

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863
HEARING IMPAIRED: (415) 904-5200

F3a**RECORD PACKET COPY**

Page 1 of 4
Permit Application No. **3-02-026**
Staff: SAM-SC
Date: June 20, 2002

ADMINISTRATIVE PERMIT

APPLICANT: Polly Moore/Stuart Builder

PROJECT DESCRIPTION: Demolish and reconstruct an 826 square foot two story cottage adjacent to an existing single-family dwelling on a 6,393 square foot lot. The smaller reconstructed building will include a 230 square foot single car garage, a second story addition of 190 square feet, new roof slope and materials.

PROJECT LOCATION: 104 First St., Pacific Grove, Monterey County (APN 006-223-003.)
See Exhibits A, B and C.

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

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

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


Commission meeting of **July 12, 2002** beginning at 9:00 a.m., at **The Waterfront Hilton Resort Hotel, 21100 Pacific Coast Highway, Huntington Beach, CA 92648.**

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

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

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

PETER DOUGLAS
Executive Director

By: 
Rick Hyman, District Chief Planner

EXHIBITS

- A. Regional Location Map
- B. Site Vicinity Map
- C. Assessors Parcel Map
- D. Archaeological Sensitivity Map
- E. Project Plans

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 this permit is reported to the Commission. 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.

SPECIAL CONDITIONS

1. **Archaeological Mitigation.** Should archaeological resources be discovered at the project site during any phase of construction, the Permittee shall stop work until a mitigation plan, prepared by a qualified professional archaeologist and using accepted scientific techniques, is completed and implemented. Prior to implementation, the mitigation plan shall be submitted for review and approval by the State Historical Preservation Office and for review and approval by the Executive Director of the Commission. The plan shall provide for reasonable mitigation of the archaeological impacts resulting from the development of the site, and shall be fully implemented. A report verifying compliance with this condition shall be submitted to the Executive Director for review and approval, upon completion of the approved mitigation.

EXECUTIVE DIRECTOR'S DETERMINATION

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

any significant impacts on the environment within the meaning of the California Environmental Quality Act.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

The proposed project is located on a 6,393 square foot, triangular lot, fronting on First St. and abutting Ocean View Boulevard and second St. in the city of Pacific Grove, Monterey County (Exhibits A, B and C). The parcel is zoned Multi-Family, and currently contains two single-family residences, one of which is a historically significant Julia Morgan house that is not affected by this project. The subject of this permit is an 826 square foot two-story cottage built in 1972 of undistinguished architecture. The parcel is also located within an archaeologically sensitive area (Exhibit D). Surrounding land uses include visitor-serving uses, and single and multiple-family residential dwellings characterized by one and two-story buildings.

The proposed project involves the demolition and reconstruction of the smaller, non-historic residence on the property. The reconstructed residence will include the addition of a single-car garage and a 190 square foot addition to the second floor; however, the number of bedrooms will decrease from two to one (Exhibit E). Although the site is visible from scenic Ocean View Boulevard, it already contains two residences and the project will not detract from vistas along the scenic street.

Water for the existing development on site is provided by Cal-Am and sewer is provided by the city of Pacific Grove. The proposed demolition and rebuild of the cottage will not result in an increase in water use. The City of Pacific Grove Architectural Review Board granted final architectural approval (Permit 3004-02) on March 12, 2002.

The site is within the Coastal Commission's permit jurisdiction by virtue of being located in a local jurisdiction that does not have a certified Local Coastal Program. The City has a certified Land Use Plan (LUP), certified in 1991, but the Implementation Plan has not yet been certified. The City is currently working to complete the IP. Therefore, a coastal development permit for the project must be obtained from the Coastal Commission and the standard of review is the policies of Chapter 3 of the Coastal Act. The policies of the City's LUP can also be looked to for guidance.

A Coastal Resource issue raised by this project is archaeological resources. As the site is located in an area of high archaeological sensitivity (see Exhibit D), an archaeological survey was conducted for the subject parcel and a report prepared by Ruben G. Mendoza, Ph.D., Archaeological Consultant (December 12, 2001). The survey results indicated that twenty-two sites are located within a 1/8-mile radius of the project site. However, field reconnaissance of the site, resulted in no finding of materials frequently associated with prehistoric cultural resources (e.g., dark soil containing soil fragments, broken or fire-altered rocks, bone or bone fragments, etc).

The report concludes that the project area does not contain evidence of potentially significant cultural resources. It also states that since construction activities should do little to modify the terrain of the site, it is unlikely that previously undisturbed materials will be unearthed. However, it does state that the project should be conditioned to require preparation and implementation of an archaeological mitigation plan should archaeological resources be encountered.

In accordance with the City of Pacific Grove's Coastal Zone Land Use Plan Policy 2.4.5.1, new residential, commercial and industrial development within archaeologically sensitive areas are

required to mitigate for potential disruption of cultural resources caused by development. As conditioned to require suspension of work and development of a mitigation plan if archaeological materials are found, the proposed development is consistent with Coastal Act Section 30244, which requires that reasonable mitigation measures be required where development would adversely impact archaeological or paleontological resources, and approved LUP archaeological resource policies.

The lot is located within the Pacific Grove Retreat neighborhood, which is known for its small lots and quaint historic houses. Land use in the Retreat area is primarily residential, consisting of one and two story houses. The main house on the property is the only Julia Morgan house in the city and is therefore quite notable for historic reasons. This historically significant house will not be changed by this project, and the rebuild has been designed to be more compatible with the Julia Morgan house architecturally. The rebuild is also consistent with the scale and density of other lots in this multi-family residentially zoned area of the Retreat.

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act). The Land Use Plan for the City of Pacific Grove has been approved by the Commission (certified January 10, 1991) and adopted by the City. The City is currently formulating implementing ordinances, and 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.

However, the LUP contains policies relevant to archaeological resources, and as conditioned, the proposed development is consistent with both the City's Land Use Plan and 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.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

