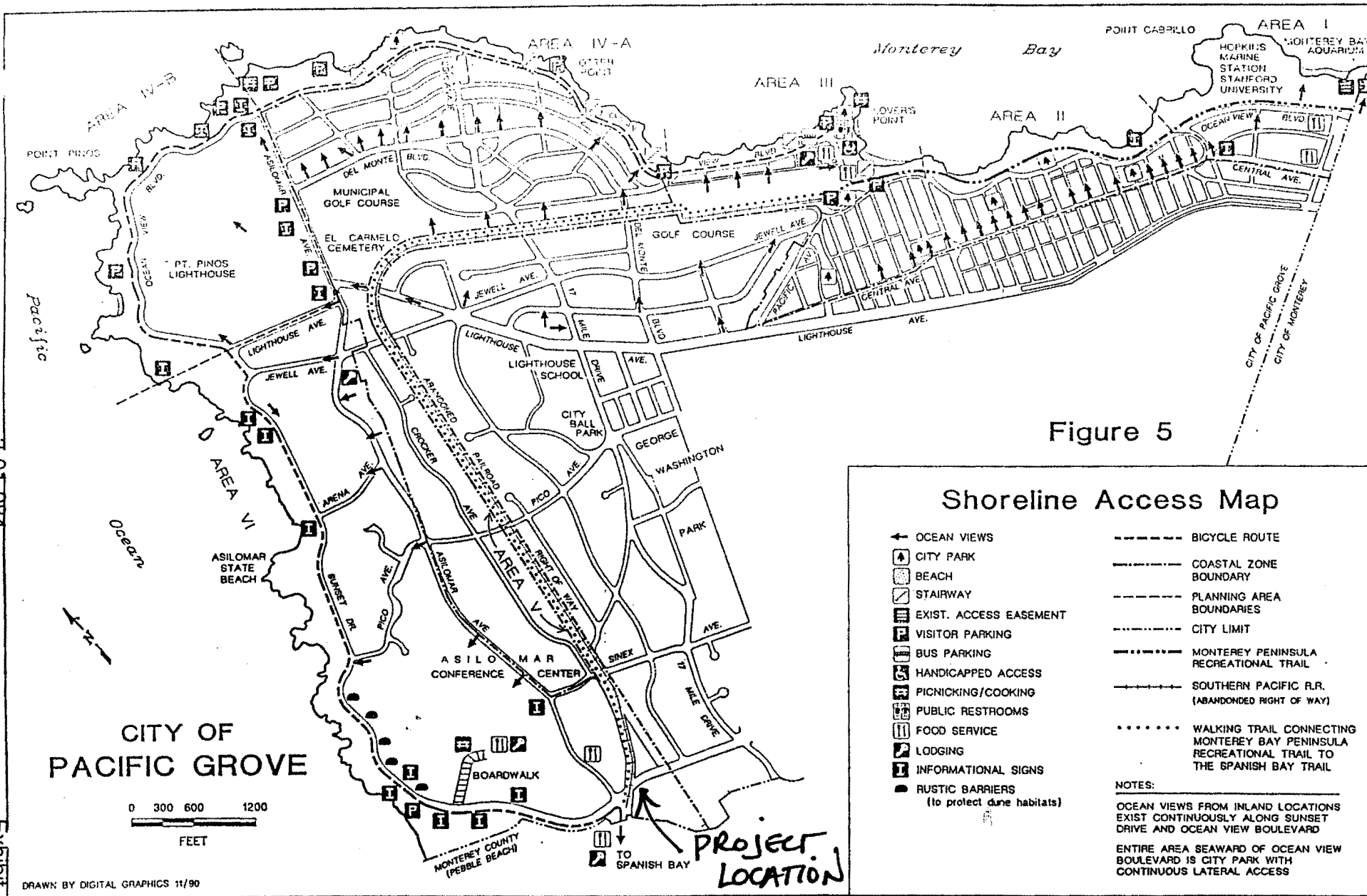


Figure 5

Shoreline Access Map

- | | |
|--|---|
| ← OCEAN VIEWS | ----- BICYCLE ROUTE |
| ▲ CITY PARK | ----- COASTAL ZONE BOUNDARY |
| ☐ BEACH | ----- PLANNING AREA BOUNDARIES |
| ▤ STAIRWAY | ----- CITY LIMIT |
| ▢ EXIST. ACCESS EASEMENT | ----- MONTEREY PENINSULA RECREATIONAL TRAIL |
| Ⓜ VISITOR PARKING | ----- SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY) |
| Ⓜ BUS PARKING | ----- WALKING TRAIL CONNECTING MONTEREY BAY PENINSULA RECREATIONAL TRAIL TO THE SPANISH BAY TRAIL |
| ♿ HANDICAPPED ACCESS | |
| 🍷 PICNICKING/COOKING | |
| 🚻 PUBLIC RESTROOMS | |
| 🍽️ FOOD SERVICE | |
| 🏠 LODGING | |
| ℹ️ INFORMATIONAL SIGNS | |
| ■ RUSTIC BARRIERS (to protect dune habitats) | |

NOTES:
 OCEAN VIEWS FROM INLAND LOCATIONS EXIST CONTINUOUSLY ALONG SUNSET DRIVE AND OCEAN VIEW BOULEVARD
 ENTIRE AREA SEAWARD OF OCEAN VIEW BOULEVARD IS CITY PARK WITH CONTINUOUS LATERAL ACCESS

← RUSSELL SERVICE CENTER →

LANDOWNER
HELEN L. FITE REVOCABLE TRUST
JOHN H. STINE, TRUSTEE
107 LAGUNA PLACE
SALINAS, CA 93908-8104
831-875-6064

DEVELOPER/LAFFICIANE
RJC PROPERTIES
264 SAN JOSE STREET
SALINAS, CA 93901

ARCHITECT/ENGINEER
VALLI ARCHITECTURAL GROUP
311 COLUMBIA, SUITE 300
ALISO VIEJO, CA 92656
CONTACT: ARREL VALLI
949-844-1177
949-844-1178 FAX

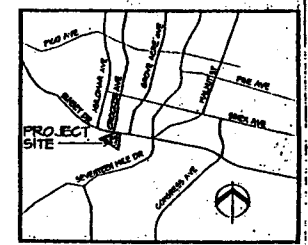
PROJECT DATA

APN 007-01-08
ZONE: 1 - INDUSTRIAL DISTRICT

GROSS SITE AREA: 81376 SQ. FT.
(1.87 ACRES)

STORAGE GROSS AREA	
BUILDING 'A' (ONE STORY)	1330 SQ. FT.
BUILDING 'B' (ONE STORY)	4250 SQ. FT.
BUILDING 'C' (TWO STORY)	46890 SQ. FT.
FIRST FLOOR	25340 SQ. FT.
SECOND FLOOR	23540 SQ. FT.
STORAGE TOTAL	50850 SQ. FT.
OFFICE	1000 SQ. FT.
PROJECT TOTAL	51850 SQ. FT.

