

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Staff: MJW
Staff report prepared: 06/28/01
Hearing date: 07/12/01

COASTAL DEVELOPMENT PERMIT APPLICATION

Application number 3-01-032 Harvard Investment (Martin)

Applicant Gary A. Martin

Project location SE Corner of Camino Real and 13th Avenue, Carmel, Monterey County (See Exhibit A)

Project description Demolition of an existing approximately 2,635 sq.ft. single family residence and construction of a new 2,700 sq.ft. single family residence. (See Exhibit B)

Local approval City of Carmel-by-the-Sea: DS 01-04 / RE 01-08 / VA 01-03.

File documents Coastal Development Permit files 3-01-032 (Martin); City of Carmel-By-The-Sea uncertified Land Use Plan and Zoning Ordinance; City of Carmel Community Building and Planning Department Staff Report (03/14/01); Jones & Stokes Associates Evaluation Report (06/1999).

Staff recommendation ... Denial

Summary: The Applicant proposes to demolish an existing single family residence (approximately 2,635 square feet) and construct a two-story 2,700 square foot single family residence on a 6,900 square foot lot in the City of Carmel-by-the-Sea. The total land coverage for a walkway and small patio is 225 square feet and overall height is 24 feet for the proposed two-story structure. The proposal retains and rehabilitates the existing garage and same nonconforming garage setback of 1'.

The applicant also proposes to adjust the lot lines to create two legal parcels of 6,900 square feet and 4,000 square feet respectively. Under the existing configuration, two legal lots and portions of four other lots are combined to create one building site. The proposed project includes a rebuild on the north lot (6,900 square feet) that fronts 13th Avenue. Although the applicant has stated that a residence could be built for a family member in the future, he has not expressed immediate plans for the 4,000 square foot south parcel.

The site is bounded by a substantial public right-of-way along both 13th Avenue and Camino Real that is heavily forested with coast live oak. The interior of the parcel site is relatively clear of trees, which provides a wide-open space at its center. The proposed new design re-sites the house in an east-west orientation adjacent to 13th Street and is well screened by the trees on site. Two trees have been approved



California Coastal Commission
July 12, 2001 Meeting in Santa Rosa

Staff: Mike Watson Approved by: P.F.A. 6/28/01

for removal by the City's Forest and Beach Commission –a 17" coast live oak and a two-spurred, 21" coast live oak. Many other limbs and canopy branches will need to be removed during the course of construction.

The proposed two-story house is approximately 18 inches shorter than the existing two-story structure. The architectural style of the proposed single family residence is similar to an English Cotswald cottage. The roof design is very steeply pitched with gables that reach their apex without flattening. Natural materials are used throughout. For example, the chimney and building fascia are made of Carmel stone veneer. The roof is Cedar wood shingle. Windows, doors, timbers, and trim are Redwood. The front walkway and small porches are likewise Carmel stone. The combination of eclectic design and natural materials surrounded by natural forest screening preserves much of the existing street ambience and is compatible with the general character of the neighborhood and the City's residential (R-1) district.

A historical evaluation of the structure proposed for demolition, prepared by Jones & Stokes Associates, determined that the existing house was found to be eligible for listing in the California Register of Historical Resources (CRHR), for its association with a person who is significant at the local, state and national level. The house was also found to be eligible for listing in the CRHR as a contributing element of the District One historical district because it conveys the design principles of the Arts and Crafts movement, the landscape principles of this movement, and reflects the design traditions typical of early residential development in Carmel. However, the City of Carmel did not adopt the historic evaluation findings and in fact, determined that the "preponderance of evidence establishes that the site or structure are not historically or culturally significant." In fact, most of the evidence (i.e., Historic Evaluation) makes the case for listing the structure in the CRHR.

A home inspection report performed by Larry Markey, of Markey Construction Inc., contends that the foundation and structure of the existing house have been compromised and are in need of repair. It estimates that a fair amount of reconstruction will be necessary to rehabilitate the structure. It does not however, state that the structure is uninhabitable or that it should be condemned.

The Commission, at its May 2001 hearing, expressed continuing concern for projects that, due to a variety of types of land use changes, may have the potential to effect community character in Carmel. Based on the information provided in the application for this project, staff determines that the proposed demolition and rebuild will significantly change a various features that are components of Carmel's community character, and thus prejudice the ability of the City to complete a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act. Therefore, Staff is recommending **denial** of the project.



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I. Staff Recommendation on Coastal Development Permit

Motion. I move that the Commission approve Coastal Development Permit Number 3-01-032 pursuant to the staff recommendation.

Staff Recommendation of Approval. Staff recommends a **NO** 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 Deny the Coastal Development Permit. The Commission hereby denies the coastal development permit on the grounds that the development as proposed will not conform with the policies of Chapter 3 of the Coastal Act and will prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to



the provisions of Chapter 3. Approval of the application would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the development on the environment.

II. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Standard of Review

The City of Carmel-by-the-Sea is located entirely within the coastal zone but does not yet have a certified LCP. The Commission approved a Land Use Plan (LUP) and an Implementation Plan (IP) at different times in the early 1980s, but the City did not accept the Commission's suggested modifications. Thus, both the LUP and the IP remain uncertified. Until the Commission has certified the entire LCP submittal, the Commission retains coastal permitting authority over development within the City, for which the standard of review is the Coastal Act of 1976.

The Commission has authorized a broad-ranging categorical exclusion within the City of Carmel (Categorical Exclusion E-77-13) that excludes from coastal permitting requirements most types of development not located along the beach and beach frontage of the City. The proposed development, however, is not excluded under Categorical Exclusion E-77-13 because it involves demolition, a variance that exceeds 10% of the applicable standard, and lot-line adjustment resulting in the creation of new building site (increases the allowable density of development on the affected parcel).

B. Project Location and Description

The Applicant proposes to demolish an existing two-story, single family residence (approximately 2,635 square feet) and construct in its place, a two-story 2,700 square foot single family residence on a 6,900 square foot lot at the SE corner of Camino Real and 13th Avenue in the City of Carmel-by-the-Sea. The project also includes 225 square feet of walkways and patio site coverage and is located at the southern extent of the potential District One historic district. The proposal includes a lot line adjustment creating two legal parcels of record including the 6,900 square foot site of the proposed new house and a 4,000 square foot lot without a City-approved replacement structure. The proposed new structure would occupy the north two-thirds of the existing building site and has an east-west orientation that predominately faces 13th Avenue. The applicant has not submitted plans for the development of the 4,000 square foot parcel created by the lot-line adjustment and structure re-alignment. Under the existing configuration, two legal lots and portions of four other lots are combined to create one building site.