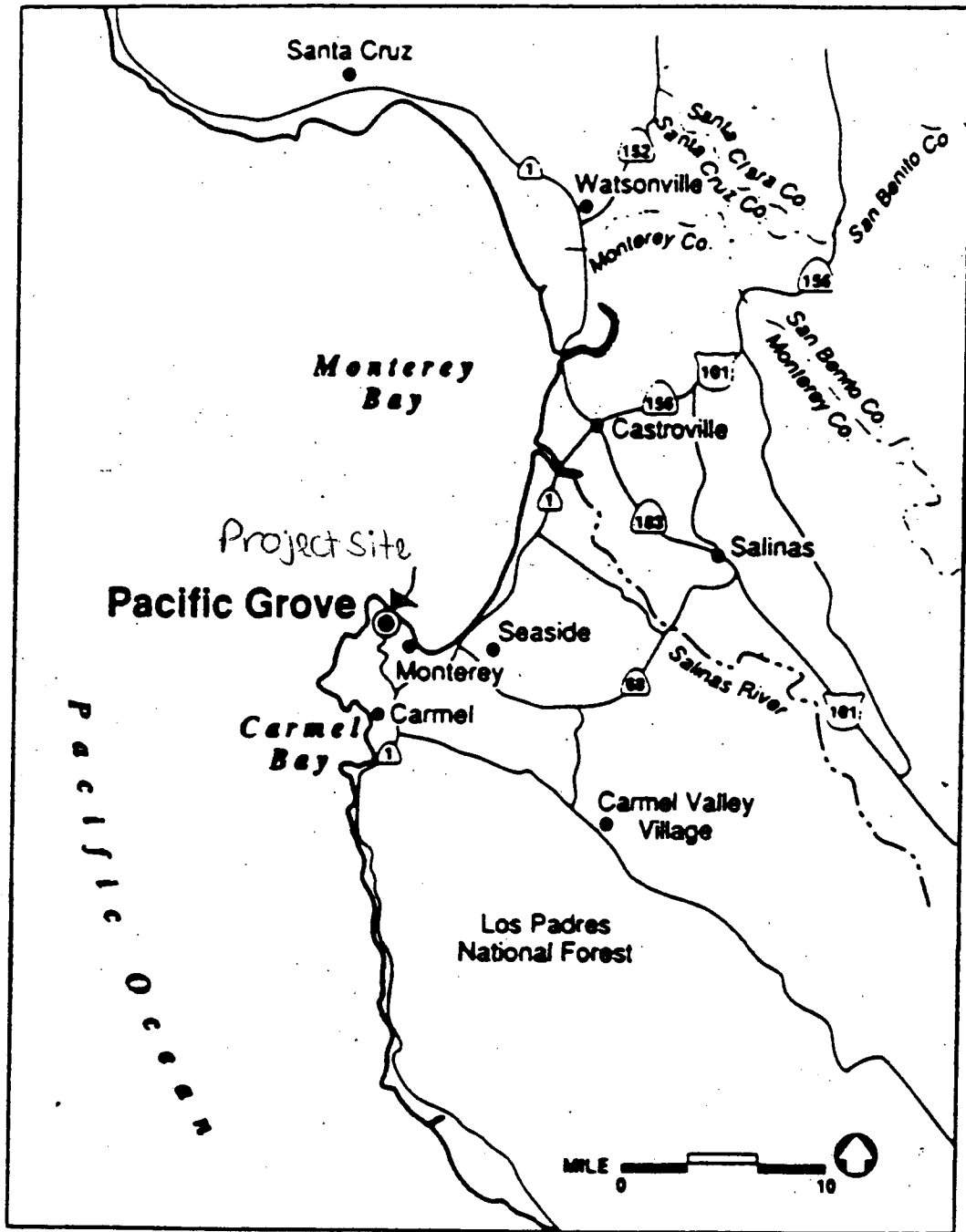
I acknowledge that I have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

