

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
 427-4863
 HEARING IMPAIRED: (415) 904-5200

W3b**RECORD PACKET COPY**

Page 1 of 6
 Permit Application No. **3-01-091**
 Staff: CKC-SC
 Date: October 25, 2001

ADMINISTRATIVE PERMIT

APPLICANT: Kirstie Wilde

PROJECT DESCRIPTION: Rebuild foundation, chimney and add one-story, 110 square feet addition to west facing end of existing two-story, 5,195 square foot single family residence.

PROJECT LOCATION: 1500 Sunset Drive, Pacific Grove, Monterey County (APN 007-021-006).

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

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

This permit will be reported to the Commission at the following time and place:

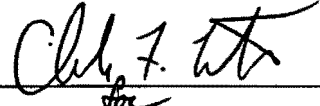
Commission meeting of **November 14, 2001** beginning at 9:00 a.m., at the **Hyatt Regency Los Angeles, 711 south Hope Street, Los Angeles, CA 90017.**

IMPORTANT – Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
 Executive Director

By: 
 Rick Hyman, District Chief Planner

3. 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.
4. Compliance with Local Conditions of Approval. All development must occur in strict compliance with the mitigation measures and conditions approved by the City of Pacific Grove Architectural Review Board Approval 2857-01 approved 8/21/01 (attached as Exhibit E). Any changes to the project, or modifications to the terms of AA. 2857-01, shall require an amendment to this permit unless the Executive Director determines that no amendment is required. Any questions regarding the interpretation of these terms, or the project's compliance with these terms, shall be referred to the Executive Director for resolution.

EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to standard and special conditions as attached, the said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the City of Pacific Grove to implement a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

The proposed project involves the repair of a failed foundation and relocation and repair of a stone chimney at an existing single family residence. The existing residence is located seaward Sunset Drive and so lies between the first public road and the sea, in an area designated scenic by the City of Pacific Grove. Repair of the failed foundation involves relocating the stone chimney from the west facing exterior wall to the north facing wall, and construction of a new foundation approximately four feet out from the original foundation along the western wall, resulting in the addition of 110 square feet of additional structural coverage. Project plans are attached to this report as Exhibit D. While the existing residence is two stories tall, the addition will be on the ground floor only, with a height of 10 feet above ground.

The project is located in the coastal zone on a 1.02 acre parcel seaward of Sunset Drive in the Asilomar Dunes area of Pacific Grove, in Monterey County. The Asilomar State Beach is adjacent to and extends south of the site. The only other residential parcel seaward of Sunset Drive is located adjacent and north of the subject parcel (the Page, now Johnson parcel). Lands of the US Point Piños Lighthouse Reservation are located adjacent and extend north of this second residential parcel. Both Asilomar State Beach and the Lighthouse Reservation lands provide public coastal access and are subject to extensive public recreational use. Please

11,418 square feet, or 26 percent total lot coverage. This total falls to 10,968 square feet (25 percent) if the first 75 feet of driveway is not counted in the total aggregate coverage, as allowed by the LUP. According to County Assessors information, the existing residence was constructed sometime around 1928, and so prior to the Coastal Act and the City's LUP. The City's zoning ordinance allows non-conforming uses to be continued provided that the use is not enlarged or increased, or extended to occupy a greater area than was occupied by such use prior to the date the ordinance went into effect. While the Commission has not yet certified the City's zoning ordinance, the Commission generally acknowledges pre-existing development may be nonconforming with current policies and makes efforts to bring projects into compliance where possible.

As the existing residence is already over the maximum allowable lot coverage, an increase in the aggregate lot coverage will not be allowed. As proposed, all project construction will be accomplished within an area already occupied by decomposed granite, and so while structural coverage will be increased by 110 square feet, the total area covered by decomposed granite will be reduced by the same amount so that the total aggregate lot coverage will not be increased, and no additional dune habitat will be lost. Most of the area adjacent to the project site is covered in iceplant, and no sensitive plant species have been described in this area. However, in order to protect the existing dune habitat adjacent to the project area, it is appropriate to require temporary protective fencing be installed prior to any construction activities. Additionally, in order to preserve the unusually pure, white quartz sand highly valued in the Asilomar Dunes area, excess excavated material is required to remain within the Asilomar Dunes area for beneficial reuse and restoration purposes. With these conditions, the project is consistent with Coastal Act policies requiring protection of environmentally sensitive habitat areas.