The total site coverage of the proposed new structure, walkways, and patio's is approximately 2,205 square feet on a 6,900 square foot parcel, as compared to 2,843 square feet, on a 10,900 square foot



parcel pre-existing on site (Exhibit C). The proposed design retains and rehabilitates the existing garage within the same nonconforming garage setback of 1-foot (1'). The City granted the applicant a variance to maintain the sub-standard setback.¹

The site is bounded by a substantial public right-of-way along both 13th Avenue and Camino Real that is heavily forested with coast live oak. The interior of the parcel site is relatively clear of trees, which provides a sense of open space. The new east-west orientation requires the removal of two significant trees, including a 17" coast live oak and a 21" two-sparred coast live oak. As mitigation for the tree removal, the City conditioned its permit to require planting of six upper canopy trees, (such as Monterey Pines) in the front yard.

According to the City staff report, the structure slated for demolition was originally constructed in 1921 and subsequently modified in 1922, 1936, 1954, 1969, 1972, 1973, 1978, and 1988. Much of the modification was in the form of interior changes to plumbing, electrical, and some cabinetry. In 1978 a bathroom was added and another bathroom remodeled. Other than that, the structure appears to have retained many of its original architectural features. A historical evaluation performed by Jones & Stokes Associates determined that the structure is eligible for historical designation under the California Register of Historical Resources (CRHR) criteria. The findings in the staff report prepared by the City, contradict the findings of the historical assessment and state that the structure is not eligible for historical designation under local or state criteria. A home inspection report found that the structural integrity of the house had been compromised and that a fair amount of reconstruction would be required to rehabilitate it. It did not state that the house is uninhabitable or that it should be razed. The report apparently did not apply to the garage, which is slated for retention and rehabilitation in the design of the proposed new structure.

C. Issue Discussion

1. Community Character

While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit. One of the main issues raised by demolition projects in Carmel is the preservation of community character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

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

¹ The City requires a 5-foot side yard setback.



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

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

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel. A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it pervades the City and is a defining characteristic of Carmel. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, especially if a new structure is built out to the maximum allowed by the zoning.

Carmel is also a very popular visitor destination as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area, forest canopy and white sand beach. The City is considered a "special community" under the Coastal Act due to its unique architectural and visual character. It is often stated that Carmel, along with such other special coastal communities as the town of Mendocino, is one of the special communities for which Coastal Act Section 30253(5) was written. Indeed, Carmel has been, and remains today, a spectacular coastal resource known the world over as an outstanding visitor destination as much for the character of its storied architecture, as for its renowned shopping area and white sand beach. In part, Carmel is made special by the character of development within City limits as various architectural styles present reflect the historical influences that have existed over time.



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). As described previously, the City is currently working on a new LCP submittal (both LUP and IP), funded in part by an LCP completion grant awarded by the Commission. The City has made progress on the LCP submittal and has indicated that they expect the Land Use Plan and Implementation Plan to be submitted for Commission review in December 2001.

The Coastal Act provides specific guidance for issuance of coastal development permits in cases where the local jurisdiction does not have a certified LCP. Section 30604(a) of the Coastal Act states:

Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for that conclusion. The City is currently in the middle of a community planning process to determine, among other things, the basis for defining Carmel's community character and ways to protect and preserve said character consistent with the Coastal Act. Until that time, Commission staff has been given guidance to use their best professional judgement to assess the individual and cumulative effect that projects such as this will have on the community character of Carmel.

As mentioned above, the City of Carmel does not have a certified LCP, but is in the process of drafting a Land Use Plan and Implementation Plan for submittal in December 2001. Given the heightened sensitivity to the loss of community character in the City and the Coastal Act direction that the City develop its Local Coastal Program without prejudice, the Commission, at its May 2001 hearing, expressed continuing and heightened concern for projects involving demolition in Carmel. As discussed by the Commission, in addition to evaluating the architectural design of the existing and proposed structures, the answers to the following questions may be important to evaluating whether a particular project entails significant character changes. More important, without a certified LCP, that specifies the policies and standards that would address the Coastal Act community character policy (30253), a project may not be approvable because it would prejudice the ability of the City to complete an LCP consistent with the Coastal Act (30604(a)). Important questions include asking whether a project:

- Modifies a structure deemed to be a historic resource by the City, the State Office of Historic



Preservation, or other public agency?

- Involves a structure greater than 50 years old for which the City has not performed a historic resource assessment?
- Doesn't identify a City-approved replacement structure (i.e., speculative demolitions)?
- Results in a 10% or greater increase in the gross square footage, height, or footprint (site coverage) from that which is currently present?
- Results in the removal of any significant (i.e., 6" or greater in diameter) native pine, willow, cypress or oak trees? Or, even if no trees are removed, involve sufficient limb removal to be a significant loss of forest canopy?

Demolition of Existing House.

The existing house located on-site is 80 years old and has been modified several times, yet it retains much of its original integrity. The structure slated for demolition was originally constructed in 1921 and subsequently modified in 1922, 1936, 1954, 1969, 1972, 1973, 1978, and 1988. Much of the modification was in the form of interior changes to plumbing, electrical, and some cabinetry. In 1978 a bathroom was added and another bathroom remodeled. Other than that, the structure appears to have retained much of its original architectural features. There has not been any modification to the site characteristics, such as tree density, canopy, building setbacks, etc.

The c. 1921 structure is not currently listed on any state or local roster of historical or architecturally important structures in the City. However, a recent historical evaluation performed by Jones & Stokes Associates (June 1999) determined that it is eligible for listing in the California Register of Historical Resources (CRHR), as a contributing element of the potential District One historical district. (See Exhibit D) One consideration in the City's development of its LCP is the creation of historic districts. The City is assessing the viability of establishing a historic district where a critical mass of historical structures are known to exist. Structures located within one of these districts would be preserved and recognized for their contribution to the historical character of Carmel. The structure under evaluation in this project is on the southern border of the potential District One, historic district. Although the Carmel Preservation Foundation (CPF) volunteer survey described the southern extent of the potential District One boundary as 13th Avenue, such boundaries typically run through the middle of blocks so that streetscapes are preserved. Therefore, the properties on the first lots south of 13th Avenue would be considered for inclusion in the potential District One historic district.

The evaluation states that the house is individually significant at the local, state, and national level for its association with the life and work of cartoonist Gus Airrola. The report observes that the house and studio are directly associated with a critical period Mr. Airrola's career. Notably, the report claims that "the house has been little changed since the Airrola's lived there and retains its integrity under his association."