REGIONAL MAP

NO SCALE



MOORE RESIDENCE
104 1st Street
Pacific Grove, CA

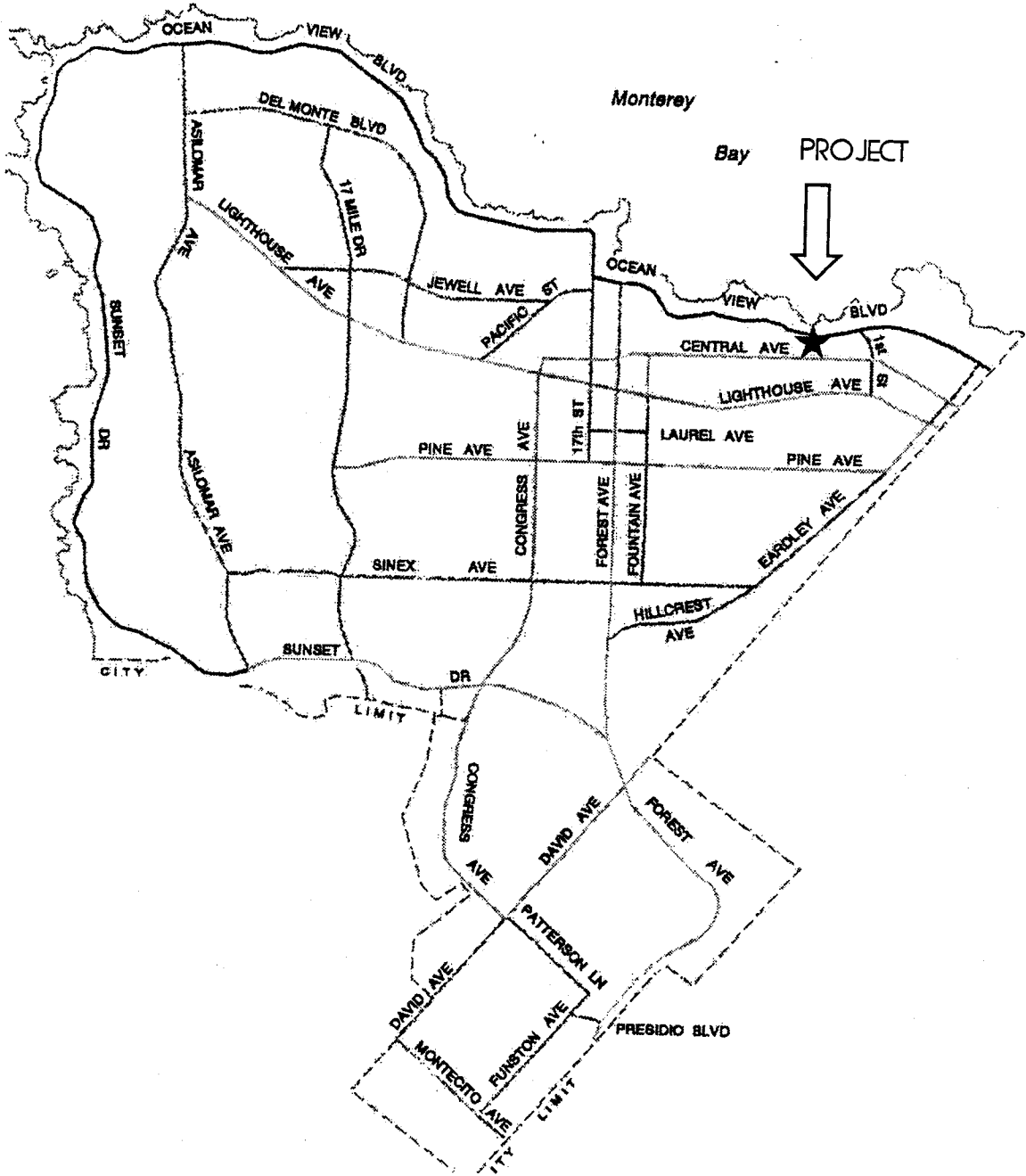
3-02-026
Moore/Builder
Demo and Rebuild

Exhibit A
pg. 1 of 1

LOCATION MAP

CITY OF PACIFIC GROVE

NO SCALE



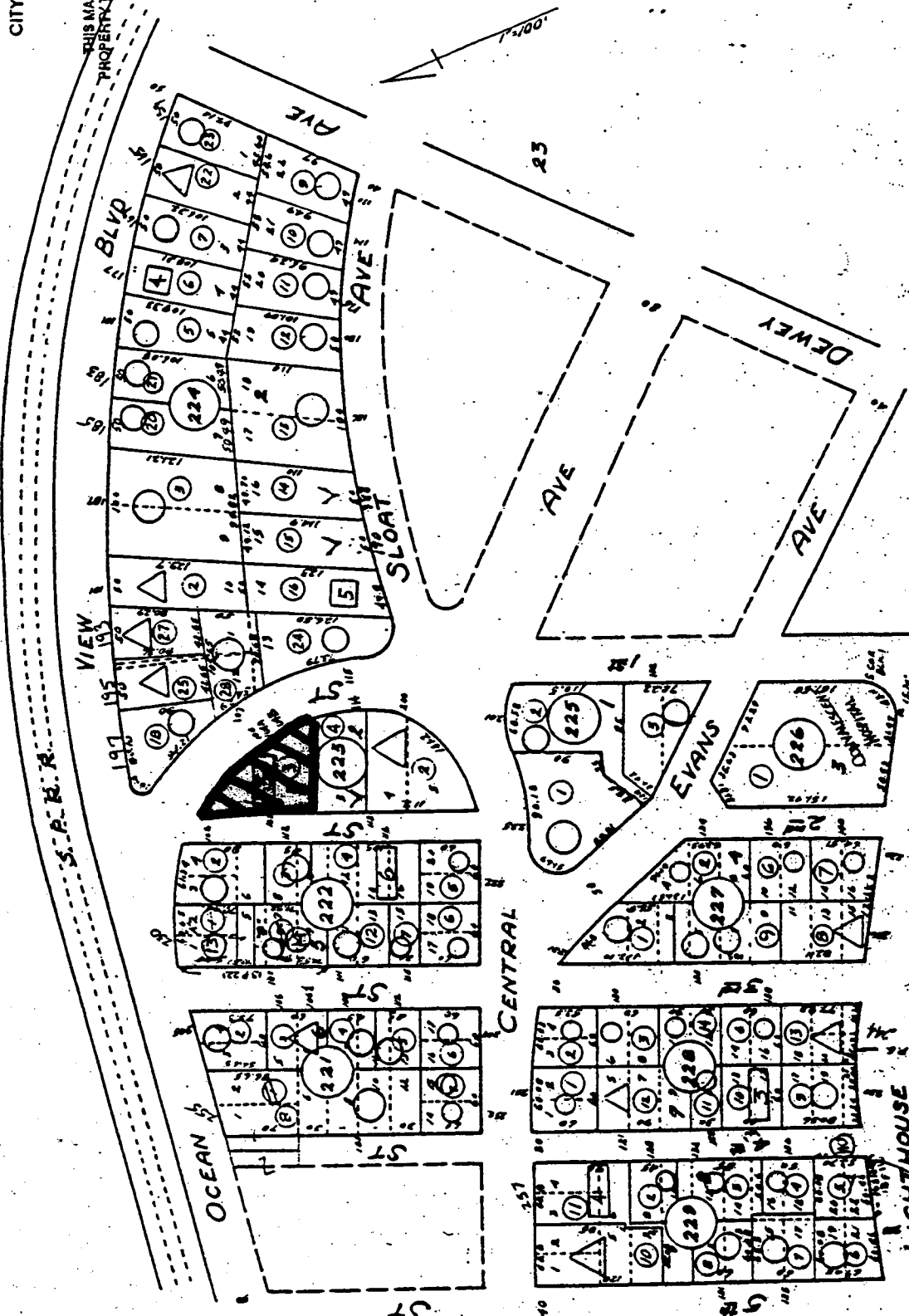
MOORE RESIDENCE
104 1st Street
Pacific Grove, CA

3-02-026
Moore/Builder
Demo and Rebuild

Exhibit B
pg. 1 of 1

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

TAX CODE AREA 400



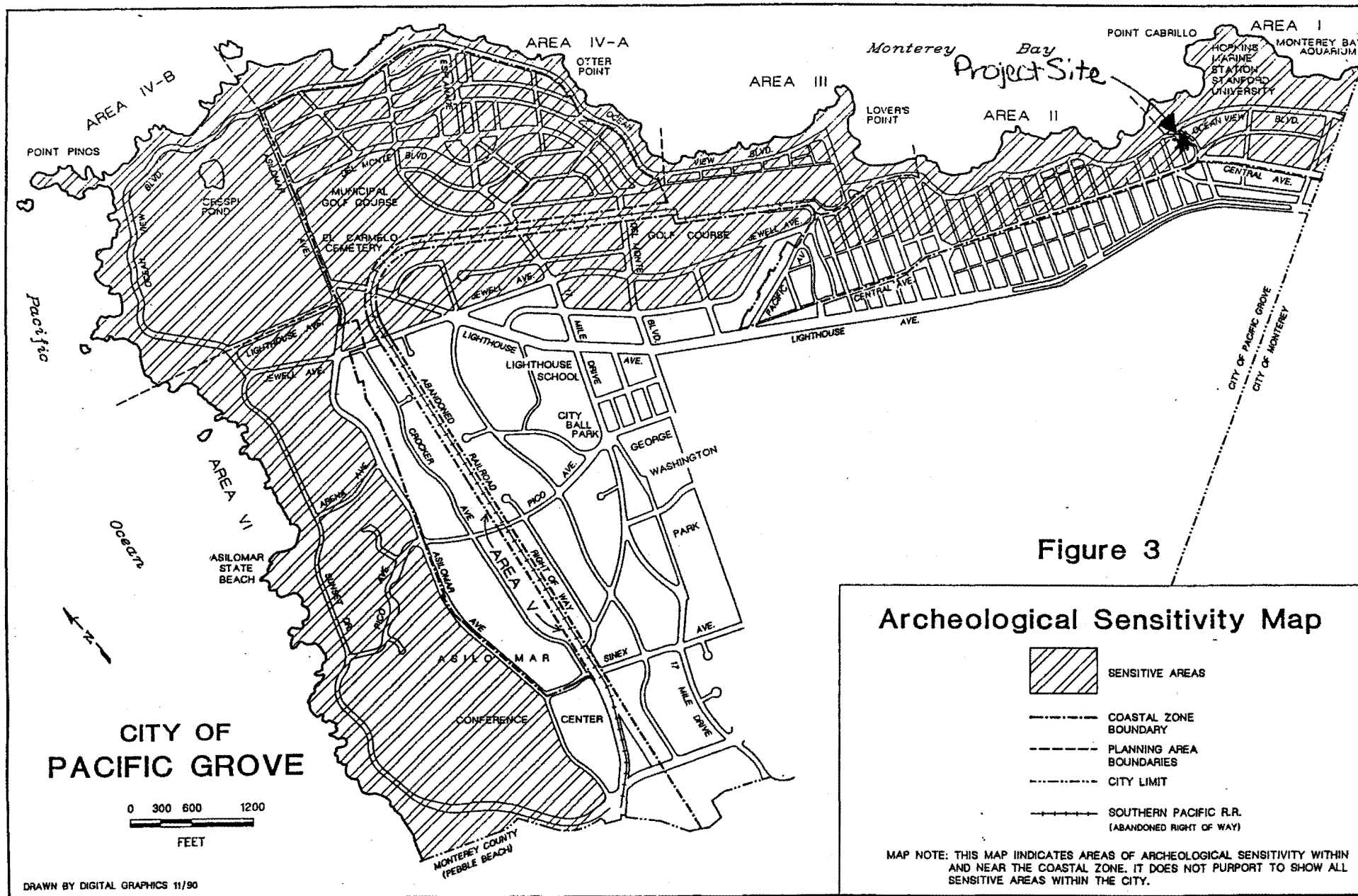
PACIFIC GROVE RETREAT
 BLKS 12, 13, 14, 15, 16, 17, 18
 UNIVERSITY ADDITION BLK 2