With respect to visual resources, Coastal Act Section 30251 requires that 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 Asilomar area is one of those scenic areas designated by the Department of Parks and Recreation; similarly, the City has designated, among others, all areas seaward of Sunset Drive as scenic. Coastal Act Section 30251 also requires that permitted development shall be sited and designed to protect views in such scenic coastal areas, and Coastal Act Section 30240(b) requires that development adjacent to parks and recreation areas shall be sited and designed to avoid degradation of those areas. The City's LUP also requires that new development be sited and designed to protect views to and along the ocean and scenic coastal areas. It also requires that new development, to the maximum extent feasible, shall not interfere with public views of the ocean and bay; minimize the alteration of natural dune landforms; be visually compatible with the open space character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. The LUP also limits structures in this area to one story and a maximum of 18 feet in height.

At one-story and 10 feet in height, the proposed addition conforms to the LUP's height requirement and placement of the addition will not interfere with public views of the ocean. The existing residence sits at an angle to the coastline on the parcel, and the location of the addition and the fireplace will also be at angles that will not interrupt public views from Sunset Drive or public viewing areas located in the Asilomar State Beach (see Exhibit E). The existing fireplace currently blocks any views that would be blocked by the addition and existing dune topography and vegetation currently serve to screen this area from views from Sunset Drive and Asilomar State Beach. Therefore, as designed, the project is consistent with Coastal Act Sections 30251