The evaluation also determined that the house is eligible for listing in the CRHR for its individual contributions to the Arts and Crafts movement. "It conveys the design principles of the Arts and Crafts movement, the landscaping principles of this movement, and reflects the design traditions typical of early residential development in Carmel." Architectural elements of the house proposed for demolition, typical of the Arts and Crafts movement include: the creation of a semi-enclosed back patio compliments of the U-shaped architectural design and the use of natural materials (wood shingles, stone paving materials, wood framing, tri-partite slider and casement window, rubble-stone chimney's, etc). The landscaping on-site is also typical of the Arts and Crafts movement with natural plantings of a variety of species, sizes, and locations, informal landscapes of the front and side yard, and large canopy trees at the front of the yard integrate the house into a natural setting. The house also exhibits the qualities typical of the design traditions of early residential block development in Carmel, including the U-shaped design with the long side of the U oriented toward the ocean, siting of the house at the south edge of the lot with large front-yard setback, and the detached garage along the edge of the street. (See Exhibit E)

The City, in its review of the subject application, came to a somewhat different conclusion regarding the historical significance of the structure. The findings made in the City staff report directly contradict those made by the Jones & Stokes consultants. The City found that the site or dwelling does not contribute characteristics or value as part of the cultural development of the City. It made findings that no unique site conditions exist. It states that the architecture of the dwelling and associated accessory structure is not distinguished, it does not embody innovative design elements, and it is not a good example of any architectural style or school. The City also found that the site is not located in any potential historic district. And finally, in direct contradiction to the historic evaluation, the staff report contends that the site is not associated with the period of significance of cartoonist Gus Arriola. It is unclear whether the City's own Historic Preservation Committee reviewed the Jones & Stokes report. However, information contained in the application suggest that the Department of Community Planning and Building did review the report and crafted findings, though no evidence was submitted with the application materials to support its conclusions.

The City also makes a finding that the house is dilapidated and in a severe state of disrepair, including a potential threat to health and safety. The City relied on a home inspection report performed by Larry Markey, of Markey Construction Inc., which contends that the foundation and structure of the house have been compromised and are in need of repair. It estimates that a fair amount of reconstruction will be necessary to rehabilitate the structure. It does not however, state that the structure is uninhabitable or that it should be condemned.

Lot-Line Adjustment

The area of the site as it currently exists is 10,900 square feet. The proposed project (including lot-line adjustment) would create two indivisible legal lots of record of 6,900 square feet and 4,000 square feet. The proposed new structure would be located on the north parcel (6,900 square feet) leaving the south parcel undeveloped at this time. Under the existing configuration, two legal lots of record and portions



of four other lots of record are combined to create one building site. Although the parcel could be split in a variety of parcel sizes, the existing site area is not enough to create more than two legal building sites. The City approved the adjustment because the lot-line adjustment does not create a zoning non-conformity, does not increase the number of lots, and would prevent additional adjustments in the future.

The proposed project, though, does not identify a City-approved replacement structure on the south legal lot of record. Although the applicant has stated that a residence could be built for a family member in the future, he has not expressed immediate plans for the 4,000 square foot parcel. This type of "speculative" demolition necessary may involve significant changes to community character and thus prejudice the LCP because the ultimate outcome of this change is uncertain. The proposed development (demolition and lot-line adjustment) will change the intensity and density of use on the 10,900 square foot parcel. The lot-line adjustment will create a second "buildable" lot. (See Exhibit C)

Proposed New Structure

In this case, the parcel is currently developed with a single family dwelling. The site is bounded by a substantial public right-of-way along both 13th Avenue and Camino Real that is heavily forested with coast live oak. The interior of the parcel site is relatively clear of trees, providing open space at its center. The existing house has a 32' (large) front-yard setback and with the exception of the garage, is setback quite a bit from 13th Avenue as well. Although larger than many of the customary Carmel cottages, the existing structure, site orientation, and forest characteristics are typical of the Carmel experience.

The proposed two-story house is approximately 18 inches shorter than the existing two-story structure. The architectural style of the proposed single family residence is similar to an English Cotswald cottage. The roof design is very steeply pitched with gables that reach their apex without flattening. Natural materials are used throughout. For example, the chimney and building fascia are made of Carmel stone veneer. The roof is Cedar wood shingle. Windows, doors, timbers, and trim are Redwood. The front walkway and small porches are likewise Carmel stone. The combination of eclectic design and natural materials surrounded by natural forest screening preserves much of the existing street ambience and is compatible with the general character of the neighborhood and the City's residential (R-1) district (Exhibit F).

The proposed design re-sites the house in an east-west orientation adjacent to 13th Street and is well screened by the aforementioned trees, though the proposal calls for the removal of two significant coast live oaks. The removal of a 17" coast live oak and a two-sparred, 21" coast live oak is required to accommodate the new east-west orientation of the 2,700 square foot house. Many other limbs and canopy branches will need to be removed during the course of construction. The proposal also reduces the front-yard setback from 32' (existing) to 16' (proposed).

The subject parcel is located within the city limits of the City of Carmel. The existing building site, though currently developed, is more than twice the size as the average 4,000 square foot lot. Parcels in



the vicinity of the subject parcel are developed with single family dwellings at urban densities. All utilities are connected to the existing house on this site. There are adequate public services for the proposed new house. Parking is adequate. Additionally, the proposed new house meets City requirements for maximum height, floor area, and site coverage. A side-yard variance was granted for the retention and rehabilitation of the garage. Neither the demolition nor the new construction would adversely or significantly affect any significant public view. The area is developed at urban densities and with urban services in an area able to accommodate the replacement of the existing house with a new one.

Conclusion

The existing two-story structure together with the ambience of the site exhibits certain qualities and character values. The loss of this character value from an individual and cumulative perspective is a concern. As described in the Jones & Stokes historical evaluation, the existing house conveys the design principles of the Arts & Craft movement and reflects the design traditions typical of early residential development in Carmel. As such, the Jones & Stokes report states the house is eligible for listing in the California Register of Historical Resources for its contribution to the potential District One historic district. The Jones & Stokes report also stated that the structure is eligible for listing for its association with the life and work of cartoonist Gus Airrola. Remarkably, the City came to a different conclusion, which contradict almost entirely the findings in the Jones & Stokes report.

