

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th23f-h

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Hearing date:	07/10/03

COMBINED STAFF REPORTS: REGULAR CALENDAR

Application numbers3-03-018, 3-03-019 and 3-03-026

ApplicantsJ. Cardinal, J. & T. Gear and Robert Rosenthal

Project locations129 15th St. (APN 006-182-015), 124 14th St. (APN 006-182-016), and 122 14th 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 approvalsCity 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. Within the Coastal Zone, the applicants propose to construct two 2,700 square foot, two-story duplexes, and a 3,300 square foot, two-story triplex 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 Grove General Plan and Land Use Plan. The City has a certified Land Use Plan (LUP), but the



California Coastal Commission
July 10, 2003 Meeting in Petaluma

Staff: S. Matraw Approved by: *SM 6/26/03*

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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 pollutants¹ before discharge into the Monterey Bay. The Drainage Plan shall account for the following:

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.



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 15th St. (APN 006-182-015), 122 14th St. (APN 006-182-017), and 124 14th 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 14th 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 two 2,700 square foot, two story duplexes (3-03-018 and 3-03-026), and a 3,492 square foot, two-story triplex (3-03-019) on three separate 4,500 square foot adjoining parcels that are currently paved lots (please see Exhibit E for project plans, Exhibit F for photographs of the project site). Lot coverage, including building footprints and impermeable surface coverage, ranges from 59% to 70%.

1.20 acre-feet of water per year has been allotted by the City of Pacific Grove to supply these three



Historic Resources Inventory, a Historic Preservation Plan, the requirement that all exterior modifications be reviewed by the Architectural Review Board, revised zoning for the Pacific Grove Retreat, formulation of Design Criteria, and control over demolition of historic structures. In addition, the city uses the Historic Building Code for improvements to older structures as required by State Law.

...

The following policies on special communities extend and strengthen existing protective measures. The policies are intended to give explicit recognition to the Pacific Grove Retreat and the Morgan structures, to give clear status to the City's Design Criteria, to add further protection against demolition of historic buildings, and to promote a range of historic preservation methods.

3.2.4 General Policies

1. The Pacific Grove Retreat's unique characteristic and architectural heritage contribute to the aesthetic, social and economic well-being of the community, both for residents and visitors. The City shall encourage the protection, maintenance and enhancement of the unique historical, architectural, and visual characteristics of the Retreat.
2. All proposed development actions, including City public works projects, shall be consistent with maintaining the current scale and character of the Retreat.
3. Other historic and/or architecturally unique structures, such as the Julia Morgan structures at Asilomar State Park, shall be protected and maintained to the fullest extent possible.

3.2.5 Specific Policies

Pacific Grove Retreat

1. Rehabilitation, reconstruction, remodeling, or exterior modification of existing structures with historic or architectural significance shall relate to, or reconstruct the liens of the original design as much as possible.
2. Design review shall be required through coastal development permit procedures in order to maintain historical continuity and visual harmony of new development within the Retreat area.
3. In order to protect landmark structures, unwarranted demolition will be avoided by implementing standards for demolition permits. In addition demolition permits should be treated as discretionary permits in order to strengthen City control. Potential landmark structures in the coastal zone of the Retreat include, but are not limited to, all structures constructed at least 60 years ago.



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*



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

The project site is located within an archaeologically sensitive area (See Exhibit D). Accordingly, an archaeological survey was conducted, and an archaeological 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 report recommended that another archaeological survey be done after the existing pavement and base rock has been removed from the site, and this permit has therefore been conditioned accordingly. To ensure that this additional survey effectively evaluates potential impacts to cultural resources, the conditions require a local Native American to participate in this effort.

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, in consultation with local Native Americans, the Executive Director, and the State Historic Preservation Office, if archaeological resources are encountered. With this condition, the proposed development is consistent with Section 30244 of the Coastal Act and approved LUP archaeological resource policies.