SITE COVERAGE
BUILDING FOOTPRINTS: 50850 SQ. FT. (62%)
OCCUPANCY: S-I
CONSTRUCTION TYPE: S-R



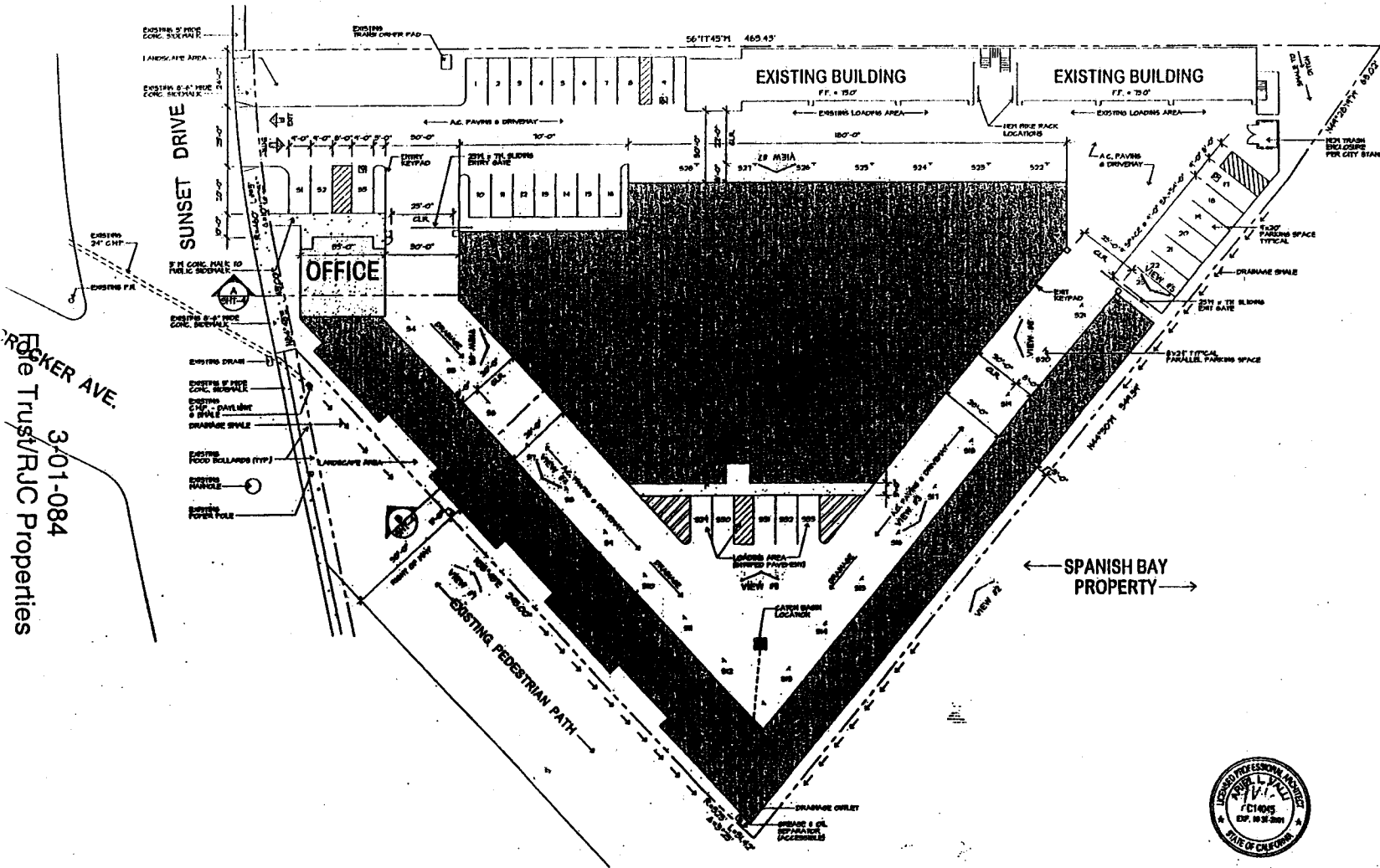
VICINITY MAP
SCALE: 1/4" = 100'



REV. APRIL 16, 2001
REV. MARCH 1, 2001
JAN. 26, 2001



00570



ROCKER AVE.
3-01-084
RJC Trust/RJC Properties

PACIFIC GROVE SELF STORAGE

PACIFIC GROVE, CA

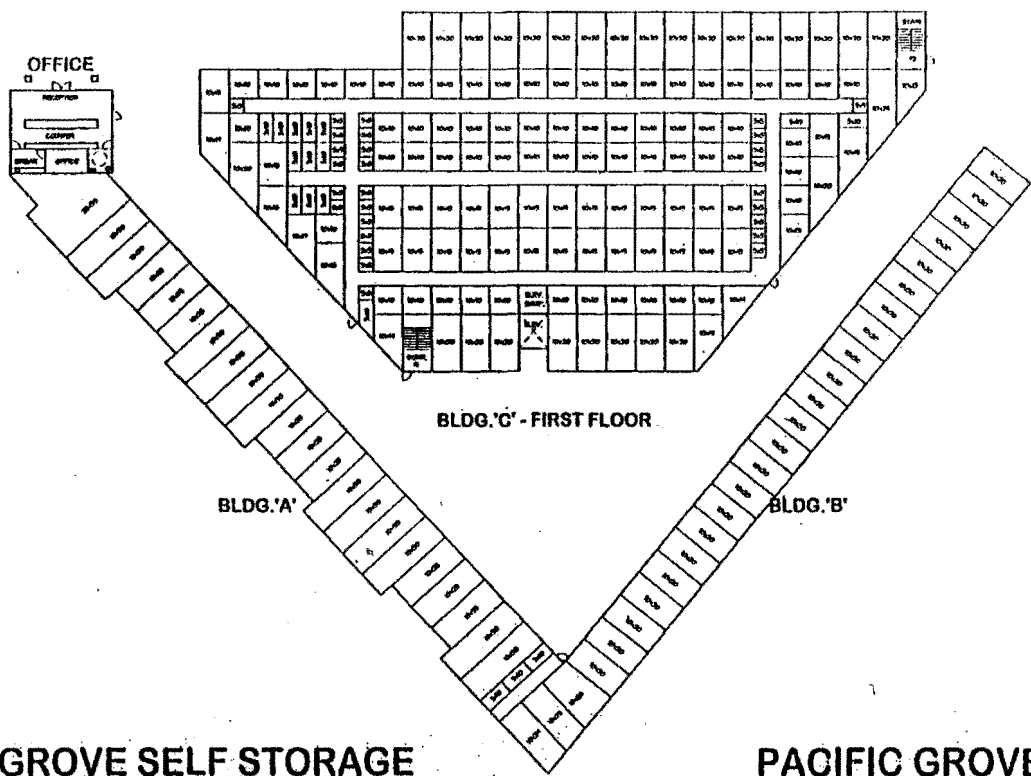
SCALE: 1" = 200'

Exhibit H
1 of 6





BLDG.'C' - SECOND FLOOR



BLDG.'C' - FIRST FLOOR

BLDG.'A'

BLDG.'B'

PROJECT DATA

STORAGE GROSS AREA	
BUILDING 'A' (ONE STORY)	1830 SQ. FT.
BUILDING 'B' (ONE STORY)	4290 SQ. FT.
BUILDING 'C' (TWO STORY)	46480 SQ. FT.
FIRST FLOOR	23240 SQ. FT.
SECOND FLOOR	23240 SQ. FT.
STORAGE TOTAL	56940 SQ. FT.
STORAGE EFFICIENCY	48480 SQ. FT. (85.4%)

TOTAL UNIT MIX

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
8' x 5'	40	15	1800
8' x 6'	48	15	720
8' x 8'	64	15	960
8' x 10'	80	15	1200
8' x 12'	96	15	1440
10' x 10'	100	15	1500
10' x 12'	120	15	1800
10' x 14'	140	15	2100
10' x 16'	160	15	2400
10' x 18'	180	15	2700
10' x 20'	200	15	3000
10' x 22'	220	15	3300
10' x 24'	240	15	3600
10' x 26'	260	15	3900
10' x 28'	280	15	4200
10' x 30'	300	15	4500
10' x 32'	320	15	4800
10' x 34'	340	15	5100
10' x 36'	360	15	5400
10' x 38'	380	15	5700
10' x 40'	400	15	6000
10' x 42'	420	15	6300
10' x 44'	440	15	6600
10' x 46'	460	15	6900
10' x 48'	480	15	7200
10' x 50'	500	15	7500
10' x 52'	520	15	7800
10' x 54'	540	15	8100
10' x 56'	560	15	8400
10' x 58'	580	15	8700
10' x 60'	600	15	9000
10' x 62'	620	15	9300
10' x 64'	640	15	9600
10' x 66'	660	15	9900
10' x 68'	680	15	10200
10' x 70'	700	15	10500
10' x 72'	720	15	10800
10' x 74'	740	15	11100
10' x 76'	760	15	11400
10' x 78'	780	15	11700
10' x 80'	800	15	12000
10' x 82'	820	15	12300
10' x 84'	840	15	12600
10' x 86'	860	15	12900
10' x 88'	880	15	13200
10' x 90'	900	15	13500
10' x 92'	920	15	13800
10' x 94'	940	15	14100
10' x 96'	960	15	14400
10' x 98'	980	15	14700
10' x 100'	1000	15	15000
TOTAL		292	28140
AVERAGE UNIT SIZE			97.0

