

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

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**STAFF REPORT:
COASTAL DEVELOPMENT PERMIT APPLICATION**

- Application number**3-01-105
- Applicant**.....South County Housing Corporation
- Project location**.....650 Jewell Avenue (APN 006-086-001), and Chase Park (APN 006-086-002) Pacific Grove, Monterey County.
- Project description**Construct a 45,024 sq. ft. three-story, 50-unit, senior housing complex on a 1.13-acre parcel and development of a 21-space public parking lot on a portion of an adjacent park.
- Local approval**.....City of Pacific Grove: City Council approval on 09/05/01; Architectural Review Board (ARB) denial on 08/28/01 (AA #2876-01); Planning Commission approval on 8/16/02.
- File documents**.....Archaeological Investigation by Gavilan Foundation (04/12/1979); Coastal Development Permit file 3-01-105; City of Pacific Grove certified Land Use Plan.
- Staff recommendation** ...Approval with Conditions

Summary: The applicant, a non-profit organization, originally proposed to construct a 47,139 square foot, three-story, 53-unit senior housing complex on a 1.63-acre site (1.13-acre vacant lot, and the .5-acre Chase Park) in the City of Pacific Grove's Lover's Point area (See Exhibits A, B and C). The project was continued at the May 9, 2001 California Coastal Commission meeting to give the applicant additional time to address concerns of the Coastal Commissioners and members of the public. The project description was changed in the following ways: a reduction in the number of units from 53 to 50; a decrease in the amount of square footage from 47,139 square feet to 45,024 square feet; and a reduction in height of the building from 41 feet for the entire building to stepping down to sections of 34, 31 and 27 feet in height above natural grade.



**California Coastal Commission
June 2002 Meeting in Long Beach**

Staff: S. Matraw Approved by: *DSL*

Areas of concern raised at the May 9, 2001 public hearing were the size and massing of the building and the adequacy of parking for the project. The Lovers' Point area of the city, being a popular tourist destination, is heavily visited during all times of the year, creating traffic congestion and parking shortages. The project area also borders on the Pacific Grove Retreat, a historic neighborhood and visitor destination in its own right, which raised concerns about the size of the building blending with the character of the neighboring Retreat.

The City approved the original project subject to 25 conditions, finding it consistent with the Pacific Grove General Plan and Land Use Plan. The City has a certified Land Use Plan (LUP), but the Implementation Plan has not yet been certified. Therefore, a coastal development permit for the project must be obtained from the Coastal Commission and the proposal is subject to the policies of Chapter 3 of the Coastal Act. The policies of the City's LUP can be looked to for guidance.

The proposed project raises land use issues with respect to the use of a parcel zoned for visitor-serving commercial use for a residential use. Currently the parcel is designated by the Land Use Plan as a public parking area. The LUP also provides that the site may be used for residential use if certain criteria are met. While visitor-serving land uses in the Lover's Point area are numerous, and the change to residential use will not hinder visitor experience, the loss of a potential parking area in a highly congested, popular tourist area could adversely impact the visitor experience. As proposed to include public parking, the project provides additional public parking to the area and enhances the visitor-serving use of the area.

The parking needs of workers at the housing complex; its residents and their visitors also raise potential impacts to existing public parking in the area. However, based on parking requirements of several other coastal towns, and a parking comparison among other South County Housing senior projects, the project does provide adequate on-site parking for its residents. Also, given the modifications in the proposed project, a reduction in the number of units accompanies a corresponding increase in the parking ratio of spaces available to residents and workers at the complex.

In addition, the City has allowed the South County Housing Corporation to make use of a portion of an adjoining lot for public parking spaces, which could be used by the residents and the public. This lot is owned by the City and is known as Chase Park. It is currently undeveloped and is designated as open space by the Land Use Plan. This off-site parking lot would be separated from the senior housing complex's parking lot to limit its use by the senior housing residents and their visitors, although it would be a convenient parking area for both groups.

The project raises community character issues with respect to its massing, height and overall unit density. Members of the community have expressed concerns about its size in relation to surrounding structures and feel that it will not fit in to the community (See Exhibit K). However, the project has been modified to reduce both the number of units overall, and to use the reduction in units to change the overall appearance, including height, of the building to help it blend in with the surrounding land uses.

Community character is a visual resource concern, and staff analysis determined that the proposed project does have visual impacts with respect to community character policies in the LUP and the Coastal Act that must be mitigated. As modified by the applicant to change the appearance of the building, and as conditioned to require landscaping to partially screen and soften the appearance of the



building, the project is consistent with Coastal Act visual policies.

Additionally, public comments have raised the issue of water supply in relation to the proposed density of this project (See Exhibit K). The City, which has set aside 4.63 acre-feet of water for this project, faces a limited water supply, as do all jurisdictions in this area. An estimated 4.276 acre feet is necessary to support both the residential use and planned landscaping, which is required to screen the project. As conditioned to follow an approved landscaping plan that uses native, drought-tolerant vegetation to minimize water use, the project will adequately mitigate for impacts to water supply.

As conditioned to prepare a drainage plan to minimize runoff and assure that water quality will be maintained, and to adhere strictly to the requirement for water conserving devices, the project will adequately mitigate for impacts to water quality and water supply availability. The project will also be conditioned to be consistent with Coastal Act policies protecting archaeological 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 Archaeological Sensitivity Map
- F. Pacific Grove Shoreline Access Map
- G. Modified Project Site Plans and Elevations
- H. Original Project Site Plans
- I. Artist’s Interpretation of Original Project
- J. Project Area Photos
- K. Public Comment
- L. Aerial Photo

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 3-01-105 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. **Landscape Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit, for the review and written approval of the Executive Director, a plan for landscaping to screen the project from Ocean View Boulevard and from the Monarch Pines Park, located immediately to the north. The plan shall be prepared by a licensed landscape architect and shall demonstrate that:
 - A. New plantings shall be limited to plants that are native to the area, including all new trees, so that the project will be substantially screened from Ocean View Boulevard and Monarch Pines Park, except for a period of three years following the commencement of construction (to permit growth of the planted trees and landscaping). However, non-native, non-invasive plants may be considered along the northern boundary of the property and in Chase Park if native plants do not provide suitable screening.



- B. All required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

At a minimum the plan shall include:

- A. A map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site and all other landscape features, and a schedule for the installation of plants;
- B. Monitoring and maintenance measures, including the identification of specific performance criteria, and the implementation of bi-annual inspections and maintenance activities for a minimum of five years to ensure that performance criteria and screening requirements are being met. Maintenance measures shall restrict vegetation trimming to the minimum amount necessary for the health of the species; include the removal of any exotic invasive species that become established in the planting areas and elsewhere on the project site; provide for the immediate replacement of any dead or diseased vegetation that provides visual screening; and call for supplemental planting as needed to ensure that the development remains substantially screened from Ocean View Boulevard for the life of the project.

The Permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. **Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a Drainage Plan to the Executive Director for review and approval. The Plan shall provide for the installation of an engineered filtration mechanism specifically designed to remove vehicular contaminants and other typical urban runoff pollutants¹ before discharge into the Monterey Bay. The 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 California Storm Water Best Management Practice Municipal Handbook (California Storm Water Management Task Force, March 1993);
- (b) All vehicular traffic and parking areas shall be swept and/or vacuumed at regular intervals

¹ Typical urban runoff pollutants describes constituents commonly present in runoff associated with precipitation and irrigation. Typical runoff pollutants include, but are not limited to: paints, varnishes, and solvents; hydrocarbons and metals; non-hazardous solid wastes and yard wastes; sediment from construction activities (including silts, clays, slurries, concrete rinsates, etc.); ongoing sedimentation due to changes in land cover/land use; nutrients, pesticides, herbicides, and fertilizers (e.g., from landscape maintenance); hazardous substances and wastes; sewage, fecal coliforms, animal wastes, and pathogens; dissolved and particulate metals; and other sediments and floatables.



and at least once prior to October 15th of each year. 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 October 15th each year; and (2) prior to April 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 storm season, no later than October 15th of each year; and,
- (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) All inspection, maintenance and clean-out activities shall be documented in an annual report submitted to the Executive Director no later than June 30th of each year.

3. **Water Permit.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a water permit for the project from the Monterey Peninsula Water Management District for the Executive Director's review.

4. **Public Access Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a public access plan to the Executive Director for review and approval. The plan shall provide an indication of proposed locations for and text of signs for the 30 public parking spaces.

5. **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 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.

6. **Conversion.** Conversion of this project from its approved use as senior housing to another form of housing or any other land use will require an amendment to this permit.



III. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Project Description

1. Project Location

The site of the proposed senior housing apartment complex is a 1.63-acre site comprised of a 1.13-acre empty lot located at 650 Jewell Avenue (APN 006-086-001) and a .5-acre lot known locally as Chase Park (APN 006-086-002), in the general vicinity of Lover's Point in the City of Pacific Grove (See Exhibits A, B and C). The parcel has a Visitor-Commercial Land Use Plan designation (See Exhibit D), and is zoned C-2 Heavy Commercial, although this zoning is not certified by the Commission. The LUP also designates this lot for visitor parking on its certified Shoreline Access Map (See Exhibit F). As an alternative use, up to 30 residential units per acre are allowed as a conditional use on this parcel by LUP Policy 3.3.4.2.a. The adjoining .5-acre parcel, Chase Park (APN 006-086-002), is zoned O Open Space and is designated as a city park on the certified Shoreline Access Map (Exhibit F).

The Pacific Grove Retreat neighborhood lies immediately to the south of the project area (See Exhibit L), and is a "special community" under Coastal Act Section 30253. This neighborhood is characterized by one and two-story dwellings (See Exhibit J, photo 1), and is known for its high number of historic buildings and their unique architectural and visual character. The Land Use Plan describes the area between Pacific Street and Grand Avenue as "particularly rich in historic buildings" (See Exhibit B, hatched area). The proposed project area lies along the boundary but not within this historic section of the Retreat.

The area also contains a one-story, non-residential senior center that is located directly across Briggs Avenue from the project site, and there is a driving range and golf course adjacent to the existing senior center. To the immediate north of the site is a mobile home park and beyond that a three-story motel which is directly across the street from Lovers' Point (Exhibit J, photo 3). This large, concrete block, stuccoed structure is an example of a pre-Coastal Act building that does not conform to community character. The area is a popular tourist destination because of Lover's Point, and numerous visitor-serving facilities are located along Ocean View Boulevard.

The site is also located within an archaeologically sensitive area (see Exhibit E). Therefore, an archaeological survey was conducted for the subject parcel and a report prepared by Gary Breschini of Gavilan Foundation (April 12, 1979). The survey results indicated that the western lot, proposed for the apartment complex, has been disturbed and filled and does not appear to have any archaeological materials. However, there are three archaeological sites in the general area of the project, and two primary indicators of archaeological resources were found within the adjoining Chase Park parcel. The report concludes that the western parcel (650 Jewell St.) does not contain surface evidence of potentially significant cultural resources, but that work should stop in that area until the field is evaluated by a professional archaeologist and mitigation measures formulated if archaeological material



is found. For the Chase Park parcel, because of the proximity of known archaeological resources and because primary indicators were discovered on this site, the report recommends that no construction or excavation be "allowed in the park until an archaeological evaluation is conducted to determine the significance of the resource."

2. Project Description

The applicants originally proposed to build a 47,139 square foot, three-story (41.5 feet above existing grade), 53-unit senior housing apartment complex (Exhibits G and H) on a 1.63-acre site that is currently vacant of development. The project has been modified by the applicant to better address community concerns, and now consists of a 45,024 square foot, 50-unit senior housing complex that has been redesigned to address concerns about height and mass of the building (See Exhibit I). Given the reduction of overall units and the retention of parking spaces, the parking ratio will increase to .56 parking spaces/unit from .53 spaces/unit.

The areas of the western parcel and the .5-acre Chase Park parcel total 1.63 acres. Both parcels are proposed to be owned by the City of Pacific Grove and leased to South County Housing. With a proposed building footprint of 17,046 sf (34.6% lot coverage), and net impermeable surface coverage of 23,386 sf, the total aggregate coverage would be 40,432 square feet, or 82.1% of the total lot area. While the City's zoning ordinance allows up to 90% coverage on a lot zoned C-1 or C-2, the zoning ordinance is not certified by the Coastal Commission as part of the LCP.

The project also involves removal of 15 trees, including two 14" pines and a 30" cypress tree. Tree removal is primarily in Chase Park (See Exhibit J, photos 2, and 4-6) to provide public parking spaces, and was approved by the City of Pacific Grove with mitigation plantings recommended by the city's forester. The applicants propose to create 21 public parking spaces in the adjoining parcel, Chase Park, to accommodate the needs of visitors to the area, along with the 9 public spaces provided at the western end of the Jewell Ave. parcel.

Additionally, the project has been allotted 4.63 acre-feet of water per year by the City of Pacific Grove. The applicant's water study asserts that with the use of low water-use appliances, approximately 4.276 acre-feet of water will be required per year to satisfy both the project's residents and the proposed landscaping needs, which is less than the 4.63 acre-feet per year allocated by the City. Final approval was granted by the City Council at the September 5, 2001 hearing with a vote of 6-0. This vote by the City Council overturned a previous denial of the project by the Architectural Review Board on August 28, 2001.

B. Standard of Review

This portion of the City of Pacific Grove is within the coastal zone, but the City does not have a certified LCP. The City's Land Use Plan (LUP) was certified in 1991, but the zoning, or Implementation Plan (IP) portion of the LCP has not yet been certified. The City is currently working to complete the IP. Because the City does not yet have a certified LCP, the Coastal Commission must



issue coastal development permits, with the standard of review being the Coastal Act, although the certified LUP may serve as an advisory document to the Commission.

C. Issue Analysis

1. Land Use

a. Applicable Land Use Policies

Section 30222 of the Coastal Act provides for priority of development purposes on private lands, and states "the use of private lands suitable to visitor-serving commercial recreational facilities... shall have priority over private residential..." development. Additionally, Coastal Act Section 30250 directs development to be concentrated in "existing developed areas able to accommodate it".

The City's certified Land Use Plan contains the following relevant policies:

LUP Policy 2.5.3 *"An objective of Pacific Grove's General Plan is "to protect and preserve open space lands from the encroachment of sprawling urban development." The Open Space and Conservation Plan states that the City's open spaces include "passive recreational areas and scenic lands which provide visual amenities for residents and visitors.""*

LUP Policy 3.3.4.2 *The following coastal zone areas or facilities shall be reserved for visitor-serving uses and are designated "V-A" (Visitor Accommodations) or "V-C" (Visitor Commercial) on the LCP Land Use Plan Map:*

-Vacant parcel adjacent to Chase Park

LUP Policy 3.3.4.2. *Secondary or conditional uses for this land use designation include:*

a) Public parking facility in conjunction with residential use not to exceed 20 units per acre (or up to 30 units per acre if density bonus is granted by City to provide housing for lower income households), if at least one public parking space per housing unit is provided. Such public parking shall be dedicated to visitor use only, shall be conspicuously signed, and shall be rigorously enforced. This public parking requirement is in addition to any parking requirements that would be ordinarily required for such housing units.

b. Land Use Policy Analysis and Conclusion

1. 650 Jewell St. Parcel

The parcel proposed for the senior housing apartments is designated by the LUP as visitor-commercial (See Exhibit D), and as Visitor Parking on the Shoreline Access Map (See Exhibit F). These uses are described as priority uses by the Coastal Act. Such priority uses, which provide recreational opportunities to both residents and visitors alike, are numerous in the coastal zone area of Pacific Grove.

The Jewell St. parcel is located in the Lover's Point area, which is a popular tourist destination. The



Lover's Point area has a concentration of visitor-serving facilities, including public parks, parking areas, overnight accommodations and dining facilities. Nearby are a municipal golf course, driving range, bike and walking pathways and stairways to the beach.

Although the LUP designates this parcel for visitor-serving use, because of the high concentration of visitor-serving uses in this area additional sites need not be retained for this use, and therefore it is appropriate to allow residential use of the project parcel. In addition, LUP policy 3.3.4.2.a indicates that residential use of this parcel was considered and provided for, with the caveat that one public parking space is provided for each residential unit. This policy provides for a maximum density of 30 affordable housing units per acre, and the total area of the site (1.63 acres) allows 49 units, the addition of an additional unit is essentially consistent with the intent of the LUP, which is advisory. While this project does not strictly comply with this policy, it does provide the 30 public parking spaces mentioned in the LUP, which is more than would be probable with a lower density residential or commercial development of the site.

Additionally, Coastal Act Section 30250 directs development to be located within or contiguous with areas of existing development with sufficient services to support it. Development of this parcel would be infill in an urban area, it has adequate water and would be serviced by sewer, and the existing senior center located across the street from the project site would provide services to meet the specific needs of those occupying the proposed development. Thus, this project is consistent with Coastal Act Section 30250.

2. Chase Park Parcel

The adjoining Chase Park parcel is zoned O Open Space. Under the current zoning regulations, which are not certified by the Coastal Commission as part of a Local Coastal Program (LCP), parking is a permitted use of land designated for open space. One third of this parcel is proposed for conversion into public parking, and two thirds of the property would remain in use as a public park and be enhanced by additional landscaping.

Chase Park is located in a congested area along Ocean View Boulevard, a scenic, oceanfront drive, and it is near a popular tourist destination, the Lover's Point park and beach. Public parking is allowed along the streets in this area, in a small parking lot at the Lover's Point Park, and directly across Ocean View Blvd. from Chase Park at the head of the Monterey Bay Coastal Trail (formerly termed the Monterey Peninsula Recreational Trail). Offering a multitude of recreational opportunities, this area is a popular tourist destination and thus is typically congested on most weekends and during the summer months. Therefore, providing public parking that is easily accessible to this popular destination area should be a priority for the City.

Historically, Chase Park has not been heavily used by residents or visitors to the area because its dense vegetation made access difficult and contributed to the park's somewhat undesirable image². Coastal Act Section 30240(b) requires development to be sited and designed to prevent adverse impacts to

² Personal communication with City of Pacific Grove Chief Planner Judith MacClelland on March 19, 2002.



parks and recreation areas, and to be "compatible with the continuance of those... recreation areas." Addition of public parking in this general vicinity is greatly needed, but placement of public parking in the Chase Park parcel will impact this park through loss of vegetation. However, because this park is not the main focus of visitors to the area, a trade-off is being made to provide additional access opportunities to heavily used recreational areas at the expense of a small, underused recreational area. Provision of public parking in the Chase Park parcel prevents the City from having to convert a portion of the more heavily used parks into parking to serve the high level of use.