Red
City

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

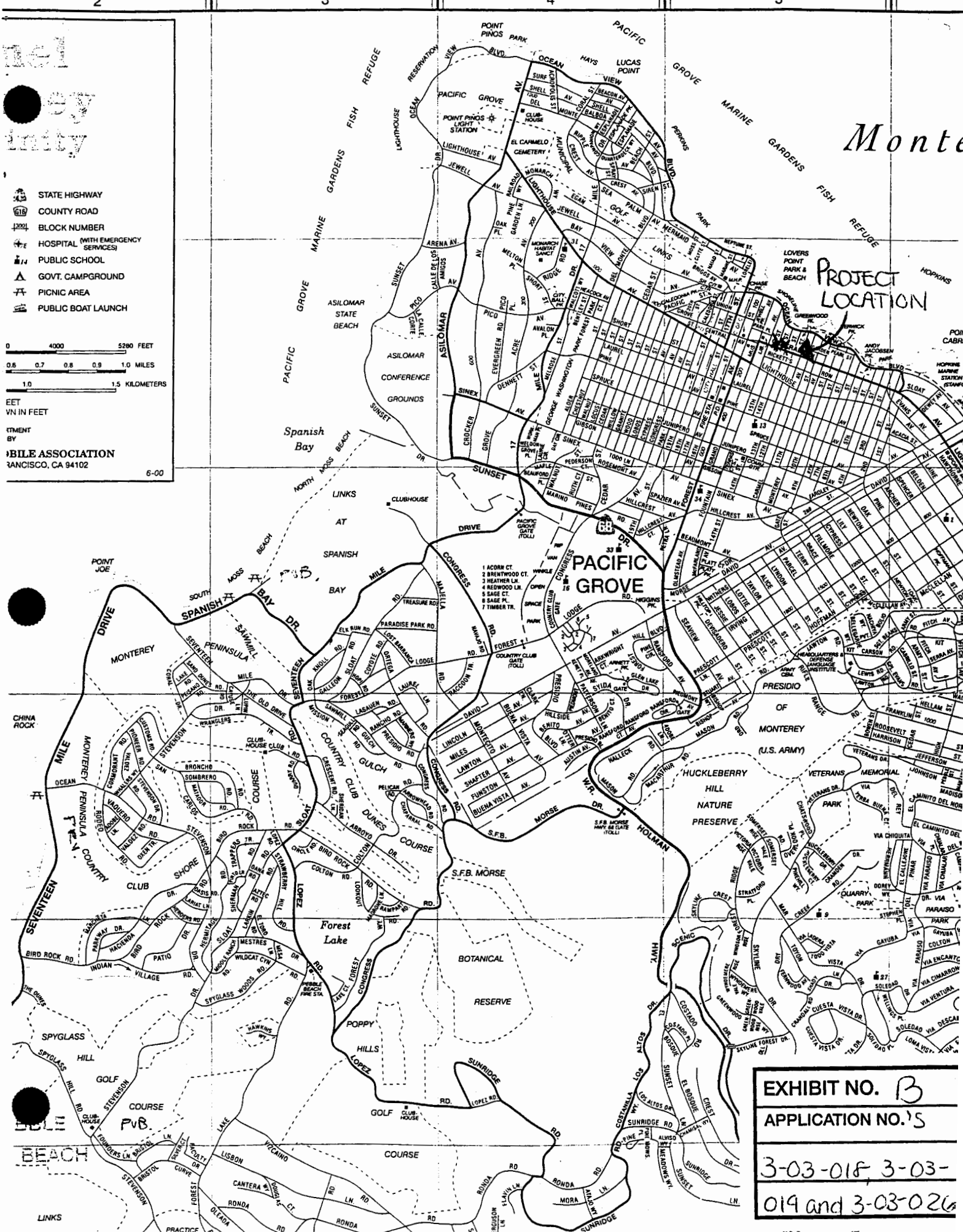
