

**CALIFORNIA COASTAL COMMISSION**

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

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Staff:	SAM-SC
Staff report prepared:	04/17/03
Hearing date:	05/6-9/03

**COMBINED STAFF REPORTS: REGULAR CALENDAR**

**Application numbers** .....3-03-018, 3-03-019 and 3-03-026

**Applicants** .....J. Cardinal, J. & T. Gear and Robert Rosenthal

**Project locations** .....129 15<sup>th</sup> St. (APN 006-182-015), 124 14<sup>th</sup> St. (APN 006-182-016), and 122 14<sup>th</sup> St. (APN 006-182-017), City of Pacific Grove Retreat area, Monterey County (Exhibits A, B, and C).

**Project descriptions**.....**3-03-018:** A two-story residential duplex with a two-car garage, one covered and one uncovered parking space. **3-03-019:** A two-story residential triplex with a one-car garage, one fully covered, two partially covered and one uncovered parking space. **3-03-026:** A two-story residential duplex with a two-car garage, one covered and one uncovered parking space.

**Local approvals** .....City of Pacific Grove: Architectural Review Board (ARB); final architectural approval on 11/12/02 (AA# 2602-99); 11/12/02 (AA# 2603-99, Variance application No. 01-1615 for floor area increase & reduction in covered parking approved 10/17/01), and 11/12/02 (AA #2604-99).

**File documents**.....CCC Coastal Development Permit Application files 3-03-018, 3-03-019, and 3-03-026; and City of Pacific Grove certified Land Use Plan

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

**Summary:** These three projects were submitted to the Commission as separate projects, but are similar projects located on adjoining lots that were evaluated and processed as one project by the City of Pacific Grove. These projects, including one additional lot that is outside of the Coastal Commission's jurisdiction, were evaluated as a single project because they have identical coastal resource impact concerns. On the three lots that are within the Coastal Zone, the applicants propose to construct a 2,241 square foot, two-story duplex, a 3,492 square foot, two-story triplex, and a 2,690 square foot, two-story duplex on three lots totaling 13,500 square feet in the City of Pacific Grove's Methodist Retreat area (See Exhibits A, B and C).

The City approved the original project subject to seven conditions, finding it consistent with the Pacific



**California Coastal Commission**  
**May 6-9, 2003 Meeting in Monterey**

Staff: S. Matraw Approved by: *DSL*

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 primary concern of residents in the area is the project’s potential impact to the community character of the Retreat through the project’s massing, and overall unit density. The Retreat area of the city, a historic neighborhood and visitor destination in its own right, is comprised of many small, historic cottages built on very small lots. Members of the community have expressed concerns about the projects’ size in relation to surrounding structures and feel that they will not fit in to the community (See Exhibit G). However, the project size and massing is similar in nature to the existing surrounding structures. Community character is a visual resource concern, and staff analysis determined that the proposed project is consistent with Coastal Act visual policies and with respect to community character policies in the LUP.

Members of the community are also concerned about the parking needs of residents and their visitors, and the loss of available roadside parking where driveways are proposed. Public comment letters state that parking is already limited in the area, and they fear a strain on the existing parking spaces. However, the City’s Land Use Plan does not designate the area for parking, the lots are not currently used for public parking, and based on parking requirements outlined in the City’s uncertified zoning ordinance, the project does provide adequate on-site parking for its residents.

Additionally, public comments have raised the issue of water supply in relation to the proposed density of this project and the City’s limited supply. The City does face a limited water supply, as do all jurisdictions in this area, however the City approved a transfer of water from another building, which allows sufficient water for this project.

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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**I. Staff Recommendations on CDP Applications**

The staff recommends that the Commission, after public hearing, **approve** the coastal development permits for the proposed development subject to the standard and special conditions below. Approval of the permits requires three, separate votes by the Commission as follows:

**MOTION.** I move that the Commission approve Coastal Development Permit Number 3-03-018 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.

**MOTION.** I move that the Commission approve Coastal Development Permit Number 3-03-019 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.

**MOTION.** I move that the Commission approve Coastal Development Permit Number 3-03-026 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 Coastal Development Permits.** The Commission hereby approves the coastal development permits, 3-03-018, 3-03-019, and 3-03-026 on the ground that the developments, as conditioned, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the coastal development permits 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 developments on the environment; or (2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse effects of the amended developments on the environment.

## **II. Conditions of Approval for 3-03-018, 3-03-019 and 3-03-026**

### **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. **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 non-invasive, drought-tolerant landscaping in vegetated areas, and an engineered filtration mechanism specifically designed to remove vehicular contaminants and other typical urban runoff pollutants<sup>1</sup> 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 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:

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<sup>1</sup> 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.



- (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.
2. **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.

### III. Recommended Findings and Declarations

The Commission finds and declares as follows:

#### A. Project Description

##### 1. Project Location

The site of the proposed duplexes and triplex consists of three separate but adjoining 4,500 square foot lots located at 129 15<sup>th</sup> St. (APN 006-182-015), 122 14<sup>th</sup> St. (APN 006-182-017), and 124 14<sup>th</sup> St. (APN 006-182-016), in the "Retreat" section of the City of Pacific Grove (See Exhibits A, B and C). The parcels are zoned R-3-PGR, Multiple Family Residential Pacific Grove Retreat, although this zoning is not certified by the Commission.

The Pacific Grove Retreat neighborhood is a "special community" under Coastal Act Section 30253, and is characterized primarily by one and two-story dwellings. It is known for its high number of historic buildings and their unique architectural and visual character. The Land Use Plan describes the Retreat as being "particularly rich in historic buildings", and the proposed projects lie within this historic section of the City.



The immediate area contains one and two-story residences, a church, and two three-story commercial buildings (See Exhibit F). One of these three-story buildings is located to the immediate south of the 124 14<sup>th</sup> Street parcel (Exhibit F, photos 1 and 6) just outside of the coastal zone boundary. This large, stuccoed structure is an example of a building that does not necessarily conform to community character, but establishes a transition area for these parcels between the commercial downtown area and the residential area that hugs the coastline.

The site is also located within an archaeologically sensitive area (see Exhibit D). Therefore, an archaeological survey was conducted for the subject parcel and a report prepared by Archaeologic Consulting (October 25, 1999). The report indicated that because the sites are covered with asphalt it was impossible to perform an adequate survey, and recommended another survey after the asphalt and base rock are removed. It also recommended 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.

## **2. Project Description**

The applicants propose to build a 2,421 square foot, two story duplex (3-03-018), a 2,690 square foot, two-story duplex (3-03-026), and a 3,492 square foot, two-story triplex (3-03-019) (Exhibit E) on three separate 4,500 square foot adjoining parcels that are currently paved lots. Each of the lots will have 2,649 square feet (59%) to 3,153 square feet (70%) coverage, including both building footprints and impermeable surface coverage.

Additionally, 1.20 acre-feet of water per year has been allotted by the City of Pacific Grove to supply these three projects and the additional lot located outside of the coastal zone. Water was made available to the City as a portion of a water transfer from a commercial building downtown. The Architectural Review Board granted final approval at the November 12, 2002 hearing.

## **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. 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 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.*

### **b. Visual Resources Analysis**

#### **1. Description of Community Character**

The proposed duplexes and triplex are located in a transition area of the Pacific Grove Retreat neighborhood (See Exhibits A, B and C). The Pacific Grove Retreat area is primarily characterized by small one and two-story residences, many of which have historic value, on very small lots that were originally meant for tents. 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 this section of the Retreat area include residential, open space areas, and some commercial uses (See Exhibit F). Located directly across Central Avenue from lots A and B are two three-story commercial buildings. Surrounding the lots on all other sides are one and two-story residences and a single story commercial building.

The proposed project includes construction of two duplexes and one triplex and associated parking (See Exhibit E). The buildings have been staggered so that they appear to be smaller structures, and have been sited so that the largest portion of the building faces Central Ave. or one of the other buildings in this project rather than face an existing residence that is smaller. This avoids the appearance that the new structures are looming over any smaller, existing development, and also helps to break up the massing of the structures as viewed from the street. Additionally, the structures are similar in size to many of the surrounding buildings, including residences.

#### **2. Visual Resources Impact Analysis**

Coastal Act Section 30251 only allows development that is visually compatible with the character of surrounding areas. As designed, the mass and size of the buildings have been broken up to give the appearance of a smaller structure by setting back portions of the buildings. The City has carefully modified the appearance of the structures so that each of the buildings will have a different outer finish,



so as not to appear like one large building rather than three smaller ones (See Exhibit E). This development has been modified at the local level to achieve consistency with community character of the neighborhood to help it blend in with the community character of some of the surrounding smaller-scale residences.

Additionally, the parcels are located in a transitional area between a primarily residential area of the Retreat and the busier commercial uses along Central Avenue and the downtown area. Because the proposed development is residential in nature, it will help create a residential use buffer between the surrounding residences and the busier commercial areas along Central Avenue and the downtown area. Residential use of these parcels will blend with the surrounding community, and will have fewer impacts than a commercial use to community character and other resources such as traffic and parking. These projects are not expected to detract from the historic nature of the Retreat and the visitor experience of the area. Therefore, the project involves development of three structures that are consistent in size with surrounding structures and will not conflict with community character.

### **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 projects have been designed to reduce the impact of the mass and scale of the proposed structures.

Because the projects are consistent with Coastal Act Section 30251, which protects visual resources and requires development to be visually compatible with the neighborhood character, no mitigations are necessary to conform to Coastal Act Section 30251.

## **2. Parking/Public Access**

### **a. Applicable Public Access Policies**

Coastal Act Section 30252 gives 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...*

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

**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 Resources Analysis and Conclusion**

The project sites are located two blocks inland from Ocean View Boulevard, the street that runs along the coastline, and the recreation trail. Although it is conceivable that visitors very familiar with the area may chose to park in this area to access the coast, it is not signed nor designated for visitor parking, and



the majority of visitors would likely park along Ocean View Boulevard in designated and more convenient parking places to access the coastline. The demand for parking in this area is from residents and their visitors, and from townspeople utilizing the commercial buildings in the vicinity.