Additionally, LUP Policy 2.5.3 requires preservation of open space and protection from "the encroachment of sprawling urban development." Conversion of a portion of Chase Park to provide additional public parking opportunities provides additional public access opportunities for the more heavily used recreational facilities nearby, while maintaining the majority of the parcel in public park use. Additional landscaping and the placement of benches on the Chase Park parcel will facilitate and increase use of the park, and thus complies with the policies designed to protect recreational areas.

In conclusion, because there is a concentration of visitor-serving land uses in the general vicinity of the Lover's Point area where the project site is located, it is appropriate for the 650 Jewel Street parcel to contain residential use. Additionally, conversion of a portion of the Chase Park parcel to provide much needed public parking in a highly congested tourist destination area while maintaining the majority of the space as functioning open space is consistent with land use policies of the Coastal Act and the LUP.

2. Public Access Resources

a. Applicable Public Access Policies

Section 30210 of the Coastal Act provides for maximizing public access and recreational opportunities consistent with the need to protect public safety, public rights, private property rights and natural resource areas.

Coastal Act Section 30252 gives further guidance with respect to public access:

The location and amount of new development should maintain and enhance public access to the coast by ...4) providing adequate parking facilities or providing substitute means of serving the development with public transportation... and by 6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The City's certified Land Use Plan contains the following relevant policies:

LUP Policy 4.2.4.2 *The City shall enhance access to its shoreline, while maintaining the coastal zone's unique character, by reducing the impact of the automobile...*

LUP Policy 4.2.5.2 *New developments in the coastal zone shall include adequate off-street parking to minimize the disruption of significant coastal access routes.*



b. Public Access Analysis and Conclusion

The Lover's Point area near the proposed senior housing project is a popular tourist destination that currently sustains a high level of congestion due to visitor and residential traffic. The parcel is located just off Ocean View Boulevard, which is a scenic route running parallel to the shoreline, popular with visitors and residents alike. In addition, the existing senior center on Briggs Avenue contributes substantially to the amount of parking demand in the area on a daily basis (See Exhibit J, page 4), although primarily on weekdays rather than weekends.

The LUP requires adequate off-street parking to minimize disruption of public access routes. As proposed, the project includes 28 residential parking spaces for 50 units, and an additional 9 public parking spaces to provide for visitors and workers at the complex and the general public, and an additional 21 public parking spaces in Chase Park. The proposed residential parking is roughly 56%, or just over 1 space for every two units. The City has stated that this ratio is similar to senior parking requirements of nearby cities, who require anywhere from .33 spaces/unit to .75 spaces/unit.

Given the community concern about the supply of parking, and to comply with LUP Policy 4.2.5.2, the applicants chose to reduce the number of units to fifty. Reducing the number of units while retaining the original parking configuration has the effect of increasing the parking ratio of spaces to residents. The project will provide 28 parking spaces for 50 units for a parking ratio of .56 spaces/unit.

Additionally, the provision of 30 public parking spaces brings the project into compliance with Section 30210 of the Coastal Act, which provides for maximizing public access and recreational opportunities and LUP Policy 4.2.4.2., which requires the City to enhance public access to its shoreline. Thus, the project is in compliance with LUP and Coastal Act policies intended to protect public access and recreational opportunities.

3. Community Character

a. Applicable Visual Resources Policies

Section 30251 of the Coastal Act protects scenic and visual qualities of coastal areas as a resource of public importance and requires development to be visually compatible with the character of surrounding areas. The Coastal Act, in Section 30240(b), further provides that development adjacent to parks and recreation areas shall be sited and designed to avoid degradation of those areas and to be compatible with the continuance of recreation areas.

The City's certified Land Use Plan contains the following relevant policies:

LUP Policy 2.5.2 ...Coastal area scenic and visual qualities are to be protected as resources of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of surrounding areas.

LUP Policy 2.5.5.5 Landscape approval shall be required for any project affecting landforms and landscaping. A landscaping plan, which indicates locations and types of proposed plantings, shall be approved by the Architectural Review Board.



LUP Policy 2.5.5.6 ...Utilities serving new single-family construction in scenic areas shall be placed underground.

b. Visual Resources Analysis

1. Description of Community Character

The proposed senior housing complex is located in a transition area between the Lover's Point area of the City of Pacific Grove to the north, and immediately to the south, the Pacific Grove Retreat neighborhood (See Exhibits A, B, and L). The Pacific Grove Retreat area is primarily characterized by one and two-story residences, many of which have historic value. The Retreat meets the definition of "special communities and neighborhoods" in Coastal Act Section 30253, which provides for their protection because their unique characteristics renders them popular visitor destination points.

Land uses in the Lover's Point area include residential, open space areas, and visitor serving uses such as accommodations and restaurants. The Jewell Ave. parcel is adjoined on the northern side by a mobile home park that contains single-story residences located at an elevation approximately 6-8 feet below the existing grade of the site. To the west is a golf driving range and course, and a single story, non-residential senior center located across Briggs Ave. from the proposed senior housing complex. A nearby visitor-accommodating structure visible from the site (See Exhibit J, Photo 3), the Lover's Point Inn, is inconsistent with community character due to its large size, utilitarian design, flat roof, concrete block construction, proximity to the road, and limited landscaping.

The proposed project includes construction of a senior housing complex containing 50 units that will consist of varying heights in an area primarily characterized by one and two-story residential uses (See Exhibit I, Pages 5-7). The building height has been staggered so that only the eastern end will be the originally proposed 41 feet in height, and the western section of the building is broken up into sections 34-27 feet in height. The project also involves removal of 15 trees in the Chase Park parcel to provide for public parking spaces. This development will have an impact on the neighborhood's community character by introducing a structure that larger than the smaller surrounding buildings. Conversion of the park area to parking involves the removal of mature trees that would serve to screen the building from visitors to Lover's Point Park and those walking along the public access trail. However, the addition of landscaping at the southern end of Chase Park will serve to screen the building and mitigate for a reduction in vegetation at the northern end of the park.

2. Visual Resources Impact Analysis

Coastal Act Section 30251 only allows development that is visually compatible with the character of surrounding areas. As modified, the mass and size of the building have been broken up and the building now has staggered rooflines, some of which have been substantially reduced in height. However, while this development has been modified to achieve consistency with community character of the neighborhood, it is still inconsistent with the community character of some of the surrounding smaller-scale residences and open space land uses. However, the parcel is located in a transitional area between the Retreat and the visitor serving uses along the coastline, and the proposed modifications



As described above, the neighborhood surrounding the proposed senior housing complex is primarily residential and visitor serving, and the proposed development is greater in height than most nearby buildings. The exception to this would be the Lover's Point Inn located on Ocean View Boulevard, to the north of the site, which was built prior to the Coastal Act. All other surrounding structures are one or two-story, and there is also a fair amount of open space in the vicinity. Thus, the project involves development of a structure that is greater in height and more massive than surrounding structures and has the potential to conflict with community character.

To minimize disturbance to the atmosphere of the residential neighborhood that characterizes this area, the Coastal Act and LUP allow for residential use of this lot. Residential use of this parcel will blend with the surrounding community better a commercial use of this lot, and it is likely to have fewer impacts to community character as well as impacts to other resources such as traffic and parking. The reduction in both the height of the building and the overall number of units will serve to greatly reduce visual impacts of development on the site. The building has also been designed to reduce the appearance of its size by reducing the height of the building and setting back a portion of the third story, and to break up its mass by creating the illusion of separate units. Additionally, the building's siting next to Chase Park has maximized existing screening options, and as conditioned, landscaping will provide additional screening from Ocean View Boulevard and the Monarch Pines residential park. Given the reduction in size, and the existing Chase Park vegetation, and when the landscaping matures the project will be virtually unnoticeable from Ocean View Boulevard and the Monterey Bay Recreational Trail, and thus is not expected to detract from the historic nature of the Retreat and the visitor experience of the area.

c. Visual Resources Conclusion

The LUP standards provide guidance with respect to consistency with Coastal Act Section 30251. The proposed residential use generally blends with the surrounding neighborhood, and the project has been modified by the applicant to reduce the number of units and corresponding size of the building, and it has been designed to reduce the impact of the mass and scale of the proposed structure. Moreover, the project has been sited in a way to take advantage of existing screening available in Chase Park, and it has also been conditioned to provide for additional screening of the structure from the scenic Ocean View Blvd. and the adjacent residential park.

As conditioned, to require screening of the proposed structure through the use of landscaping, the proposed development will reduce visual impacts to the neighborhood's community character. A reduction in height and the number of units, and landscape screening are necessary to conform to Coastal Act Section 30251, which protects visual resources and requires development to be visually compatible with the neighborhood character, and LUP policy 2.3.4.2.a. Thus, because it has been reduced in height and density, will be screened, and because it has been designed and sited to be visually unobtrusive, the project as conditioned is consistent with Coastal Act Section 30251.



4. Water Supply

a. Applicable Water Supply Policies

The Coastal Act provides for protection of drinking water supplies. Section 30231 states that development shall not cause depletion of groundwater resources, and Section 30250 limits new development to existing developed areas able to accommodate it and where it will not have significant adverse effects on coastal resources. This section also provides for prevention of cumulative impacts to coastal resources such as drinking water.

The City's certified Land Use Plan contains the following relevant policy:

LUP Policy 4.1.3 Permitting new development only when its water demand is consistent with water supply. Requiring low-water requirement/drought resistant landscaping; and Using reclaimed wastewater and captured runoff for irrigation where feasible. Native and/or drought resistant plants are to be planted in new development projects in order to conserve water.

b. Water Resources Analysis and Conclusion

City Council's approval included an allocation of 4.63 acre-feet of water to the project. The water use analysis notes that through the use of low-flow appliances such as toilets and washing machines, the expected water use for the site would be 4.276 acre-feet per year. This amount of water is sufficient to meet the needs of residents, which has been lowered by the applicant, and to provide for establishment and maintenance of landscaping. Landscaping is a condition of approval required by the LUP, and also necessary to help the project blend in better to the neighborhood.

The project as proposed requires less water than is currently available from the City of Pacific Grove. The use of 1-gallon flush toilets and 18-gallon per cycle washing machines lessens the water demand of the site to that which can be accommodated by the City of Pacific Grove and supplied by Cal-Am. Accordingly, the project can be found consistent with Section 30231 of the Coastal Act and the LUP's water supply policy.

5. Water Quality

a. Applicable Water Quality Policies

Section 30231 of the Coastal Act provides for protection of water quality by requiring maintenance and, where feasible, restoration of the biological productivity and quality of coastal waters. This is accomplished through controlling runoff, encouraging wastewater reclamation and maintaining natural vegetation buffer areas.

b. Water Quality Analysis and Conclusion

Currently both parcels are free of impervious surfaces, and stormwater is given an opportunity to percolate through the vegetation and soil rather than running off site. This project would result in impervious site coverage of 82.1% (58,293 square feet), which could be increased to 90% under the



zoning. Of course, at this time, the City's Implementation Program has not been certified by the Commission, and is used for guidance only. An increase of this nature has potential to adversely impact water quality through stormwater runoff. Additionally, the proximity of this site to the shoreline further necessitates provisions to protect water quality. As conditioned to require a drainage plan to filter and/or treat stormwater runoff, the project is in conformance with Coastal Act Section 30231.

The issue of further impact that 53 additional residences might have to aging sewer lines in the city was raised through a public comment letter. The Regional Water Quality Board has levied fines to the City of Pacific Grove for past sewage spills, which have been used to fund educational programs aimed at reducing grease in the sewer lines. The Department of Public Works stated that capacity of the system is not an issue, but grease accumulation and tree roots are the main cause of sewage spills in the city³. Public Works also stated that the Lover's Point area is not at high risk for these factors. Additionally, the number of units has been reduced from 53 to 50 units, which should have a lesser potential for impact. Therefore, because the Regional Water Quality Board and the City are working to mitigate for any spills that do occur, and to reduce the number of spills in the future, the addition of residential units proposed does not conflict with Coastal Act Section 30231.

6. Archaeological Resources

a. Applicable Archaeological Resources Policies

Section 30244 of the Coastal Act states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Land Use Plan Section 2.4 also provides guidance on this topic as follows:

LUP Policy 2.4.5.1. *Prior to the issuance of any permit for development or the commencement of any project within the areas designated on Figure 3, the Archaeological Sensitivity Map, the City in cooperation with the State Historic Preservation Office and the Archaeological Regional Research Center, shall:*

- (a) Inspect the surface of the site and evaluate site records to determine the extent of the known resources.*
- (b) Require that all sites with potential resources likely to be disturbed by the proposed project be analyzed by a qualified archaeologist with local expertise.*
- (c) Require that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist be submitted for review and, if approved, implemented as part of the project.*

³ Personal Communication with Steve Leiker, Pacific Grove Department of Public Works 04/18/02.



b. Archaeological Resources Analysis and Conclusion

As the subject site is located within an archaeologically sensitive area (See Exhibit E), an archaeological survey was conducted for the subject parcel, and a report prepared by Gary Breschini for Gavilan Foundation (April 12, 1979). File materials revealed that there are at least three archaeological sites in the general area of the project, and that one of them extends onto the Chase Park parcel. Survey results indicated that the western lot was found to be previously disturbed and filled. However, the Chase Park lot was found to have some archaeological materials most likely related to an adjoining site. Field reconnaissance of the site, conducted in both 1977 and 1979, resulted in a finding of materials frequently associated with prehistoric cultural resources including dark soil containing shell fragments on the Chase Park lot.

The Archaeologic report recommended that because the Chase park parcel contained evidence of archaeological resources, that no earth modification or construction be allowed in the park until an archaeological evaluation is conducted to determine the significance of the resource, and the project has been conditioned as such. Moreover, the project has been conditioned to prepare and implement an archaeological mitigation plan if archaeological resources are encountered on the western lot during excavation/construction. Therefore, as conditioned to require suspension of work to determine significance of the resources and development 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). Exercising its option under Section 30500(a) of the Coastal Act, the City in 1979 requested the Coastal Commission to prepare its Local Coastal Program. However, the City rejected the draft LCP in 1981, and then began its own coastal planning effort. The City's LUP was certified on January 10, 1991.

The City of Pacific Grove does not have a certified Implementation Plan. Ultimately, the issue of community character will be an important issue for the Implementation Plan to address. In this case, the applicant is proposing a two and three-story senior housing apartment complex that has been mitigated to blend in with community character of the surrounding neighborhood so that the future LCP is not prejudiced. As designed to minimize and conditioned to mitigate for the impacts to community character in this residential neighborhood, for impacts to water supply and quality, public access and archaeological resources, the project does not prejudice the ability of the City of Pacific Grove to complete an LCP consistent with Chapter 3 of the Coastal Act, and is in conformity with Section 30604(a).

The City is currently formulating implementing ordinances. 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.)

Therefore, as conditioned, 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. 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 involved the evaluation of potential impacts to relevant coastal resource issues, including visual resources, water supply and archaeologically sensitive resources. This analysis is reflected in the findings that are incorporated into this CEQA finding. All public comments on this project have been addressed either in this staff report or by personal communication, and are included in Exhibit K.

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 proposal's relevant coastal resource issues, and has recommended appropriate mitigations to address adverse impacts to said resources and is incorporated in its entirety into this finding. Accordingly, the project is being approved subject to conditions which 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.



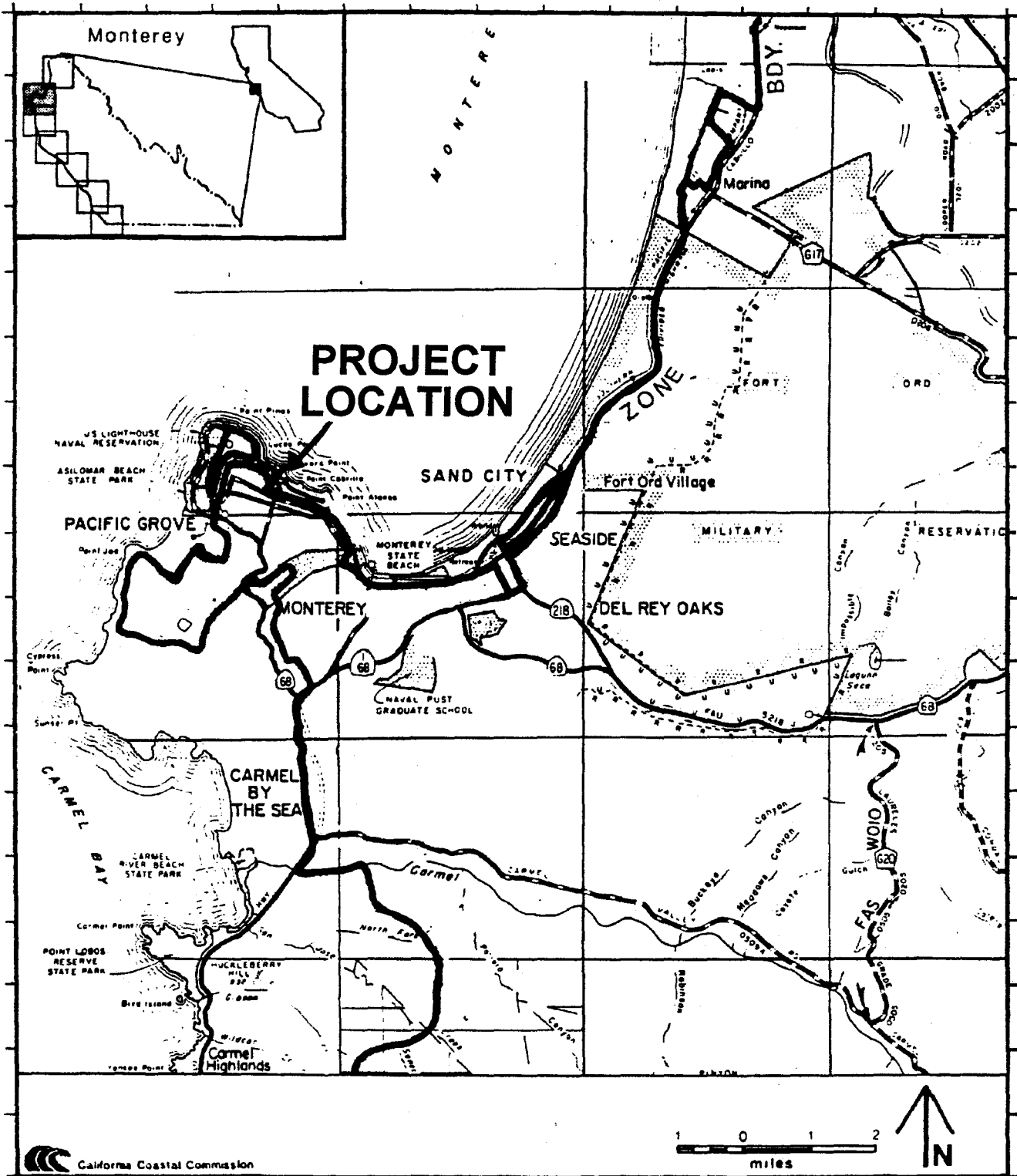



















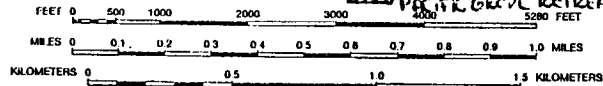
Exhibit A
 Regional Location Map
 Jewell St. Senior Center
 3-01-105