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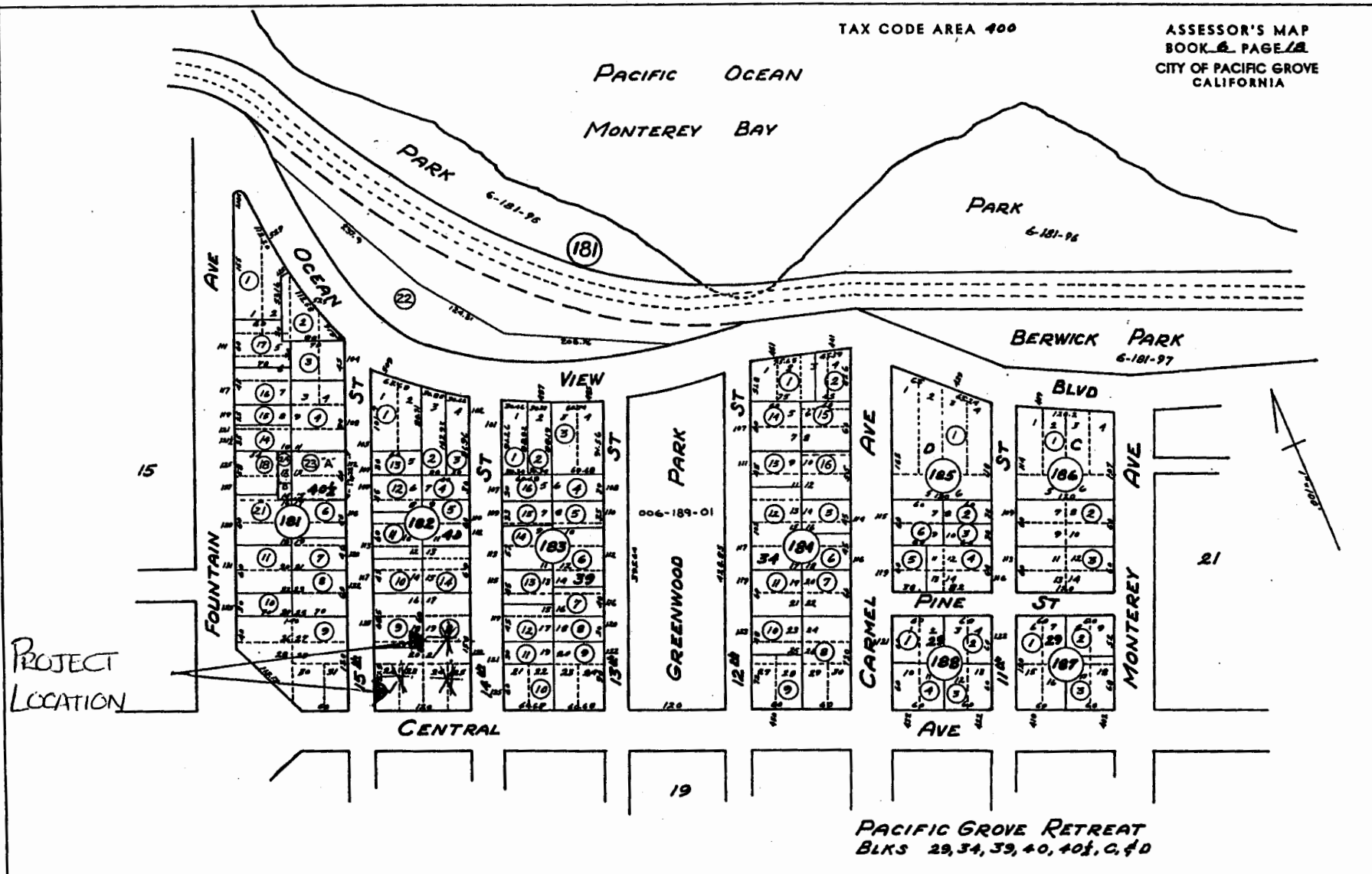