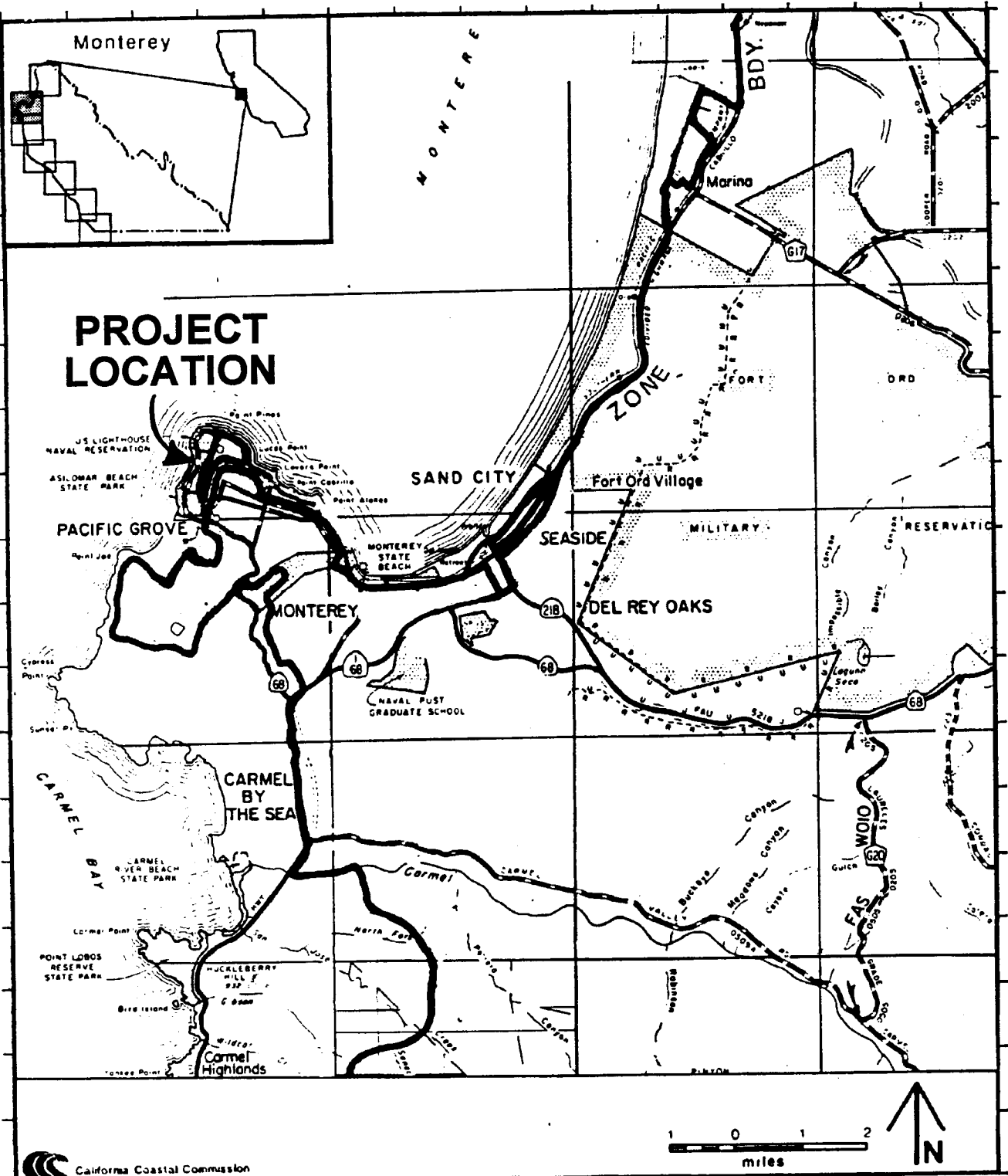
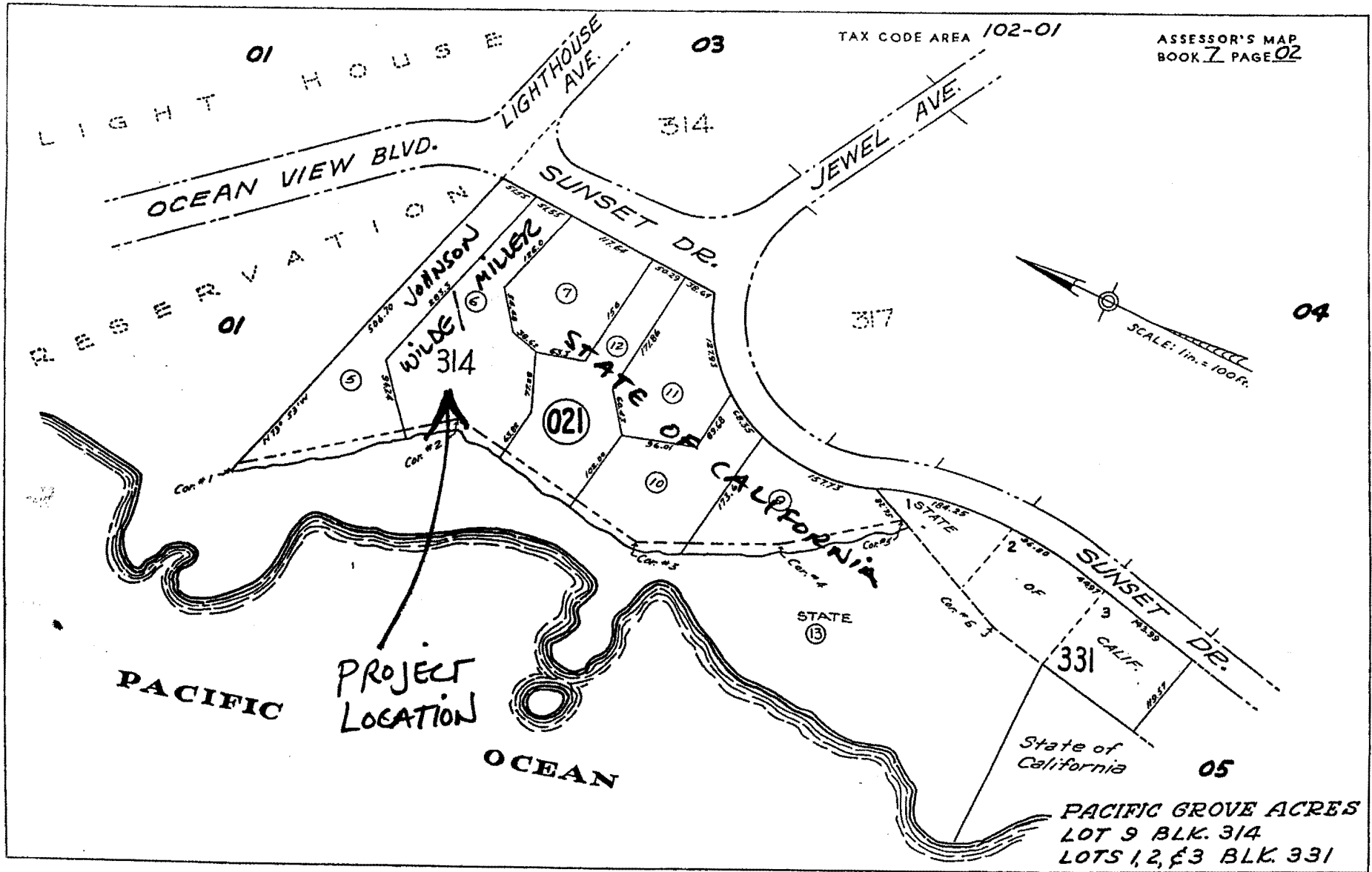