Carmel Monterey and Vicinity

LEGEND

-  FREEWAY
-  EXPRESSWAY
-  HIGHWAY
-  MAIN ROAD
-  17 MILE DRIVE
-  UNDER CONSTRUCTION
-  ONE-WAY STREET
-  OFFICIAL SCENIC HWY.
-  STATE HIGHWAY
-  COUNTY ROAD
-  BLOCK NUMBER
-  HOSPITAL (WITH EMERGENCY SERVICES)
-  PUBLIC SCHOOL
-  GOVT. CAMPGROUND
-  PICNIC AREA
-  PUBLIC BOAT LAUNCH

SCALE  HISTORIC SECTION OF PACIFIC GROVE RETREAT



1 INCH = 2200 FEET
ELEVATIONS ARE SHOWN IN FEET

CARTOGRAPHIC DEPARTMENT
COPYRIGHT 2000 BY

CALIFORNIA STATE AUTOMOBILE ASSOCIATION
150 VAN NESS AVENUE SAN FRANCISCO, CA 94102

6-00

Ocean

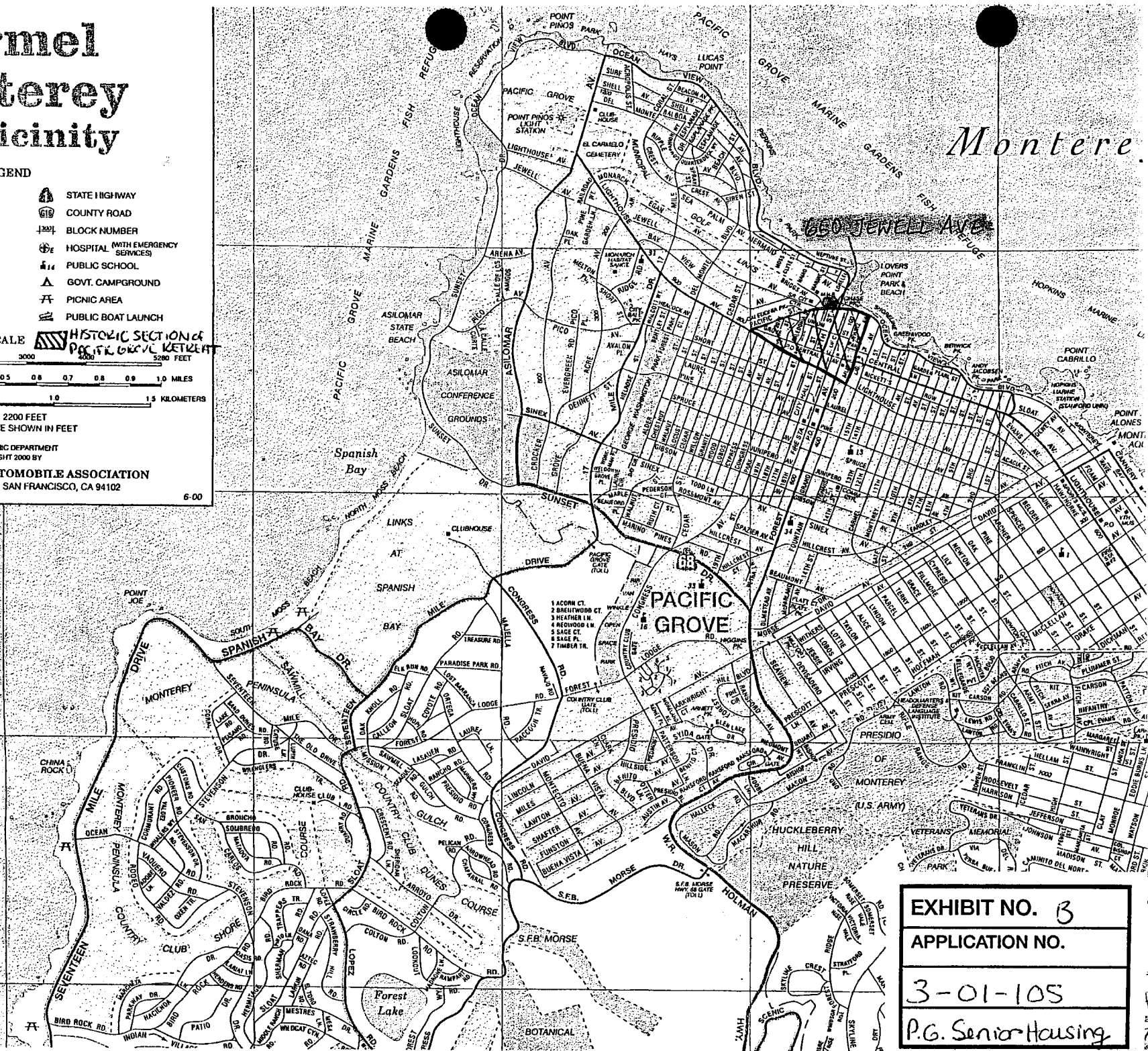


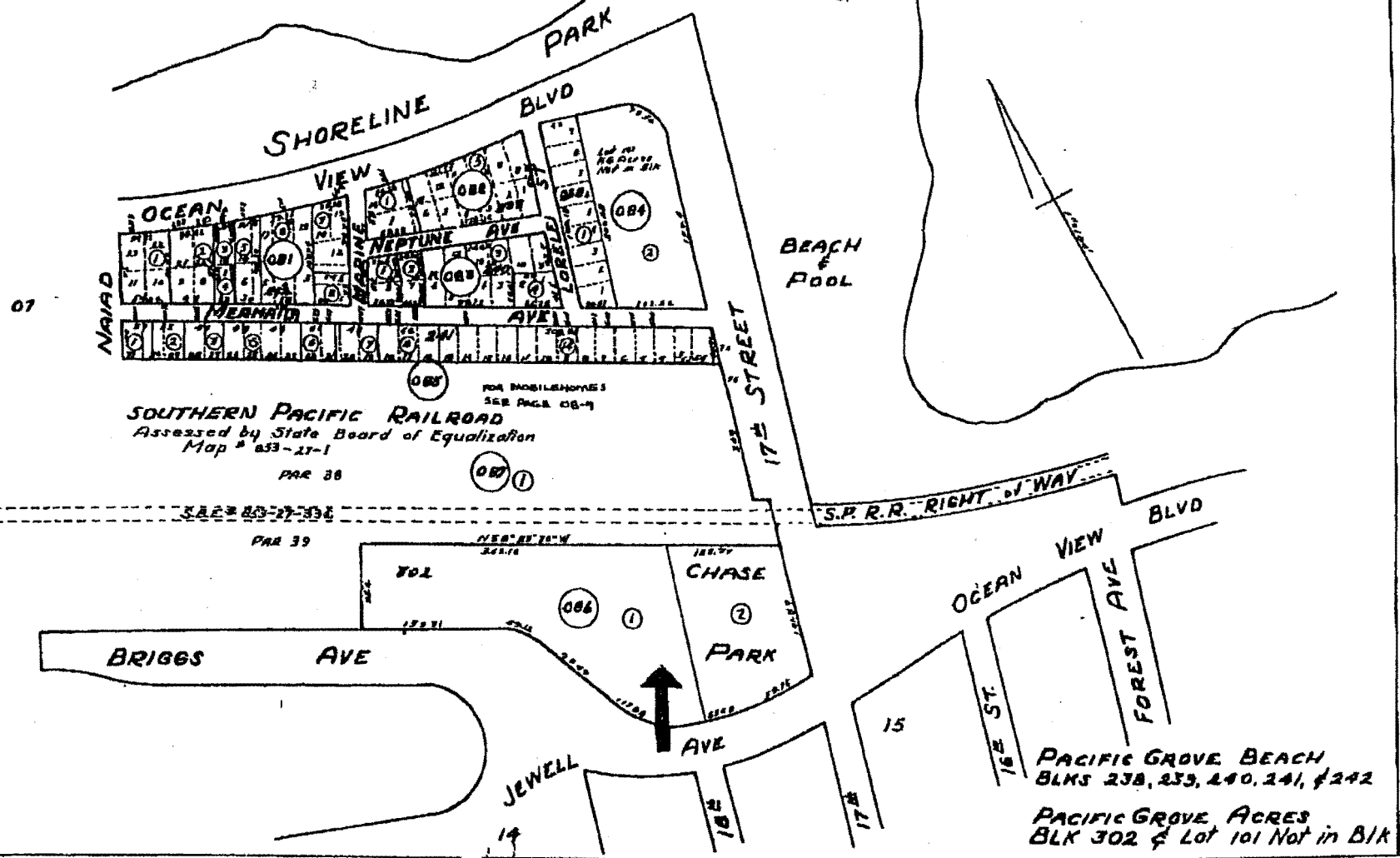
EXHIBIT NO. 3

APPLICATION NO.

3-01-105

P.G. Senior Housing

006-081-99
CITY OF P.G.



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE ON THIS MAP EXCEPT TO THE EXTENT COVERAGE FOR SUCH LOSS OR DAMAGE IS EXPRESSLY PROVIDED BY THE TERMS AND PROVISIONS OF THE TITLE INSURANCE POLICY IF ANY, TO WHICH THIS MAP IS ATTACHED.

3-01-105
Pacific Grove Senior Housing

Exhibit C
pg. 1 of 1

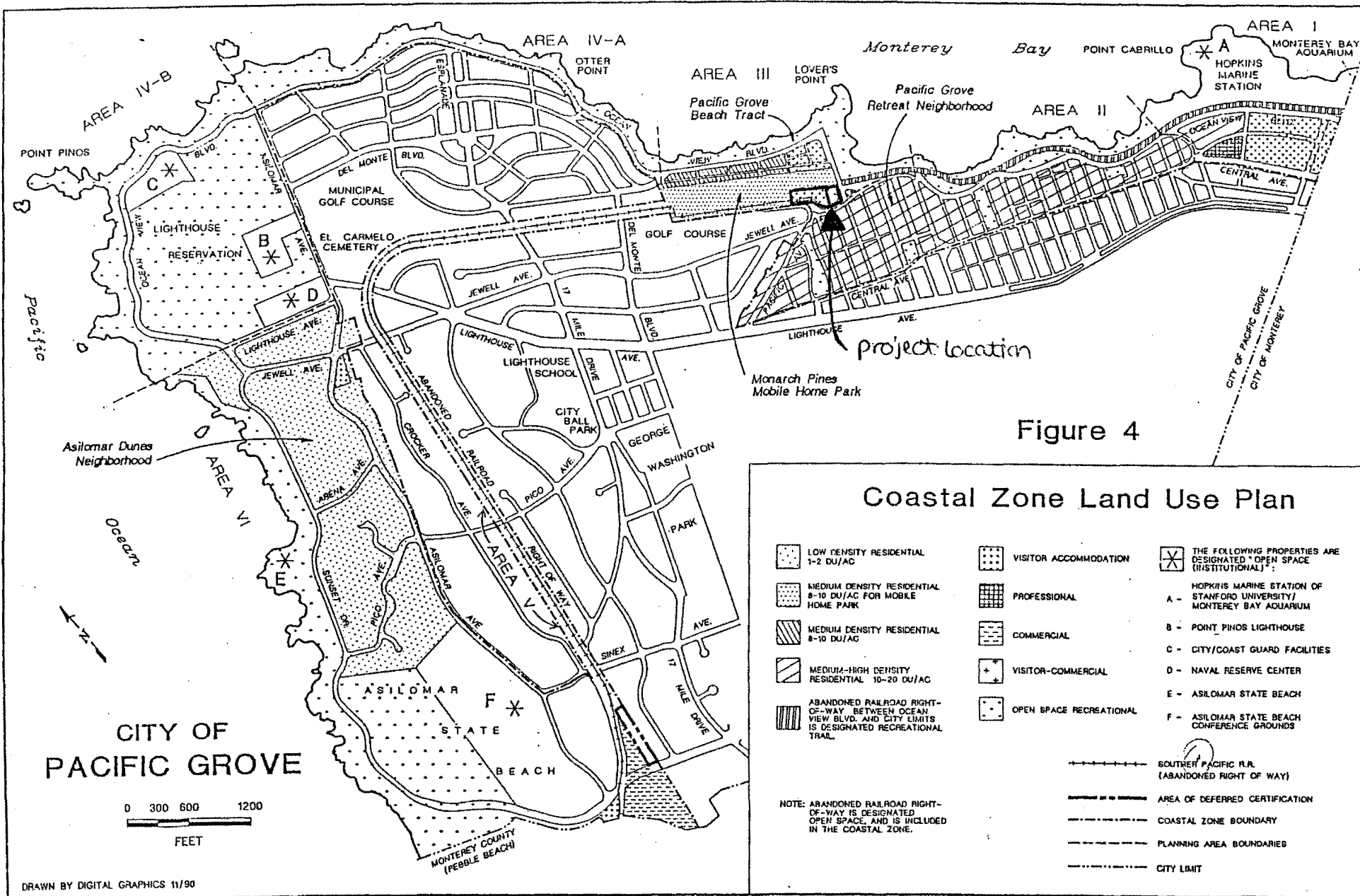











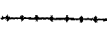






Figure 4

Coastal Zone Land Use Plan

- | | | |
|--|---|---|
|  LOW DENSITY RESIDENTIAL 1-2 DU/AC |  VISITOR ACCOMMODATION |  THE FOLLOWING PROPERTIES ARE DESIGNATED "OPEN SPACE (INSTITUTIONAL)": |
|  MEDIUM DENSITY RESIDENTIAL 8-10 DU/AC FOR MOBILE HOME PARK |  PROFESSIONAL | A - HOPKINS MARINE STATION OF STANFORD UNIVERSITY/ MONTEREY BAY AQUARIUM |
|  MEDIUM DENSITY RESIDENTIAL 8-10 DU/AC |  COMMERCIAL | B - POINT PINOS LIGHTHOUSE |
|  MEDIUM-HIGH DENSITY RESIDENTIAL 10-20 DU/AC |  VISITOR-COMMERCIAL | C - CITY/COAST GUARD FACILITIES |
|  ABANDONED RAILROAD RIGHT-OF-WAY BETWEEN OCEAN VIEW BLVD. AND CITY LIMITS IS DESIGNATED RECREATIONAL TRAIL. |  OPEN SPACE RECREATIONAL | D - NAVAL RESERVE CENTER |
| | | E - ASILOMAR STATE BEACH |
| | | F - ASILOMAR STATE BEACH CONFERENCE GROUNDS |
| | |  SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY) |
| | |  AREA OF DEFERRED CERTIFICATION |
| | |  COASTAL ZONE BOUNDARY |
| | |  PLANNING AREA BOUNDARIES |
| | |  CITY LIMIT |

NOTE: ABANDONED RAILROAD RIGHT-OF-WAY IS DESIGNATED OPEN SPACE, AND IS INCLUDED IN THE COASTAL ZONE.