The LUP requires adequate off-street parking to minimize disruption of public access routes. As proposed, the project includes 13 residential parking spaces for 7 units. Based on the City's uncertified zoning ordinance, the projects provide adequate parking to meet the needs of future residents and comply with LUP policy 4.2.5.2. Additionally, the projects are in compliance with Section 30252 of the Coastal Act, which requires developments to provide adequate parking. Thus, the project is in compliance with LUP and Coastal Act policies intended to protect public access and recreational opportunities.

### **3. 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 1.20 acre-feet of water to the project, to be divided among all four lots, including the lot outside the coastal zone. Through the use of low-flow appliances such as toilets and washing machines, the expected water use for the site would be .84 acre-feet per year. This amount of water is sufficient to meet the needs of residents, and to provide for establishment of landscaping. Accordingly, the project can be found consistent with Section 30231 of the Coastal Act and the LUP's water supply policy.

### **3. 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 requiring a drainage control plan to control runoff, and by maintaining natural



vegetation buffer areas of non-invasive, drought-tolerant plantings.

### **b. Water Quality Analysis and Conclusion**

Currently all three parcels are entirely covered with impervious surfaces, and stormwater is not given an opportunity to percolate through vegetation and soil rather than running off site. This project would result in impervious site coverage of 8,659 square feet, or roughly 59%-70% of each lot, which is less than the current coverage of 100% on each lot. Although the project will result in less coverage than currently exists, the amount of proposed coverage has the 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.

## **4. 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.*

### **b. Archaeological Resources Analysis and Conclusion**

As the subject site is located within an archaeologically sensitive area (See Exhibit D), an archaeological survey was conducted for the subject parcels, and a report prepared by Archaeological Consulting (October 25, 1999). Because all of the parcels are entirely covered with asphalt, soil visibility was considered inadequate for the purposes of a survey. Background research showed that



there are eleven sites recorded within one kilometer of the project parcels, but that none are recorded on the project parcels. The Archaeologic report recommended that another archaeological survey be done after the existing pavement and base rock has been removed from the site.

Additionally, because of the possibility of unidentified cultural resources being found during construction, the project has been conditioned to prepare and implement an archaeological mitigation plan if archaeological resources are encountered. Therefore, as conditioned to require suspension of work to determine significance of the resources and development of a mitigation plan if significant 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 applicants are proposing two two-story duplexes and a two-story triplex that have been mitigated to prevent impacts to water quality 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)**

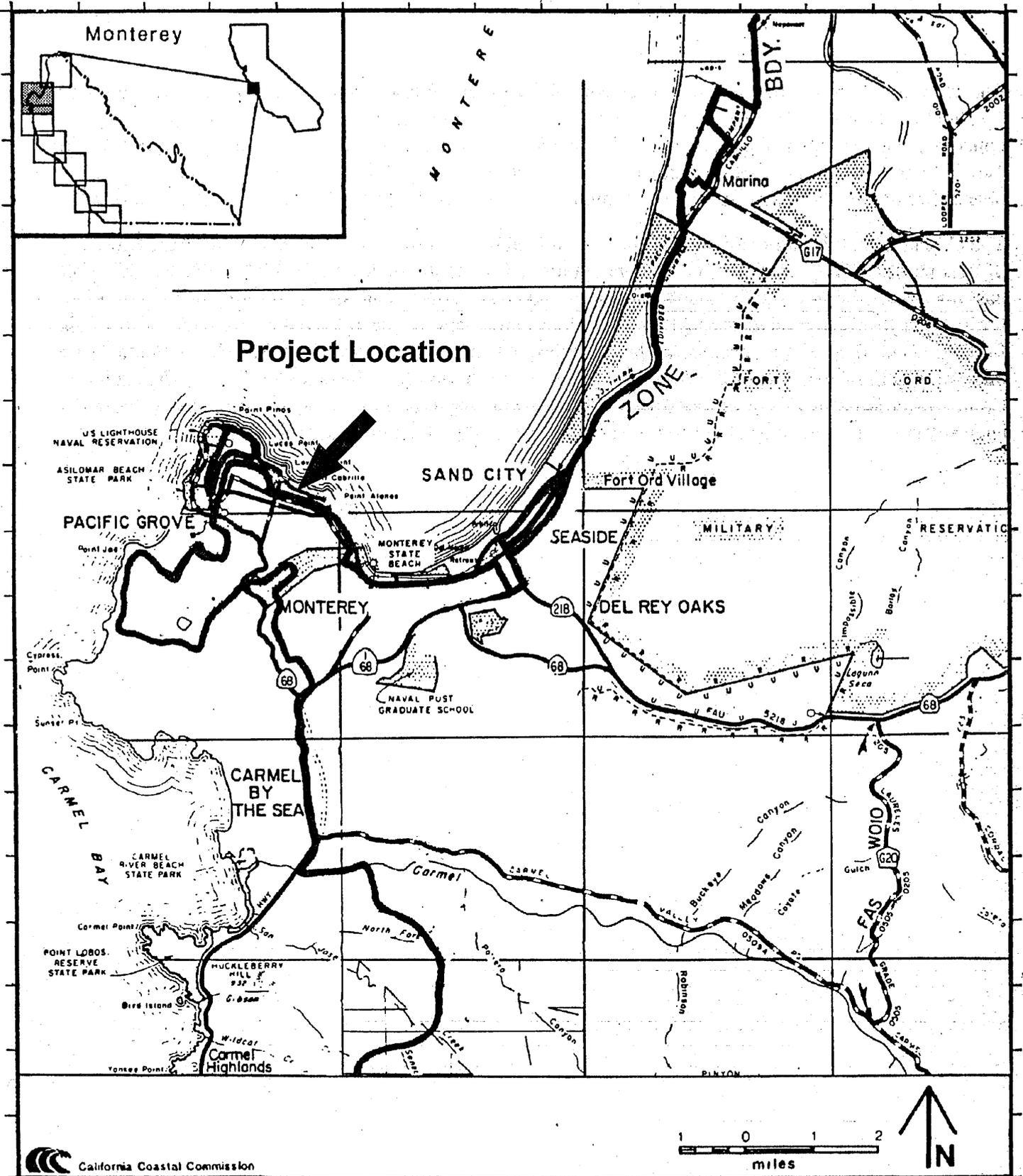
Section 13096 of the California Code of Regulations requires that a specific finding must be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development 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, parking/public access concerns, water supply and quality 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 G.

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.

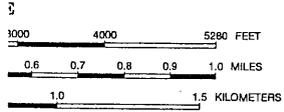




**Exhibit A**  
**Location Map**  
**Cardinal/Gear/Rosenthal**  
**Duplexes and Triplex**  
**3-03-018, 3-03-019 and 3-03-026**

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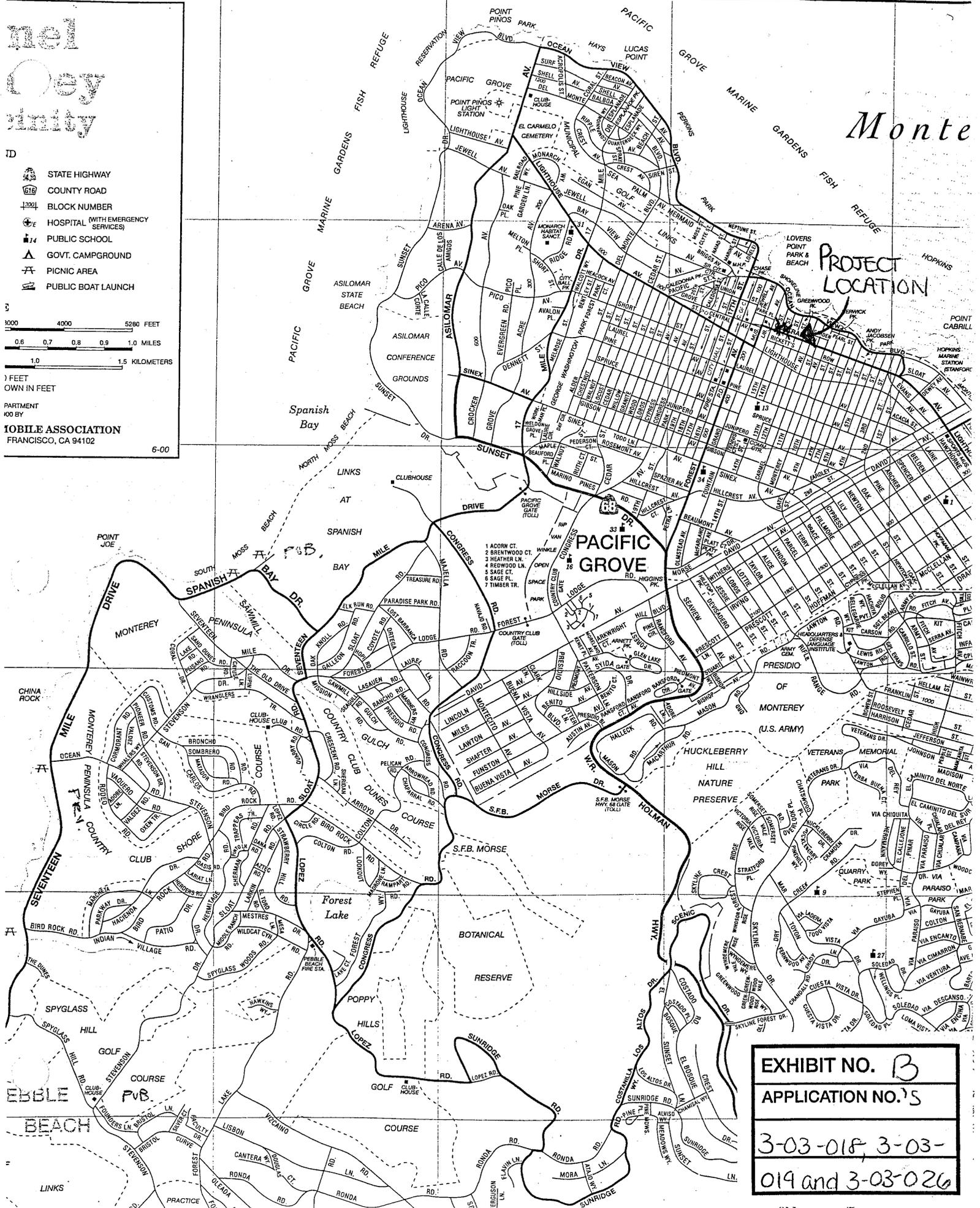
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- COUNTY ROAD
- BLOCK NUMBER
- HOSPITAL (WITH EMERGENCY SERVICES)
- PUBLIC SCHOOL
- GOVT. CAMPGROUND
- PICNIC AREA
- PUBLIC BOAT LAUNCH