O = Requires U.S. permit. 24

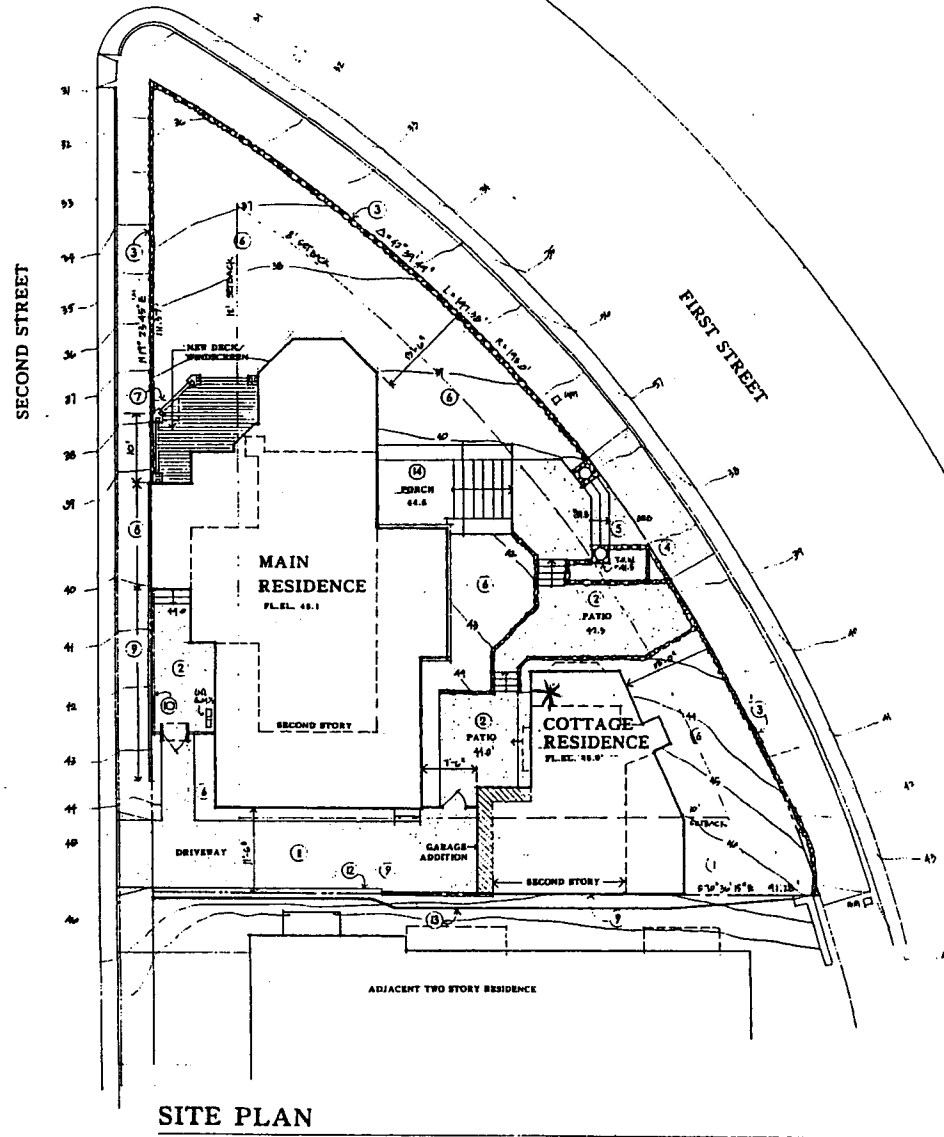
LIGHTHOUSE
 USE PERMIT REQ. 25

MOORE RESIDENCE
 104 1st Street
 Pacific Grove, CA

FLESHER + FOSTER ARCHITECTS
 Pacific Grove, CA



OCEAN VIEW BLVD.



SITE PLAN

3-02-026
 Moore/Builder
 Demo and Rebuild

Exhibit E
 pg. 1 of 6

FLESHER FOSTER
 ARCHITECTS, P.A.

PROJECT DATA

OWNER: POLLY MOORE + STUART BUILDER
 2827 WINDSBLY DRIVE
 BELMONT, CALIFORNIA 94002

PROJECT: 104 FIRST STREET
 PACIFIC GROVE, CALIFORNIA 93950

ZONING: R5/CZ
 APN: 004-223-003
 SITE AREA: 4,373 SQ. FT.

THE PROPERTY, AT THE CORNER OF FIRST STREET AND OCEANVIEW BLVD., HAS TWO SINGLE FAMILY DETACHED RESIDENCES. THE MAIN STRUCTURE IS A HISTORIC RESIDENCE, BUILT IN 1914 AND DESIGNED BY ARCHITECT ALMA MORGAN OF SAN FRANCISCO. THE PROJECT SEeks TO REHABILITATE THE HISTORIC RESIDENCE AND THE ADJACENT EXISTING TWO BEDROOM COTTAGE. THE MAIN RESIDENCE WILL BE MODIFIED TO INCLUDE AN ADDITION OF A SMALL EXTERIOR DECK AND WINDOWS. EXISTING ALUMINUM FRAME AND PINK PINK PANE WINDOWS WILL BE REMOVED AND REPLACED WITH WOOD WINDOWS TO MATCH THE EXISTING, AND NEW WOOD FRAME FLOOR AND ROOFING WILL REPLACE THE EXISTING. THE COTTAGE WILL BE REBUILT IN ITS CURRENT LOCATION AND EXPANDED TO INCLUDE THE USE OF A SINGLE CAR GARAGE. THE UPPER LEVEL OF THE COTTAGE WILL BE EXPANDED FOR THE CONVERSION TO A ONE BEDROOM UNIT.

FLOOR AREA	EXISTING	ADDITION	TOTAL
FIRST FLOOR			
MAIN RESIDENCE	177		177
COTTAGE LEVELS (1-2)	45	<227>	326
GARAGE	0	40	227
ADDITIONAL	295		2433
SECOND FLOOR			
MAIN RESIDENCE	725		725
COTTAGE	230	80	325
TOTAL	3328 SQ. FT.		3558 SQ. FT.
FORD/OWNER			
BLDG. SITE COVERAGE	20	154	364
	2405 (44%)	2780 (44%)	

THE TOTAL AREA OF THE COTTAGE PLUS THE SQUARE FOOTAGE OF THE EXISTING FIRST FLOOR, DEDICATED TO THE GARAGE CONSTRUCTION.

ELEVATION DATA IS BASED ON PACIFIC GROVE CITY ELEVATION DATA (SEA LEVEL). SURVEY DATA BASED ON THE SURVEY DATED OCTOBER 8, 2004, PREPARED BY RAJAMULLI/LIN LAND SURVEYING, INC. (PL 3958), MONTEREY, CALIFORNIA.