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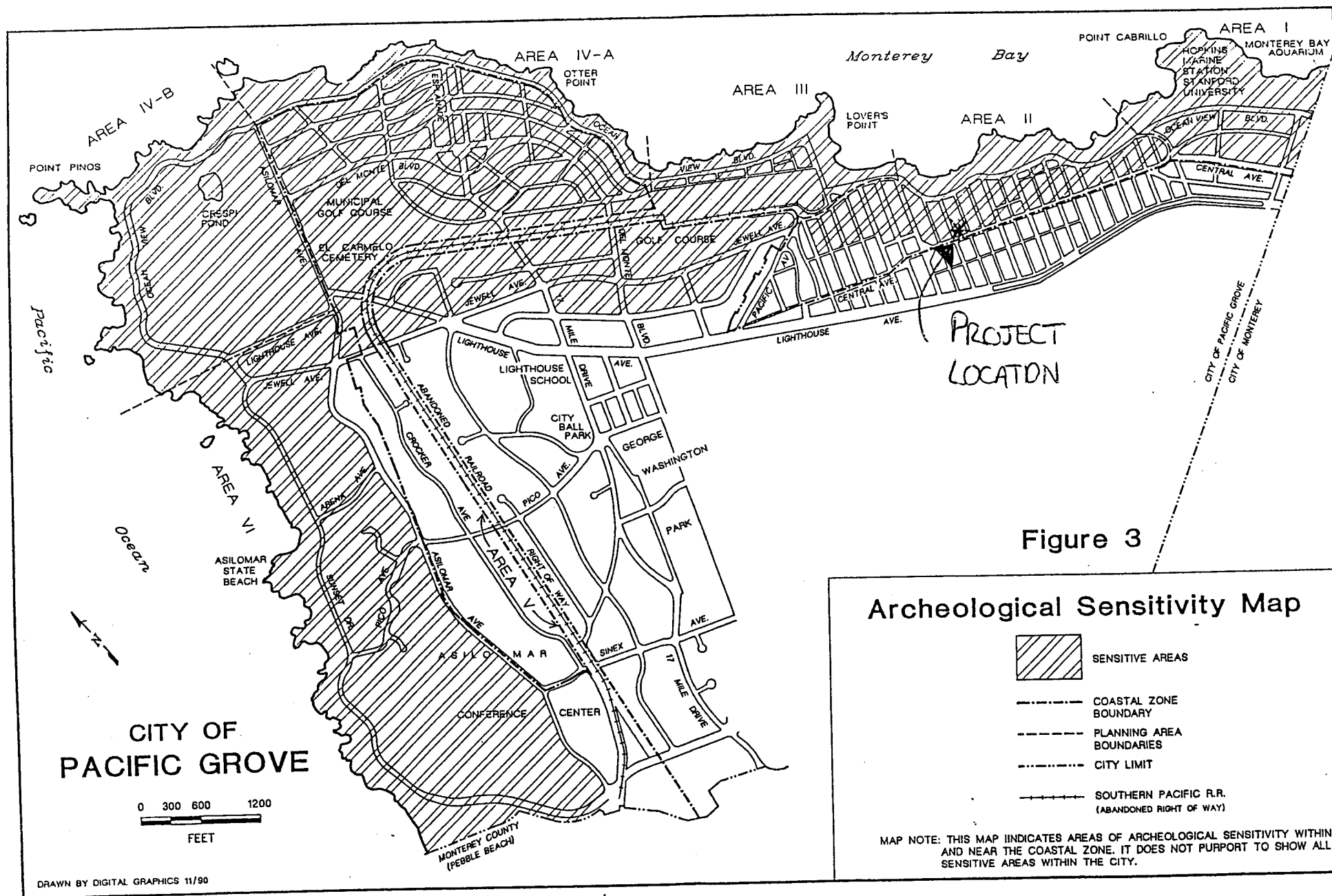
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APPLICATION NO.'S