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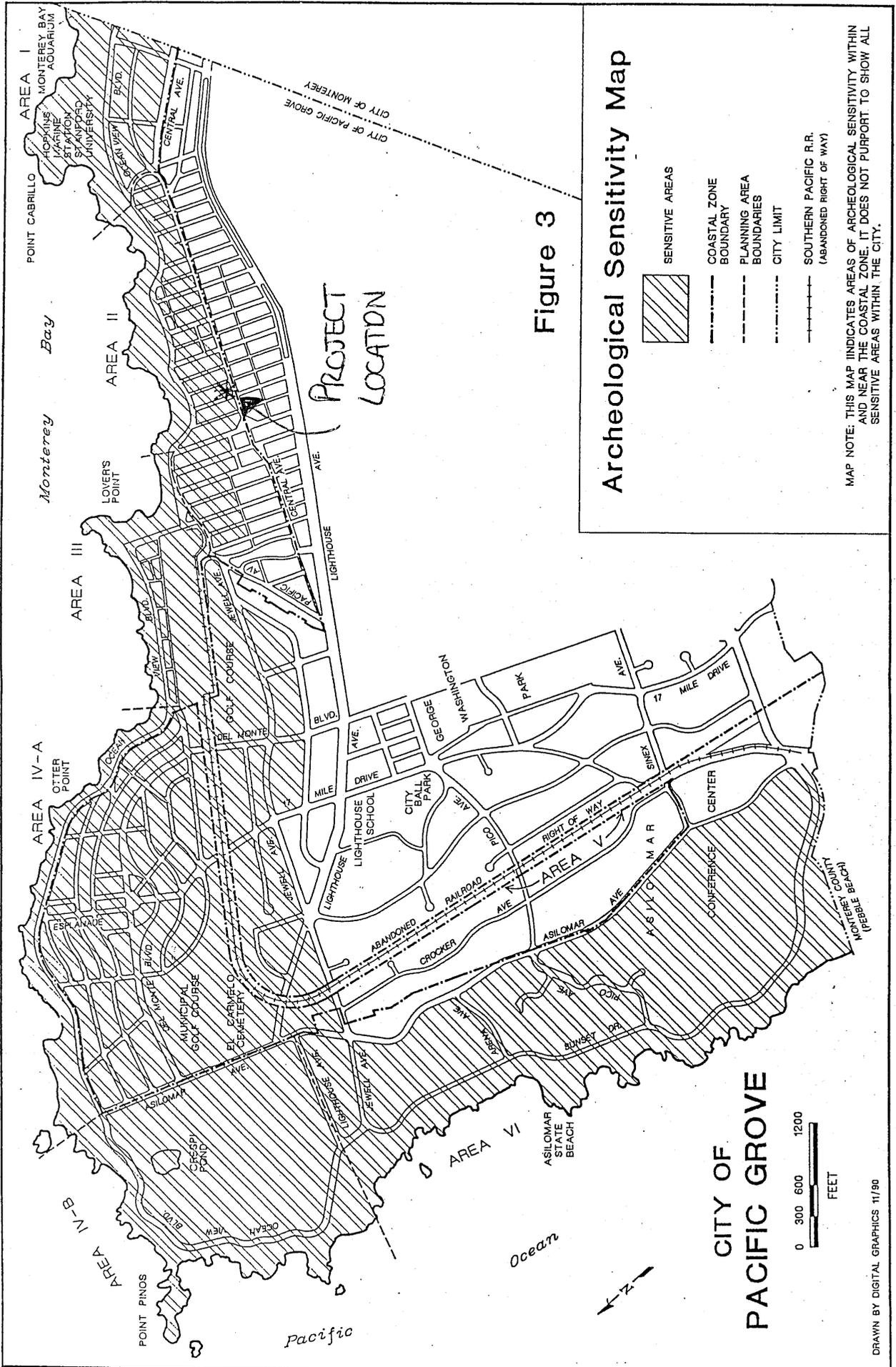
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PROJECT LOCATION



**EXHIBIT NO. B**  
**APPLICATION NO.'S**  
 3-03-018, 3-03-  
 019 and 3-03-026







**RENN'S ARCHITECTS**  
ARCHITECTS  
AND PLANNING  
MONTEBELLO, CA 94040  
TEL: (415) 435-1000  
WWW.RENNARCHITECTS.COM

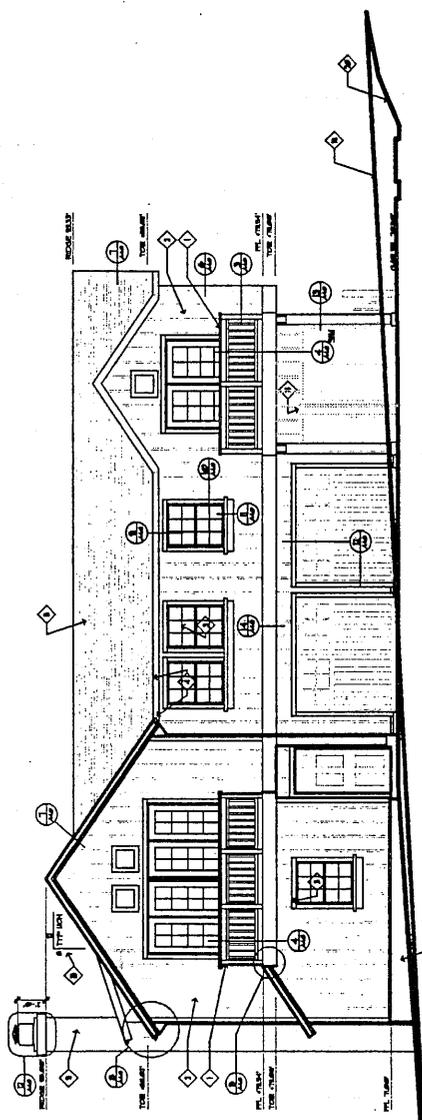


REVISIONS:

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PROJECT: RAFC000009  
FILE: RAFC000009-030  
DATE: 08/07/2013  
DRAWN: KLH  
SHEET: **A3.0**

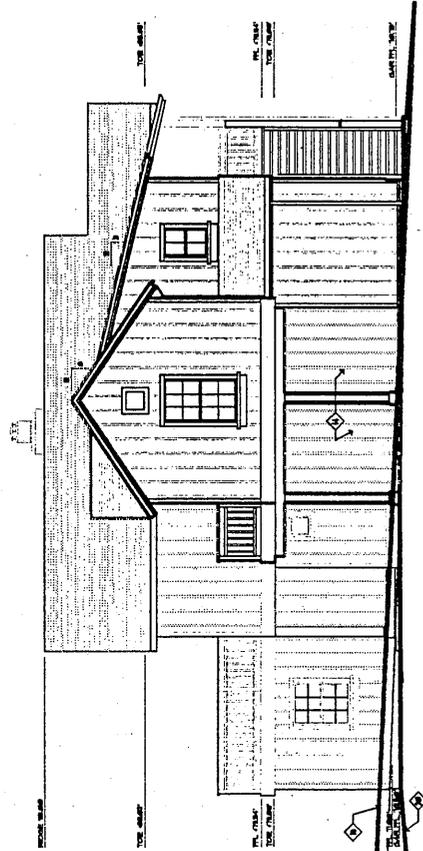
RESIDENTIAL  
DUPLIX - LOT A  
PACIFIC GROVE,  
CA  
APN 008-182-016  
EXTERIOR ELEVATIONS



**A** WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
MATERIALS & DETAIL CONGRUATIONS IN  
THIS ELEVATION ARE TYPICAL UNLESS  
OTHERWISE NOTED.