Although there is some uncertainty regarding the historical aspects of the structure and how this historic value contributes to the character of Carmel, there is no question regarding the character of the site. The additional front setback, open space, abundance of trees, tree canopy, and over-sized lot in combination with the architectural style of the house *are* the defining character of this site. The proposed demolition and lot-line adjustment will change that character. The proposal calls for the removal of two significant coast live oaks. Many other limbs and canopy branches will need to be removed during the course of construction. The proposal also reduces the front-yard setback from 32' (existing) to 16' (proposed), eliminating much of the open space. By creating two legal (and buildable) lots on the existing 10,900 square foot parcel, the demolition and development will change the intensity and density of use of the existing parcel. Speculative demolitions may result in significant change in community character and the proposed development will create a second legal lot without a City-approved replacement structure.

Overall, the proposed demolition, lot-line adjustment, and reconstruction will result in a significant change to Carmel's special community character. The City, though, has not yet completed an LCP that clearly identifies those aspects which taken together define community character in Carmel and that would be consistent with Coastal Act Sections 30253 & 30251. Although a project such as this may ultimately be consistent with Carmel's certified LCP, as currently proposed, approval of the project will prejudice the City's ability to prepare a Local Coastal Program that is in conformity with the Chapter 3 policies of the Coastal Act.

Therefore, the Commission finds that the proposed project is not consistent with Coastal Act Policy 30604(a) and must be denied.

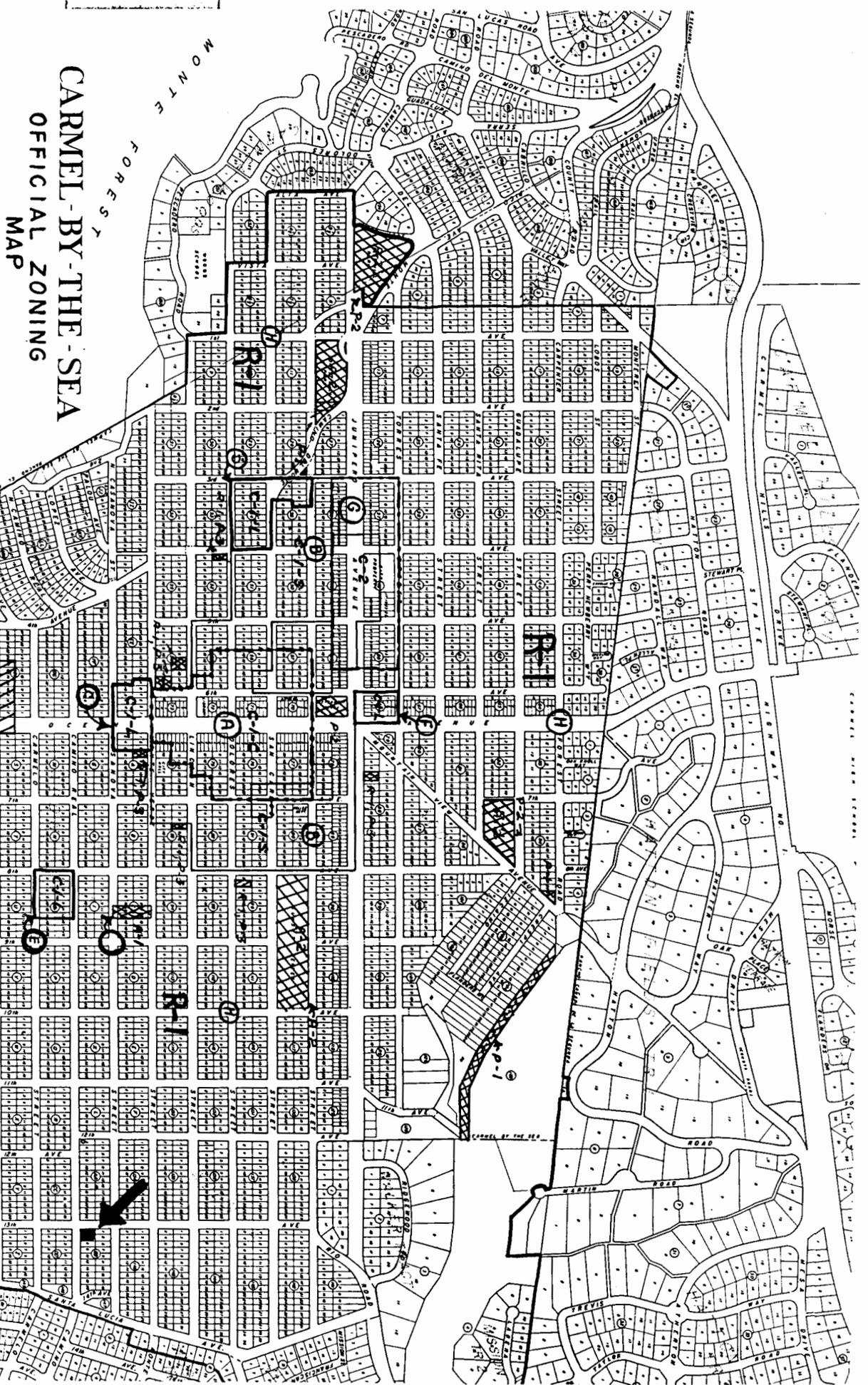


2. California Environmental Quality Act (CEQA)

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

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. The findings, incorporated by reference herein have discussed the relevant coastal resource issues with the proposal. Accordingly, the project is being recommended for denial. All public comments received relevant to this application have been addressed either in these findings or in other correspondence. As such, the Commission finds that the proposed project will have significant adverse effects on the environment within the meaning of CEQA.





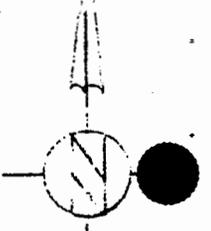
CARMEL-BY-THE-SEA OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 13900
(CORRECTED TO 1/1/84)

LEGEND

- ZONES C-1, C-2, A-1
- ▨ ZONES P (PARKS AND PARKING), ZONES A-1, A-2 (THEATRICAL OR CULTURAL CENTER)
- ▨ SERVICE STATION OVERLAY ZONE
- (AREAS NOT MARKED ARE ZONED R-1)
- ▨ AREA NOT EXCLUDABLE BY LAY ON LOT. REQUESTED FOR EXCLUSION
- ▨ AREAS NOT EXCLUDED R A

EXHIBIT NO. A
APPLICATION NO. 3-01-032
California Coastal Commission



SCALE 1/2" = 100 FT.