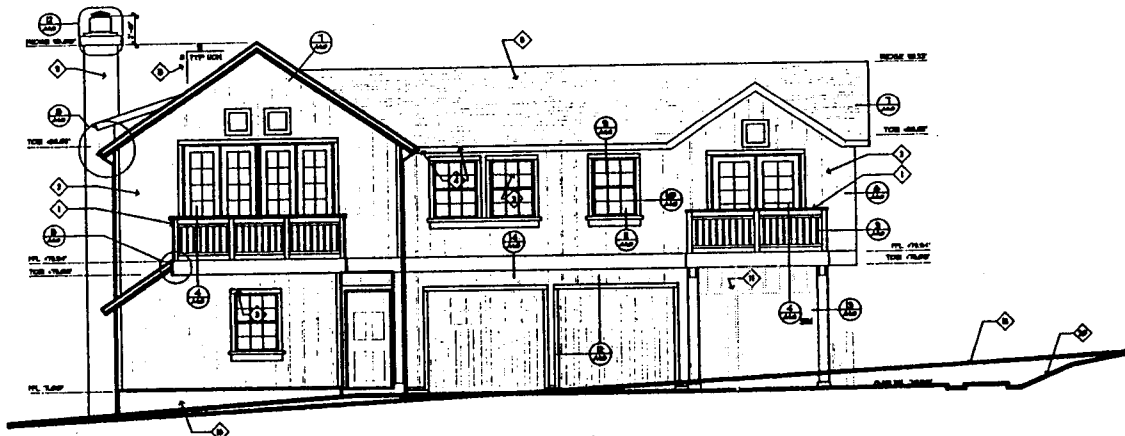
3-03-018, 3-03-
019 and 3-03-026



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

Exhibit C
pg. 1 of 1

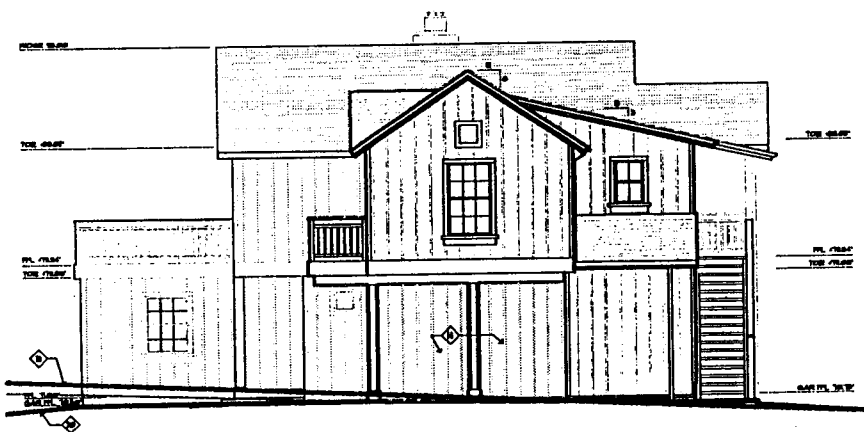




A WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
MATERIALS & DETAIL DESIGNATIONS IN
THIS ELEVATION ARE TYPICAL UN

5th STREET ELEVATION
SPRINT Standard 02/01/2003 10



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

CENTRAL AVE ELEVATION
SPRINT Standard 02/01/2003 10

3-03-018
Cardinal/Gear Duplex

Exhibit E
pg. 2 of 9

**RENN &
ARCHITECTS**
ARCHITECTS
AND PLANNING
200 BLUE LAGOON LANE, SUITE 100
MONTEREY, CA 95040
805.885.1000 FAX 805.885.1054
http://www.renna.com