END STREET ELEVATION  
DATE: 08/07/2013



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

END STREET ELEVATION  
DATE: 08/07/2013

<b>RENNIS ARCHITECTS</b> ARCHITECTS AND PLANNING 100 BLUE LANTERN LANE STE 100 MONTEREY, CA 95040 TEL: 831.386.8800 FAX: 831.386.8801 WWW.RENNISARCHITECTS.COM		<b>NOTES:</b> 1. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 2. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 3. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 4. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 5. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 6. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 7. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 8. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 9. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 10. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 11. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 12. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 13. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 14. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 15. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 16. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 17. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 18. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 19. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011. 20. PERMITTED BY THE CITY OF MONTEREY, CALIFORNIA, PROJECT NO. 2018-0011.	<b>PROJECT:</b> RAPS00000 <b>FILE:</b> RAPS00000-01 <b>DATE:</b> 01/02/2023 <b>DRAWN:</b> KLH <b>SHEET:</b> <b>A3.1</b>

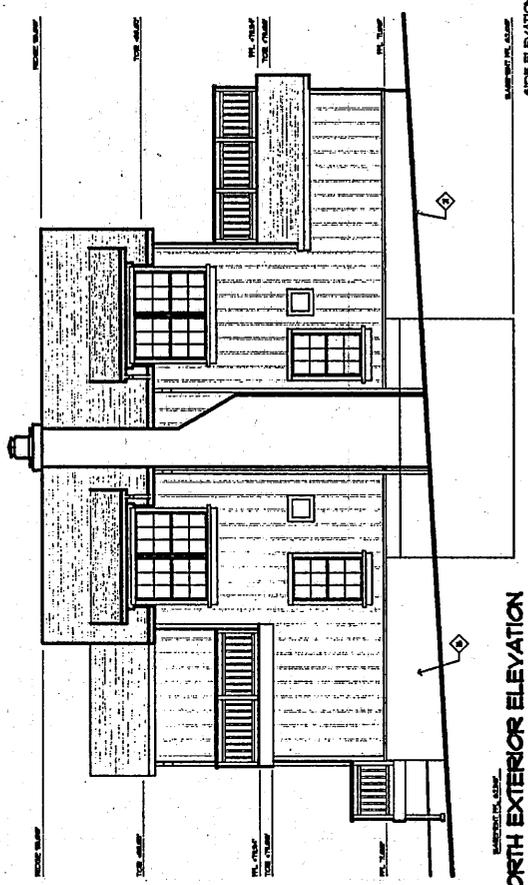
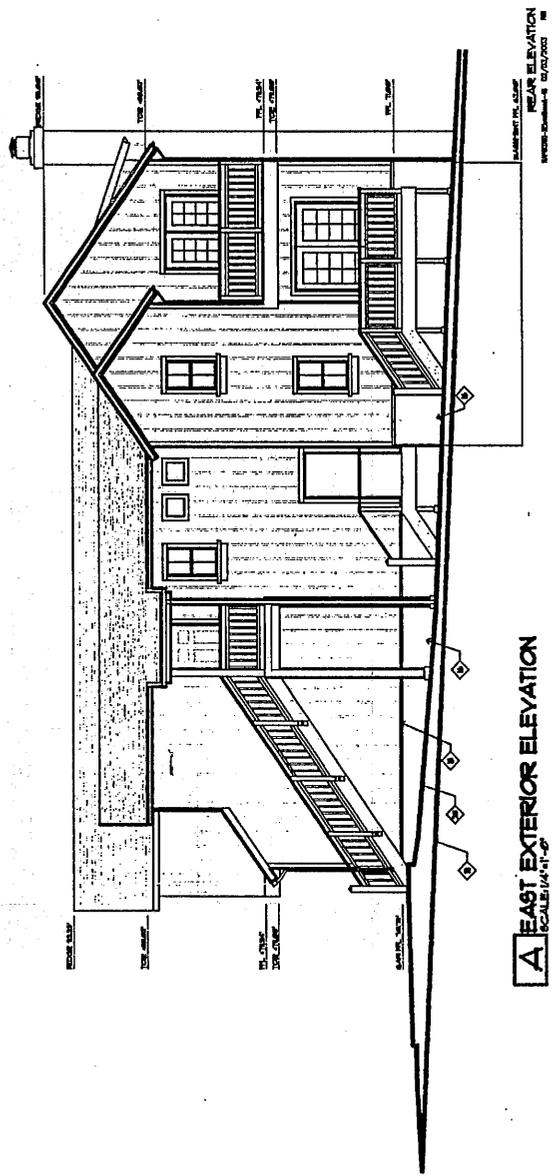


Exhibit E  
 pg. 3 of 9

3-03-018  
 Cardinal/Gear Duplex

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





**RENN & ARCHITECTS**  
**ARCHITECTS**  
 ARCHITECTURE  
 AND PLANNING  
 1000 BLUE LARKSPUR LANE, SUITE 100  
 MONTEBELLO, CA 94040  
 TEL: (415) 465-1100  
 FAX: (415) 465-1101  
 WWW.RENNARCHITECTS.COM

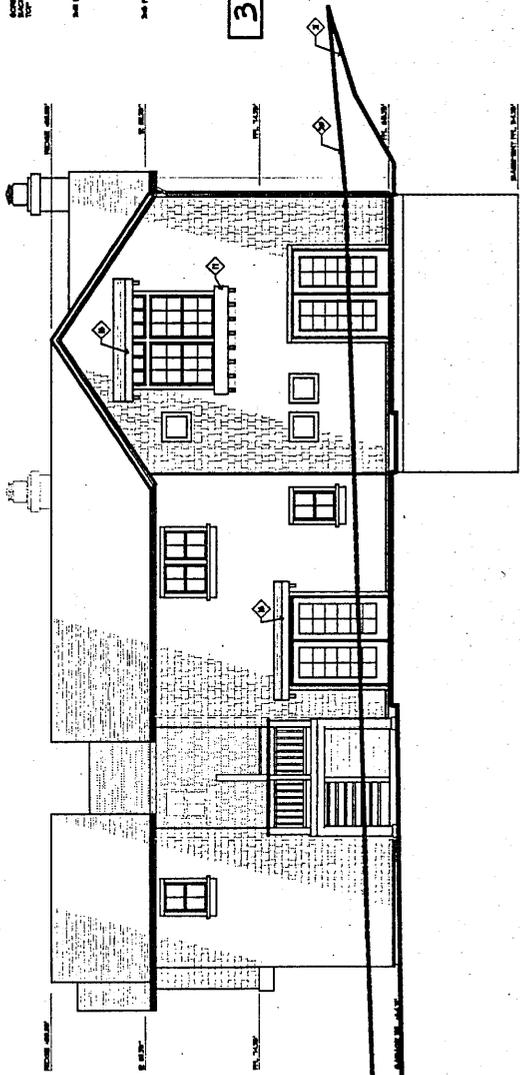
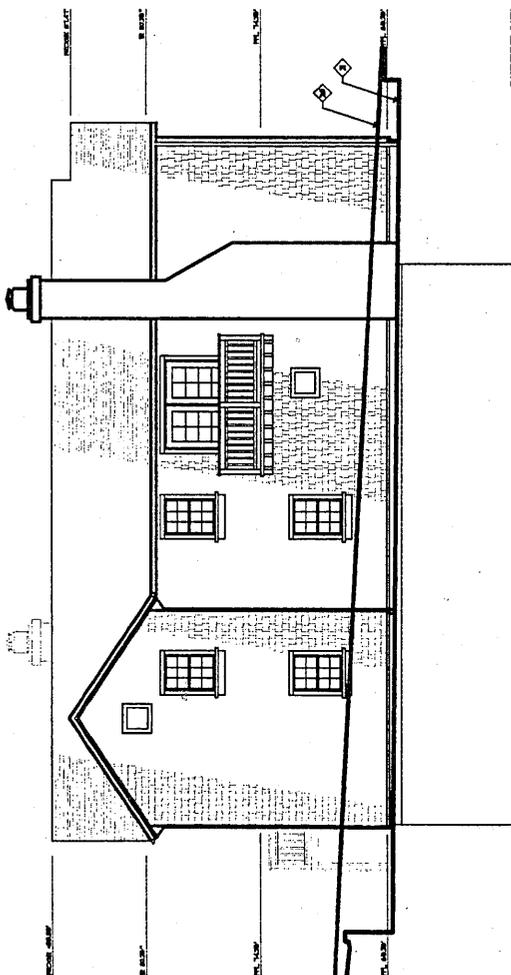
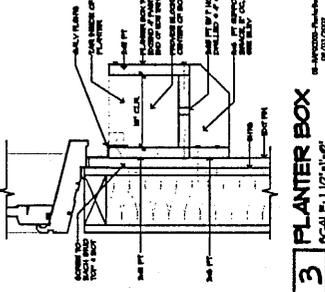
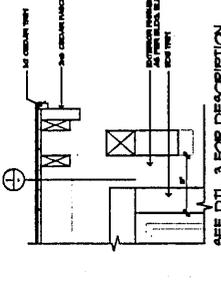
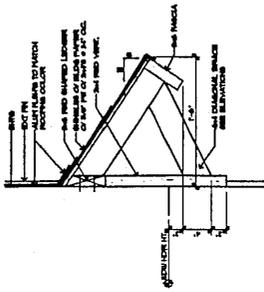


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PROJECT: RARF000009  
 FILE: RARF000009-A31  
 DATE: 01/02/09  
 DRAWN: KJL  
 SHEET: A3.1

**RESIDENTIAL  
 TRIPLEX - LOT B  
 PACIFIC GROVE,  
 CA**

APN 008-182-016  
 EXTERIOR ELEVATIONS



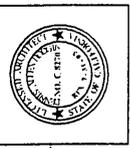
REAR ELEVATION  
 DATE: 11/17/08

Exhibit E  
 pg. 6 of 9

3-03-019  
 Cardinal/Gear Triplex

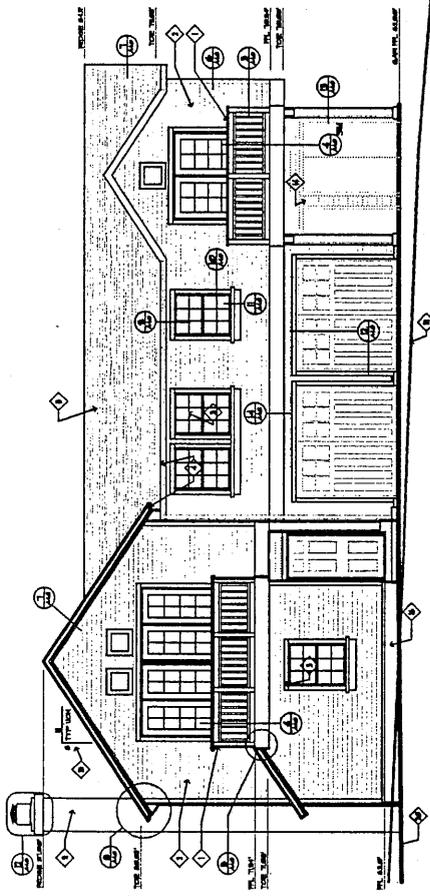


**ROBBINS ARCHITECTS**  
 ARCHITECTS  
 AND PLANNING  
 1000 UNIVERSITY AVENUE, SUITE 100  
 BERKELEY, CA 94702  
 415.841.1111 FAX 415.841.1101  
<http://www.robbsarch.com>