TAX CODE AREA 1-00

ASSESSOR'S MAP BOOK 10 PAGE 28

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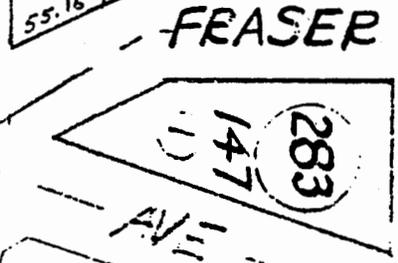
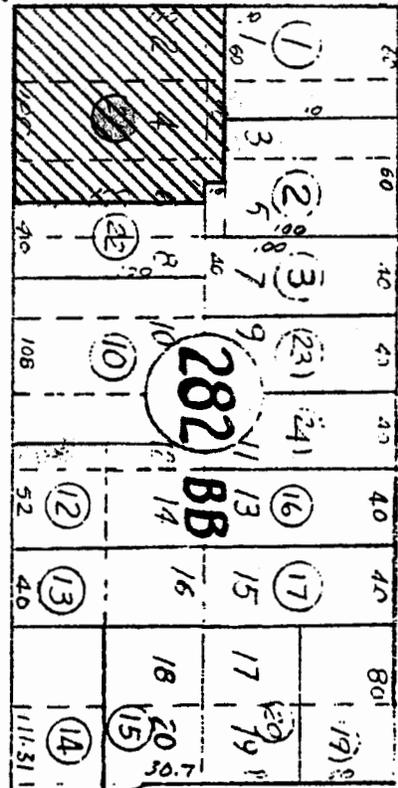
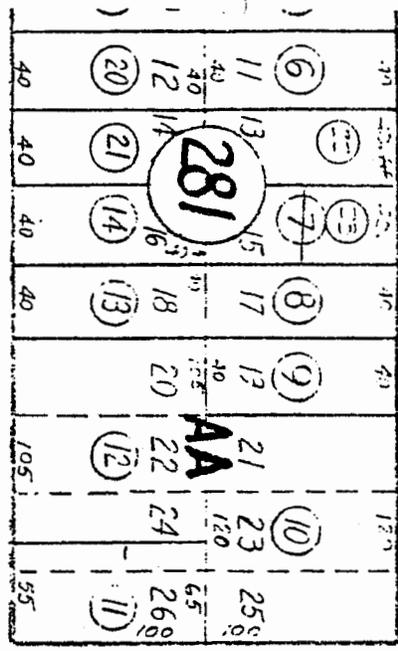
THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY.

9-39

CASANOVA

ADDN NO. 2
ADDN NO. 1

ST.



CAMINO

SITE AVE.

BEAL

CARMELO

ST.

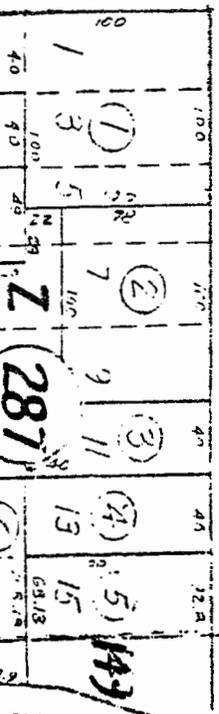
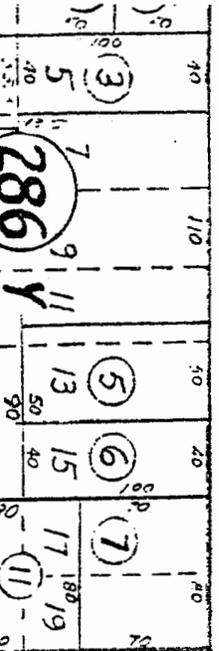
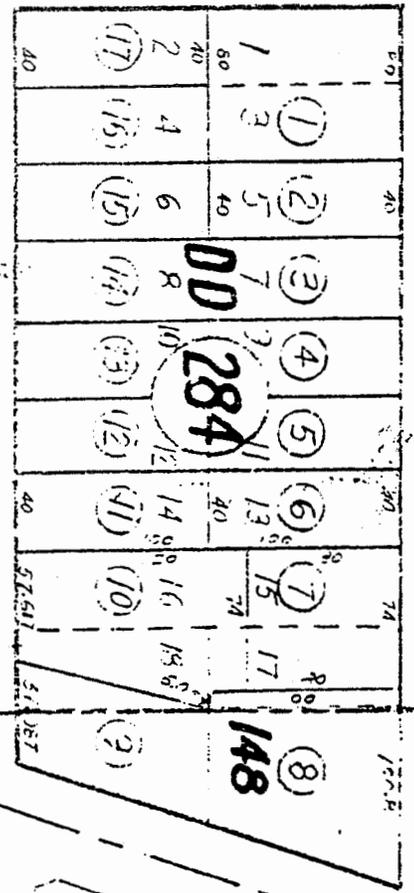
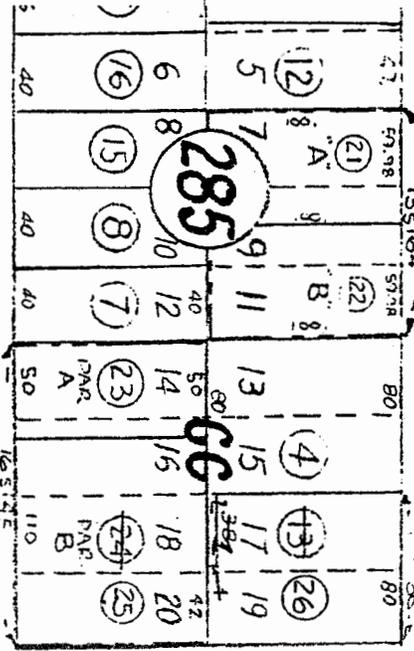


EXHIBIT NO. B
APPLICATION NO. 3-01-032

California Coastal Commission

9-39

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

RECEIVED
MAY 18 2001

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by Recorder) _____

COASTAL CALIFORNIA
CENTRAL COAST AREA

P1. Other Identifier: Wild Boar Inn

*P2. Location: Not for Publication Unrestricted

*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Monterey Date 1947 T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address southeast corner of Camino Real and 13th Avenue City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone: _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Block 3B, Lots 2, 4, and part of 6