DRAWN BY DIGITAL GRAPHICS 11/90

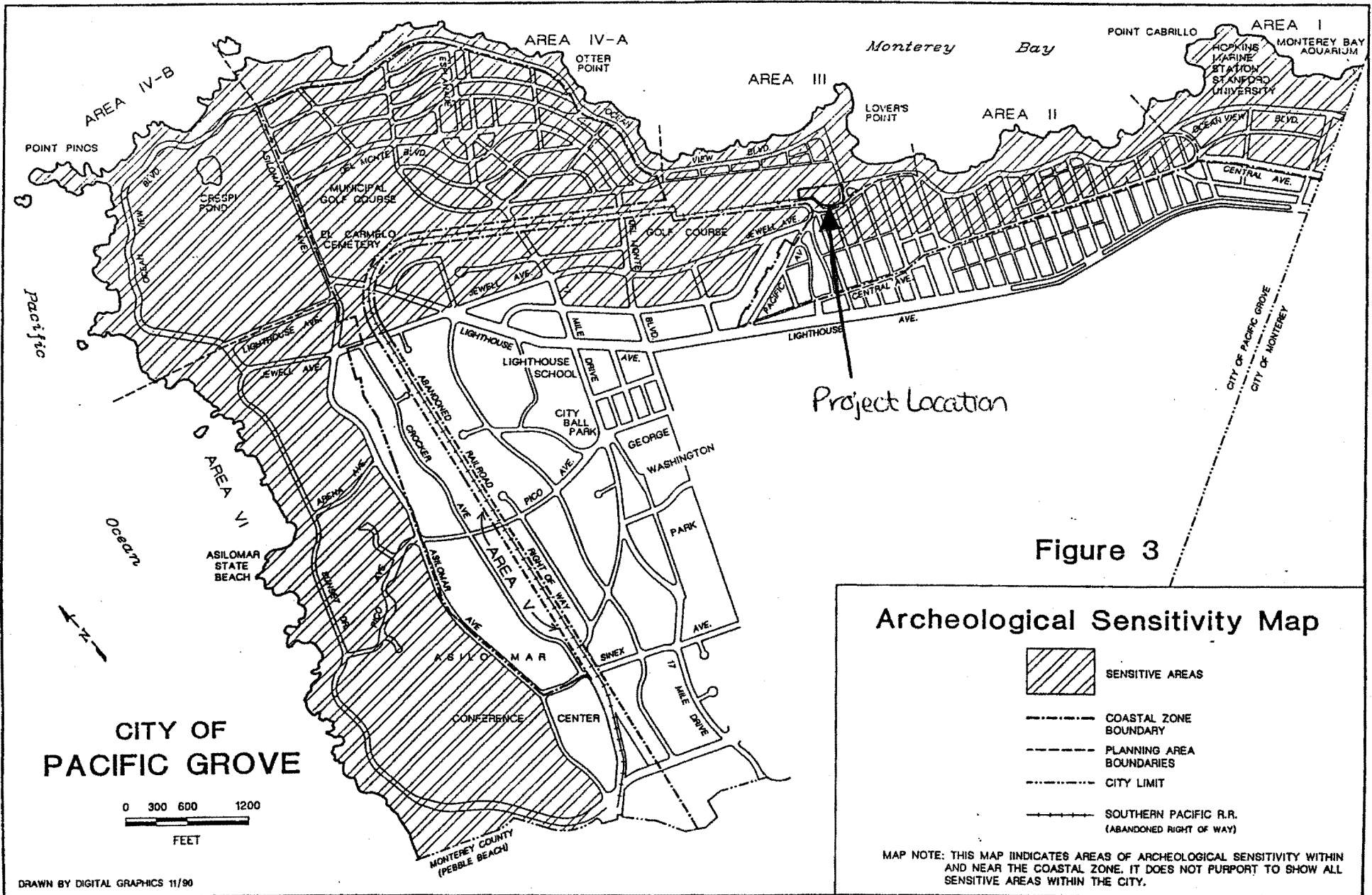
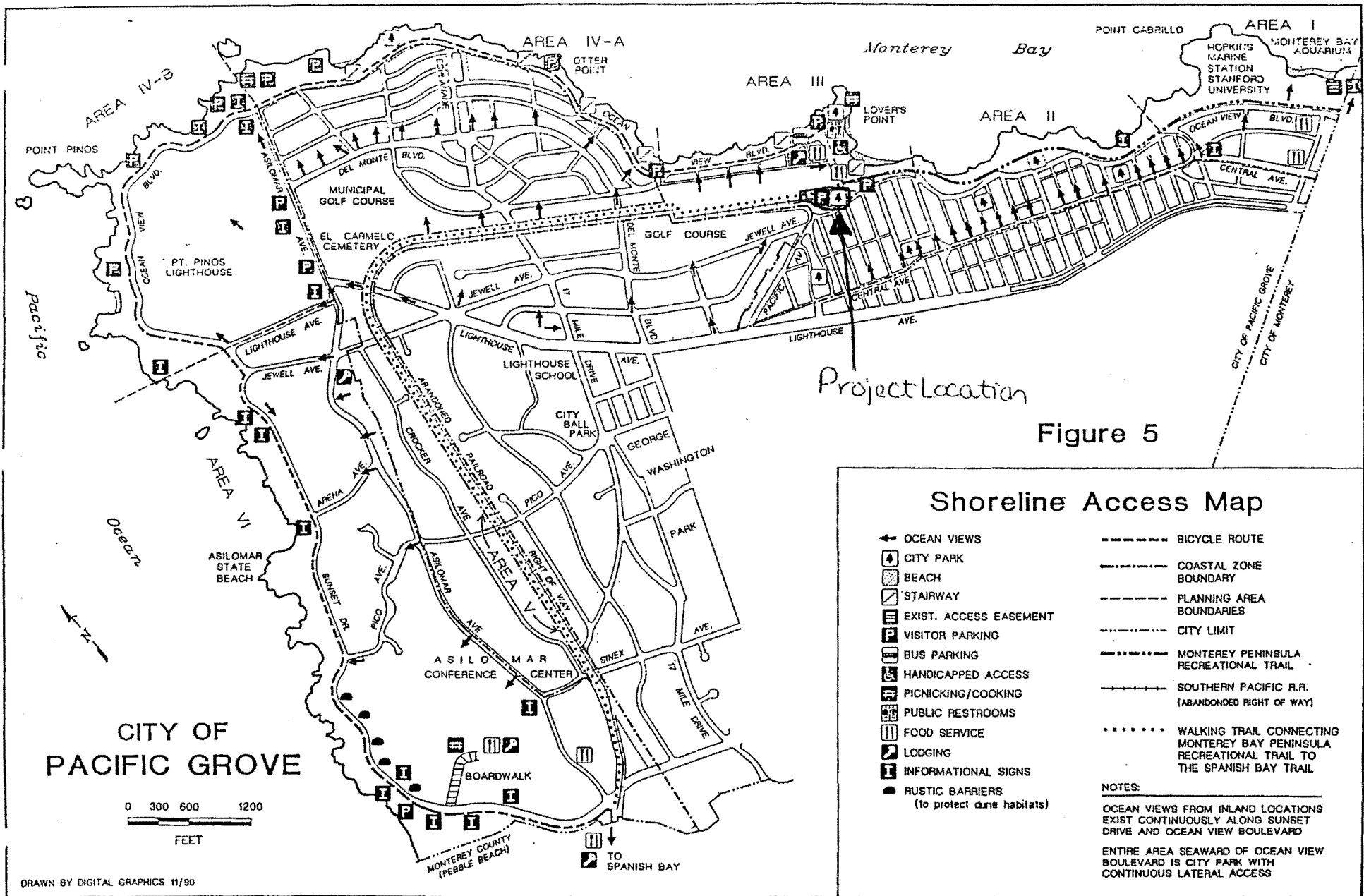


Figure 3



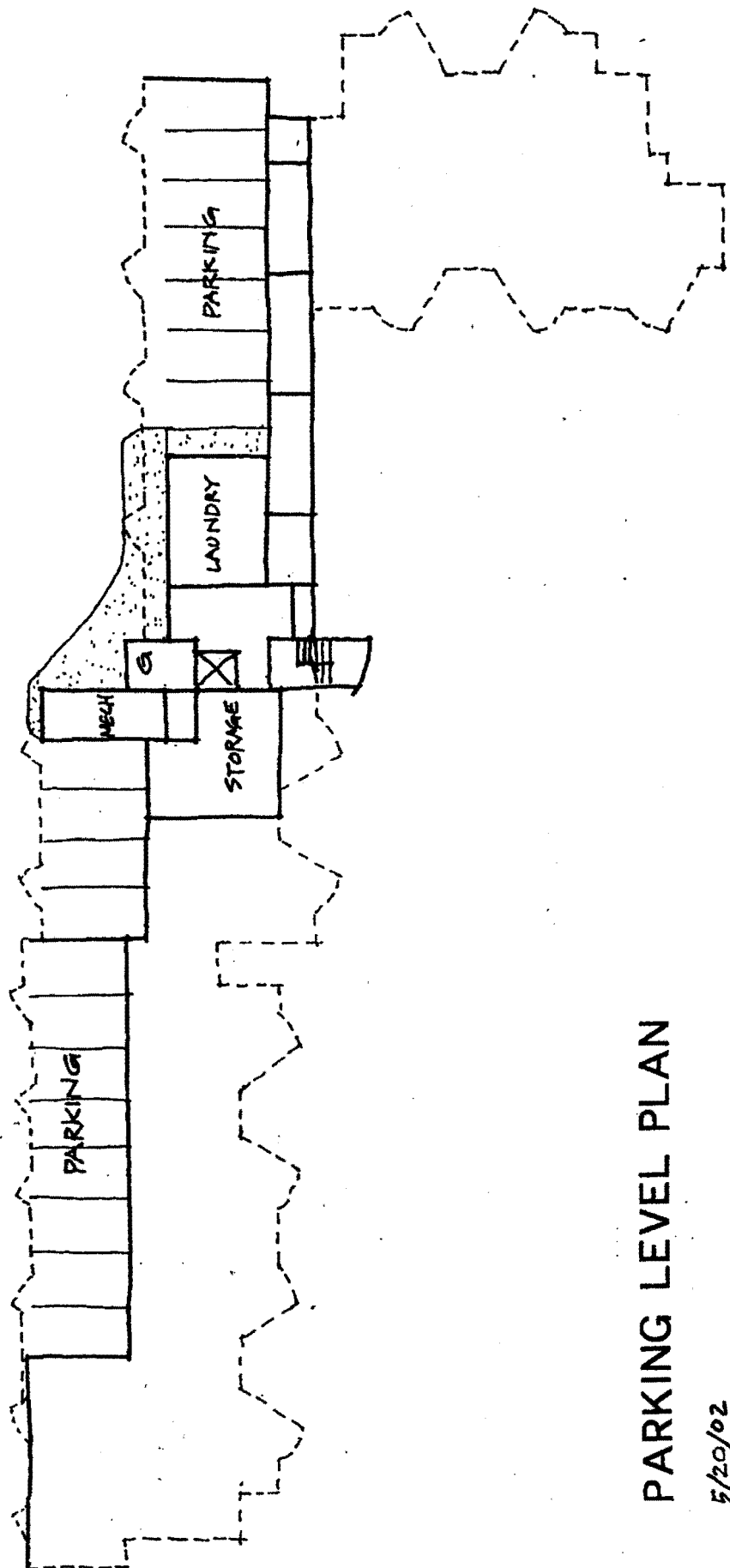
Project Location

Figure 5

Shoreline Access Map

- | | |
|--|---|
| ← OCEAN VIEWS | ----- BICYCLE ROUTE |
| 🏞️ CITY PARK | ----- COASTAL ZONE BOUNDARY |
| 🏖️ BEACH | ----- PLANNING AREA BOUNDARIES |
| 🚶 EXIST. ACCESS EASEMENT | ----- CITY LIMIT |
| 🅅 VISITOR PARKING | ----- MONTEREY PENINSULA RECREATIONAL TRAIL |
| 🚌 BUS PARKING | ----- SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY) |
| ♿ HANDICAPPED ACCESS | WALKING TRAIL CONNECTING MONTEREY BAY PENINSULA RECREATIONAL TRAIL TO THE SPANISH BAY TRAIL |
| 🍷 PICNICKING/COOKING | |
| 🚻 PUBLIC RESTROOMS | |
| 🍽️ FOOD SERVICE | |
| 🏠 LODGING | |
| 📍 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



PARKING LEVEL PLAN

5/20/02

3-01-105
 Pacific Grove Senior Housing
 Site Plans and Elevations (Modified)

Exhibit G
 pg. 1 of 7

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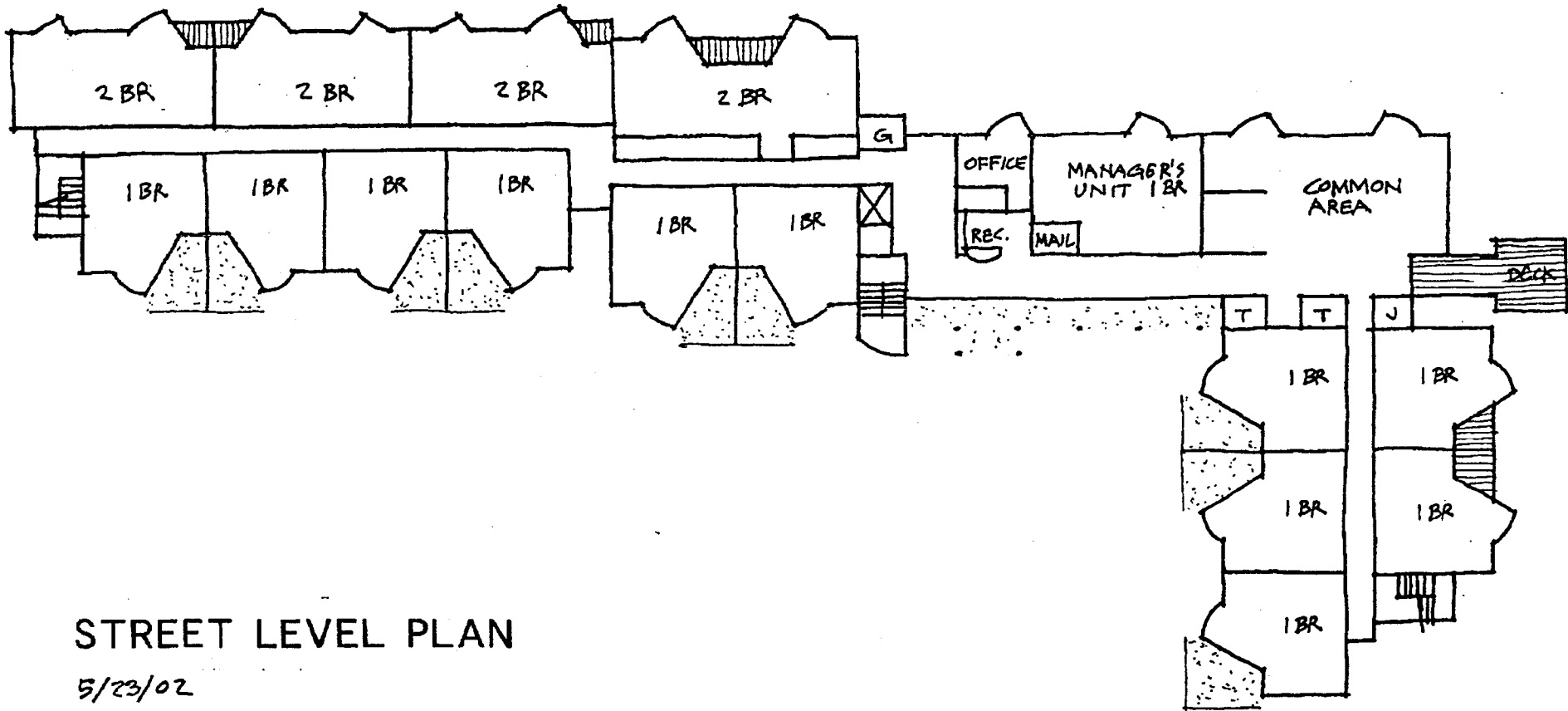
MAY 23 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FROM : FLESHER FOSTER

PHONE NO. : 831 3752528

May. 23 2002 10:37AM P2



STREET LEVEL PLAN

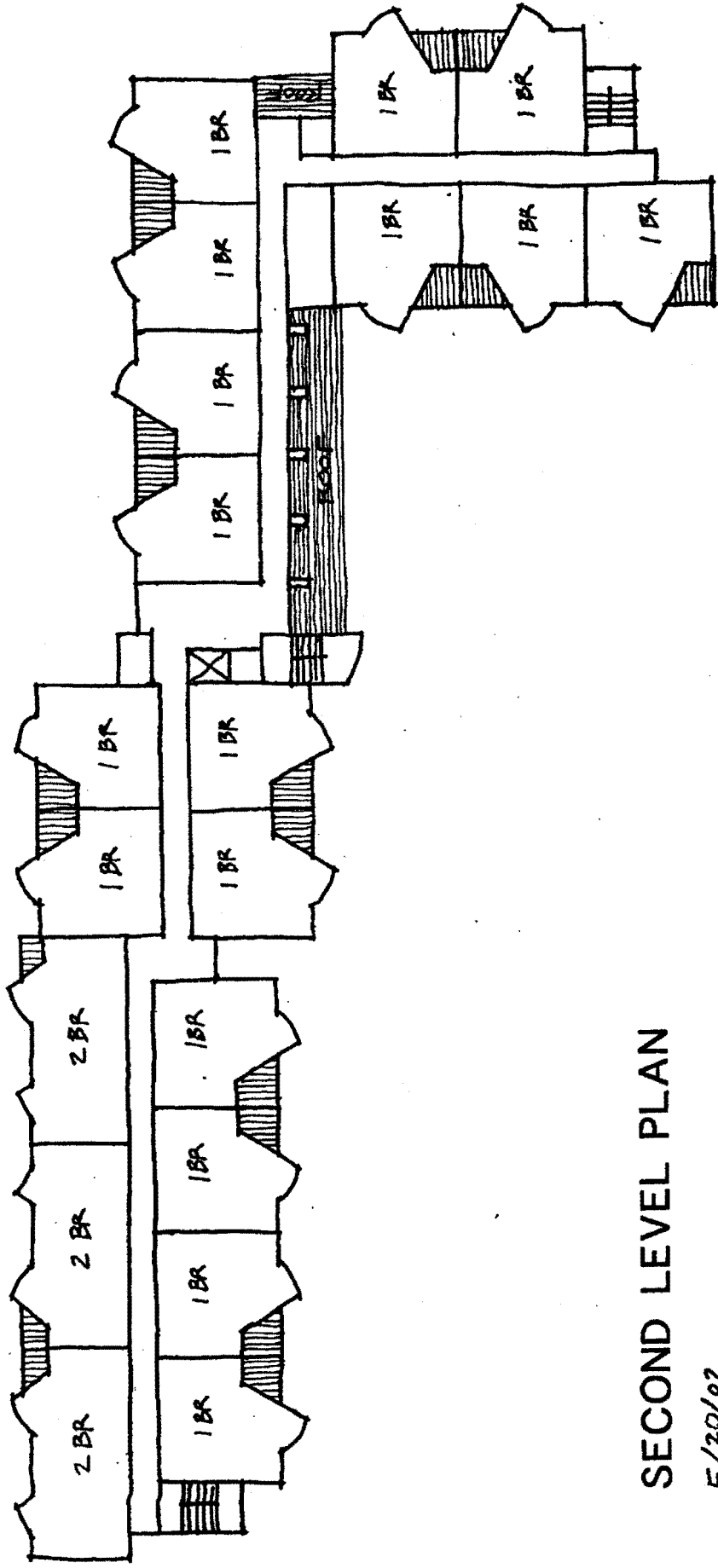
5/23/02

UNIT SUMMARY

| | STUDIO | 1-BEDRM | 2-BEDRM | TOTAL |
|---------------|--------|---------|---------|-------|
| PARKING LEVEL | 0 | 0 | 0 | 0 |
| STREET LEVEL | 0 | 12 | 4 | 16 |
| SECOND LEVEL | 0 | 17 | 3 | 20 |
| THIRD LEVEL | 9 | 5 | 0 | 14 |
| TOTAL | 9 | 34 | 7 | 50 |

3-01-105
Pacific Grove Senior Housing
Site Plans and Elevations (Modified)