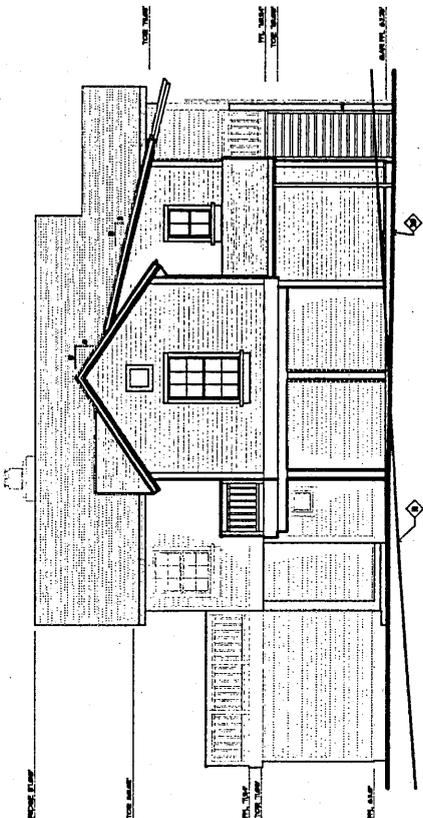
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PROJECT: RA15C000  
 FILE: RA15C000-A30  
 DATE: 01/27/03  
 DRAWN: RLH  
 SHEET: **A3.0**  
 RESIDENTIAL  
 DUPLEX - LOT C  
 PACIFIC GROVE,  
 CA  
 APN 008-182-017  
 EXTERIOR ELEVATIONS



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

14TH STREET ELEVATION  
 DATE: 12/15/00



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

SIDE ELEVATION  
 DATE: 12/15/00

3-03-026  
 Rosenthal Duplex

Exhibit E  
 pg. 8 of 9

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**ROBBINS ARCHITECTS**  
 ARCHITECTS  
 ARCHITECTURE  
 AND PLANNING  
 1000 BLUE LARKSPUR LANE STE 200  
 MONTEREY, CA 93940  
 TEL: 831.372.8800  
 WWW.ROBBINSARCHITECTS.COM

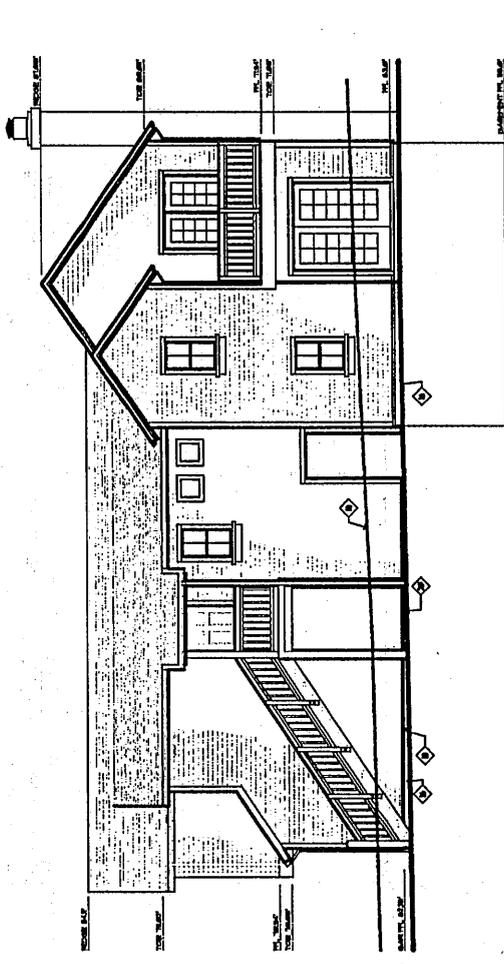


**REVISED:**

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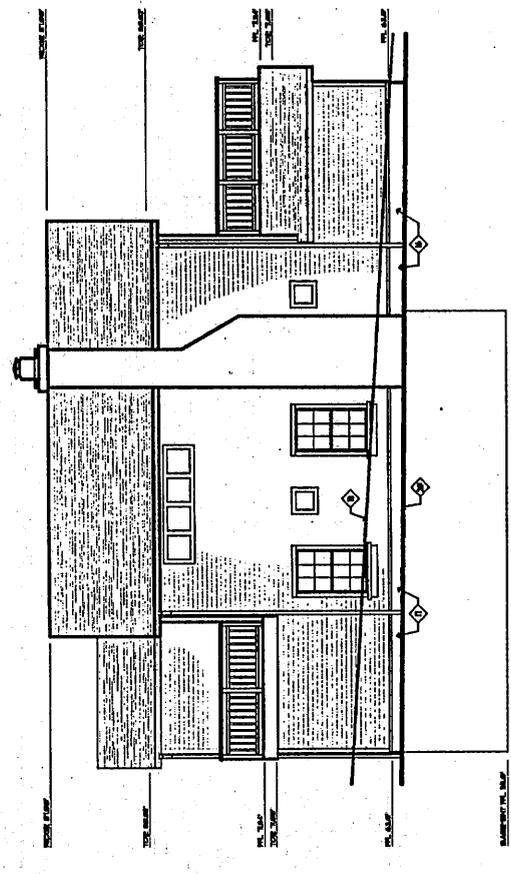
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PROJECT: R43C00-00	FILE: R43C00-00-18
DATE: 01/20/2005	DRAWN: RLH
SHEET: <b>A3.1</b>	
RESIDENTIAL DUPLEX - LOT C PACIFIC GROVE, CA APN 006-182-017 EXTERIOR ELEVATIONS	