3-01-084
 Fife Trust/RJC Properties

Exhibit #
 2 of 6

PACIFIC GROVE SELF STORAGE

PACIFIC GROVE, CA

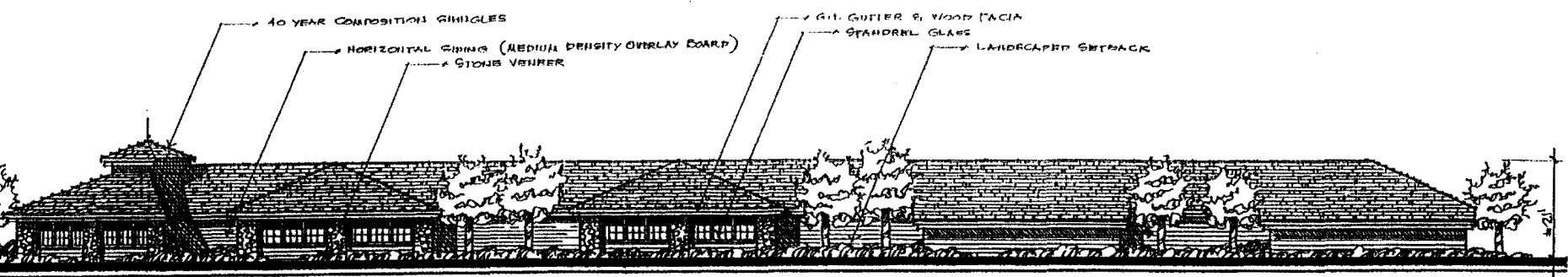
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REV. APRIL 18, 2001
 REV. MARCH 1, 2001
 JAN. 28, 2001



Trust/RJC Properties
3-01-084

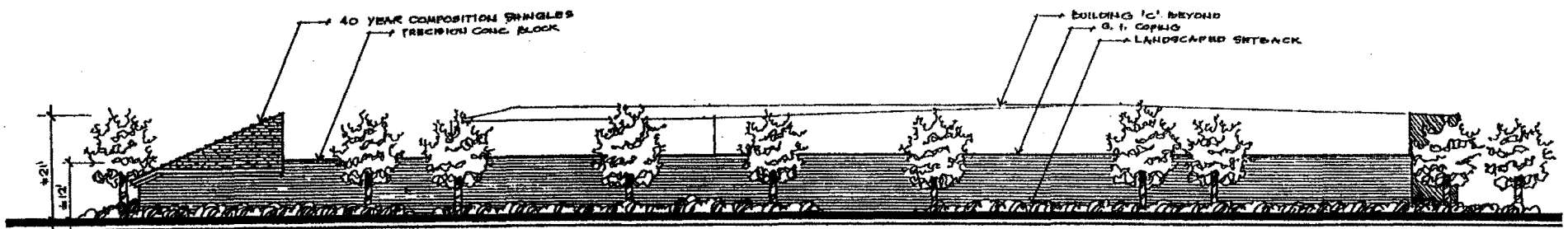
Exhibit H
3 of 6



OFFICE
← OBLIQUE VIEW →

BUILDING A

VIEW #1 NORTHEAST ELEVATION
SCALE 1"=10'



BUILDING A

BUILDING B

VIEW #2 NORTHWEST ELEVATION
SCALE 1"=10'

PACIFIC GROVE SELF STORAGE

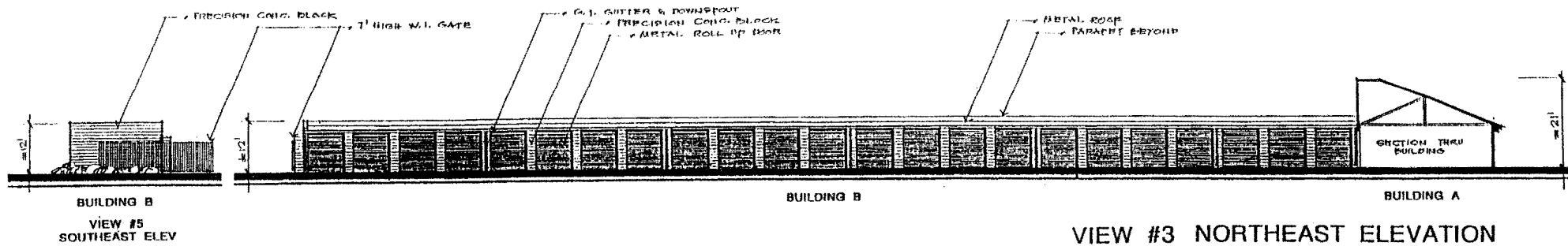
PACIFIC GROVE, CA

APR. 17, 2001
MAR. 17, 2001
FEB. 2, 2001
00310



VALLI
ARCHITECTURAL
GROUP
11 COLUMBIA BLDG 2ND FLD. STE 200-1777
MILPITAS, CA 95034 TEL: 408/951-3478

File Trust/RJC Properties



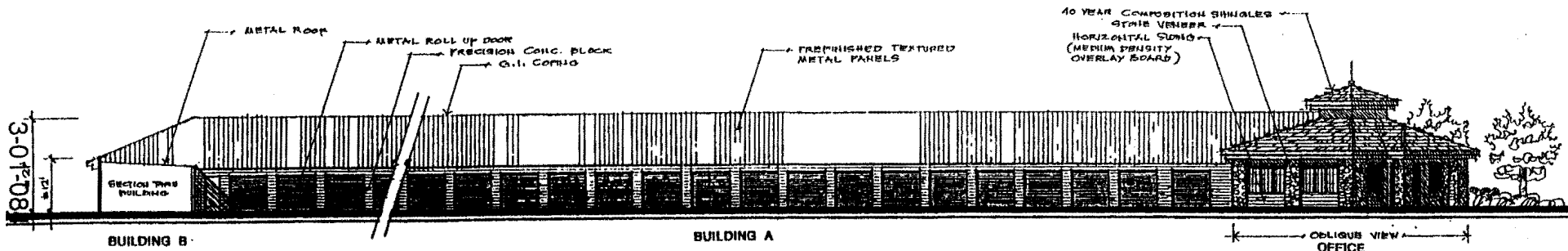
BUILDING B
VIEW #5
SOUTHEAST ELEV

BUILDING B

BUILDING A

VIEW #3 NORTHEAST ELEVATION

SCALE 1"=10'



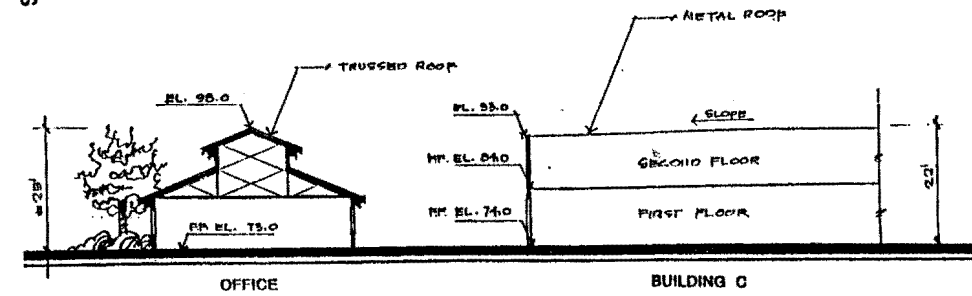
BUILDING B

BUILDING A

OBVIOUS VIEW OFFICE

VIEW #4 SOUTHEAST ELEVATION

SCALE 1"=10'