PLAN LEGEND

1. REMOVE EXISTING CONCRETE WALKWAY.
2. NEW PAVING STONE PATIO REPLACING EXISTING DECK AND/OR CONCRETE PATIO AND WALKWAY.
3. EXISTING STONE LANDSCAPING WALL.
4. NEW STONE LANDSCAPING WALL.
5. NEW WALKWAY, STAIR, AND ENTRY FEATURE.
6. LANDSCAPED AREA.
7. EXISTING CONCRETE STEPS REMOVED.
8. CONCRETE BUILDING FOUNDATION WALL ON PROPERTY LINE.
9. EXISTING CONCRETE RETAINING WALL ON PROPERTY LINE.
10. NEW WOOD FENCE TO REPLACE EXISTING.
11. NEW PAVING STONE DRIVEWAY TO REPLACE EXISTING CONCRETE DRIVEWAY AND CURB CUT.
12. EXISTING WOOD STAINING WALL.
13. EXISTING WOOD FENCE.
14. EXISTING STONE ENTRY PORCH AND STEPS.

663
 Lighthouse
 Avenue Suite F
 Pacific Grove,
 CA 93950
 831.378.0868

MOORE/BUILDER
 RESIDENCE

104 First Street
 Pacific Grove

MONTEREY COUNTY, CALIFORNIA

Owner:
 Polly Moore/Stuart Builder

Title:
 SITE PLAN

Revisions:

Scale: 1/8"=1'-0"
 Date: JAN. 09, 2012

Sheet:
 1

MOORE/BUILDER
RESIDENCE

104 First Street
Pacific Grove

MONTEREY COUNTY, CALIFORNIA

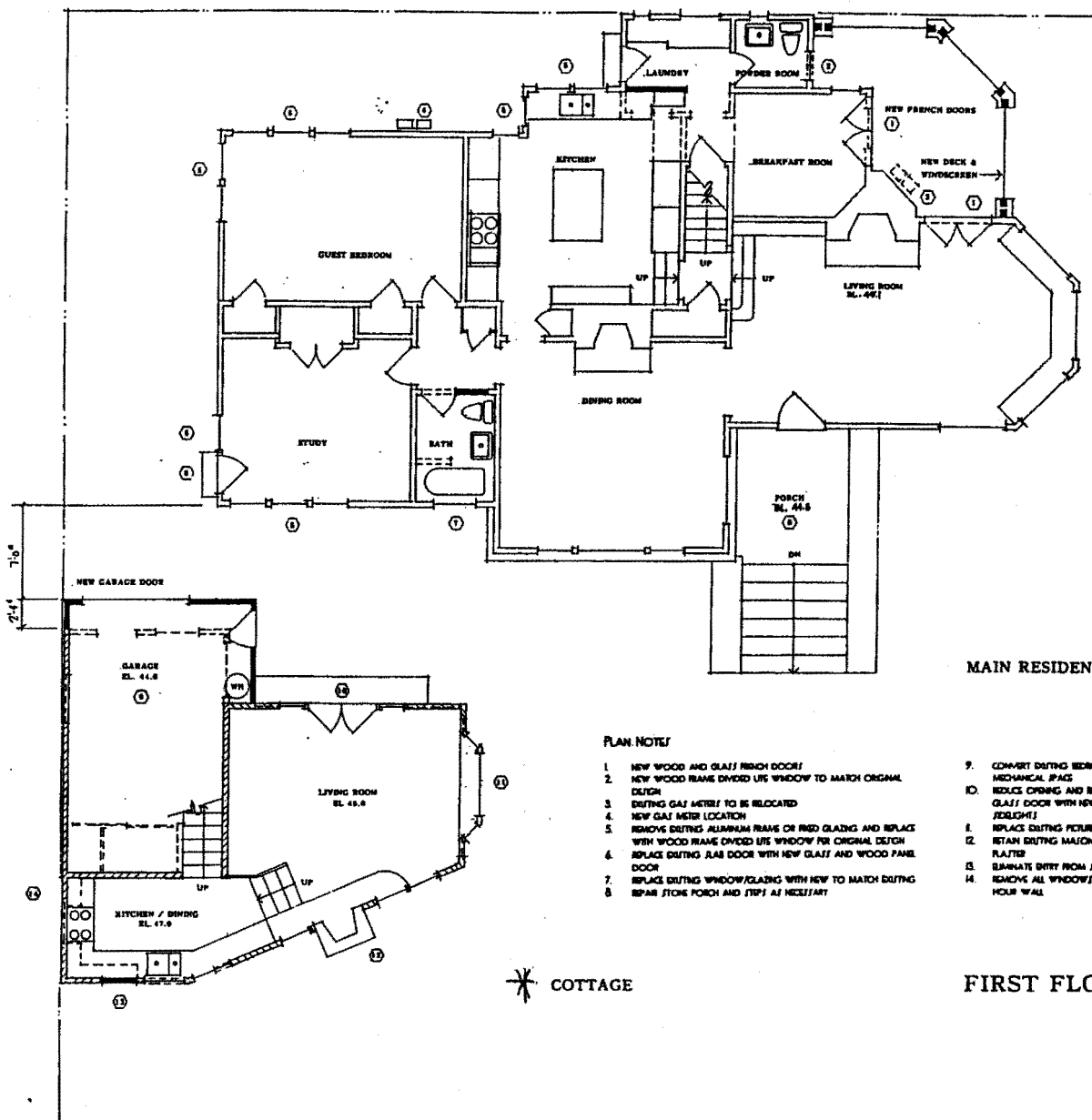
Owner:
Polly Moore/Stuart Builder

Title:
PROPOSED FIRST
FLOOR PLANS

Revisions:

Scale: 1/4" = 1'-0"
Date: JAN. 22, 2002

Sheet No.
4



MAIN RESIDENCE

PLAN NOTES

1. NEW WOOD AND GLASS FINCH DOOR
2. NEW WOOD FRAME DIVIDED LITE WINDOW TO MATCH ORIGINAL DESIGN
3. EXISTING GAS METERS TO BE RELOCATED
4. NEW GAS METER LOCATION
5. REMOVE EXISTING ALUMINUM FRAME OR RED GLAZING AND REPLACE WITH WOOD FRAME DIVIDED LITE WINDOW FOR ORIGINAL DESIGN
6. REPLACE EXISTING GLASS DOOR WITH NEW GLASS AND WOOD PANEL DOOR
7. REPLACE EXISTING WINDOW/GLAZING WITH NEW TO MATCH EXISTING
8. REPAIR STONE PORCH AND STEP AS NECESSARY
9. CONVERT EXISTING BEDROOM AND DPAND FOR NEW GARAGE WITH MECHANICAL SPACE
10. REMOVE EXISTING AND REPLACE EXISTING ALUMINUM FRAME SLIDING GLASS DOOR WITH NEW WOOD AND GLASS FINCH DOOR WITH JEDLIGHTS
11. REPLACE EXISTING PICTURE WINDOW WITH NEW BAY WINDOW
12. REPAIR EXISTING MAJORITY REPLACE WITH EXTERIOR WITH GIBBS PLASTER
13. BARRIERS ENTRY FROM STREET
14. REMOVE ALL WINDOW/ FROM SOUTH WALL, RECONSTRUCT AS ONE-HOUR WALL