**A WEST EXTERIOR ELEVATION**  
 SCALE: 1/4"=1'-0"

**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"

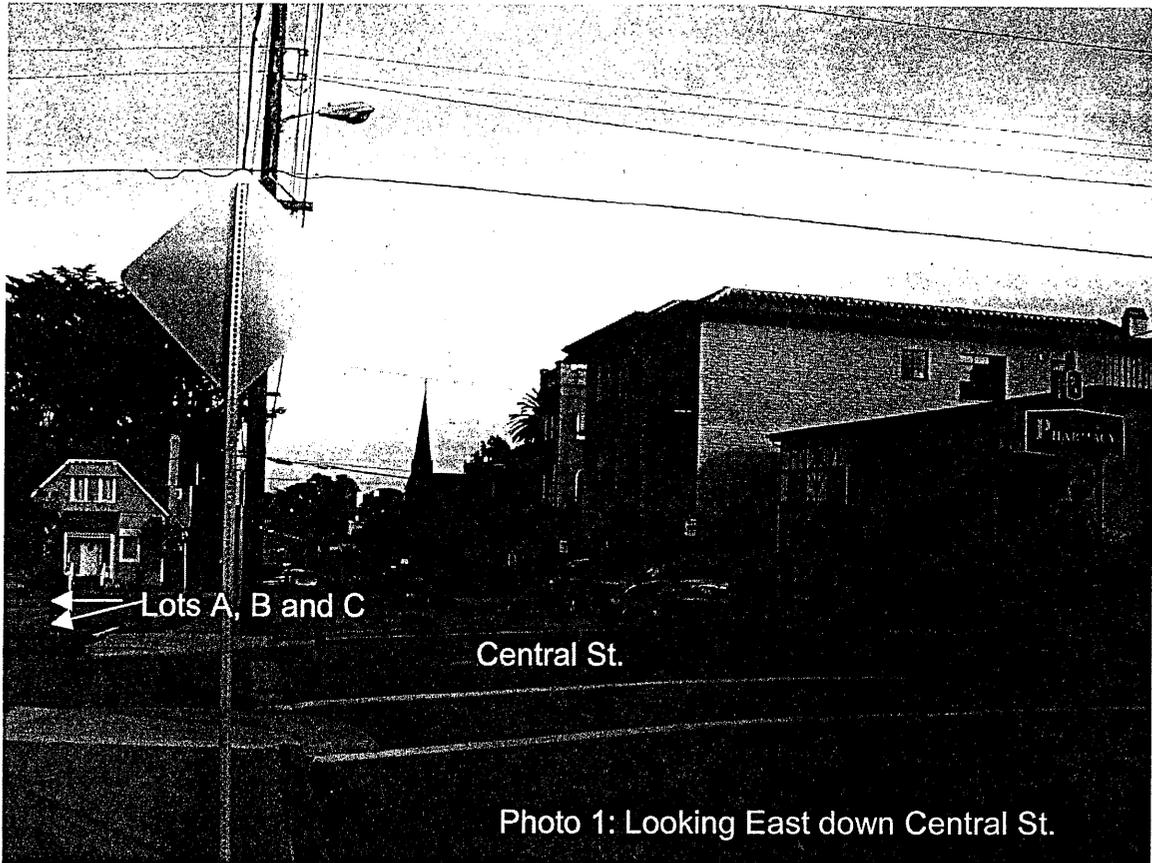


**B SOUTH EXTERIOR ELEVATION**  
 SCALE: 1/4"=1'-0"

**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"

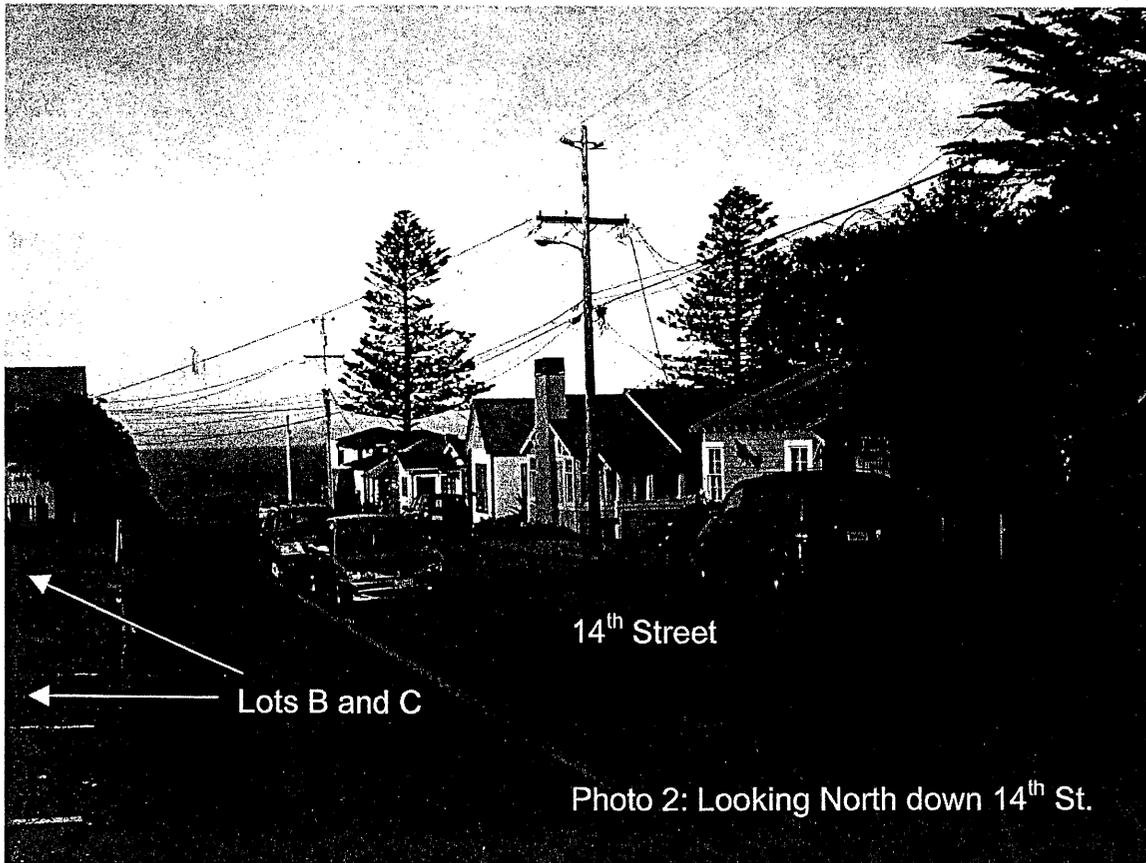
3-03-026  
 Rosenthal Duplex

Exhibit E  
 pg. 9 of 9



Central St.

Photo 1: Looking East down Central St.



14<sup>th</sup> Street

Lots B and C

Photo 2: Looking North down 14<sup>th</sup> St.

Exhibit F of 3  
pg. 1

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

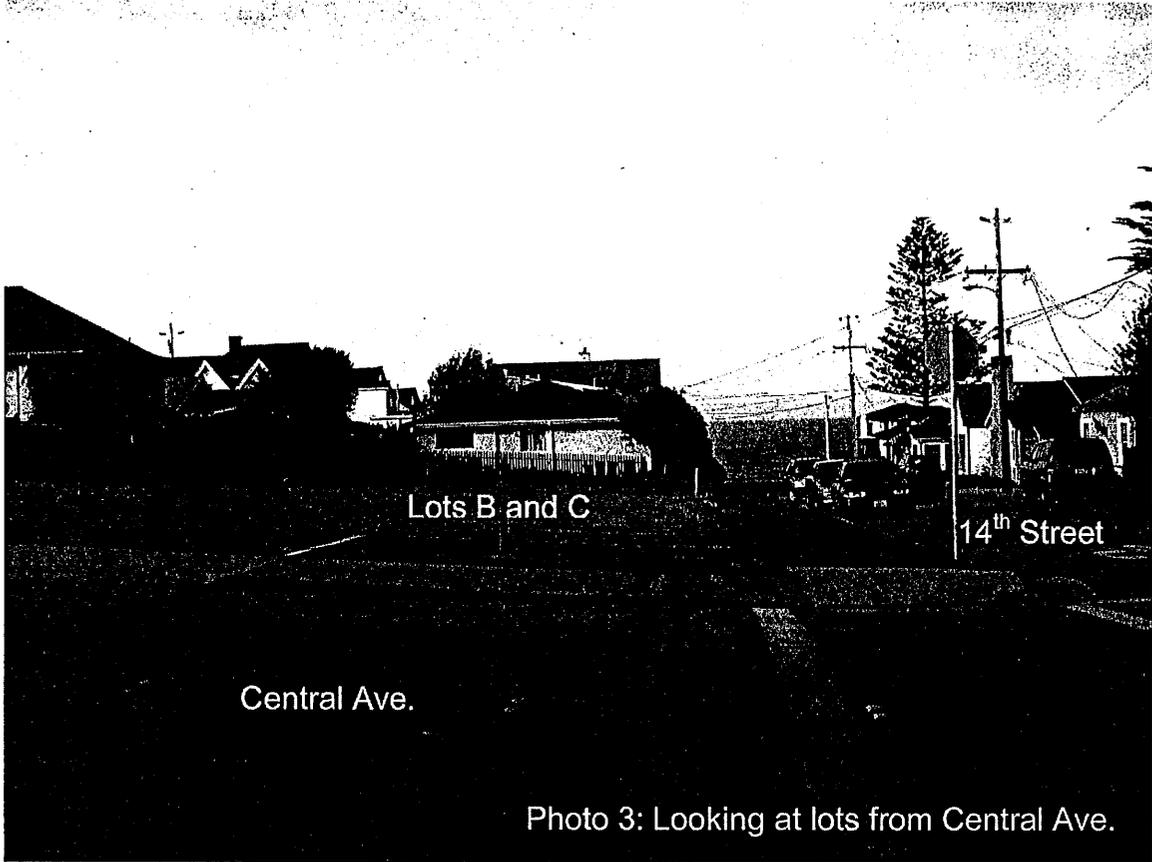


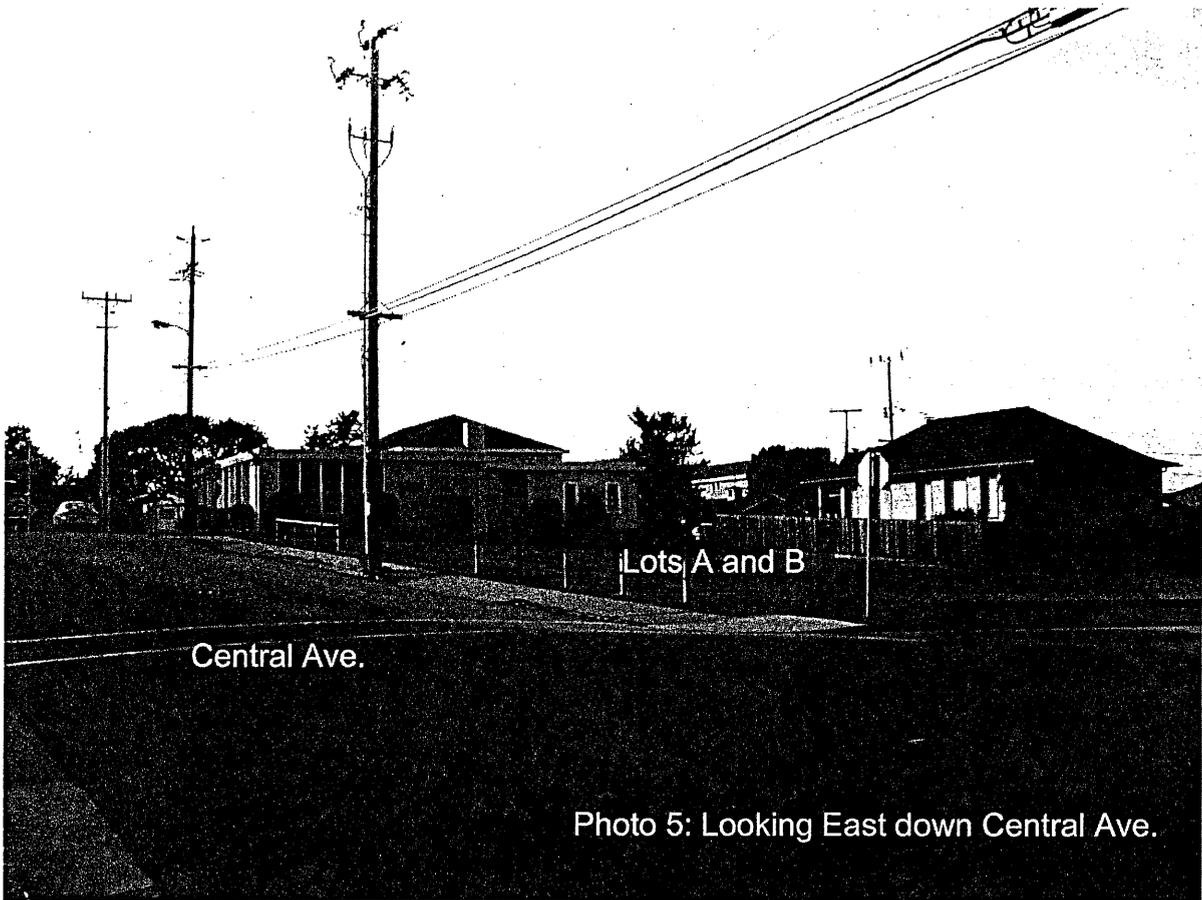
Photo 3: Looking at lots from Central Ave.

Exhibit F of 3  
pg. 1



Photo 4: Looking North down 15th Street

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Tripl'  
Rosenthal Duplex



Central Ave.