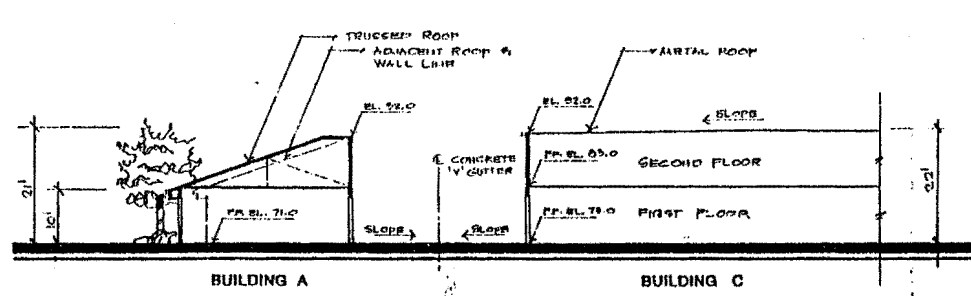


OFFICE

BUILDING C

SECTION A-A

SCALE 1"=10'



BUILDING A

BUILDING C

SECTION B-B

SCALE 1"=10'

PACIFIC GROVE SELF STORAGE

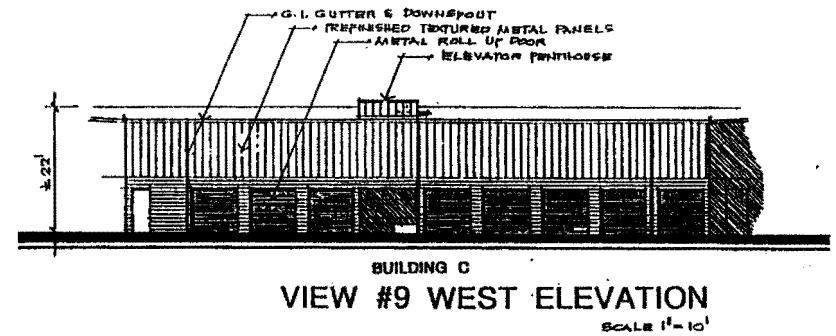
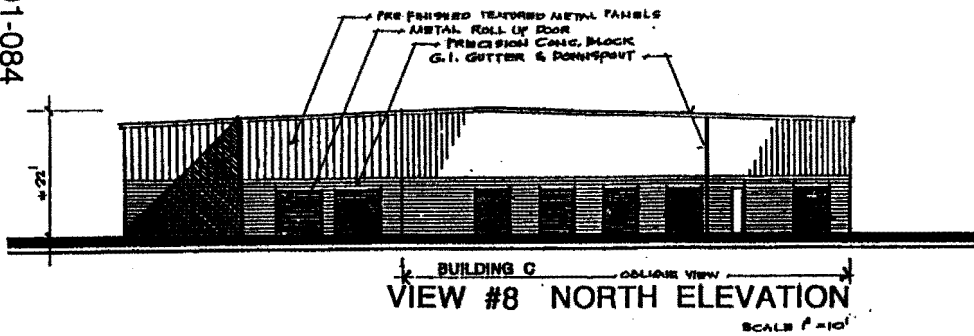
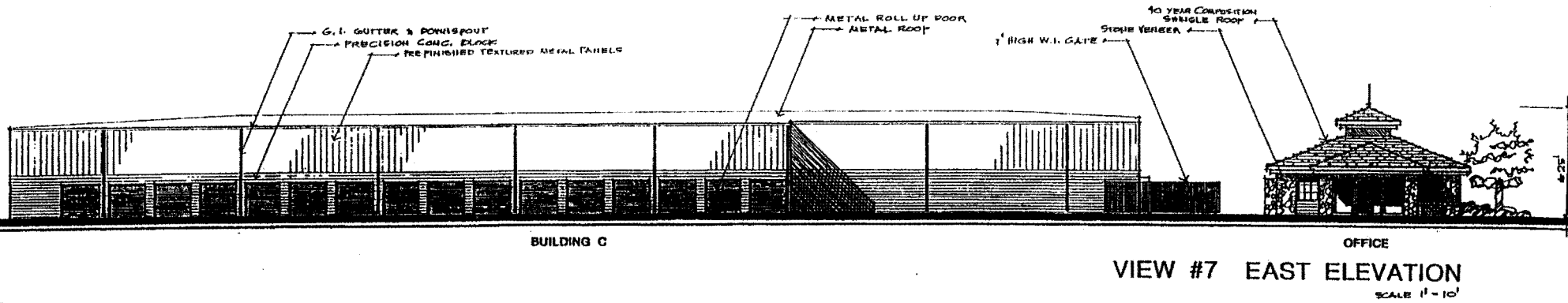
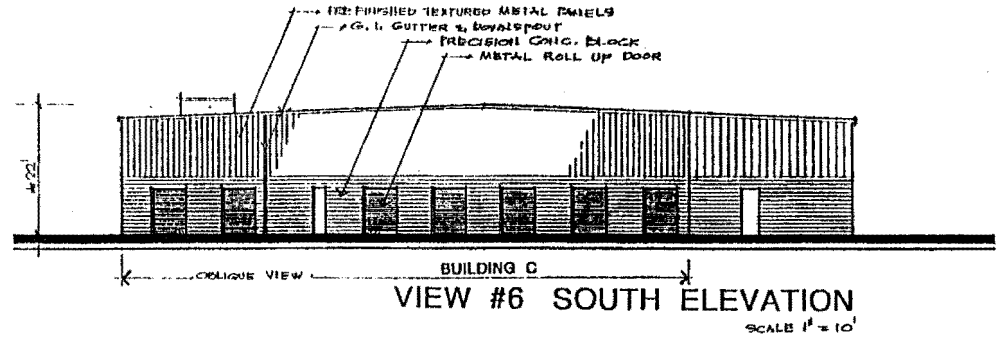
PACIFIC GROVE, CA