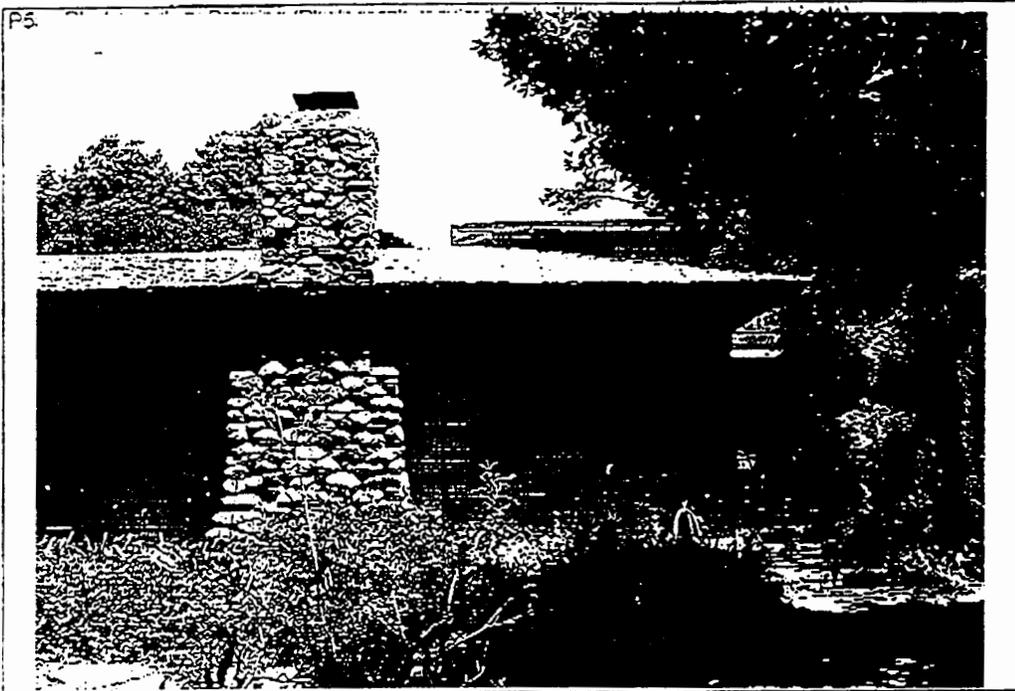
*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Wild Boar Inn residence is located on the southeast corner of Camino Real and Thirteenth Avenue. This intersection, and the block to the east and to the south, are characterized by narrow streets with little or no shoulder. The intersection serves as a clearing in an otherwise heavily canopied area. The street scape along Camino Real on this block is dominated by the foliage-covered fences and other vegetated borders at the front of the lots combined with mature trees, creating the forested look typical of Carmel.

The Wild Boar Inn residence is set back from both Camino Real and Thirteenth Avenue, with a naturalized yard on the west and north sides and a large patio area bordered with more naturalized landscaping on the east. The house sits close to the south lot line, with just enough room for a small path along the south facade. The house is a complex plan, most closely resembling a C-shaped plan. [See continuation sheet.]

*P3b. Resource Attributes: (List attributes and codes) HPS2, Single Family property

*P4. Resources present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1921

*P7. Owner and Address:

Michael & Tracy Leaton
P.O. Box 233200
Carmel, CA 93922-3200

*P8. Recorded by: (Name, affiliation, and address) S. Lassell
Jones & Stokes Associates, Inc.
2600 V Street, Ste. 100
Sacramento, CA 95816

*P9. Date Recorded: 6/30/99

*P10. Survey Type: (Describe)

Site specific
inventor _____

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*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes Associates, Inc. 1999.

Baker Clendon, Feiner, and Leaton residences. Carmel-by-the-Sea, Monterey County, CA. Prepared for City of Carmel-by-the-Sea, Comm

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, S

Archaeological Record District Record Linear Feature Record Milling Station Record

Artifact Record Photograph Record Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 4X

*Resource Name or # (Assigned by recorder) APN 10-282-021

B1. Historic Name: _____

B2. Common Name: Wild Boar Inn

B3. Original Use: Single family residence B4. Present Use: single family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in April 1921 (permit #196) at an estimated cost of \$6,500; a garage was added in 1922 (permit #422) at an estimated cost of \$300; a second story was added in 1936 (permit #163); plumbing and rewiring work were done in 1954; two building sites were established in 1959 (resolution #s 678 & 770), and again in 1972 (2-211 (PC) use permit); [see continuation sheet]

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Cartoon Artists; Arts Community; Residential Design Traditions Area: United States; Carmel-by-the-Sea, CA

Period of Significance: 1958-1970; 1905-1950s Property Type: Residence Applicable Criteria: CRHR 1, 2, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Wild Boar Inn is eligible for listing in the CRHR under the second criterion for its association with Gus Airrola, creator of the comic strip Gordo, and as a contributing element of the potentially eligible "District One" historic district. Although the CPF survey described the District One southern boundary as 13th Avenue, such boundaries typically run through the middle of blocks so that streetscapes are preserved, ie to avoid situations where incompatible new development across the street visually detracts from the character of the edges of the district. Such an approach would be appropriate for the potentially eligible District One historic district. Therefore, the properties on the first lots south of 13th Avenue would be considered for inclusion in the District One historic district.

The house is individually significant at the local, state, and national level for its association with the life and work of cartoonist Gus Airrola. The house was both home and studio for Airrola and his family for eleven years. The Airrolas chose to make Carmel their home after several trips to the area during which they fell in love with the character of the village. The house on the corner of Camino Real and 13th Avenue was the first house they owned in Carmel. Gus and his wife Frances enjoyed daily walks to the beach and through the streets of the neighborhood. During this period Airrola travelled frequently to Mexico, experiencing the culture and folk art of his, and Gordo's, native land. These travels transformed Airrola's caricaturization of Gordo, as Airrola actively sought to share the beauty and culture of

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

see references section of the inventory and evaluation report, Jones & Stokes Associates. 1999. Evaluation Report for the Baker, Clendon, Feiner, and Leaton Residences, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:

*B14. Evaluate S. Lassell Jones & Stokes Associates, Inc.
2600 V Street Sacramento, CA 95818

*Date of 6/30/99

(This space reserved for official comments.)

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CONTINUATION SHEET	HRI # _____
Page <u>3</u> of <u>4</u>	Trinomial _____
*Resource Name or # (Assigned by)	APN 10-282-021
*Recorded by <u>S. Lasseil</u>	*Date <u>6/30/99</u> <input checked="" type="checkbox"/>

P3a. Description.