Exhibit A
 Regional Location Map
 3-01-091
 Wilde

3-01-091
Wilde

Exhibit C
1 of 1



PACIFIC GROVE ACRES
 LOT 9 BLK. 314
 LOTS 1, 2, & 3 BLK. 331

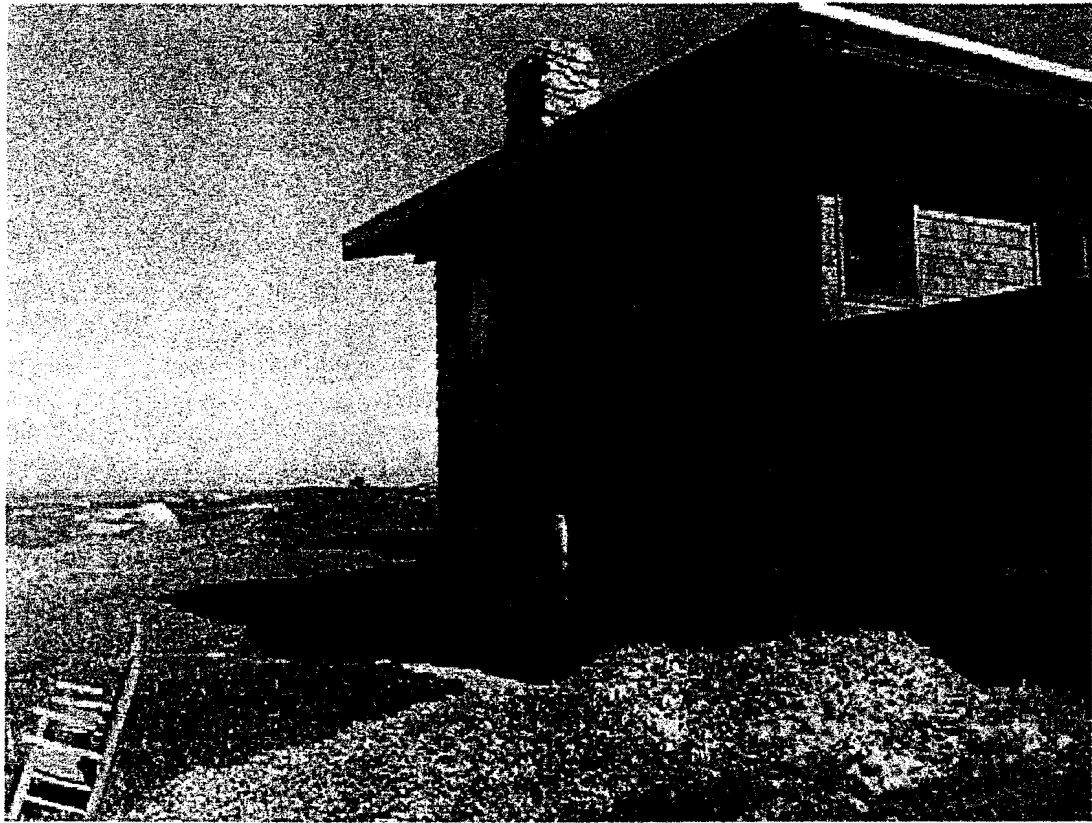


Photo 1. View of west face of existing Wilde residence (looking north). Upper portion of chimney has separated from wall. Decomposed granite extends approximately 6 feet from house.