APA, 17, 2001
MAR. 1, 2001
FEB. 2, 2001



VALLI
ARCHITECTURAL
GROUP
11 COLUMBIA, SUITE 200, FID. 191/34-1772
SILVERADO, CA 92581 FAX: 949/34-1778

Exhibit #
4 of 6



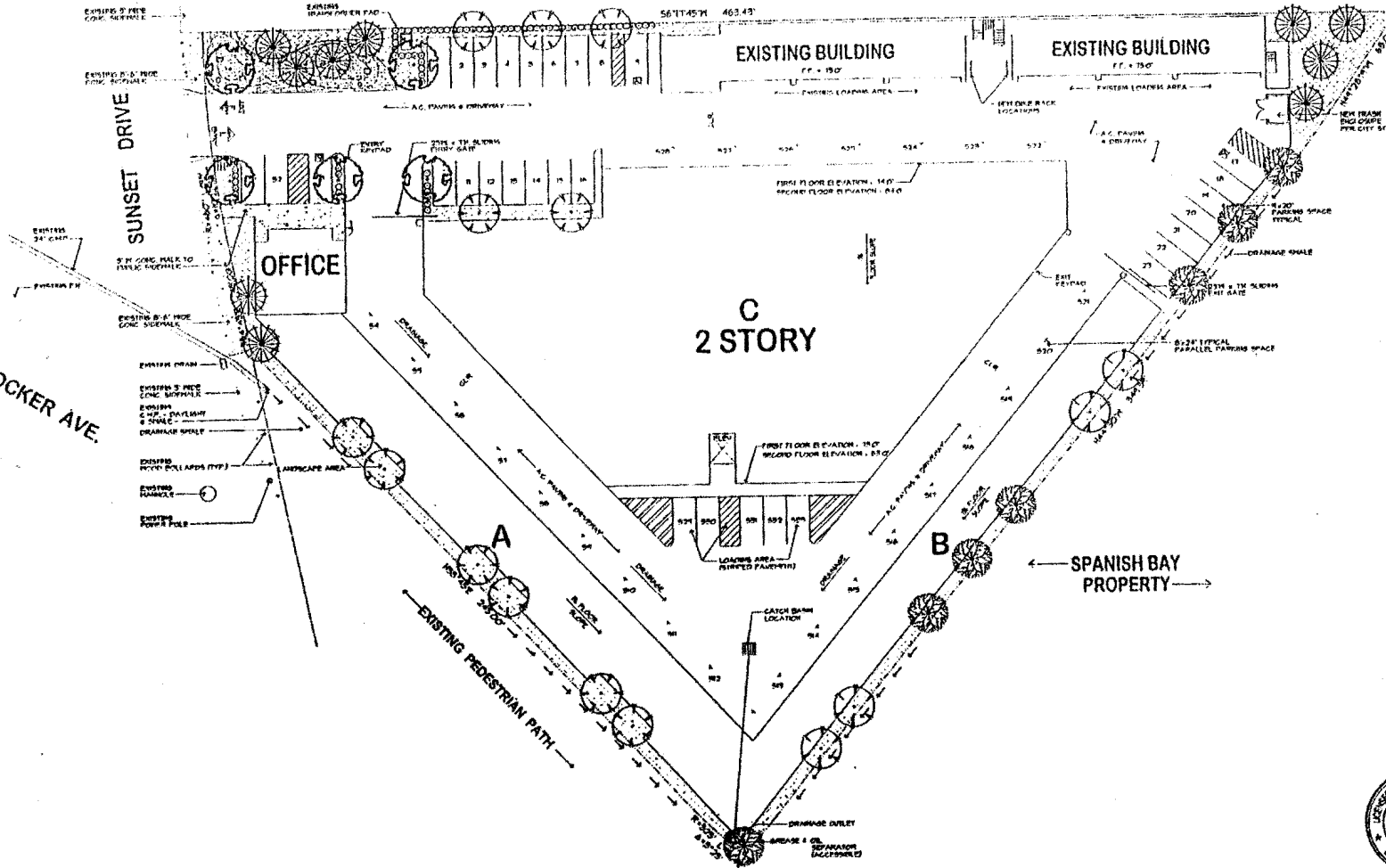
PACIFIC GROVE SELF STORAGE

PACIFIC GROVE, CA

APR. 17, 2001
FEB. 2, 2001



← RUSSELL SERVICE CENTER →



PRELIMINARY PLANT PALETTE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
		CHESAPEAKE GARDENIA SPYDER BUSH	CHESAPEAKE TREE	MED
		FRUIT CACTUS	FRUIT CACTUS	LOW
		SPICE PLANT	SPICE PLANT	LOW
		AGAVE	AGAVE	LOW

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
		SPICE PLANT	SPICE PLANT	LOW
		AGAVE	AGAVE	LOW

GROUND COVERS	SYMBOL	WATER USE
		LOW
		MED
		MED
		MED
		MED

LANDSCAPE ACCENTS	SYMBOL	DESCRIPTION
		WATER SOURCE
		IMPERVIOUS DRAINAGE
		3\"/>

GENERAL LANDSCAPE & IRRIGATION NOTES:
 1. ALL PLANTINGS SHALL BE DONE BY THE CONTRACTOR.
 2. ALL PLANTINGS SHALL BE DONE BY THE CONTRACTOR.
 3. ALL PLANTINGS SHALL BE DONE BY THE CONTRACTOR.
 4. ALL PLANTINGS SHALL BE DONE BY THE CONTRACTOR.
 5. ALL PLANTINGS SHALL BE DONE BY THE CONTRACTOR.



Land Perspective
 215 La Paloma, Unit 8,
 San Clemente, CA 92672
 Tel: (949) 311-0844 Fax: (949) 341-0844

PACIFIC GROVE SELF STORAGE
 PRELIMINARY LANDSCAPE PLAN

PACIFIC GROVE, CA

REV. MARCH 1, 2001
 JAN. 26, 2004

SCALE: 1" = 20'-0"

00 510



3-01-084
 Fife Trust/RJC Properties

Exhibit H
 6 of 6



Photo 1. View of existing buildings at 2000 Sunset Drive. Beige, two-story buildings on left are Buildings 1 and 2, which will remain on site. Mill building to be demolished on right.

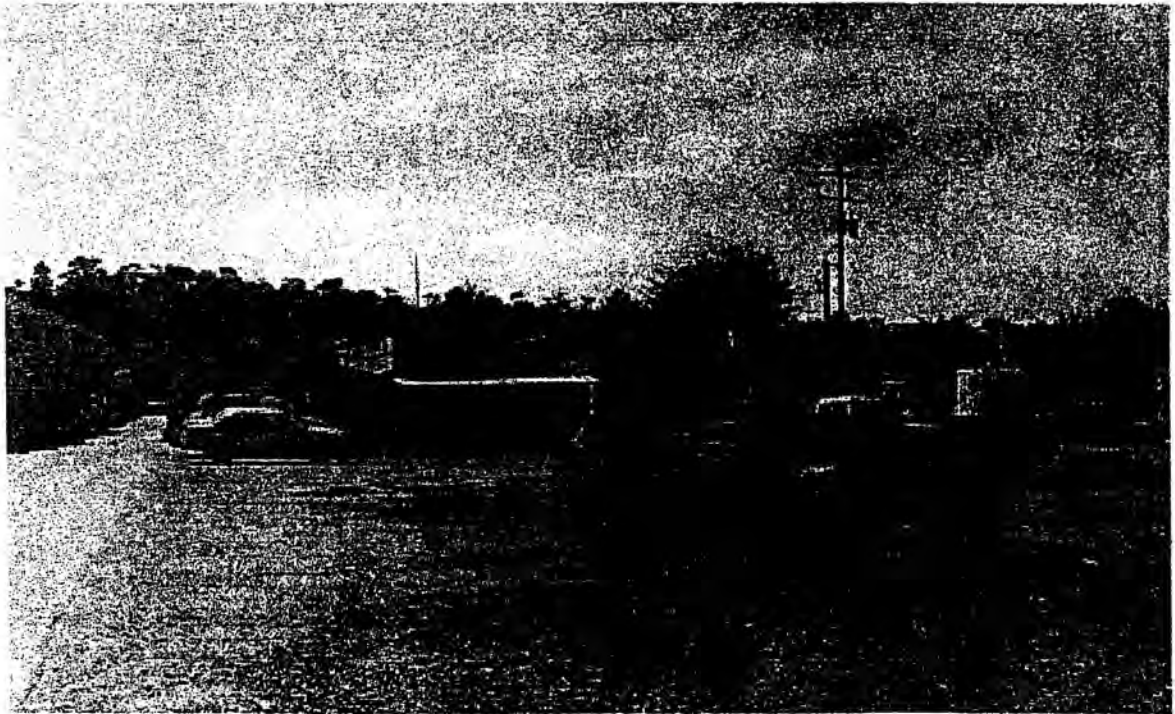


Photo 2. View of mill building to be demolished in center of parcel. Both photos looking south from Sunset Drive.



Photo 3. View of existing mill building and fenced storage areas. View looking toward Sunset Drive from southwestern property boundary.