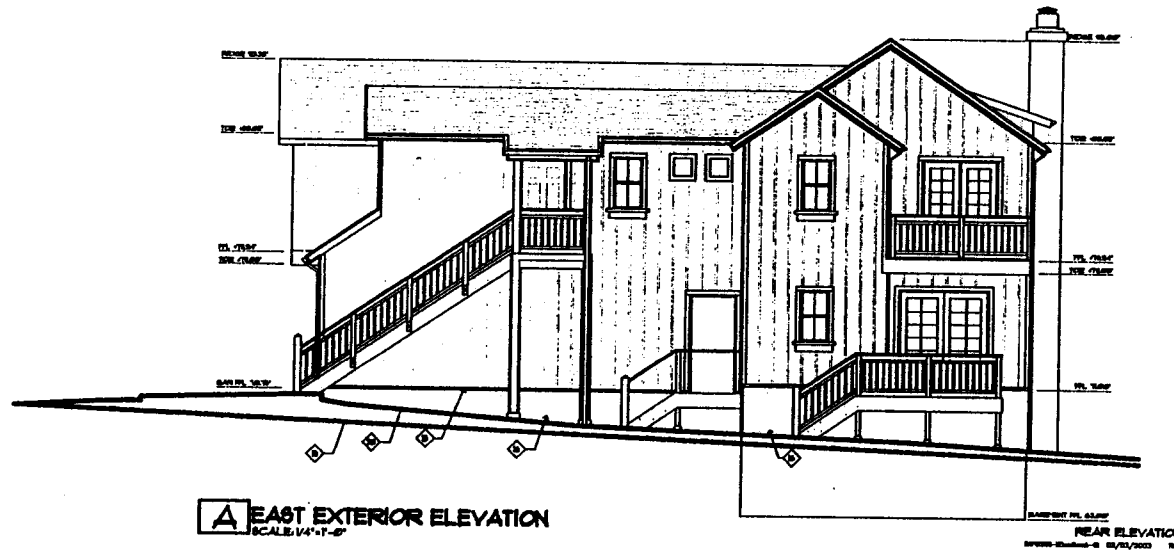
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REVISIONS:

**RESIDENTIAL
DUPLEX - LOT A
PACIFIC GROVE,
CA**
APN 008-182-015
EXTERIOR ELEVATIONS

PROJECT: RAFC000
FILE: RAFC000-A30
DATE: 01/02/03
DRAWN: KLM
SHEET:
A3.0



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

REAR ELEVATION
APR 08/2008



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

REAR ELEVATION
APR 08/2008

3-03-018
Cardinal/Gear Duplex

Exhibit E
pg. 3 of 9

RENN & HODGSON ARCHITECTS
ARCHITECTURE AND PLANNING
300 BLUE LAMBERT LANE, SUITE 100
MONTEREY, CA 95030-4000
PHONE: 408.398.1000 FAX: 408.398.1001
http://www.rharch.com



NOTES:

1. FINISHES: EXTERIOR: STUCCO, INTERIOR: 1/2" GYP. BOARD, PAINTED: WHITE, TRIM: WHITE, FLOOR: 3/4" T&G.
2. ROOFING: ASPH/FLT SHINGLES.
3. EXTERIOR: 2" X 4" SILLING.
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REVISIONS:

RESIDENTIAL DUPLEX - LOT A PACIFIC GROVE, CA
APN 008-182-015
EXTERIOR ELEVATIONS

PROJECT: RAPGCD00
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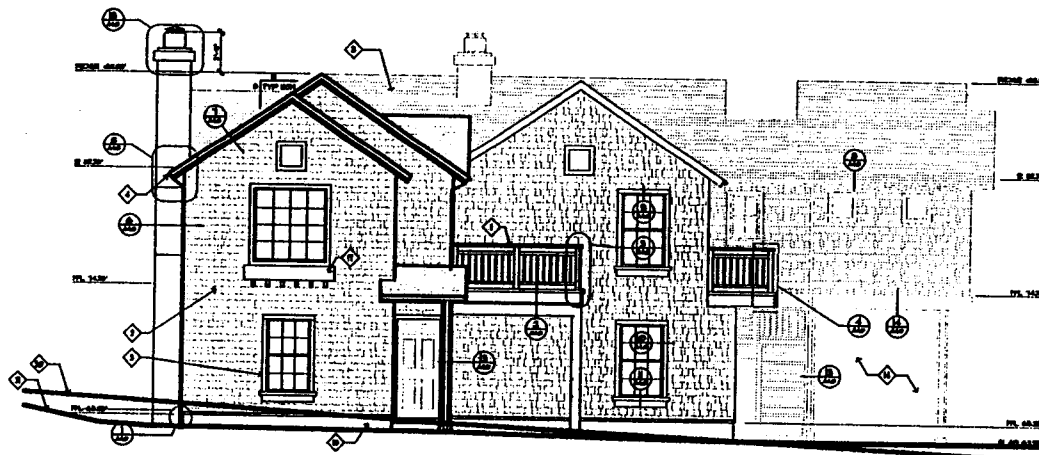


A NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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

WITH STREET ELEVATION

11/11/2003



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

SIDE ELEVATION

11/11/2003

3-03-019
Cardinal/Gear Triplex

Exhibit E
pg. 5 of 9

RENN & HODGSON
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800 BLUE LANE, SUITE 100
MONTREY, CA 95040
TEL: 415.399.1111 FAX: 415.399.1112
http://www.rennandhodgson.com



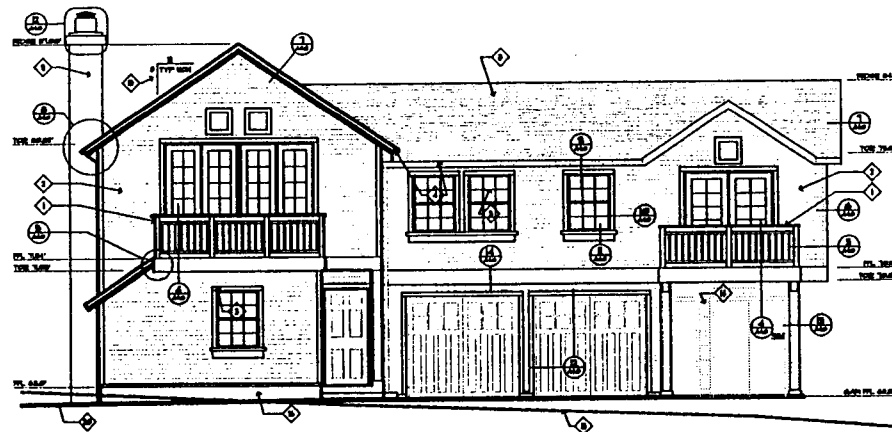
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99. 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
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REVISIONS:

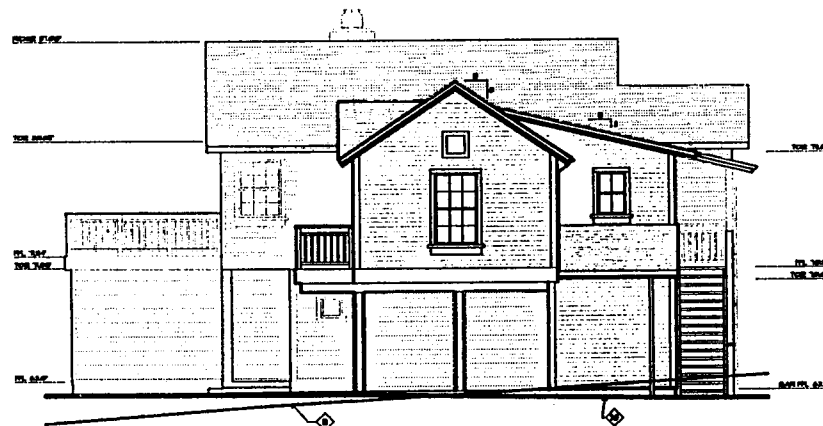
**RESIDENTIAL
TRIPLEX - LOT B
PACIFIC GROVE,
CA
APN 006-182-016
EXTERIOR ELEVATIONS**

PROJECT: RAPG000-030
FILE: RAPG000-030
DATE: 04/02/03
DRAWN: KLM
SHEET:
A3.0



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

14TH STREET ELEVATION
APR 08 - 08/08/08 12/04/2008 KJH



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

SIDE ELEVATION
APR 08 - 08/08/08 12/04/2008 KJH

**RENN S
ARCHITECTS**
ARCHITECTURE
AND PLANNING
200 BLUE LANE, STE 101
MONTEREY, CA 95040
805.465.2844 FAX 805.465.2844
http://www.rennsa.com



KEYNOTES:

1. FLOOR TO FLOOR FINISH
2. EXTERIOR WALL FINISH
3. EXTERIOR WALL FINISH
4. FLOOR FINISH
5. EXTERIOR WALL FINISH
6. EXTERIOR WALL FINISH
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12. EXTERIOR WALL FINISH
13. EXTERIOR WALL FINISH
14. EXTERIOR WALL FINISH