Photo 2. View of west face of Wilde residence (looking south). Addition will be located atop decomposed granite. Iceplant covers most of dunes seaward of house.

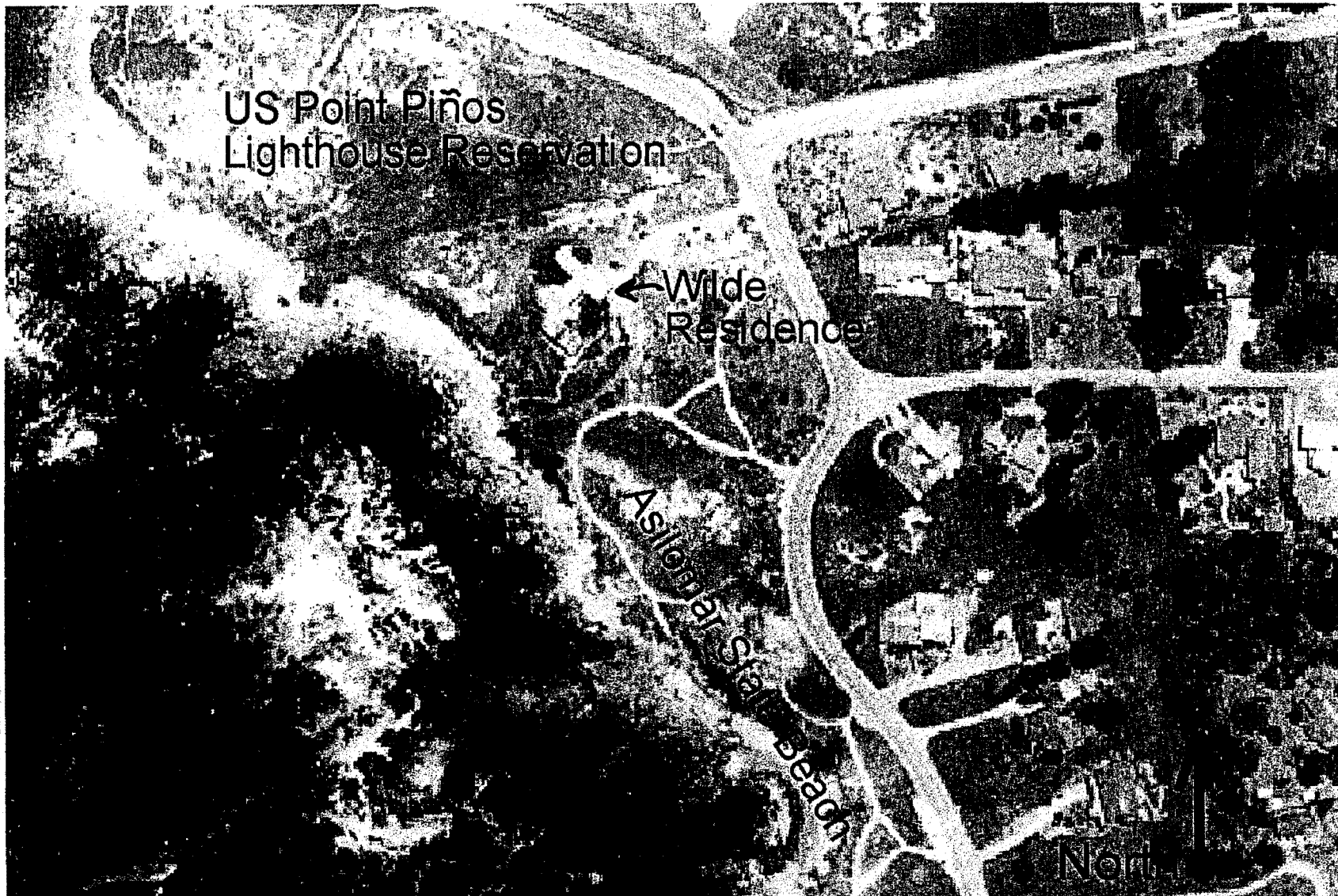


Photo 5. Aerial photo of Wilde residence seaward of Sunset Drive. Asilomar State Beach south of Wilde residence, US Lighthouse Reservation lands north of adjacent parcel. (Photo dated 6/14/01)