Lots A and B

Photo 5: Looking East down Central Ave.

Exhibit F of 3  
pg. 1



Central Ave.

Lot B

Lot A

Photo 6: Looking Southeast from 14<sup>th</sup> Ave.

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

B E C O M

16 March 2003

**RECEIVED**

Coastal Commissioners  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, California 95060

MAR 18 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Re: 129 15th Street, Lot A, APN#006-182-015  
124 14th Street, Lot B, APN#006-182-016  
122 14th Street, Lot C, APN#006-182-017

Dear Coastal Commissioners All:

We write as two of some forty immediate neighbors and another several hundred concerned residents of Pacific Grove who are united in opposition to a large building project that the Coastal Commission will hopefully soon be reviewing in full and in public.

For some brief background information, this project in its entirety proposes to build an apartment complex consisting of two triplexes and two duplexes on two small parking lots located near Central Avenue in the very heart of Pacific Grove's earliest residential district known as The Methodist Retreat.

Widely known as one of the most pleasant and livable neighborhoods on the California coast, Pacific Grove's Retreat is one of relatively few intact 19th century communities still remaining on the Pacific Coast. The Retreat is both architecturally and culturally historic. It is also environmentally sensitive. Unrestrained, this proposed oversized project would rise just half a block from the shores of beautiful Monterey Bay.

For more than four years the original developer of the parking lots has attempted to gain approval for a number of rental complexes on these sites. Each and every time our neighborhood and residents from across town have joined together with city officials to voice very reasonable concerns. After studying each successive plan, Pacific Grove's Planning Commissioners always sent the original developer back to the drawing board to down-size.

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 1 of 12

The original developer's current proposal—which was outright denied by the Planning Commission and passed only on Appeal to Pacific Grove's City Council—stands at 10 units. (The Coastal Commission is only being asked to look at the 7 units of these 10 to be built within your purview below Central Avenue.) We neighbors, like our Planning Commissioners, feel this is still too large for the special nature of our community and for the size of the parking lot in question, which would normally hold only three modest-size single family houses. Small homes are the very essence of Pacific Grove's life and built character. This bulky apartment complex would be plopped down in the middle of some of these tiny, mostly historic homes and historic churches in clear view from Oceanview Boulevard, our scenic Monterey Bay coastal corridor.

Along the way to the 10 units which were finally approved, we neighbors were diligent guardians of our community. The project's negative impacts were obvious to nearly everyone involved: neighborhood physical and visual incompatibility; increased demands on already-stressed parking, traffic, water, sewers, and the natural environment; as well as our many aesthetic concerns in light of this property's special historic location within a very popular tourist destination in close proximity to the sea.

During this long and highly controversial process (characterized by one *Monterey County Herald* reporter as "the struggle between growth and a city's soul"), we neighbors watched with alarm as political agendas, legally questionable commercial-to-residential water transfers (which would steal precious water from the taps of our most important downtown building), excessive developer incentives (which came in the form of exemptions from conforming to density and square footage maximums), and ties to the "hot button" issue of affordable housing ultimately all conspired to push this inappropriate project through our City's final arbiter, the Architectural Review Board. Now it stands before you with final design approval, awaiting your Commission's scrutiny.

Meanwhile the original developer—confident in his water transfer and density bonuses holding fast—sold off all four lots. Lots A (slated for a duplex) and B (triplex) are now owned by James Cardinal, Gavin Gear, and Tamara Gear. The new owner of Lot C (duplex) is Robert Rosenthal. Patrick Lynch now owns Lot E (the triplex you do not have to review, to be located on the parking lot above Central Avenue).

We residents are counting on you to slate this project for full, public review. We encourage you to look long and hard at its massing, scale, and environmental and aesthetic impacts. Please don't let it adulterate the very things that the City of Pacific Grove and the Coastal Commission have been fighting so valiantly to protect and enhance: The Retreat's unique environment and the health, safety, desirability, and integrity of the California shoreline and view shed.

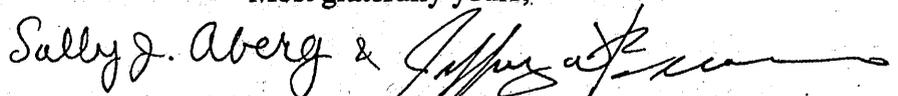
In this densest of residential areas on the entire Monterey Peninsula—with some of the tiniest lots in the entire United States—and on one of the last remaining open spaces available as in-fill, how can The Retreat be asked to assimilate any extra bulk beyond that allowed by Pacific Grove zoning and planning codes? How can we allow a project such as this to affect such significant change in the spatial relationships and architectural character of The Retreat?

We do not believe that the two lower income housing units this project brings to the table are enough reason to put further strains on so many of our community's resources. They are not enough reason to drain precious water from our Business District. And they are not enough reason to permit a complex that will greatly increase traffic and thus decrease coastal access deep into this new century.

It is our sincere hope that you will ultimately say "scale back" or even "no" to this objectionably massive and incompatible project that will dwarf our small historic cottages, detract from our grand old churches, lower quality of life, and degrade the integrity of a special neighborhood and coastline. Let's not look back in a decade and ask, "How did this happen?"

Please support our jewel of a seaside community—what we can still call "America's Last Hometown." We are fighting for the very definition of Pacific Grove, and all eyes are watching.

Most gratefully yours,



Sally Jean Aberg and Jeffrey Becom  
115 14th Street

Post Office Box 534 Pacific Grove California 93950-0534  
tel.831/373-0116 fax.831/373-1444 jeffreymbecom@redshift.com

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 3 of 12

RECEIVED

March 12, 2003

MAR 14 2003

Coastal Commissioners  
725 Front Street #300  
Santa Cruz, CA 95060

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Re: Projects in Pacific Grove at 129 15<sup>th</sup> Street (APN#006-182-015), 124 14<sup>th</sup> Street (APN #006-182-0160 and 122 14<sup>th</sup> Street (APN #006-182-017)

Commissioners,

I object to these projects because they are not compatible with the area where they are proposed to be built. These duplexes and a triplex are proposed for Pacific Grove's historic Retreat area. These buildings would be out of scale and out of character with the historic homes in this neighborhood. These three units on adjacent lots would in total be more massive than any other group of homes in that area.

Pacific Grove's General Plan (Chapter 7, Historic and Archaeological Resources, Goal 1, Policy 9, Program M) reads as follows: "Ensure that development in the Retreat, and in other historic areas, is consistent with maintaining their traditional scale and character." These projects would violate that policy.

I was a member of Pacific Grove's Architectural Review Board (ARB) when this project was approved. Pacific Grove's ARB ordinance requires the following finding to approve a project: "The architectural review board shall determine from the data submitted whether the architecture and general appearance of the buildings, structures, grounds, and landscaping of the completed project site will be in keeping with the character of the neighborhood and that the completed project will not be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood".

I raised the issue of the projects being too large for the neighborhood during deliberations at the first ARB meeting. The response of most ARB members was that the City Council had made a deal granting variances to these projects and we couldn't require them to reduce the size. All requests for changes from the ARB consisted of exterior features of the buildings such as trim and window details. These changes improved the appearance of the buildings, but did not mitigate the fact that the buildings are just too large for that location. Public testimony was completely against the project. Residents of that neighborhood told of the undesirable effects the projects would have on their lives. The ARB voted to approve the project, but I feel the requirements for approval as stated above were not met.

I hope the Coastal Commission will review these projects and conclude that the City of Pacific Grove violated its own General Plan and ARB ordinance in approving these projects and will require that the size of the buildings be reduced. I believe multi-unit dwellings are appropriate for this location. However, the buildings must be smaller and respect the character of this historic neighborhood.



Gary Sprader  
232 Wood Street  
Pacific Grove, CA 93950

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 4 of 12

Jim and Carolee Harari  
144 14<sup>th</sup> St  
Pacific Grove, CA 93950

March 9, 2003

Coastal Commission  
725 Front Street #300  
Santa Cruz, CA 95060

Re: APN#006-182-015, 016, and 017  
Lot A 129 15<sup>th</sup>  
Lot B 124 14<sup>th</sup>  
Lot C 122 14<sup>th</sup>

**RECEIVED**

MAR 12 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Dear Sir or Madam:

We are very concerned about the impact of the proposed structures at the locations referenced above on the terrific neighborhood in Pacific Grove.

Our concerns are twofold:

1. Size – two are proposed to be duplexes and the third a triplex. Along 14<sup>th</sup> St and 15<sup>th</sup> St are several one-story plaque houses. There are plaque houses so we can protect their beauty and the beauty of Pacific Grove. This area was the heart of the retreat district. We are very concerned that these lovely houses will be dwarfed by these newer structures. The terrific historical Victorians will be wedged in between modern duplexes and triplexes.
2. Environmental issues – both water and parking are also issues in this neighborhood. We are concerned that this impact has not been sufficiently considered.

We are in favor of something being built in these areas, but want the new structures to be in same style and scope as the rest of the neighborhood. It has taken a lot of effort over many, many years to protect the Historical Retreat area of Pacific Grove. Please do not let that work take several steps backwards with this project.

Sincerely,



Jim and Carolee Harari

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 5 of 12

March 4, 2003

Coastal Commissioners  
725 Front Street, #300  
Santa Cruz, CA 95060

RE: 129 15<sup>th</sup> Street (Lot A) (APN#006-182-015)  
129 14<sup>th</sup> Street (Lot B) (APN#006-182-016)  
122 14<sup>th</sup> Street (Lot C) (APN#006-182-017)

**RECEIVED**

MAR 07 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

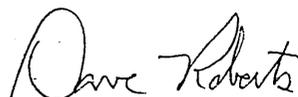
Dear Commissioners,

I understand that the above applications are currently being reviewed and I respectfully request that they be granted a full review with public comment at an upcoming Coastal Commission meeting. There is great concern regarding this project from most of the neighbors in the area called the Retreat in the beautiful city of Pacific Grove.