Exhibit G
pg. 2 of 7

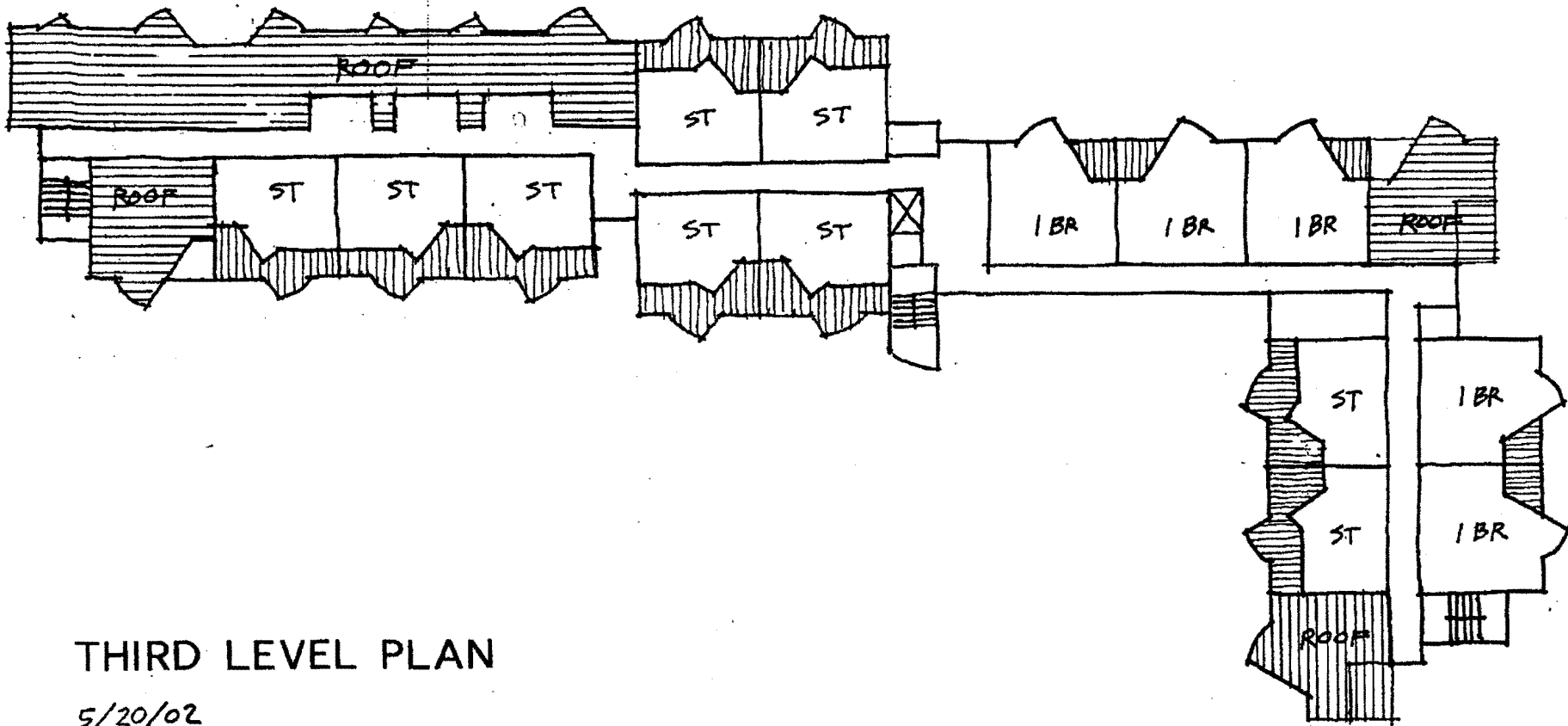


SECOND LEVEL PLAN

20/02/02

3-01-105
 Pacific Grove Senior Housing
 Site Plans and Elevations (Unfinalized)

Exhibit G
 pg. 3 of 7



THIRD LEVEL PLAN

5/20/02

May. 21 2002 05:29PM P6

PHONE NO. : 831 3752528

FROM : FLESHER FOSTER

1 - THIRD FLOOR UNIT REMOVED

2 - THIRD FLOOR UNITS CHANGED TO STUDIO UNITS AND SET BACK FROM BUILDING FACE

3 - THIRD FLOOR UNITS REMOVED

CHASE PARK



PARKING

PARKING

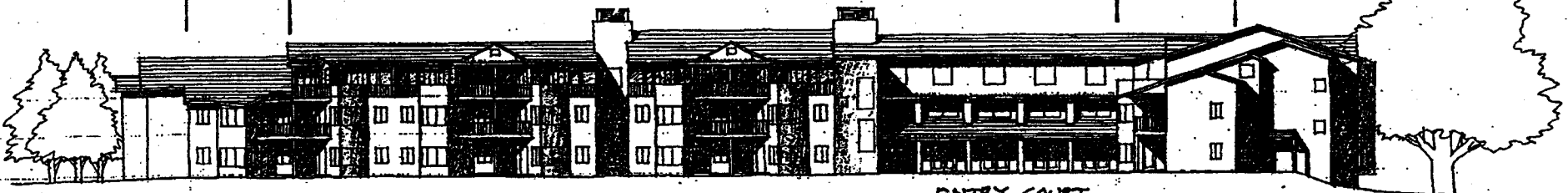
EXISTING GRADE

NORTH ELEVATION

2 UNITS ADDED

1 - THIRD FLOOR UNIT REMOVED

CHASE PARK

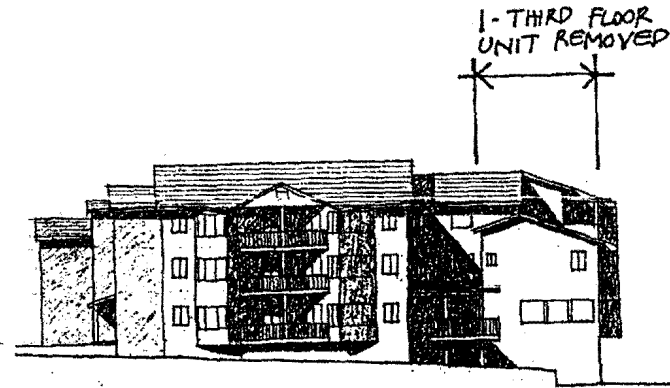


ENTRY COURT

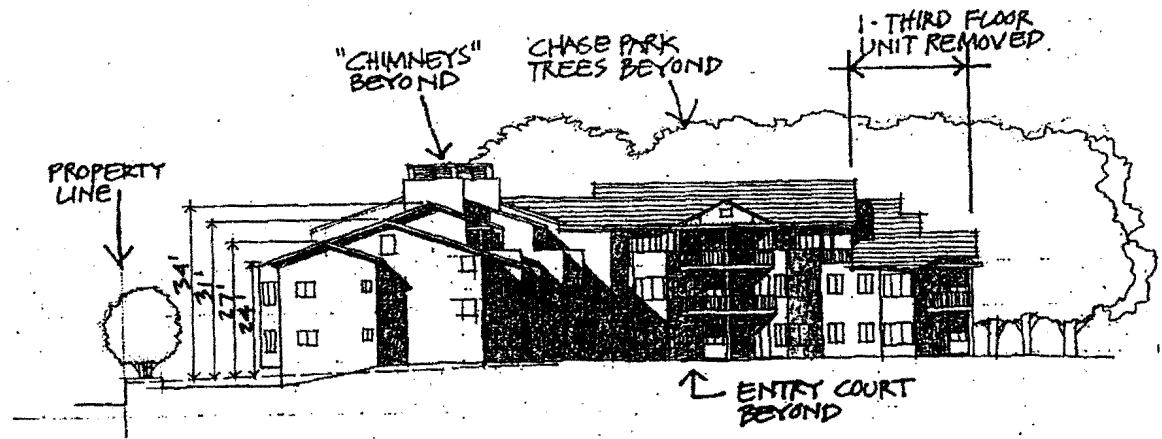
SOUTH ELEVATION

NOTES:

- 1. ALL ELEVATIONS ARE DENSELY SCREENED WITH TREE PLANTING, BOTH EXISTING AND NEW, NOT SHOWN HERE FOR CLARITY. SEE LANDSCAPE PLAN.
- 2. ALL EXTERIOR SIDING IS CEDAR SHINGLE SIDING.



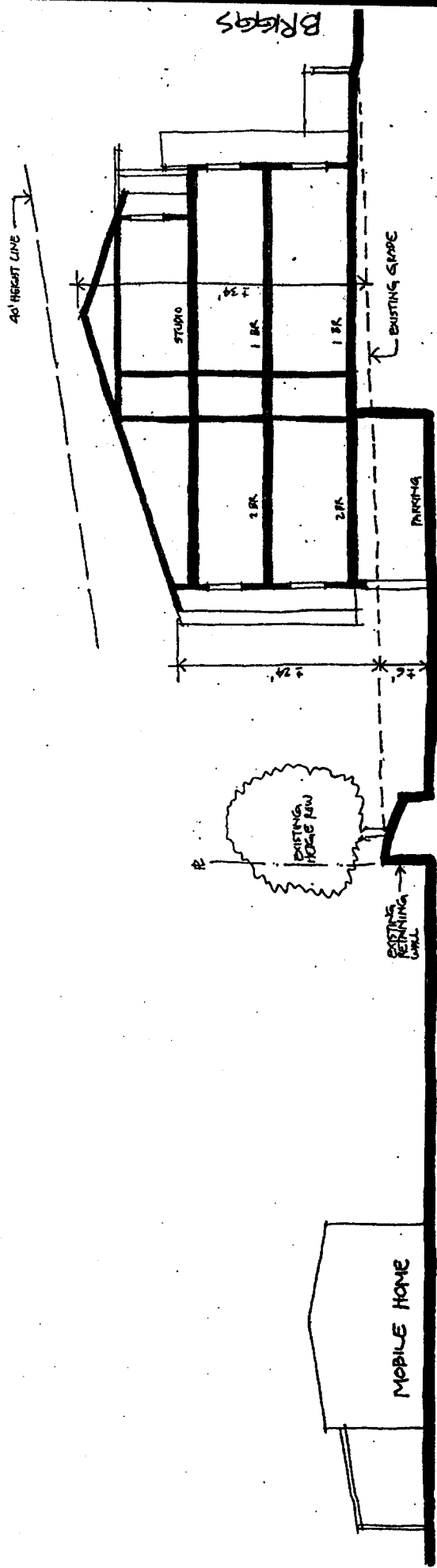
EAST ELEVATION



WEST ELEVATION

3-01-105
 Pacific Grove Senior Housing
 Site Plans and Elevations (Modified)

Exhibit G
 pg. 6 of 7



SECTION at WEST WING

(Modified- Note reduction in height from 41 to 34 feet)

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

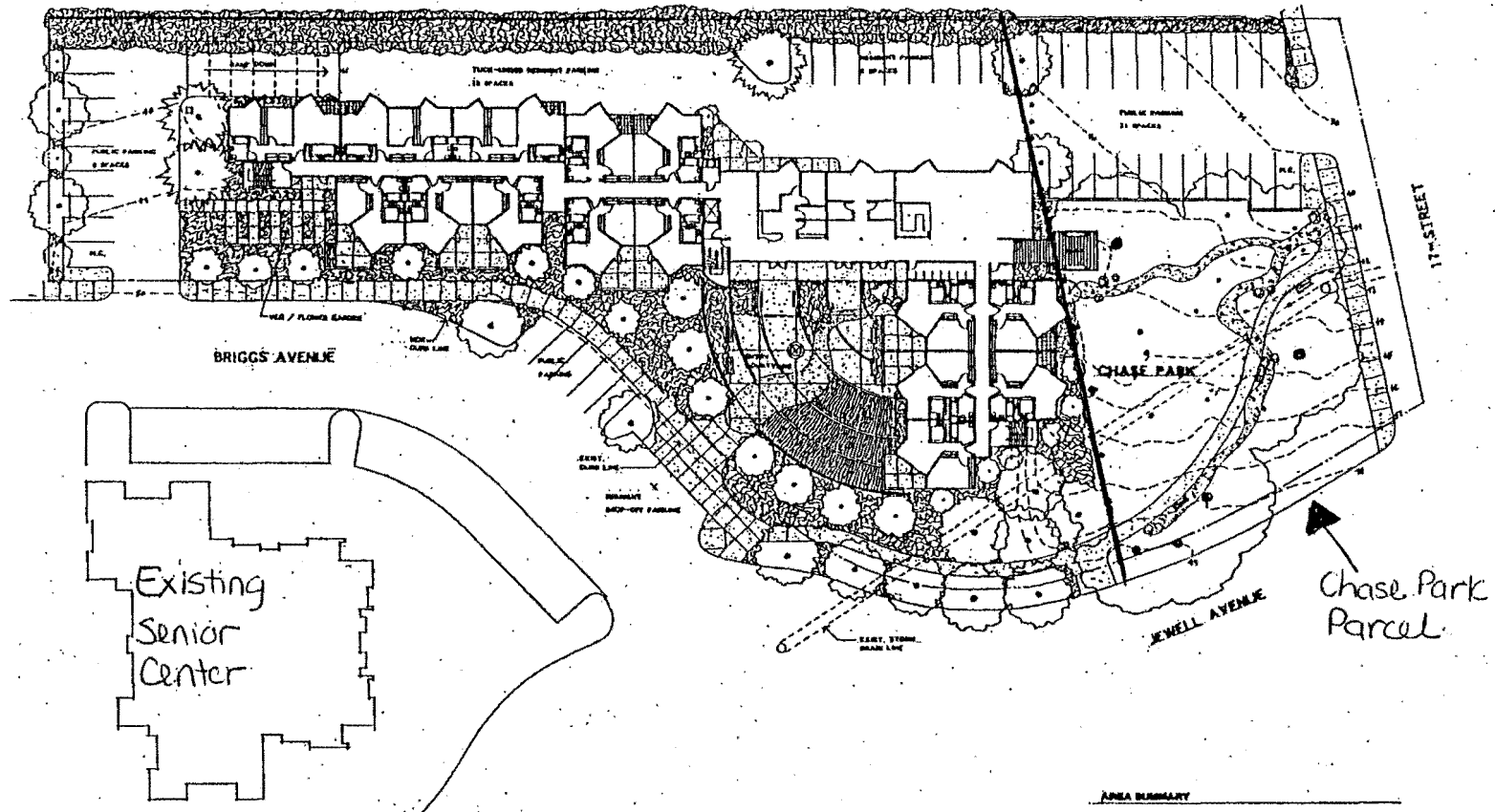
OCT 1 8 2001

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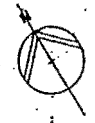
FLESHER + FOSTER ARCHITECTS
HERMAN & COLIVER, ARCHITECTURE
ASSOCIATED ARCHITECTS

663 Lighthouse Avenue, Suite F
Pacific Grove, CA 93950 Tel: 831.375.8868

PACIFIC GROVE
SENIOR HOUSING
PACIFIC GROVE, CALIFORNIA



* Original Site Plans



SITE PLAN

SCALE: 1" = 40'

APN: 008-086-001
006-086-002

AREA SUMMARY

| | SCHEDULED AREA | BELOW GROUND AREA |
|---------------|----------------|-------------------|
| PARKING LEVEL | 1,804.8 | 4,124.8 |
| STREET LEVEL | 16,818.8 | 1,477.1 |
| SECOND LEVEL | 16,428.3 | 842.8 |
| THIRD LEVEL | 14,288.8 | 1,398.2 |
| TOTAL AREA | 47,138.6 | 6,411.9 |

SITE AREA: 1.151 ACRES (Including Chase Park)

UNIT SUMMARY

| | NUMBER OF UNITS | SQ. FT. AREA (SCHEDULED) | SQ. FT. AREA (BELOW GROUND) |
|-----------|-----------------|--------------------------|-----------------------------|
| 2 BEDROOM | 8 | 836.8 | 85.4 |
| 1 BEDROOM | 24 | 844.7 | 47.8 |
| STUDIO | 8 | 442.8 | 188.8 |
| TOTAL | 33 | | |

3-01-105
Pacific Grove Senior Housing

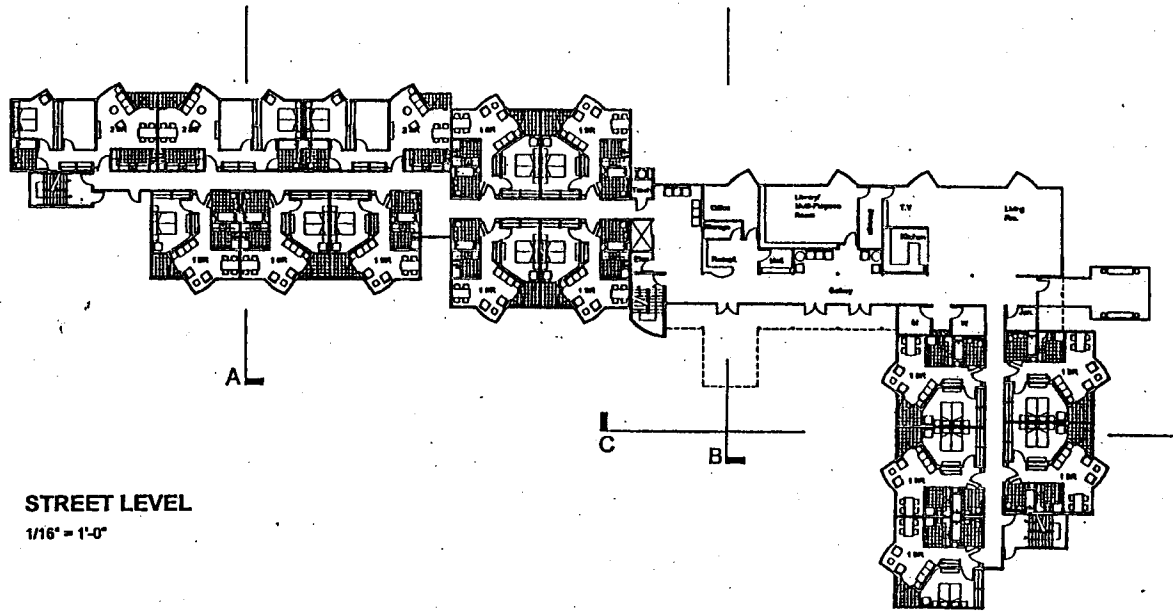
Exhibit H
pg. 1 of 3

FLESHER + FOSTER ARCHITECTS
HERMAN & COLIVER : ARCHITECTURE
ASSOCIATED ARCHITECTS

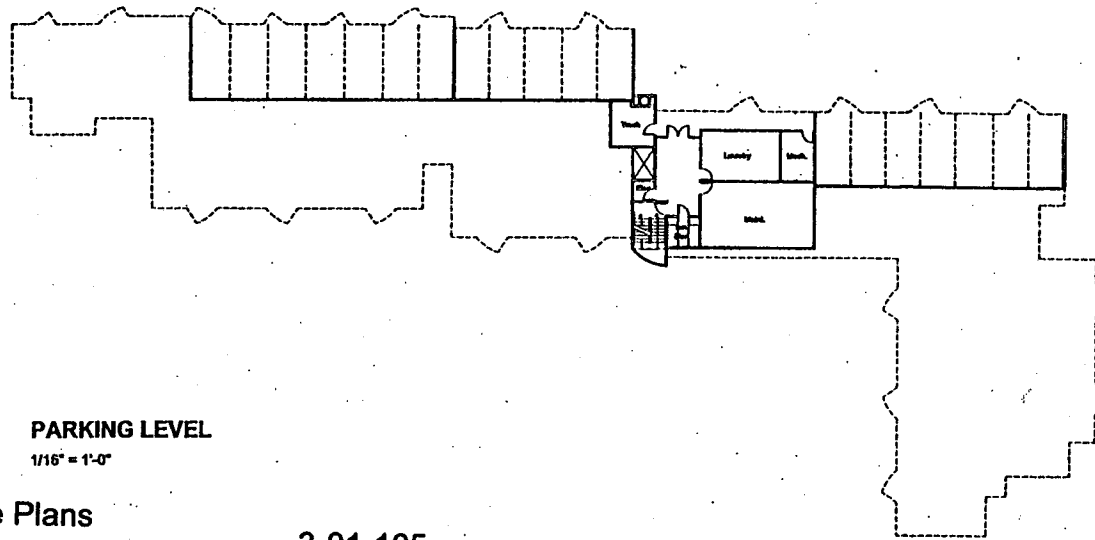
643 Lighthouse Avenue, Suite F
Pacific Grove, CA 93950 Tel: 831.375.6868