* COTTAGE

FIRST FLOOR PLANS



3-02-026
Moore/Builder
Demo and Rebuild

Exhibit E
pg. 2 of 6

643
Lighthouse
Access Suite 7
Pacific Grove,
CA 93950
831.375.6868

MOORE/BUILDER
RESIDENCE

104 First Street
Pacific Grove

MONTEREY COUNTY, CALIFORNIA

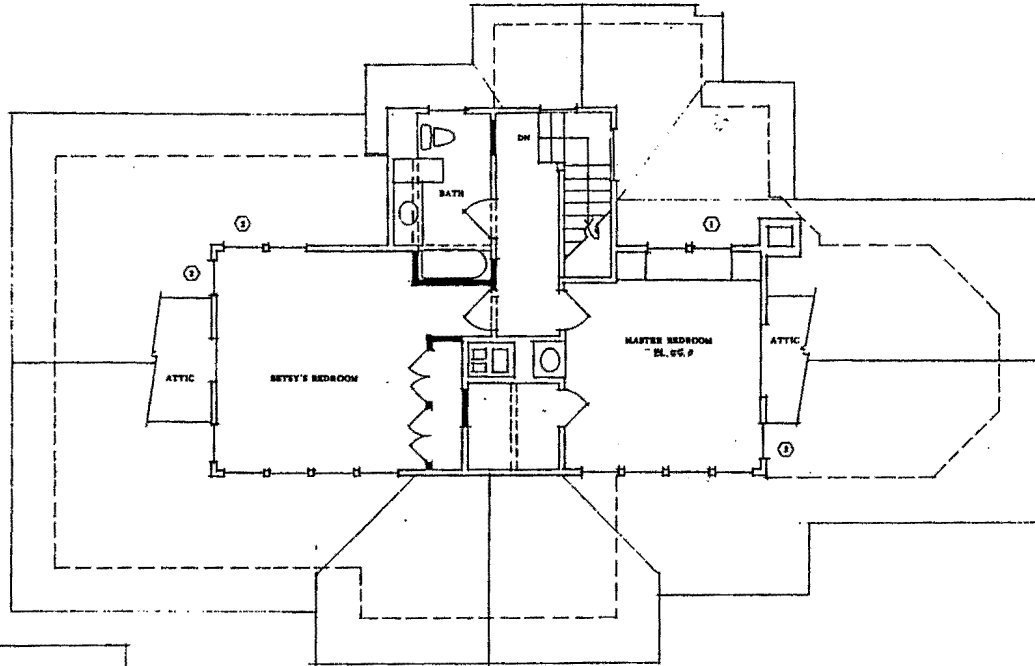
Owners:
Polly Moore/Stuart Builder

Title:
PROPOSED SECOND
FLOOR PLANS

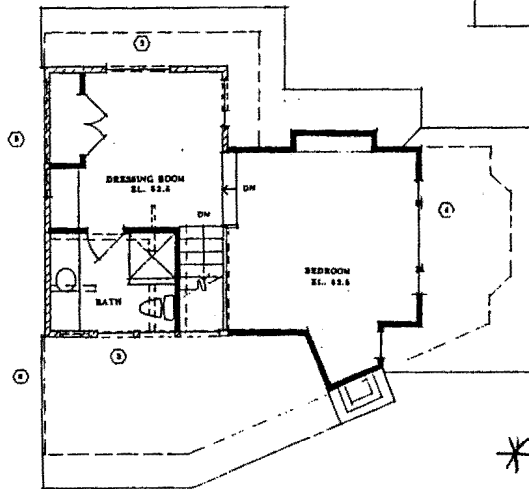
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Date: JAN. 20., 2002

Sheet No:
5



MAIN RESIDENCE



* COTTAGE

PLAN NOTES

1. REPLACE EXISTING ALUMINUM FRAME WINDOW WITH NEW WOOD FRAME DIVIDED LITE WINDOW WITH WINDOW BOX TO MATCH EXISTING
2. REMOVE EXISTING ALUMINUM FRAME OR IRON GLAZING AND REPLACE WITH WOOD FRAME DIVIDED LITE WINDOW PER ORIGINAL DESIGN
3. NEW WOOD FRAME DIVIDED LITE WINDOW TO MATCH EXISTING
4. NEW WOOD FRAME PICTURE AND DIVIDED LITE WINDOW COMBINATION
5. REMOVE ALL WINDOWS FROM SOUTH WALL, RECONSTRUCT AS ONE-HOUR WALL AND ROOF FLOOR UP TO EDGE
6. RECONSTRUCT ALL ROOF WITH NO DAVIS OVERHANG AT PROPERTY LINE

SECOND FLOOR PLANS



3-02-026
Moore/Builder
Demo and Rebuild

Exhibit E
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662
Lighthouse
Avenue Suite 2
Pacific Grove,
CA 93950
831.373.6666

MOORE/BUILDER
RESIDENCE

104 First Street
Pacific Grove

MONTEREY COUNTY, CALIFORNIA

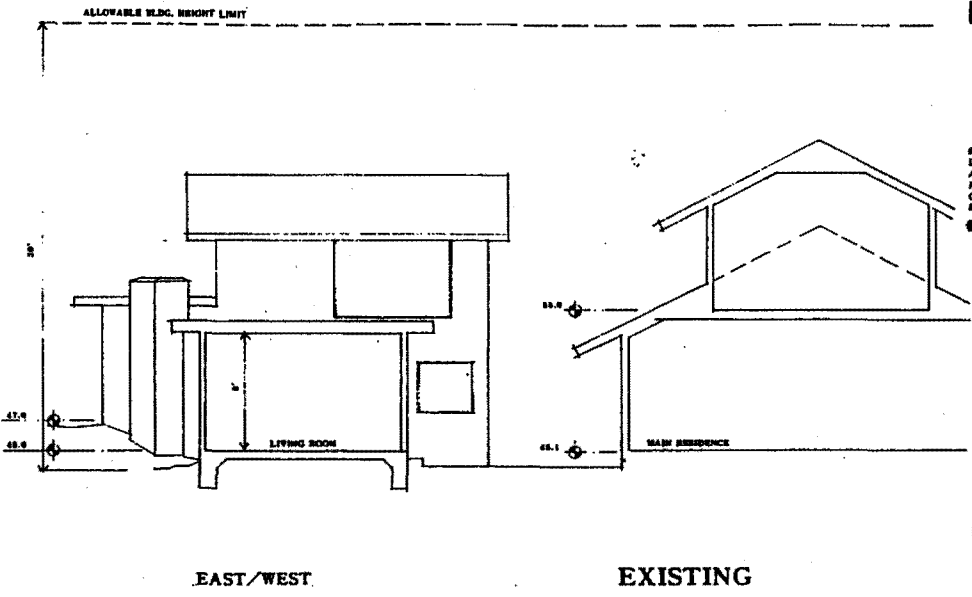
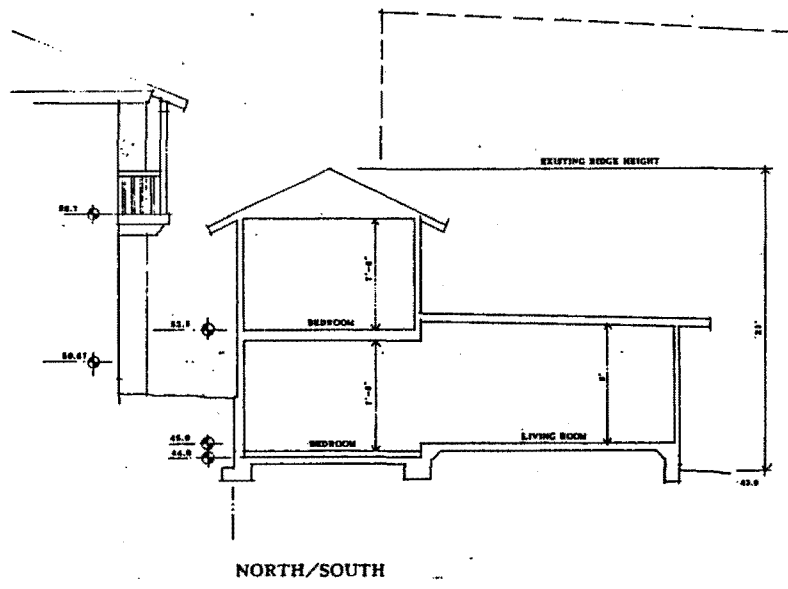
Owners:
Polly Moore/Stuart Builder