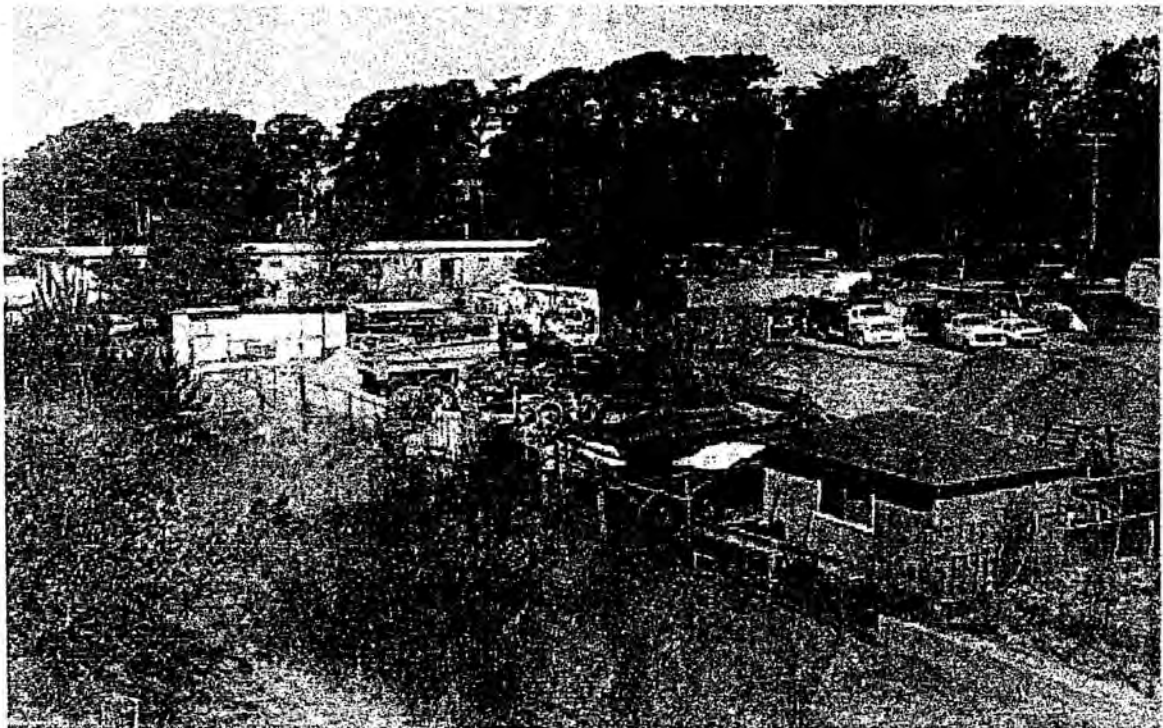


Photo 4. View of existing storage yards along north- and southwestern property boundaries.

AG
11/14/90

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, STE. 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

Filed: 10/22/93
49th Day: 12/10/93
180th Day: 04/20/93
Staff: J. Sheele/cm
Staff Report: 10/28/93 1514P
Hearing Date: 11/17/93
Commission Action:



ADOPTED

STAFF REPORT: CONSENT CALENDAR

W17A

APPLICATION NO.: 3-93-55

APPLICANT: HELEN FIFE AGENT: Henry Ruhnke

PROJECT LOCATION: 2000 Sunset Drive, Pacific Grove, Monterey County,
APN 07-091-11

PROJECT DESCRIPTION: Demolition of existing mill and storage buildings, the
construction of two self-storage buildings with
offices and an industrial and manufacturing building,
and grading.

Lot area: 2 acres
Building coverage: 12,855 sq. ft.
Pavement coverage: 30,463 sq. ft.
Landscape coverage: 14,732 sq. ft.
Parking spaces: 55 spaces
Zoning: Industrial
Plan designation: Commercial
Project density: N/A
Ht abv fin grade: 28 feet

LOCAL APPROVALS RECEIVED: Architectural Review Board approval.
CEQA - Negative Declaration granted 12/11/90.

SUBSTANTIVE FILE DOCUMENTS: Land Use Plan for City of Pacific Grove approved
December, 1988. Geotechnical Investigation by M. Jacobs & Associates, August,
1992.

STAFF RECOMMENDATION:Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not 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 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached Exhibit A.

III. Special Conditions.

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee shall submit the following for the Executive Director's review and approval:
 - A. Final project plans. The plans shall include provisions for 55 on-site parking spaces. The plans shall also include evidence that a bike lane will be provided along the Sunset Drive property frontage. Evidence of approval from the City of Pacific Grove shall accompany the submittal.
 - B. Revised drainage plans including the installation of sediment and grease traps along with a permanent drainage system maintenance program to protect Mejella Slough and eventually Monterey Bay National Marine Sanctuary. The submittal shall include evidence of approval from the project geotechnical engineer and the City of Pacific Grove.
 - C. Final landscape plans. The plans shall include plantings to enhance public views from the adjacent pedestrian/bike path, which runs from Sunset Drive to the Spanish Bay Resort, and the views from Sunset Drive. The submittal shall include evidence of approval from the City of Pacific Grove. Landscape plantings shall be native or drought-tolerant species. All landscape plantings shall be installed prior to occupancy and shall be permanently maintained in good condition.
2. Any intensification of use or additional development beyond that approved by this permit, shall require an amendment or a separate coastal development permit.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description

The proposed development consists of the demolition of an existing mill and storage buildings, the construction of two self-storage buildings with offices and an industrial and manufacturing building and grading. The project site is located at 2000 Sunset Drive in the City of Pacific Grove.

The project site is a flat lot with a gentle grade. Currently, the entire site is being used for a variety of industrial and heavy commercial uses.

Surrounding lands uses are: across Sunset Drive to the north is Hayward Lumber and the Asilomar Conference Center, to the east is Russell Service Center; to the west is a dedicated recreational trail leading from Sunset Drive into the Spanish Bay resort; the Beachcomber Motel is situated across the trail to the west; and to the south is the Spanish Bay Golf Links and Resort. Monterey pine forest is dominant throughout this area and is mixed with other species such as eucalyptus and Monterey cypress; however, the project site is located at a transition between the maritime forest and the Asilomar dune system.

2. Land Use Plan/Development Patterns

The Land Use Plan (LUP) for the City of Pacific Grove has been approved by the Commission and adopted by the City. The LUP designates the subject site as Commercial. The proposal is consistent with this designation.

Coastal Act Section 30250(a) states, in part, new commercial development shall be located within developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively on coastal resources.

Though major public service systems exist for the City of Pacific Grove, some operate near or above capacity. Both water supply and sewer capacity for Monterey Peninsula are especially limited. The Monterey Peninsula Water Management District (MPWMD) is responsible for the allocation of water supply to the different city and county areas on the Monterey Peninsula. On January 22, 1991, the Monterey Peninsula Water Management District enacted a water connection moratorium. No net increase in water consumption is allowed during the moratorium. The applicant has received approval of a water connection permit from MPWMD. The Commission can find that adequate service capacities are available at this time and that the development will not individually have significant adverse impacts on coastal resources. Water supply for additional development within the City of Pacific Grove may not be available in the future and approval of this project does not set a precedent for approval of similar development within the City.

The proposed development is consistent with Sections 30250(a) of the Coastal Act and new development policies of the City's Land Use Plan.

3. Marine Resources/Erosion

The Coastal Act contains policies that protect water quality and assure that new development does not create erosion. The following Coastal Act policies are applicable:

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through; among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30253.

New development shall:

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Approximately 500 cubic yards of grading is proposed. Cut and fill will be balanced on-site. A Geotechnical Investigation for the project site was prepared by M. Jacobs & Associates, in August, 1992. The report contains recommendations regarding earthwork, foundation, slab and grade construction and drainage. The report concludes as follows:

Based on the results of our investigation, it is our opinion that, from a geotechnical standpoint, the subject site will be suitable for the proposed development provided that our recommendations are implemented in the design and construction.

In order to find consistency with Coastal Act and LUP geotechnical hazard and erosion control policies, it is appropriate to require review of the final drainage plans by the geotechnical engineer for compliance with the recommendations contained in the Geotechnical Investigation.

Because of the topography of the site, excessive runoff from the impervious surfaces that is not channeled into the storm drain system will enter nearby Majella Slough and eventually reach Monterey Bay National Marine Sanctuary. The applicant has proposed, and has been required by the City, to direct all runoff into the City's existing storm drain system. To further protect Majella Slough and guard against non-point source pollution into the ocean, it is appropriate to require revised drainage plans that include sediment and grease traps along with a permanent drainage system maintenance program.

As conditioned to require review by the geotechnical engineer of the final plans including revision of final drainage plans to include sediment and grease traps and a maintenance program, the project can be found consistent with Coastal Act Sections 30231 and 30253(2) and LUP water and marine resource policies.