The long side of the C runs north-south and is the front facade, while two ells extend to the east from the northeast and southeast corners of the body of the house. This creates two setbacks in the front facade at the southwest and northwest corners. The setback at the southwest corner incorporates the main entry to the house and a small, raised patio. The setback at the northwest corner is incorporated into the landscaping of the yard, including a small stepping-stone path leading to the back yard. The house is wood frame on a concrete foundation, and is one story except for a second story addition above the south ell. The cladding is wood clapboards below the watertable and long, uniform wood shingles laid in even courses above the watertable. The low pitched, hipped roof is wood framed with projecting exposed eaves, and is covered with asphalt shingles. The fenestration is typically wood-framed sliders, with three sliders in the bay window on the northwest corner of the front elevation and two tripartite windows (with fixed center pane and 8 light side sliders) on either side of the random course rubble stone chimney that is a striking visual feature of the front facade. Three entries lead from the back patio into the house. Each of the ells has a wood frame multi-light door flanked by wood slider windows, while a large sliding glass door provides access to the main body of the house. A two-story, random course, rubble stone chimney is located on the south facade of the south ell, and a third smaller chimney is located on the south roof slope of the north ell. A two-car garage with a medium pitch gable roof sits in the northeast corner of the property, and faces onto Thirteenth Avenue. Generally the house is in good condition, with some signs that the wood shingles need repainting and the occasional replacement. Newer flashing and signs of roof damage indicate some incompatibility between the chimneys and the roofing.

The house is encircled by a wood fence that is intermittently covered with ivy, and has an arched trellis over the entry gate. Low broad trees both inside and outside of the fence create an obscured view of the house from the streets, and provide a canopy over the entire north and west yards. The backyard has foliage and trees around the edges, but is strikingly free of tree canopy compared with the front yard.

B6. Construction History.

a fence was erected in 1973 and a building inspector's report was filed; a bathroom was added and the existing bathroom was remodeled in 1978 (permit #78-184) at an estimated cost of \$5000; cabinet work and minor electrical work (switches) were done as a result of a violation inspection in 1988.

B10. Significance.

Mexico with his readers. Although Airrola continued to create the Gordo strip for years after moving from the house at the corner of Camino Real and 13th Avenue, this house and studio is directly associated with a critical period in his career. The house has been little changed since Airrolas lived there, and retains its integrity under this association. Thus, the house is eligible for listing in the CRHR under the second criterion for its association with a person who is significant at the local, state, and national level.

Character defining features of this significance include: the second story addition that served as Airrola's studio, the proximity of the house to Carmel Beach, and the design characteristics of the house that convey the unique character of Carmel, as described below.

The house is also eligible for listing in the CRHR as a contributing element of the District One historic district because it conveys the design principles of the Arts and Crafts movement, the landscaping principles of this movement, and reflects the design traditions typical of early residential development in Carmel. Architectural elements of the house that convey the Arts and Crafts philosophy include the U-shaped plan and resulting creation of a front patio and semi-enclosed back patio; the honest use of materials such as wood shingles, stone paving materials, and course rubble stone in the three chimneys, and; the wood frame, tri-partite, slider and casement windows. [continued]

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION**CONTINUATION SHEET**

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by

APN 10-282-021

*Recorded by S. Lassell

*Date 6/30/99

 Continuation Update**B10. Significance. Cont.**

The landscaping around the house is also typical of the Arts and Crafts tradition, with naturalized plantings in a variety of species, sizes, and locations throughout the yard; the large trees at the front of the lot, creating a canopy over the front yard and integrating the house into the landscape; the use of stone paving materials in patios and paths, and; the ivy-covered wood fence and trellis over the entry gate. The house also exhibits the qualities typical of the design traditions of early residential block development in Carmel, including: the U-shaped plan with the long side of the U oriented toward the ocean; the deep front yard that contributes to a staggered rhythm of gardens along both Camino Real and 13th Avenue; the uphill orientation of the house on the lot; the location of the house near the south edge of the lot, creating varied side yards, and the location of the detached garage along the edge of the street.

Character-defining elements of the property that convey the property's significance as a contributing element of the historic district include: the U-shaped plan; the use of wood shingles and shiplap siding; the wood frame, tri-partite, slider and casement windows; the course rubble stone chimneys; the low-pitch rooflines; the use of stone paving for paths and patios; the semi-enclosed patio in the back yard that serves as an outdoor "room"; the naturalized and informal landscaping in the front and side yard; the canopy of trees over the yard and house that help integrate the house into a natural setting; the siting of the house at the south edge of the lot; the siting of the garage at the north edge of the lot; and the ivy-covered wood fence and arched trellis.

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EXHIBIT NO. E
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EXHIBIT NO. E

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EXHIBIT NO. E

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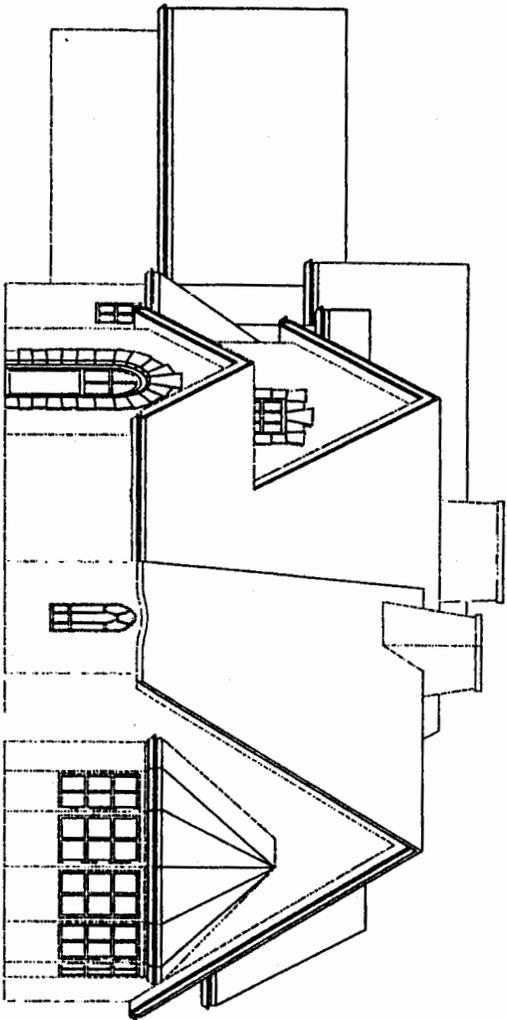