Title:
COTTAGE
BUILDING SECTIONS

Revisions:

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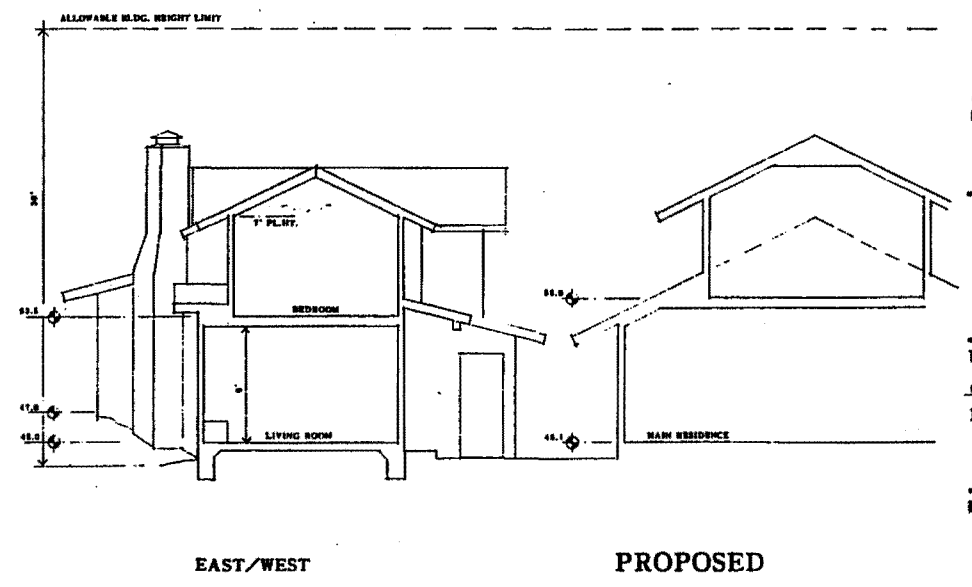
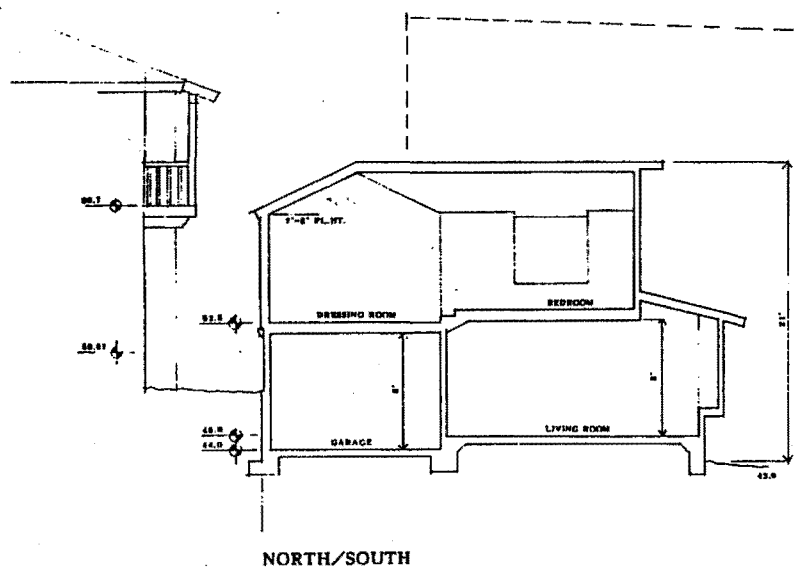
Sheet No.
6



NORTH/SOUTH

EAST/WEST

EXISTING



NORTH/SOUTH

EAST/WEST

PROPOSED

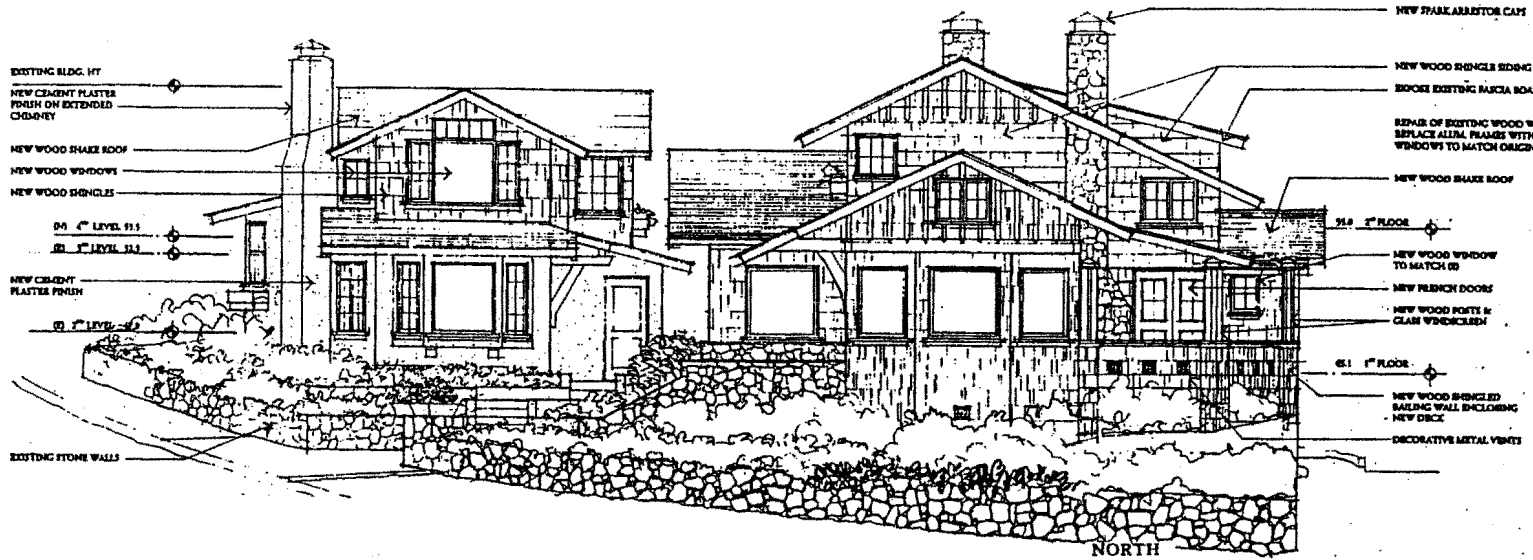
3-02-026
Moore/Builder
Demo and Rebuild

Exhibit E
pg. 4 of 6

Demo/Rebuild

Historic Structure

FLESNER FOSTER ARCHITECTS, L.A.