PACIFIC GROVE
SENIOR HOUSING

PACIFIC GROVE, CALIFORNIA



STREET LEVEL
1/16" = 1'-0"



PARKING LEVEL
1/16" = 1'-0"

RECEIVED

OCT 18 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Original Site Plans

3-01-105
Pacific Grove Senior Housing

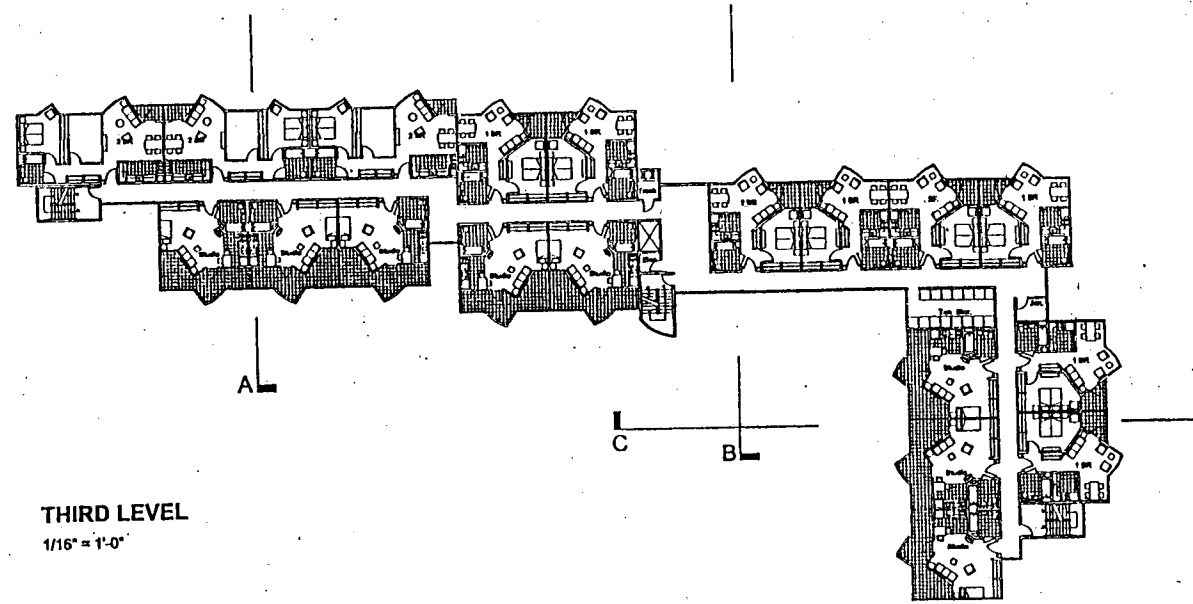
Exhibit H
pg. 2 of 3

FLESHER + FOSTER ARCHITECTS
HERMAN & COLIVER : ARCHITECTURE
ASSOCIATED ARCHITECTS

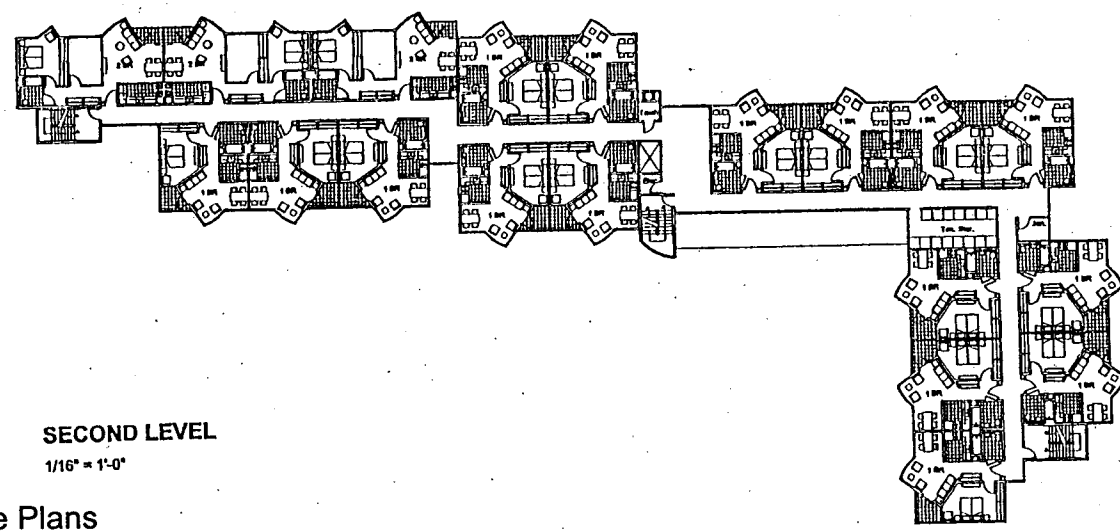
663 Lighthouse Avenue, Suite F
Pacific Grove, CA 93950 Tel: 831.375.4868

PACIFIC GROVE
SENIOR HOUSING

PACIFIC GROVE, CALIFORNIA



THIRD LEVEL
1/16" = 1'-0"



SECOND LEVEL
1/16" = 1'-0"

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OCT 18 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

* Original Site Plans

3-01-105
Pacific Grove Senior Housing

Exhibit H
pg. 3 of 3

MARCH 12, 2001

A3

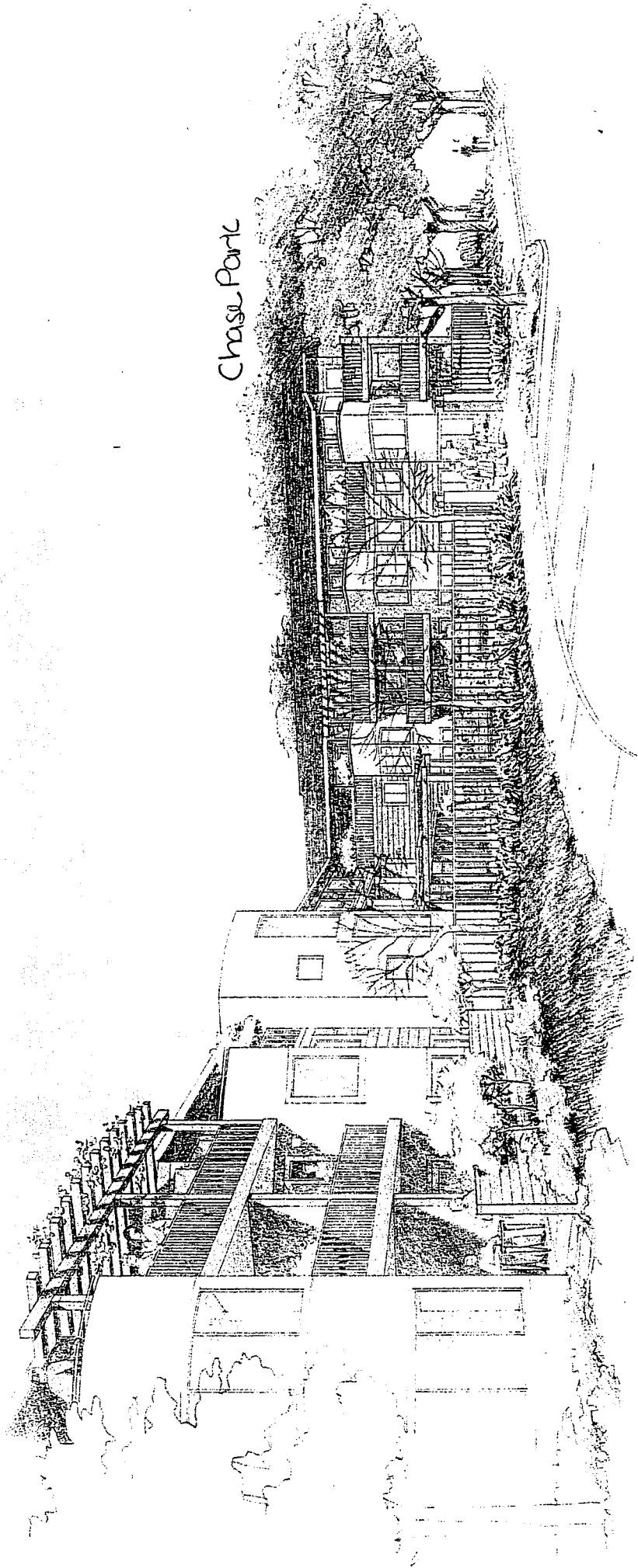


Artist's Rendition of Original Project

3-01-105
Pacific Grove Senior Housing

Exhibit I
pg. 1 of 2

Note three full stories at this end.



Chase Park

Artist's Rendition of Original Project

3-01-105
Pacific Grove Senior Housing

Exhibit I
pg. 1 of 2



Photo 1. View of neighboring structures along Pacific St., taken from site.

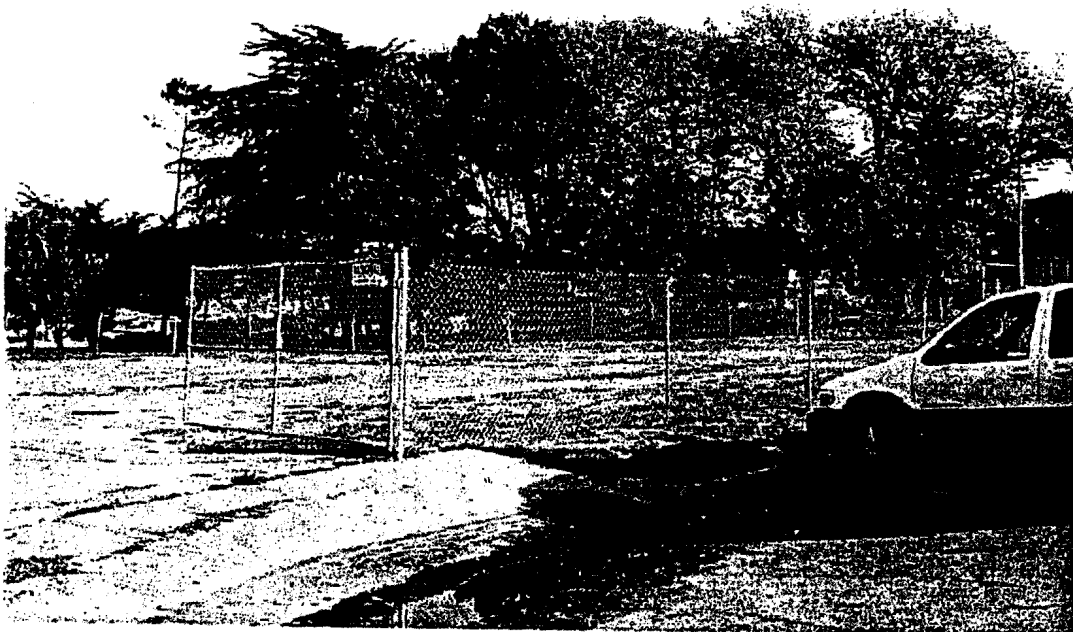


Photo 2. View of site and Chase Park in background, taken from Jewell St.

Exhibit J (pg 1 of 4)
Project Photographs
3-01-105
Pacific Grove Senior Housing

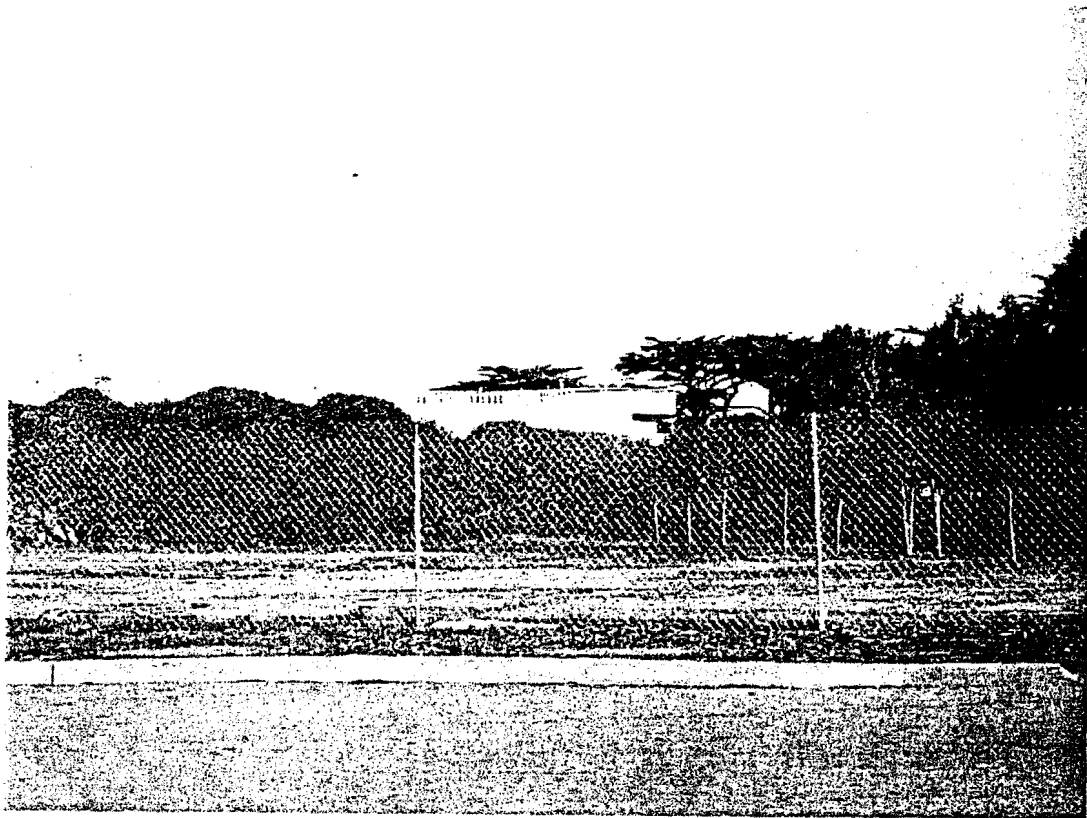


Photo 3. View of site showing Lover's Point Inn in background. Taken from Jewell St.



Photo 4. View of site and Chase Park , taken from 17th St.

Exhibit J (pg 2 of 4)
Project Photographs
3-01-105
Pacific Grove Senior Housing



Photo 5. View of Chase Park showing Lover's Point Inn and Ocean in background. Taken from Jewell St./Ocean View Blvd. intersection



Photo 6. View of site through Chase Park , taken from 17th St./Ocean View Blvd.

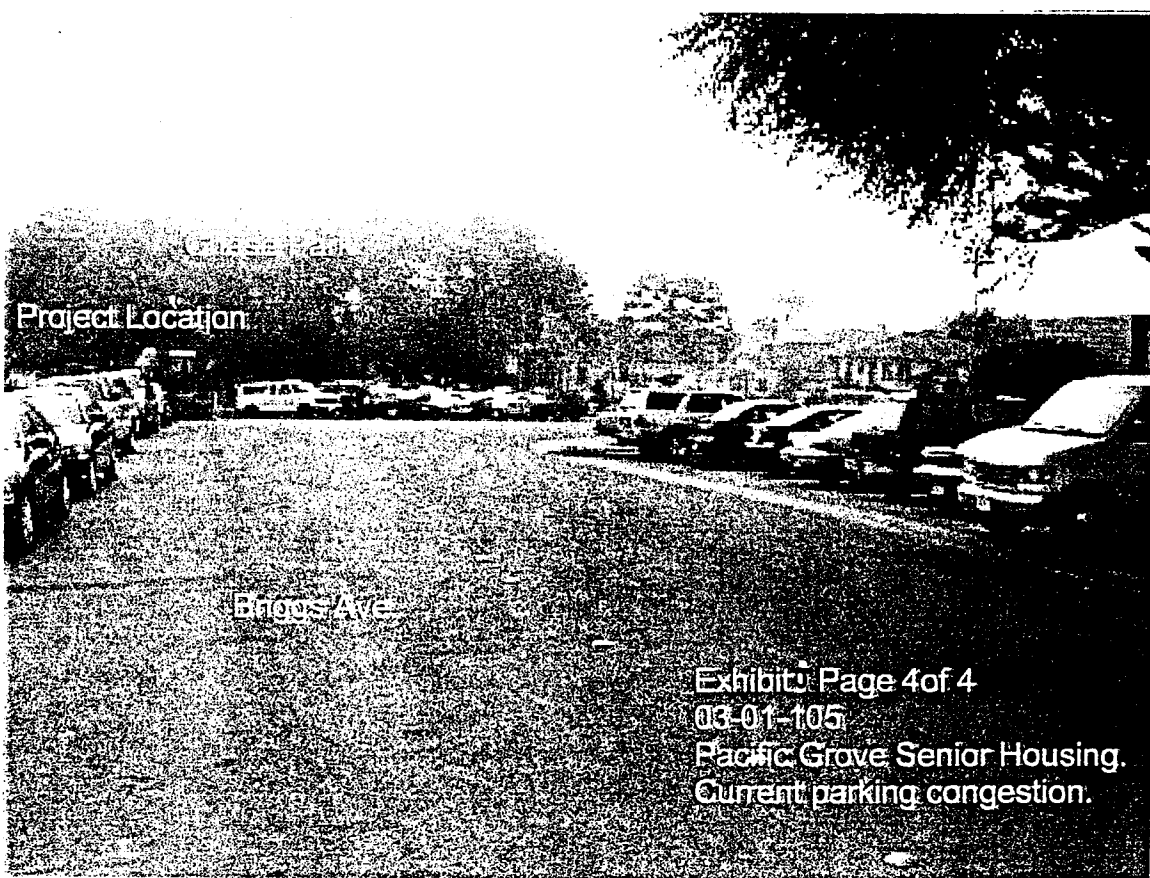


Exhibit Page 4 of 4
03-01-105
Pacific Grove Senior Housing.
Current parking congestion.