4. Archaeology

Section 30244 of the Coastal Act states that where development would adversely impact archaeological resources, reasonable mitigation measures shall be required. The approved LUP also contains policies to protect archaeological resources. The site is not designated as archaeologically sensitive according to the LUP map. The initial study prepared for the project, in accord with the California Environmental Quality Act, states that there is no known archaeological or historical significance attributed to the site and contains the following mitigation: should any physical article of historic or archaeological value be discovered during construction, construction shall immediately cease and the site shall be examined by a qualified professional archaeologist.

As conditioned by the City to provide for the protection of archaeological resources, the proposed development is consistent with Section 30244 of the Coastal Act and the LUP archaeological resource policies.

5. Visual Resources

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be protected and that permitted development be sited and designed to protect views to and along the ocean.

The City's Land Use Plan also contains policies to protect the visual quality of scenic areas as a resource of public importance.

The subject site fronts along a commercial portion of Sunset Drive, the scenic oceanfront drive in Pacific Grove. The site is adjacent to a dedicated public pedestrian path which runs from Sunset Drive, along the property's seaward boundary, through the Spanish Bay Resort. It is appropriate to require protection of public views from the pedestrian path and from Sunset Drive. A preliminary landscape plan was not submitted with the application. However, conditions of this approval require a landscape plan to enhance the public views of the site. As conditioned, to require a landscape plan, the project can be found consistent with Section 30251 of the Coastal Act and LUP scenic resource policies.

6. Public Access/Parking

Section 30252(4) of the Coastal Act requires that new development shall maintain and enhance public access to the coast by providing adequate parking facilities or providing a substitute means of serving the development with public transportation. Sections 30210-30213 of the Coastal Act require that public access to the coast be protected.

The site fronts along Sunset Drive, a broad thoroughfare which runs from Highway 1 to Spanish Bay and Asilomar State Beach. This portion of Sunset Drive lacks curbs, gutters and sidewalks. However, the project plans include curbs, gutters and sidewalks as required by the City. The adopted LUP calls for bike lanes where commercial parcels front on Sunset Drive. The project has been conditioned to include evidence that a bike lane will be provided along Sunset Drive.

Public access to the beach is available from Sunset Drive where Sunset Drive parallels Asilomar State Beach, several blocks west of the subject site. There is a dedicated pedestrian pathway immediately adjacent to the seaward boundary of the subject site which provides for public access from Sunset Drive to Spanish Bay and the Spanish Bay Resort.

Where potential conflicts between private development expansion and public parking exist, the Commission has determined that the public's right of access, including adequate parking, must be protected. The specific concern of this application is the potential cumulative impact of the increase in intensity of use on the public parking supply in the City of Pacific Grove.

The proposal is for demolition and construction of two self-storage buildings and an industrial and manufacturing building. The two self-storage buildings will contain offices on the first floor and self-storage on units on the second floor. The City zoning ordinance requires one parking space per 500 square feet of floor area for commercial developments and one space per 1,000 gross square feet of self-storage use. The City's zoning ordinance requires 35 parking spaces for the proposed project based on the above requirements (30 spaces for commercial use plus 5 spaces for self-storage use).

The City's approved LUP requires one parking space per 300 square feet of floor area for commercial developments. The LUP does not contain any specific parking requirements for self-storage units. So as not to prejudice the implementation of the City's Local Coastal Program, it is appropriate to require the stricter parking standard as set forth by the LUP. Since the LUP is silent on the issue of parking requirements for self-storage units, it is appropriate to defer to the City zoning ordinance's parking requirements. Using the LUP commercial parking requirement, an additional 20 spaces are required for a total of 55 parking spaces for the proposed project. The applicant is in the process of revising the site plan to include a total of 55 parking spaces and securing local approval. Conditions of this approval require the submittal of final project plans indicating a total of 55 parking spaces along with review and approval by the City of Pacific Grove.

As conditioned, to require final project plans, the project is consistent with Section 30252(4) of the Coastal Act and Coastal Act and LUP public access policies, as this intensification will not individually have a significant adverse impact on public access resources.

7. CEQA/LCP

On December 11, 1990, the City of Pacific Grove granted a Negative Declaration, with mitigations, for the proposed development. The proposed project, along with the City's required mitigation measures and the conditions attached to this permit, will together offset the impacts of the proposed development. Therefore, the proposed project will not create any significant adverse environmental impacts within the meaning of the California Environmental Quality Act.

The Land Use Plan was approved with modifications by the Commission in December, 1988. The City has now revised and adopted the LUP, and is formulating implementing ordinances. The proposed development is consistent with the LUP Commercial designation and with LUP policies as noted above. As conditioned by the City and by this approval, the proposed development is consistent with the policies contained in Chapter 3 of the Coastal Act and will not prejudice the ability of the City of Pacific Grove to prepare and implement a complete Local Coastal Program consistent with Coastal Act policies.

1514P

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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 development during construction, 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.

EXHIBIT NO. A

APPLICATION NO.

3-93-55

Standard Conditions



California Coastal Commission

Fife
site

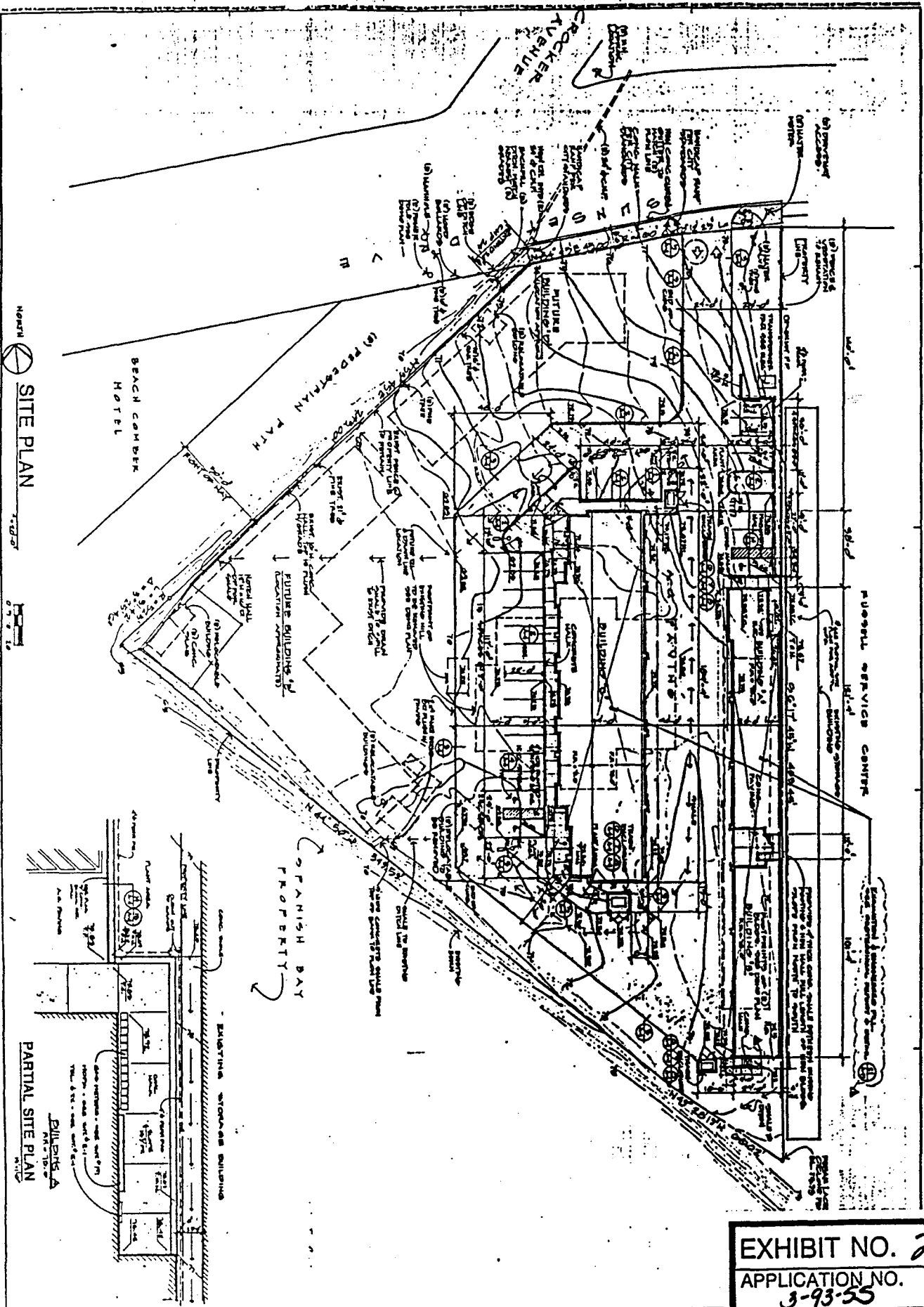


EXHIBIT NO. 1
APPLICATION NO. 3-93-55
Location Map
Exhibit J California Coastal Commission