443 Lighthouse Avenue Suite 7 Pacific Grove, CA 93919 831.878.6666

MOORE/BUILDER RESIDENCE

104 First Street Pacific Grove

MONTEREY COUNTY, CALIFORNIA

Owners: Polly Moore/Stuart Builder

Title: EXTERIOR ELEVATIONS

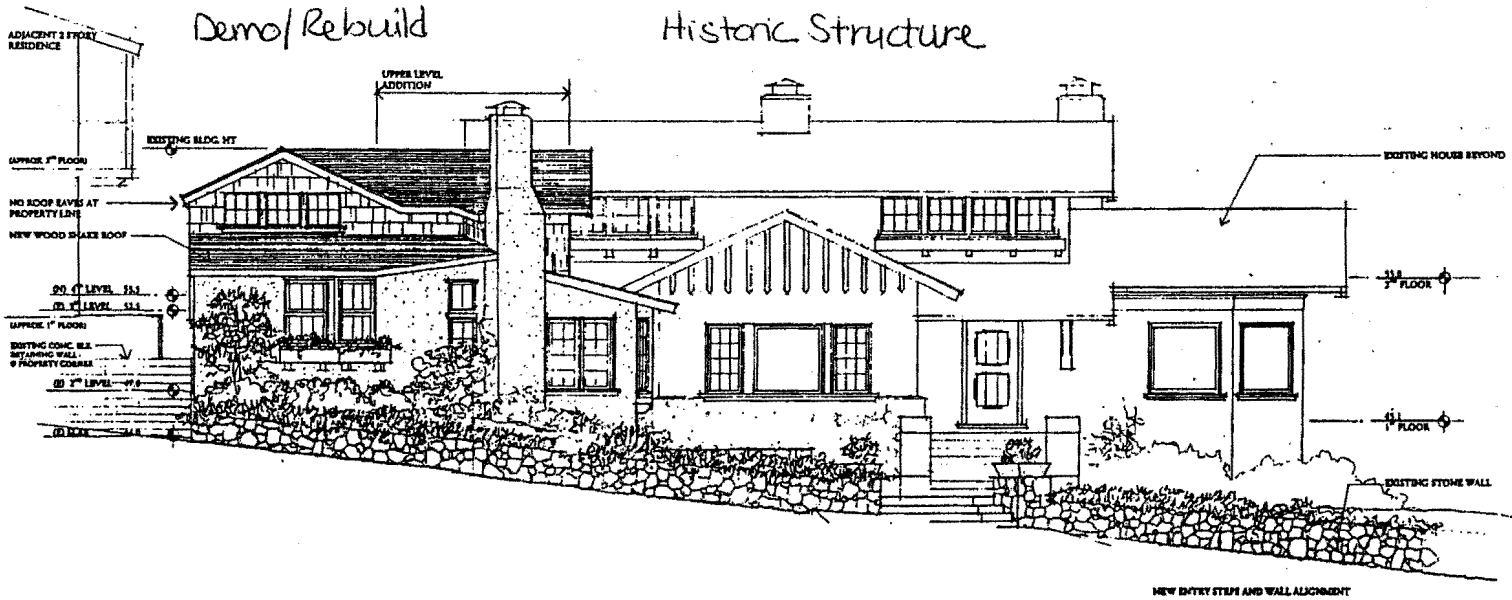
Revisions:

Scale: 1/8"=1'-0" Date: JAN. 20, 2003

Sheet No: 7

Demo/Rebuild

Historic Structure



3-02-026 Moore/Builder Demo and Rebuild

EAST

Exhibit E pg. 5 of 6

444
Lafayette
Avenue, Suite 2
Berkeley, CA 94710
916.841.4444

MOORE/BUILDER
RESIDENCE

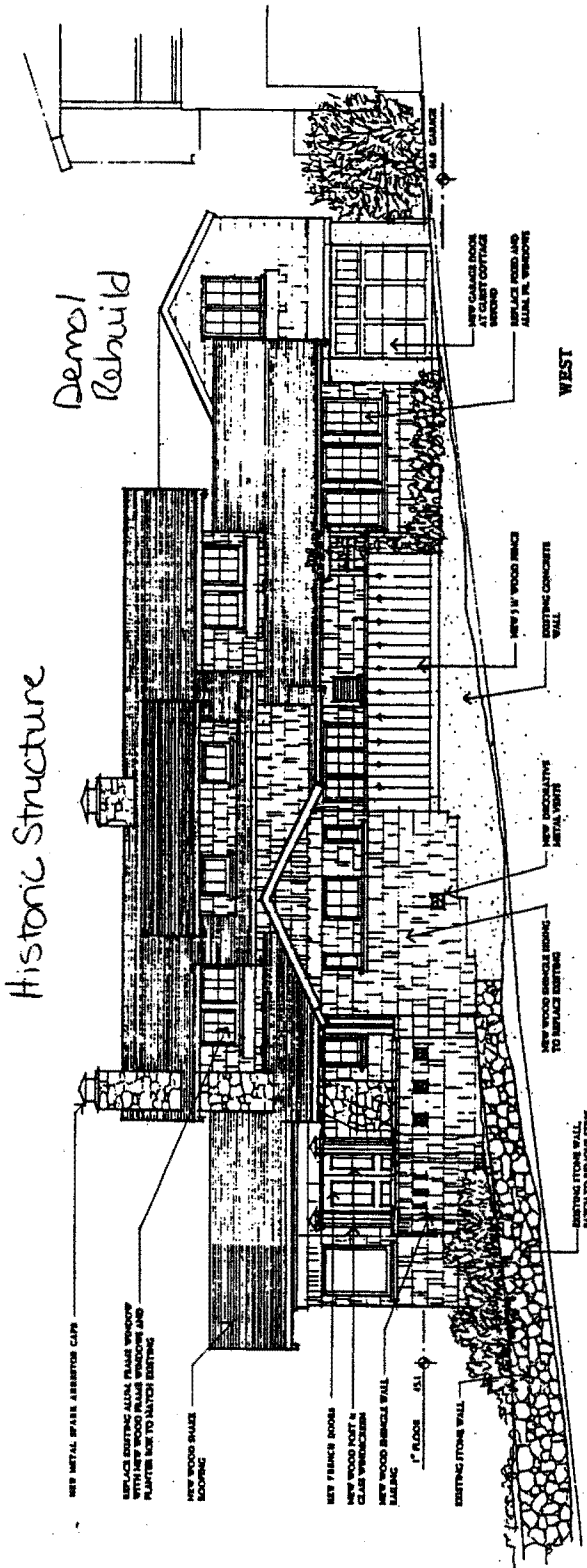
104 First Street
Pacific Grove

MONTEREY COUNTY, CALIFORNIA

Owner:
Polly Moore/Huart Builder

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Date: 1.14.14
Sheet No. 8



Historic Structure

Demo/Rebuild