My primary concerns are as follows:

1. The height and scale of the buildings as proposed will overwhelm the neighborhood, which is primarily made up of small, historic homes. Our home, which is located next to Lots A and C, is only 960 square feet, and is typical of many of the homes in the area.
2. 14<sup>th</sup> and 15<sup>th</sup> streets are presently quiet streets with not much traffic. We do have a current parking problem because of the businesses located across Central Ave., and the 4 churches located within a few blocks of us. These proposed buildings would eliminate some current street parking because of driveways. The total project of two duplexes and one triplex could add an additional 14 cars (2 per unit), most of which will not fit in the proposed off street parking. The result will be much more traffic and horrendous parking issues. Traffic safety will become a big problem in the neighborhood.
3. The number of living units will use much water, of which we have preciously little. Single family homes on these 3 lots would use much less water.
4. The very large buildings proposed do not at all fit into our Retreat neighborhood. They will be perfect examples of what is called "mansionization", which has ruined many older neighborhoods in California.

I favor development of these 3 vacant lots. I would prefer smaller single-family homes that would fit the character of the Retreat, however if multi unit housing must be built, then I hope you will use your powers to downsize the sheer size of the buildings. We feel this proposed development warrants a full review with public comment at a future Coastal Commission meeting. Thank you.



Dave Roberts  
125 15<sup>th</sup> Street, Pacific Grove, CA 93950

Judy Roberts



3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 6 of 12

March 10, 2003

Coastal Commissioners  
725 Front St. #300  
Santa Cruz, CA 95060

**RECEIVED**

MAR 11 2003

RE: 129 15<sup>th</sup> St (APN# 006-182-015)  
124 14<sup>th</sup> St. (APN#006-182-016)  
122 14<sup>th</sup> St. (APN#006-182-017)

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Dear Commissioners,

I understand that the above referenced applications have been submitted for review. I am requesting that these applications be given consideration in a public forum. The proposed buildings are located in the historic Pacific Grove Retreat, a "special community" and just one block from the Monterey Bay Marine Sanctuary and Recreation Trail.

The City has made all of their decisions for each of these lots as one project, not individually proposed developments.

Among my concerns are:

The lots are adjacent to each other in an "L" shape configuration with the elevation of each lot considerably higher than the property immediately to the North. The massing of all three structures on what is currently open space will be detrimental to the visual characteristics of the neighborhood.

The maximum square footage allowable for these lots is 2700 sf.; this is not an entitlement. The triplex at 124 14<sup>th</sup> St. was granted a number of variances, one of which was an increase of 600 sf. as an incentive for a lower income housing unit. A sufficient incentive would be to allow the development up to the maximum allowable 2700 sf, given that after the City initially approved the additional 600 sf variance it approved a reduction in the off street, covered parking requirement for this location.

The size of the buildings at 122 14<sup>th</sup> and 129 15<sup>th</sup> as proposed, are larger than the traditional, established homes, therefore not consistent with the neighborhood. Also, there would be a minimum amount of area for landscaping due to their size.

There will be a considerable increase in traffic and parking needs with multiple housing units concentrated in this one location.

Water is not available for these units, the City plans to allow the transfer of water which is not presently utilized at a commercial location, to these properties. The additional burden of our already endangered natural resource cannot be minimized.

Respectfully,



Betty Aickell  
114 14<sup>th</sup> St.  
Pacific Grove, CA. 93950

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 7 of 12

**Robert A. Johnson**  
P.O. Box 51790

Pacific Grove, CA 93950

Phone 655-5335  
Fax 655-5796  
Home Phone 646-8073  
Email bobpg@aol.com

**RECEIVED**

MAR 11 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA  
March 10, 2003

Stephanie Matraw  
California Coastal Commission  
725 Front Street #300  
Santa Cruz, CA 95060

Dear Stephanie,

I am writing about the projects at 129 15th Street (duplex), 124 14th Street (triplex), and 122 14th Street (duplex), in Pacific Grove. These projects are in the historic retreat area of Pacific Grove, and are totally out of character with the existing buildings in the area. As a property owner who bought there for the unique character of the neighborhood, I would not like to see that change. I own a house at 113 14th Street, and one at 108 13th Street. In addition, these streets are very narrow, and when cars are parked on both sides of these streets, they become one lane, which creates traffic and safety problems. If the above mentioned projects go forward, it will aggravate the existing parking, traffic, and safety problems.

I would appreciate it if the Coastal Commission conducts a full review with public comments at an upcoming coastal Commission meeting, preferably in the Monterey area.

Sincerely,

  
Robert A. Johnson

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 8 of 12

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

March 8, 2003

MAR 11 2003

Coastal Commissioners  
725 Front Street  
Santa Cruz, California 95060

RECEIVED

Re: Proposed construction in the Retreat district of Pacific Grove California  
APN#006-182-015 proposed duplex at 129 15<sup>th</sup> Street  
APN#006-182-016 proposed triplex at 124 Central Ave  
APN#006-182-017 proposed duplex at 122 14<sup>th</sup> Street

We continue to have concerns about the above-proposed projects and their impact on our neighborhood.

Please consider the necessity of ample off street parking for each of these projects. Most lots adjacent to those in the proposal are only 30 feet wide. Street parking is already scarce. The 100 blocks of 14<sup>th</sup> and 15<sup>th</sup> streets are inundated with cars from residents (and their guests) who have little off street parking, and from employees and patients of the medical building on 14<sup>th</sup> and Central Avenue and other nearby businesses. Mayflower Presbyterian Church on Central also does not have sufficient off street parking. It is not uncommon for two-way traffic on 14<sup>th</sup> and 15<sup>th</sup> to come to a halt, especially if one or both are sport utility vehicles.

We are also concerned about the height and scale of these projects. The Retreat area is unique in its character and rich history. Homes that retain the character, both in size and design of the neighborhood will enhance its overall esthetic value. Please help us to preserve our neighborhood by not providing variances that would create several "McMansions" in an area of mostly small cottages.

Sincerely,



Deborah Thacker-Rose  
Steven D. Rose  
109 14<sup>th</sup> Street  
Pacific Grove California

Cc: Concerned Neighbors

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 9 of 12

March 6, 2003

California Coastal Commission  
725 Front Street #300  
Santa Cruz, CA 95060

**RECEIVED**

MAR 10 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**RE:** Application Numbers 3-13-018, 3-03-019, and 3-03-026

129 15<sup>th</sup> Street, Pacific Grove, CA - APN #006-182-015  
124 14<sup>th</sup> Street, Pacific Grove, CA - APN #006-182-016  
122 14<sup>th</sup> Street, Pacific Grove, CA - APN #006-182-017

Dear Commission Members :

We are writing with concern for the construction proposed at the above properties in our neighborhood.

We live close to these properties and are very familiar with the open space that is there now. If you know Pacific Grove, you know that this neighborhood consists of mostly tiny historic homes in close proximity to the ocean. Our home is a 900 sq.ft. cottage on the Pacific Grove Historic Register, and is considered a medium-sized home for the area.

We feel that the proposed construction will be radically out of scale with the neighborhood because of several reasons:

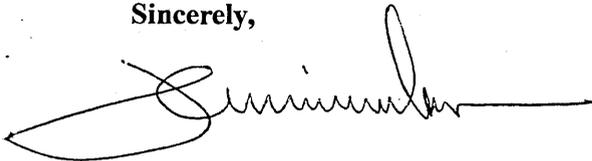
- Being large multi-storied buildings, the mass of even one of the structures will 'loom' over the block, much less three such structures.
- The proposed setbacks for the structures allow for no softening of the buildings. There is miniscule space for landscaping or trees, as the buildings seem squeezed onto every square foot of the lots.
- The parking along the adjacent streets is non-existent. Often, we or our guests end up parking more than a block away from our home.

All in all, if the proposed structures are built, there will be a drastic reduction in the quality of life in this neighborhood. The size of the proposed structures are not a good blend and really would be a poor fit on this open space.

We hope that you will carefully consider the impacts to our neighborhood and our daily life. And, we hope you will agree that these are not the correct structures for this location.

Thank you for your time with this.

Sincerely,



Jim Miller and Family  
120 15<sup>th</sup> Street

Pacific Grove, CA 93950

831-373-3898 - phone and FAX

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 10 of 12

March 8, 2003

Coastal Commissioners  
725 Front Street, #300  
Santa Cruz, CA 95060

**RECEIVED**

MAR 10 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

RE: 129 15th St. (Lot A) (APN#006-182-015)  
129 14th St. (Lot B) (APN#006-182-016)  
129 14th St. (Lot C) (APN#006-182-017)

Dear Commissioners,

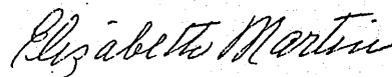
We understand that the above applications are currently being reviewed by your Commission. We respectfully request that these applications be granted a full review with public comment at an upcoming Coastal Commission meeting. We are concerned homeowner neighbors in this Pacific Grove Retreat area.

Among our concerns are the following:

1. In this Retreat area of a majority of smaller single family dwellings, this proposed massing together of 10 units creates a bulk and height totally incompatible with the style, character, and rich history of the neighborhood.
2. It does seem apparent, that with this proposed ten units, there will be a negative impact on the parking in this area, as well a traffic issue.
3. Water: Single family dwellings would lessen considerably the water requirement from our already critical resource.

We strongly feel that single family homes would be the most desirable development for this property. We do feel that this proposed development needs a full review with public comment at a Coastal Commission meeting. Thank you.

  
Jack Martin

  
Elizabeth Martin

101 14th Street, Pacific Grove, CA 93950

3-03-018, 3-03-019 and 3-03-026  
Cardinal/Gear Duplex and Triplex  
Rosenthal Duplex

Exhibit 6  
pg. 11 of 12