Exhibit J
9 of 10

3-01-084
Fife Trust/RJC Properties

CARME



North
SITE PLAN
1:200

PARTIAL SITE PLAN

PROJECT TITLE
SITE PLAN
PROJECT
SUNSET TRADE CENTER
2000 SUNSET DRIVE
PACIFIC GROVE, CA 93960

Wald, Ruhnke & Dost, Architects
AIA - Architecture - Planning
659 Abrego Street - Suite 8
Monterey, CA 93940 - (408) 649-6642
California Reg. C-21117 / C-21186 / C-21215 - Architects Reg. 22136 - 21166 Reg. 04-4951

EXHIBIT NO. 2
APPLICATION NO.
3-93-55
Site Plan
California Coastal Commission
Exhibit 10 of 10

Exhibit J
10 of 10

3-01-084
Fife Trust/RJC Properties

RESOLUTION NO. 01-65

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PACIFIC GROVE, STATE OF CALIFORNIA

MITIGATED NEGATIVE DECLARATION WITH
MITIGATION MONITORING PROGRAM;
USE PERMIT APPLICATION NO. 2682-01

WHEREAS, R.J.C. Properties has made an application to the Pacific Grove Planning Commission for proposed construction of two one-story buildings and one two-story building for a self-storage facility with an operations office. A total of 452 storage units, of varying sizes, will occur within the three buildings. Additional on-site improvements such as parking spaces, drive aisles, fencing, gates, drainage system, and landscaping are elements of the project, per Notice of Public Hearing for property located on a portion of Block 4-04, Point Piños Ranch (Assessor's Parcel No. 007-091-011) (Zoning District: I; General Plan Designation: Commercial; Environmental Status: A Mitigated Negative Declaration with Mitigation Monitoring Program has been prepared for this project), generally located at **2000 Sunset Drive** in the City of Pacific Grove, County of Monterey, State of California; and

WHEREAS, the Planning Commission, at its meeting of July 19, 2001, adopted the Mitigated Negative Declaration with Mitigation Monitoring Program, and has found and determined that the granting of said use permit will be consistent with Section 23.72.050 of the Pacific Grove Municipal Code and bases said findings and conclusions on the following facts:

Findings for Mitigated Negative Declaration with Mitigation Monitoring Program:

Pursuant to Section 15074(b) of the California Code of Regulations, on the basis of the whole record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

Findings for Use Permit No. 2682-01:

The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

NOW, THEREFORE, the Planning Commission hereby adopts the Mitigated Negative Declaration with Mitigation Monitoring Program, subject to the following mitigation measures:

Mitigation Measures:

1. Exterior lighting shall be screened to confine the light splay to the site.
2. Illumination levels of exterior lighting shall be reviewed by the Architectural Review Board within 30 days of a final on the building permit for the project and scheduled for discussion at the earliest possible Architectural Review Board meeting following review. Should the Board find that illumination levels are excessive, they may require measures, including but not limited to reducing the wattage of lamps, providing additional screening, or relocation lighting fixtures.
3. Obtain any permits or approvals for the demolition of existing structures from the Monterey Bay Unified Air Pollution Control District and comply with any permit or approval conditions.
4. The grease trap and oil interceptor shall be serviced and maintained per manufacturer's directions and specifications.
5. Construction activities shall be limited to the hours of 7:30 a.m. to 7:00 p.m. Monday through Saturday.
6. All power equipment shall be in good operating condition and properly maintained.
7. All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacific Grove held on the 19th day of July, 2001, by the following vote:

AYES: Bennett, Blaskovich, Cort, Davis, Riddell (Vice Chairman)

NOES: None

ABSTAIN: None

NOW, THEREFORE, the Planning Commission hereby grants and issues Use Permit No. 2682-01, subject to the following standard and special conditions of approval:

Conditions of Approval:

1. This permit shall be revoked if not used within one year from the date of approval. Application for extension of this permit must be made prior to the expiration date.
2. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.
3. All construction must occur in strict compliance with the proposal as set forth in the application(s) for permits, subject to any special conditions of approval. Any deviation from the approved plans must be reviewed and approved by the staff and may require Planning Commission approval.
4. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
5. The required on-site parking for this project is 33 spaces as indicated on the approved site plan.
6. Drainage plans shall be approved by the City Engineer prior to issuance of a building permit for the project.
7. Outdoor storage of items within the self-storage facility is prohibited.
8. Use of the buildings approved under this use permit is limited to a self-storage facility. Changes to the use of the buildings will be subject to Planning Commission review and approval by means of an amendment to this use permit. Review shall include implications to parking needs.
9. Project shall comply with Pacific Grove Fire Department fire protection requirements.
10. Vegetation growing on the property shall not impede pedestrians on sidewalks adjacent to the project site.
11. Exterior lighting shall be screened to confine the light splay to the site.
12. Illumination levels of exterior lighting shall be reviewed by the Architectural Review Board within 30 days of a final on the building permit for the project and scheduled for discussion at the earliest possible Architectural Review Board meeting following review. Should the Board find that illumination levels are excessive, they may require measures,

including but not limited to reducing the wattage of lamps, providing additional screening, or relocation lighting fixtures.

13. Obtain any permits or approvals for the demolition of existing structures from the Monterey Bay Unified Air Pollution Control District and comply with any permit or approval conditions.
14. The grease trap and oil interceptor shall be serviced and maintained per manufacturer's directions and specifications.
15. Construction activities shall be limited to the hours of 7:30 a.m. to 7:00 p.m. Monday through Saturday.
16. All power equipment shall be in good operating condition and properly maintained.
17. All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.
18. Should occupancy of the subject structures be requested prior to completion of all mitigations and conditions of approval, a bond or funds deposited on account with the City of Pacific Grove, in an amount sufficient to complete or install remaining or uncompleted mitigations or conditions, shall be provided. Costs to complete or install conditions of approval shall be provided by the property owner or property owner's representative. If mitigations or conditions are not completed or installed within a mutually agreed to time frame, these funds shall be used to complete and install the outstanding mitigations and conditions.

Note: Conditions 11-17 are also mitigation measures.

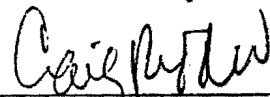
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacific Grove held on the 19th day of July, 2001, by the following vote:

AYES: Bennett, Blaskovich, Cort, Davis, Riddell (Vice Chairman)

NOES: None


ABSTAIN: None

Please note that this resolution does not take effect until the 10-day appeal period has expired.



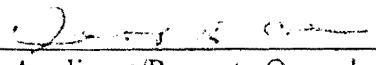
Craig Riddell, Vice Chairman

ATTEST:



Dennis Boehlje, Secretary

The undersigned hereby acknowledge the approved terms and conditions, and, agree to fully conform to and comply with said terms and conditions.



Applicant/Property Owner's Signature

9-10-01

Date

Applicant/Property Owner's Signature

Date