This is intended for all of the
Commissioners to review.

This proposed project sits directly
across from the bay waters.

Contrary to what the city has said,
the impact of 53 units with a density
bonus, plus staff and visitors will
indeed impact the area.

Also removal of trees will effect the
look along the street which will run
by the project.

This is not protecting our natural coastline.
The project needs to be placed somewhere
where the impact to the coast will not be
so great. Thank You.

RECEIVED

JUL 24 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED

ckc

AUG 20 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Aug 17, 2001

To All Coastal Commissioners;

Today I found out that the City of Pacific Groves Planning Commission, approved the removal of 15 trees from Chase Park. These trees sit on a park that is directly across the ocean on Monterey Bay.

Also approved was a 66% increase in Density of units.

Also approved was parking, which would be 84 spaces for this size ApB. to 28 spaces.

Normal Building Height would be 25 ft for this area. They approved a building that will be 41 ft. high. This city will not let an individual take out one tree, let alone 15.

The height of this building means it will tower over scenic Lovers Point. It will be visible from boats on the bay and from scenic Ocean View Blvd. I ask you, please do not allow them to complete the project and removal of trees.

I spoke with those in attendance at the meeting.

They all felt it was ³⁻⁰¹⁻¹⁰⁵ apparent that

the commission had already made up their minds prior to meeting. The neighbors have tried to tell them how this will impact the area, which is now already overburdened with visitors to the area.

How it will impact the senior park located to the rear of this 41st Building.

All to no avail.

Whatever you can do to help will be greatly appreciated.

We have tried and have gotten nowhere.

Thank you.

I will not sign because of the harassment I have already faced from the city and housing committee.

A member of the staff was overheard saying at a senior housing meeting in response to a question about the neighbors objections. He stated "Once we get the permits, it will not matter what the neighbors think."

His name is Dennis and he is the city community development director.

That sums up what the city's attitude has been, who cares what anybody thinks.

RECEIVED

cc

AUG 20 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Aug 17, 2001

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That sums up what the city's attitude has been, who cares what anybody thinks.

RECEIVED

SEP 21 2001

California Coastal Commissioners:

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

The City of Pacific Grove has given approval for a fifty-three unit complex to be built across from the Monterey Bay at Lovers Point.

They have given them a sixty-six percent bonus density and permission to take out thirteen mature trees. In addition they have exceeded their own requirements on height and parking.

I know your board is fully aware of the sewerage spills in the bay from the old system time and again. Putting that many more people in an already taxed to the max sewer system will surely result in more spills into the bay. The city has already stated they can not afford to put in new sewers at this time.

Chase Park is the location where they are ready to take out those thirteen mature trees. They are to replace those beautiful trees with paved parking. Those trees and that park provide a buffer along the coast line at that point .

This proposed building is to be forty-one feet high, normal for this area is twenty-five feet. Which means, there will be no way to hide it from the street or boats in the bay. It is to be three stories tall with parking under the building.

Parking is already a nightmare in the Lovers Point area , the city is giving a variance from the normal eighty four spaces to twenty eight for this building for the residents.

If this is allowed to be built in this already impacted area , we all eventually will pay the price. We can not in any way replace the natural beauty that is here , if a mistake is made now, we will live with the problems created by that mistake for always.

I trust your board will search your souls , and preserve what is our duty to keep for generations to come. Monterey has spent time and money to open up a window on the bay. Pacific Grove seems to have chosen to block our part of the bay, why I still do not understand. There are other locations that are larger for this size building. Where the almost ever present tourists do not already overburden a fragile area.

I hope your board members visit this location prior to making a decision. It is so obvious that this is not the best solution . I implore you to come see for yourself and to preserve what we can not make again.

Thank you so much for taking the time to listen to my fears.

Bev and Leo Lok
700 Briggs
Pacific Grove , Ca.93950

831-312-9727

MONARCH PINES HOMEOWNERS ASSOCIATION, INC.

A Resident Owned +55 Community
700 Briggs Avenue
Pacific Grove, CA 93950
(831) 375-0220
Fax (831) 375-2702

October 1, 2001

California Coastal Commission
45 Fremont Street
San Francisco, CA 94105

On behalf of the 102 shareholder residents of the Monarch Pines Homeowners Association, I ask that a proposed construction project in Pacific Grove be reviewed for compliance with coastal standards.

The City Council has approved a plan to construct a 58-unit housing complex for low-income seniors at 650 Jewell Avenue, across the street from the coastal trail and Lovers Point Park, in the City of Pacific Grove. In approving the plan, the City granted a 60% plus variance from its own density limit, as well as variances from parking and height limits. The location is at the confluence of seven streets, which will impact both routine daily local traffic and the seasonally heavy traffic along the Monterey Bay shore.

Residents of the 102 homes at Monarch Pines are concerned about the design of the proposed senior housing project at 650 Jewell Avenue, which will affect the livability of houses in the shadow of the proposed structure. We support plans for development of affordable accessible housing for seniors. We recognize its importance, and we commend the City for giving priority to the issue. But we note that planners and advocates for the project have underestimated issues of density, traffic and parking in the immediate vicinity and that planning decisions to date involve compromises that will be later regretted.

Parking space in the vicinity is already insufficient to meet the needs of current users of the adjacent Sally Griffin Senior Center. Events scheduled at the Center impact street parking for blocks in each direction. Available spaces are filled during peak activity

3-01-105
Pacific Grove Senior Housing

Exhibit K
pg. 7 of 29

periods for Meals on Wheels. The already-dense traffic situation around Lovers Point will become more chaotic. Increased traffic, including searchers for insufficient parking places, will create predictable traffic density, with concomitant hazards for all drivers. Plans for the 650 Jewell project must consider impact on the coast and provide for sufficient parking and manageable traffic arrangements.

Building height and location are matters of concern to the Homeowners Association. The proposed three story building over parking spaces to be constructed closely adjacent to the Monarch Pines property line would loom over our houses with an effective height differential approaching fifty feet. Light would be obstructed for Monarch Pines homes, creating an unsightly canyon-like effect between the senior housing project on one side and a multi-story motel on the other. Additionally, the project calls for removal of a number of trees by Lover's Point.

A multi-unit housing project at this location should be designed so as to accommodate to the parking and traffic realities of the project, the neighborhood, and the Lovers Point recreation area on which the local economy depends. The open space at 650 Jewell should, in the public interest, receive the most thoughtful design to achieve its highest and best use without degrading the coastal environment or making life more difficult for the neighborhood.

The project would construct a sizeable structure across the street from a heavily used coastal tourist destination where parking is already scarce. We respectfully ask that the project receive attention from the Commission.

Sincerely,



John Petersen
President

Homeowners Association

CKC

MONARCH PINES HOMEOWNERS ASSOCIATION, INC.

A Resident Owned +55 Community
700 Briggs Avenue
Pacific Grove, CA 93950
(831) 375-0220
Fax (831) 375-2702

10/15/2001
10/15/2001
10/15/2001

September 8, 2001

California Coastal Commission
45 Fremont Street
San Francisco, CA 94105

RECEIVED

OCT 18 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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Sincerely,



John Petersen
President

Homeowners Association

RECEIVED

October 12, 2001

OCT 29 2001

Dennis Boehlje
Pacific Grove Community Development Department
300 16th Street
Pacific Grove, CA 93950

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Proposed Senior Housing (APN 006-086-001).

This letter is written in protest of the proposed development at the subject site (APN 006-086-001) and at Chase Park (APN 006-086-002), the contiguous parcel east of the site. The proposed development should not be allowed for the following reasons:

1. **EIR Required** – California law requires that an EIR be prepared for all projects with potential environmental impacts. The proposed project is for constructing 53 units of studio, single bedroom and two-bedroom senior housing units on approximately 1.1 acres of land. The increased housing and car parking requirements will affect the local environment and traffic in the area and must be addressed in an EIR. An EIR should address potential alternatives and mitigation measures to the proposed development, issues that have not been considered by the City of Pacific Grove to date. Moreover, the following impacts have not been addressed:
 - Only 28 residential parking spaces are being proposed for the tenants on the subject site, with an additional 28 public parking spaces being proposed on the subject site. The ratio of 0.53 residential parking spaces to housing units is unacceptable because the public parking spaces will become de-facto private parking spaces (i.e. more than half the residents will own at least one car).
 - Traffic from the proposed development will enter and exit onto 17th Street / Ocean View Avenue at one of the busiest intersections in Monterey County. The planned driveway exiting onto Ocean View will be immediately adjacent to a heavily used sidewalk for the Recreation Trail, across the street from the parking lot for Lovers Point, and near the intersection of Ocean View, 17th Street and Jewell Avenue. The potential traffic jams and hazards to pedestrians caused by this poor design must be addressed in an EIR.
 - The potential environmental impacts to existing utilities caused by water usage and storm water run-off.
2. **Zoning Ordinances Violated** – The proposed development breaks height and setback requirements set by the City of Pacific Grove for the current property zoning. The proposed building height of approximately 42 feet exceeds the maximum allowable building height of 25 feet. The almost doubling of the allowable building height for this project will have negative visual and lighting impacts on Chase Park to the east and will affect the ambiance of the surrounding area and the shoreline. The negative impact on Chase Park will be exacerbated by the zero (or negative) setback of the proposed building to the property line between Chase Park and the subject site.

The excessive height of the proposed project will cause the natural beauty of Chase Park, the shoreline, and public beach to be diminished because the massive bulk and proximity of the proposed building will add to the feeling of over-development at the water's edge.

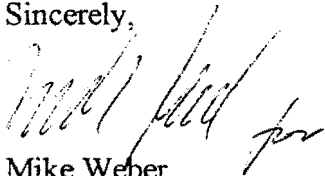
3. **Real Property Deed Restrictions** – The deed for Chase Park does not permit the proposed development of the land for uses other than a public park. Plans for the proposed development show parts of the proposed building and a parking lot being built in Chase Park. Although the proposed parking lot is shown as a public parking lot in the plans, the parking lot is an extension of the residential parking lot and therefore considered here as a de-facto private parking lot. The proposed parking lot will spoil the land by demolishing and removing trees, shrubs, benches, and other facilities used to beautify the park. The CC&Rs for Chase Park expressly forbid this proposed development, to wit:

“That the said land or premises shall be devoted to and used for the sole and exclusive use and purposes of public parks, for the benefit and behoof (sic) of the citizens of the said City of Pacific Grove, forever; and said City of Pacific Grove shall, from time to time, as they are financially able so to do, beautify and adorn the said land and premises by the laying out of walks and the planting of trees and shrubbery therein, and maintaining the same...

“AND should the said City of Pacific Grove, suffer allow or permit any person or persons whatever to use or employ the land or premises, or any part thereof for any purpose whatever except the said purpose of a public Park as herein-before stipulated then, in that case ... the whole estate above ... shall immediately revert to and become the property of the [Pebble Beach Company]...”

I am requesting that you consider the issues addressed in this letter in a public forum (e.g. a regularly scheduled city council meeting) so that all public concerns are addressed before further action on this project is considered.

Sincerely,



Mike Weber
1A Ferntower
London, N5 2JE, England

cc: Frank Octigan

b cc: California Coastal Commission

RECEIVED

NOV 26 2001

Dear Sirs:

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Nov.18,2001

This letter is regarding the proposed construction of the Senior Housing project at 650 Jewell Ave. Pacific Grove.

I live across the street from the above mentioned project and my neighbors and I have several concerns about it.

Our neighborhood is one of the oldest, if not the oldest in Pacific Grove. Most of our homes were built before the invention of the automobile and consequently we have no garages or off-street parking.

About 15 years ago the "Senior Center" was built to accommodate the older Citizens of Pacific Grove, unfortunately they failed to provide adequate parking. Today when there are functions, almost daily, the overflow moves into our neighborhood.

We are a R-1 residential zoning and we are butted up against a high density poorly designed, out of character for the area, project. We feel the project is ill-advised for the following reasons:

1. The addition of 50 plus homes in a low density area is poor planning and will further decrease the already compromised air quality which the existing "Senior Center" has created.
2. The project will initiate additional traffic in the area and with the added housing and existing tourist traffic in the Lovers Point area, noise level will be greatly increased.
3. It will overcrowd already inadequate parking causing additional hardships to individuals in the neighborhood who have physical handicaps and will be unable to park near their homes.
4. Most importantly we decry the poor judgment by the Pacific Grove city council in putting a high density project right in the most vulnerable area where raw sewage is poured into the Monterey Bay Sanctuary on a regular basis. The city of Pacific Grove shamefully fouls the waters with raw sewage and argues and points fingers while they continue to pollute the once pristine waters of Lovers Point.

I had a rather distressing conversation with Mayor Sandy Kauffman with regard to the project. She basically said, "We really don't care about your neighborhood." I therefore feel that we are not represented by anyone.

My family has lived in the neighborhood since 1956, and we've seen the degradation of air quality, overcrowding, and water pollution increase significantly, especially since the erection of the Senior Center. The mayor is from the Los Angeles area where the mentality is push it through, then crush any opposition to the project and finally worry about the problems later. If the full blown project is built the damage will be done. This is one of the last open spaces in Pacific Grove and this "L.A mentality" which the city council adheres to is unfortunate.

I hope that we can look to you for an unemotional, well balanced, and logical approach to this situation which determines the fate of our fine old neighborhood.

The Pacific Grove city council proudly calls Pacific Grove "The Last Hometown". I wonder if I'm the only one who sees the irony. Thank You. Don Basseri

3-01-105

Pacific Grove Senior Housing

Don Basseri

NOV 26 19 01 35

Exhibit K

PACIFIC GROVE, CA pg. 3 of 29

MONARCH PINES HOMEOWNERS ASSOCIATION, INC.

A Resident Owned +55 Community
700 Briggs Avenue
Pacific Grove, CA 93950
(831) 375-0220
Fax (831) 375-2702

3 December, 2001

California Coastal Commission
Santa Cruz Office
725 Front Street, Suite 300

Fax (831) 427-4877 (three pages)

I am sending a copy of the letter that this organization sent to the San Francisco office of the Commission in October. It is our hope that the Coastal Commission will not overlook the development at issue.

The Homeowners Association is protesting the design of a planned structure which would exceed the height limits established by the City of Pacific Grove, and would exceed the City's density requirements, while exacerbating an already serious parking and traffic situation at that location. The development, located immediately across Ocean View Boulevard from Lovers Point, will impose further limitations on public use of the coastal recreation area by increasing competition for scarce public parking spaces. The City further proposes to reduce public space by appropriating a portion of Chase Park, at the corner of Ocean View and Jewell Streets.

The Homeowners Association does not oppose senior housing. Monarch Pines is 102-unit park of senior residences. Nor do we oppose a reasonable development of the 650 Jewell Street property. We do ask that the Commission require the City of Pacific Grove to consider the quality of life for the neighborhood, consider the long-term impact on parking and traffic, and consider the impact on public enjoyment of the coastal recreation area


John Petersen
President

GEORGE M. VLAZAKIS

ATTORNEY AT LAW
225 BRUSH STREET
OAKLAND, CALIFORNIA 94607

TELEPHONE: (510) 836-4437
FACSIMILE: (510) 836-4464

November 29, 2001

Charles Lester
Acting Director
Central Coast District Office
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

DEC 04 2001

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Proposed 53-unit senior citizens housing project
City of Pacific Grove

Dear Mr. Lester:

The City of Pacific Grove, in a joint venture with a nonprofit, South County Housing Corporation, is attempting to construct 53 senior citizens housing units on an irregularly shaped lot with only 28 on-site parking spaces. The project will level and destroy approximately 40% of an adjoining public open space park which will be further compromised by this project by having various deck structures built on and overhanging into the public parks airspace. Several public parking spaces are proposed to be built on this parkland. Setbacks at various locations have been reduced from the required 20 feet to 9 feet to allow for the project to be more expansive. The project will include clusters of structures of three stories with a maximum height of 41 feet. This parcel and the adjoining Chase Park are situated on land which is higher in elevation to the Monarch Pines property to the south and west. The elevation declines as one walks in the direction of Lovers Point and the coastline. Most of the surrounding buildings in this neighborhood are two stories or less, excluding the Lovers Point Inn, which is three stories and was built in the early 1960's.

This 53-unit project is too large, the density is too high, and there are insufficient on-site parking spaces to service the occupants, their visitors and friends, management and service providers such as health care providers, laundry services, plumbers and electricians, professionals, and other service providers. On-site parking resources will be insufficient to service the project.

This area is the focal point above Lovers Point, and its scenic beauty and tranquillity needs to be preserved in order to maintain the character of this coastal town. It serves as the beginning point for bike and pedestrian trails leading to and around Ocean View Boulevard. The area needs to be planned out carefully to maintain the scenic beauty, visual appeal and desirability of this location. The public's right of access to scarce coastal resources needs to take precedence over inadequate land use planning and potential traffic gridlock in an important area on the Central Coast. Trees and plant life need to be preserved and maintained in this and adjoining areas. The archaeological resources in the area need to be preserved. Placing undersized asphalt parking spaces on Chase Park as part of this project does not achieve these objectives.

Chase Park needs to be preserved for the public use and access in this coastal area. There are only 3.82 acres of natural open space public parks in the City of Pacific Grove, per information disclosed in its General Plan at page 93. This is not enough open space for neighborhood parks for an area of its unusual scenic beauty and tranquillity. This scarce public resource needs to be preserved for the benefit of the general public. Additional parking spaces, including underground spaces, can be placed on site for the project. The proposed courtyard for this project can be made smaller, with parking spaces located in a circular direction in and around the courtyard. Minimal changes to the design of the project can allow for more on-site parking cost effectively and without unreasonable delay.