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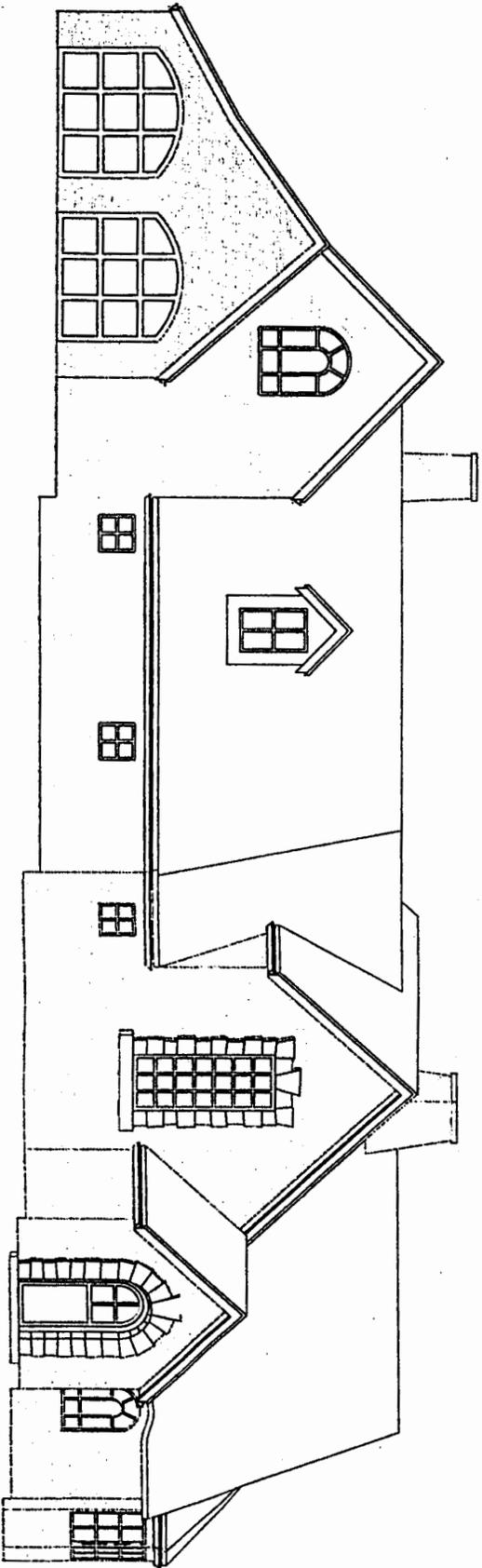
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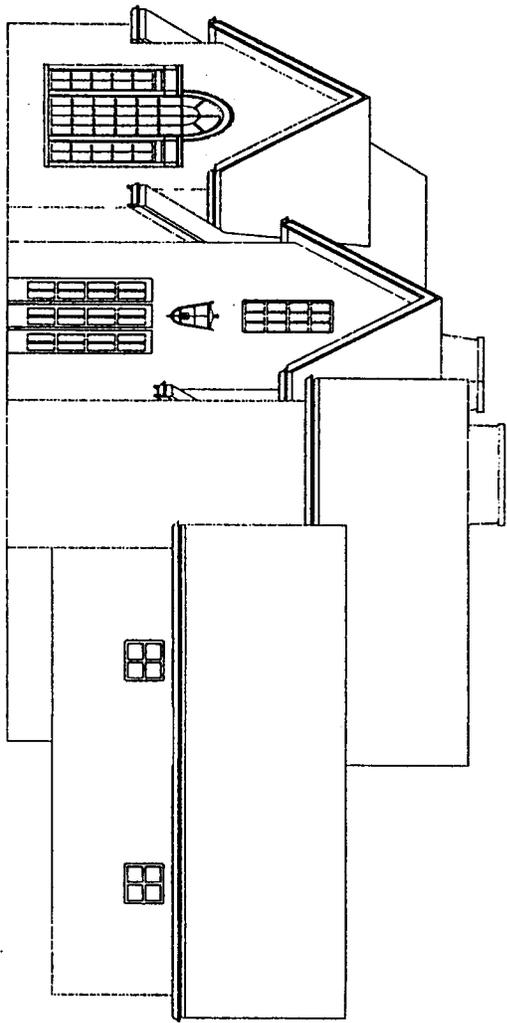


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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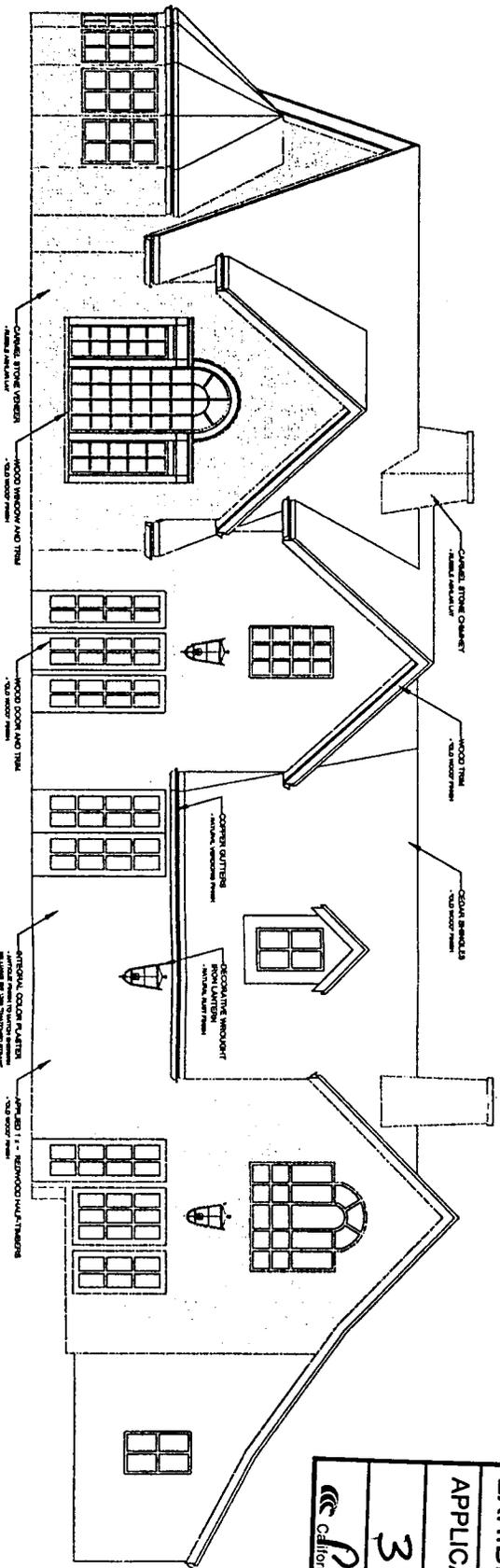


2

EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS & COLOR SCHEDULE

COMPONENT	MATERIAL	COLOR / FINISH
Roofing	No. 1 Asphalt Shingles	See Notes
Walls	No. 1 Stucco	See Notes
Windows	No. 1 Stucco	See Notes
Trim	Wood Trim	See Notes
Roof	Asphalt Shingles	See Notes
Chimney	See Notes	See Notes
Decorative Elements	See Notes	See Notes



1

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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