The public right to access, including the access of other seniors who visit the area, outweighs the design and planning expediencies of this senior citizens housing project. Ordinance No. 01-25 of the City of Pacific Grove 23.73.070(c) requires parking lots of over five vehicles to be landscaped. This issue needs to be addressed for this project as it relates to Chase Park.

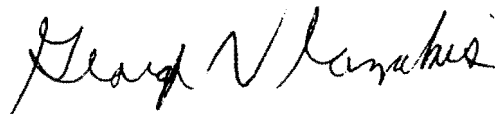
Section 23.73.070(d) of the ordinance requires the Architectural Review Board to approve the size, location and arrangement of on-site parking and paved areas, together with ingress, egress and internal traffic circulation. This required approval to the best of my knowledge was not specifically obtained from the Architectural Review Board, and the internal traffic circulation was not adequately considered by the project proponent and the City Council at the September 5, 2001 public hearing, where the project was approved subject to certain conditions and future approval by the California Coastal Commission.

Data and archaeological reports establish that the undisturbed land involving Chase Park and adjacent areas may contain archaeologically significant artifacts and items of past Native American populations. This is based on a recent and older finds in nearby areas. For example, as recently as three weeks ago, the remains of Native Americans going back to distant times (the exact date and era to be determined by carbon dating) have been discovered in excavations on the Monarch Pines property located adjacent to the proposed project and Chase Park. These finds and potential future finds makes this area a very significant archaeological treasure in the coastal zone. This publicly held property, including Chase Park, should be carefully assessed and evaluated before permanent structures such as buildings, asphalt roads or parking structures are placed, preventing further archaeological digs or studies.

In conclusion, after carefully reviewing this project, its significant impact on scarce coastal resources, including archaeological resources of the remains of Native Americans inhabiting this area, and its potential effect on the character and ambiance of the neighborhood, I am confident that the project can be placed into further design review with reasonable limitations on size, density and height, as outlined in this letter so that all interests may be protected.

Very truly yours,

LAW OFFICES OF GEORGE M. VLAZAKIS



George M. Vlazakis

GMV:drw

cc: Irene Michael

c:\wp9docs\michael\overspi.inn\seniorhousing\letters\lester.2

3-01-105

Pacific Grove Senior Housing

Exhibit K
pg. 16 of 29

Marion H. Trentman
700 Briggs Avenue #32
Pacific Grove, CA 93950

RECEIVED

December 5, 2001

DEC 18 2001

C. Kelly Cuff, Coastal Program Analyst
California Coastal Commission
Central Coast District
725 Front Street, Ste 300
Santa Cruz, CA 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Proposed Project at 650 Jewell Avenue, Pacific Grove, CA

Dear Ms. Cuff:

As a resident of Monarch Pines senior community, a 102-house development adjacent to the proposed Senior Housing Project at 650 Jewell Avenue, I urge the Coastal Commission to apply Coastal Resources Planning and Management policies in Chapter 3 to the proposed project.

Monarch Pines is the largest concentration or neighborhood sharing a contiguous border with the project. Our concerns were reflected in the City of Pacific Grove's Architectural Review Board, which rejected the proposed senior housing project.

The project's 50 foot building is not "visually compatible with the character of the surrounding areas" (Section 30251). On higher ground than Monarch Pines, it will dwarf our houses, none of which ^{is} are higher than 17 feet. It will destroy our privacy.

This new development will not "encourage expansion of public transit," which already exists, provide "nonautomobile circulation within the development or provide adequate parking facilities" (Section 30252). It will, in fact, be all building and driveway/roadways. Cars will circulate freely and landscaping will be at a minimum. There will not be 2 parking spaces per unit as required by the Pacific Grove *Land Use Plan*.

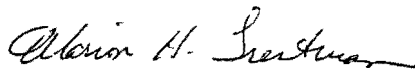
This project will not be compatible with the "continuance" of "adjacent parks." It will, in fact, "degrade" the adjacent Chase Park by cutting down the majority of the trees in the

park to provide additional parking spaces (Section 30240). Chase Park offers Monarch Pines a beautiful view of its tall trees as well as all tourists and resident of Pacific Grove who travel down Ocean View Avenue on their way to Lover's Point---a focal point of public activities in Pacific Grove. We, at Monarch Pines, will now suffer exhaust and an ugly asphalt view just yards from our living room windows.

Monarch Pines submitted to the Pacific Grove City Council a petition signed by virtually all its residents opposing the current project proposal at 650 Jewell Avenue. All residents believe it is not compatible with the neighborhood, will increase traffic in an already congested area, and will destroy our beloved Chase Park.

We urge you to reject the proposed project unless modifications can be made to building height, traffic and parking congestion and Chase Park be preserved.

Yours truly,



Marion H. Trentman

December 19, 2001

Honorable Commission:

Currently, my rent for a modest apartment in Pacific Grove is over fifty per cent of my fixed income. As rent increases to even higher rates, I will be unable to live here.

I am active in church and community volunteer areas and serve in both the Monterey Bay Aquarium and Friends of the Pacific Grove Library. As a member of the California Retired Teachers Association, the Senior Center of Pacific Grove and as a United States Army Veteran, I have served my state and nation with honor.

It is essential that Senior Housing be made available to me and many other seniors currently living in Pacific Grove. The City of Pacific Grove has made inroads into the establishment of Senior Housing next door to the Senior Center, where a food program already exists.

Please give your urgent attention to this housing in behalf of seniors like me. Thank you very much for your consideration.

Sincerely,
Edward J. [Signature]
Pacific Grove Senior Housing

RECEIVED

DEC 31 2001

Exhibit K pg. 19 of 29
CALIFORNIA

COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED

JAN 25 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

California Coastal Commission
725 Front St., Suite 300
Santa Cruz, CA 95060

Dear Commissioners:

We are deeply concerned about the Pacific Grove Housing Project and how it effects the "sewer situation." With so many spills over the years that have closed the beach and businesses, adding an oversized project on a small lot to such an antiquated system is pure folly, environmentally damaging, and a potential disaster for the quality of life for the ocean and human species around Pacific Grove.

The other major concern is that the Pacific Grove Council has ignored most of the regulations, procedures, and their own Architectural Review Board to put this project through. I believe, they will also disregard and gloss over the archaeological and environmental procedures. On the adjoining property, remains of Indians artifacts and fossils have been unearthed in small trenches. Therefore, there could be significant fossil remains on this property.

Please, do not base you decision on the social merits of this project, which is meritorious, but on the standards your commission has maintained.

Sincerely,

Mr. & Mrs. Wm. Zebutis

Mr. & Mrs. Wm. Zebutis

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FEB 06 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

California Coastal Commission
725 Front St. Suite 300
Santa Cruz, CA 95060

Stephanie Matraw,

For the files you are compiling regarding the project at 650 Jewell in Pacific Grove, please also consider the following:

1. Information obtained from the Monterey County Environmental Dept.
From 1990-Jan. 2000, there were 26 sewage spills into the Monterey Bay, 19 of those spills were attributed to Pacific Grove.
2001 there were 5 spills from Pacific Grove
2002 has just begun and we have already had one spill.
2. There is solid proof now that these raw sewage spills are making our ocean wildlife sick and even killing some. Such as our Otters, seals and other marine life so dear to the environment. These spills also result in the closures of beaches and numerous warnings posted when contamination is not high enough to close, but high enough to warn residents and tourists of potential danger. Many have noticed that the squirrel population have reduced in size and are not nearly as visible as before.
3. The article which states the board decision to deny this project. The city council did not even take into consideration their own architectural review boards recommendation. That same board now has four vacancies after this decision. The board also did not understand why the story poles, which are used everywhere else in Pacific Grove, were not erected at this site. Had they been, the outcry would have been much greater. It is very difficult to imagine a 41 foot building without the visual aides of story poles.
4. A couple of web sites that are informative include; <http://www.pacificgrove.com/sewer/welcometo.html>
www.concernedresidentsofpebblebeach.org
Vicky Nichols of Save Our Shores, also speaks concerning what we are doing to our shore lines.

Thank you for all your efforts in researching this matter. It is of the essence that we try to do all we can to preserve our natural beauty. As we all know, once it is gone, we will never have another chance in our lifetime to get back what is lost.

I am thankful to the Coastal Commissioners and their staff for being dedicated so following generations will enjoy the beauty we have and sometimes take for granted.

Bev Lok
700 Briggs
Pacific Grove, CA 93950

ack. 2nt



JEANNE C. BYRNE, FAIA
ARCHITECTS

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FEB 08 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 10, 2001

Ms. C. Kelly Cuffe
California Coastal Commission
725 Front St., Suite 300
Santa Cruz, CA 95060

Re: City of Pacific Grove Senior Housing Project, 650 Jewell Ave., Pacific Grove

Dear Kelly,

As a past Mayor of Pacific Grove and an Architect, I wish to express my deep concern about the above mentioned project. The project was denied by the Pacific Grove Architectural Review Board. It was then appealed directly to City Council without benefit of Planning Commission comments. There were over 100 neighbors and citizens at the Council meeting to oppose the project, including members of the ARB. There were approximately four citizens at the meeting speaking for the project. Yet the project was passed unanimously by the Council.

The issue is not the need for senior housing. The issues are the mass, height, lot coverage and encroachment on the adjacent Chase Park open space. The size of the project far exceeds the site on which it is being proposed.

At no time has staking and flagging been required for the project, even though a height variance of 15' was granted from the 27' height limit to 42'. Even members of the City Council are unaware of the true height and impact of the building. It will not only impact the coast line of Pacific Grove, it will visually impact our neighboring communities. The Senior Housing project will be within inches of being as high as the Holman Building in down town Pacific Grove.

In order to accommodate the parking, the City is taking approximately 1/3 of the adjacent open space for parking spaces. This is being referred to as "public parking", however, it is actually providing for some of the required parking which was deleted from the site in order to accommodate the additional lot coverage which is well over the ordinance limit. In addition, I believe that the park was gifted to the City some years ago with the stipulation that it remain a park. Any deed restrictions on the park should be investigated.

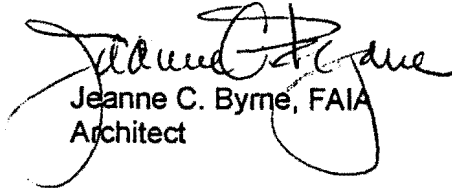
I ask that you require the City of Pacific Grove to adhere to its own regulations. When I was Mayor, I was adamant that what was fair for one was fair for all and that the City should hold itself to the rules it has made for it's citizens. I do feel that there should be some reasonable lee way in regulations for small changes that may make a better project. However, the massive variances being granted to this project far exceed anything reasonable.

591 Lighthouse Ave. Suite 5 3-01-105
Pacific Grove CA. 95056 Pacific Grove Senior Housing
Ph (831) 372-6585 Fax (831) 372-8159

Exhibit K
pg. 22 of 29

If the project is approved in its present configuration, it will set a disastrous precedent for approval of other projects in the coastal area of Pacific Grove that drastically exceed the current zoning and coastal requirements. Please, at a minimum require full flagging for the project, showing the heights and building corners, so the community and Coastal Commission are aware of the huge impact this building will have on the coast line.

Sincerely,



Jeanne C. Byrne, FAIA
Architect

California Coastal Commission
725 Front Street
Santa Cruz, CA 95060

RECEIVED

MAR 14 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Pacific Grove Senior Housing Project

Dear Commissioners:

As a homeowner in Monarch Pines, which is adjacent to this project, I am upset by comments made by Committee members and supporters of this project when objections are raised. "Those trailer people" and how can you be against this considering —. Monarch Pines was erected at a time when it was still an active train yard with units 10 feet away from the tracks. We have come a long way and have spent over 2 million upgrading sewers, utilities, and landscaping. We offer affordable housing to seniors and try to maintain a low visual and environmental impact on Lovers Point.

Understandably, I am not opposed to senior housing but am deeply opposed to this project on many important issues. Pacific Grove has allowed many variances on height, density, traffic and parking issues while ignoring its own Architectural Review Board. In a historic area, it plans to add a project that dwarfs the tiny homes, historic churches, and Victorian Inns and destroys the character of the neighborhood and scenic corridor of the recreational trail, Lovers Point, and Chase Park. This modern inappropriate building harms the sensitive visual integrity and resources of this area.

I would hope that they would design an appropriate and suitable housing project.

Sincerely,

Veronica M. Zebutis

SAM

Carrell Barrow
615 Ocean View Blvd.
Pacific Grove, Ca. 93950
March 18, 2002

California Coastal Commission
Central Coast District
725 Front Street, Suite 300
Santa Cruz, Ca. 95060

RECEIVED

MAR 20 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Attn: Ms. Stephanie Mattrau

Dear Commission Members:

We reside and own the home at 615 Ocean View Blvd, Pacific Grove, Ca. It is diagonally across the street from the proposed Senior Citizens Housing project off Jewell Ave.

We are vehemently opposed to that use of the property. Our reasons are:

1. Traffic in this area is already diminishing the quality of life for those of us who live there. This is a favorite route for tourists and tour buses. In addition it is a favorite place for local civic events such as The Feast of Lanterns, numerous charity races, etc. The parks and beaches at lovers point draw both locals and tourists and parking space is already inadequate.
2. A four-story structure in that area is inconsistent with the character of the neighborhood. It will adversely affect the skyline and ruin the view shed. There are no other buildings that tall in the vicinity.
3. The pollutants produced by the added traffic and other human activity will inevitably adversely impact the purity of the shoreline and the ocean waters.
4. No one was ever promised that when they got old, they would be provided with subsidized housing along the bay front. There are many areas in the United States and in California that provide much more affordable sites for subsidized senior housing without damaging the quality of the area.

Please disapprove this project for the good of the State, the Coast and the people who have invested in homes in this environment and will be damaged if the project is allowed to go forward.

Thank you for your consideration.

Sincerely yours,



3-01-105
Pacific Grove Senior Housing

Exhibit K
pg. 25 of 29

Nancy and Leonard Dolton
700 Briggs Ave, # 8
Pacific Grove, CA 93950

March 25, 2002

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California Coastal Commission
Central Coast District
725 Front Street, Suite 300
Santa Cruz, CA 95060

MAR 27 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Attn. Ms. Stephanie Mattraw

Dear Coastal Commission Members,

As seniors and residents of Pacific Grove we live within walking distance of Lover's Point and the proposed 650 Jewell senior housing development. We are very much aware of the need for affordable housing for older adults. Our entire professional careers and voluntary activities have been closely intertwined with the education and care of the aging population.

Now in our years of retirement we are faced with a threat that will destroy the aesthetic character of Lover's Point, a coastal treasure that must be preserved. For the following reasons we believe the proposed development detracts from the appeal and accessibility of this coastal area.

1. The four-story structure will detract from the character of the neighborhood and coast line drive embracing Lover's Point. Traffic congestion in the area brought about by special events, tour buses, tourists, restaurants, and ongoing activities at the Sally Griffen Senior Center is a problem now. Traffic and parking is further impacted by the Meals on Wheels site that prepares home delivered meals for Monterey County homebound seniors. Congregate meals attract from 35 to 100 plus seniors. Most of these older adults drive to the center five days a week. Meals on Wheels drivers and supply delivery trucks add to the heavily congested area.
2. There were many variances made to bring forward this development. Among them is the partial destruction of Chase Park with maturing trees to

create parking spaces. The natural allure of Chase Park is a compelling invitation to enjoy and appreciate the coastal drive that leads to Lover's Point.

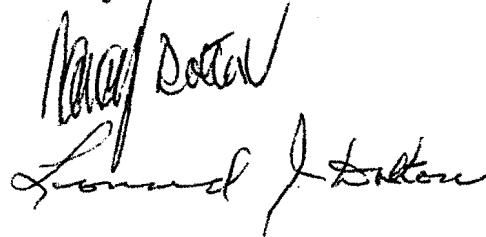
3. Urbanizing one of California's most treasured coastal attractions is an abominable act and speaks to a complete insensitivity to marveling and appreciating the beauty of nature and all we owe to a greater purpose.

Surely there must be some satisfying compromise that will soften the conflict of two discordant goals. We ask that you require the building plan be down sized and redesigned to be compatible with the area. This action will preserve one of our most precious coastal areas.

We respectfully look to you for the protection and preservation of our magnificent Lovers Point Shoreline.

Sincerely yours,

Nancy and Leonard Dolton

Handwritten signatures of Nancy Dolton and Leonard J. Dolton. The signature of Nancy Dolton is written above the signature of Leonard J. Dolton.

B2

Around the County

Lovers Point beach reopens

Lovers Point beach in Pacific Grove was reopened Wednesday.

The beach was shut down Tuesday after test samples showed unsafe contamination levels. A collapsed sewer line leading to a home on Lobos Street was responsible for the contamination, said Richard Le Warner, of the Monterey County Health Department's Environmental Health division.

An estimated 1,000 gallons of sewage are believed to have entered the bay.

Stephanie,

article from Monterey Herald on 4-28-02.

Thought you might find it interesting, as we did.

The sewers are so bad and old, that one house caused this.

Imagine another 50+ units.

They are not thinking about the bay as they should.

Please keep this article in mind when researching the 650 jewel project.

Thank you.

RW

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APR 02 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED

California Coastal Commission
725 Front Street
Suite 300
Santa Cruz, CA
95060-4508

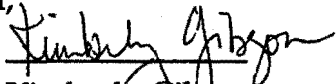
APR 17 2002

April 13, 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

I am writing regarding the proposed senior housing project on Jewell Ave. in Pacific Grove near Lover's Point. I feel that this project is not at all appropriate for the location chosen. There are many reasons that this project would have a negative impact on the area. First of all, the size of the buildings would be far too large for the lot. Parking is already scarce, and the proposed development would exacerbate the situation. The removal of numerous trees on the property would change the character of the area, creating a very negative impact. With more paving and concrete, more runoff will result and flow directly into the bay. The existing property has been an open space for several years, and has been basically used as a park. I think building a four-story building in this space, which more appropriately should be turned into a park, is atrocious.

Signed,



Kimberly Gibson
753 Bayview Ave.
Pacific Grove, CA
93950



Key:

- 1: Project Site; 650 Jewell St.
- 2: Chase Park
- 3: Lover's Point
- 4: Trailhead for the Monterey Bay Coastal Trail
- 5: Ocean View Boulevard
- 6: Pacific Grove Retreat