REVISIONS:

**RESIDENTIAL
DUPLEX - LOT C
PACIFIC GROVE,
CA
APN 008-182-017
EXTERIOR ELEVATIONS**

PROJECT: RAFC0000
FILE: RAFC0000-ASD
DATE: 01/02/03
DRAWN: KJH
SHEET:

A3.0

3-03-026
Rosenthal Duplex

Exhibit E
pg. 8 of 9



REAR ELEVATION



SIDE ELEVATION

3-03-026
Rosenthal Duplex

Exhibit E
pg. 9 of 10

[illegible]

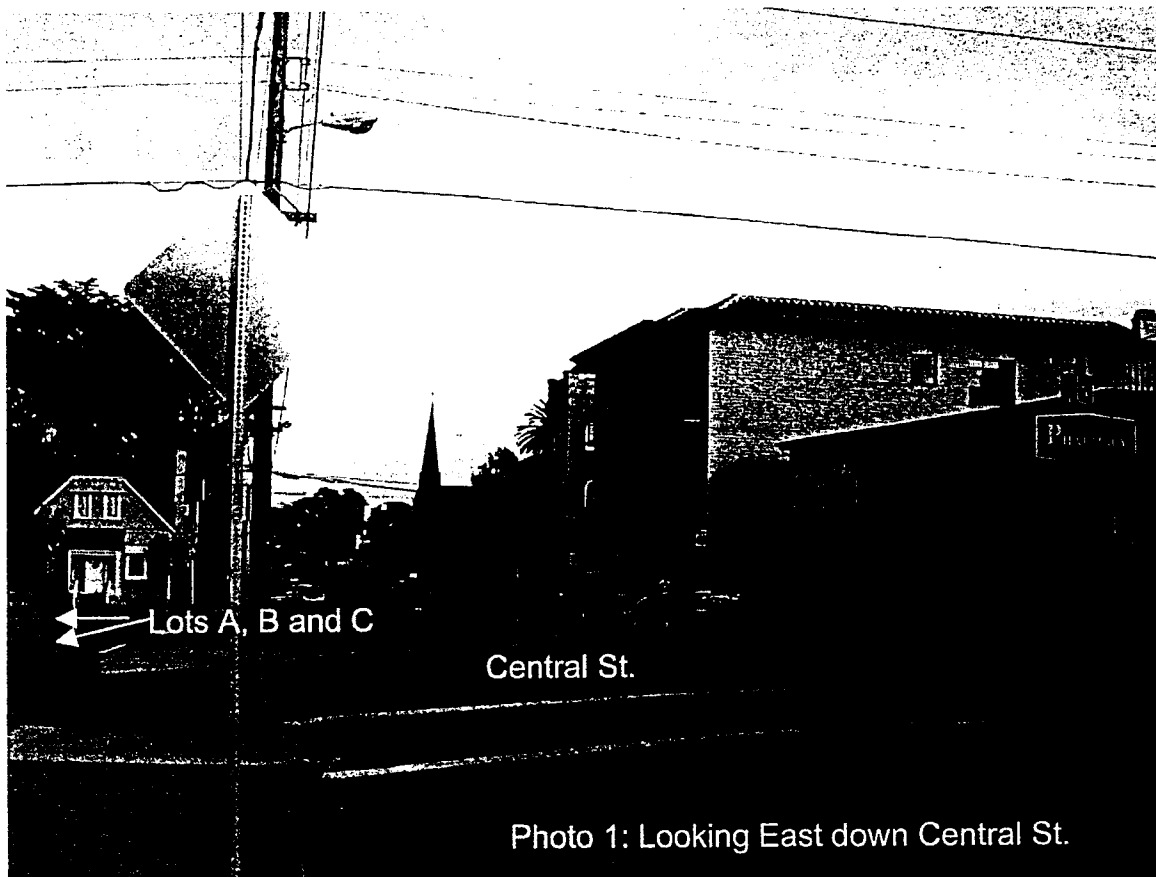
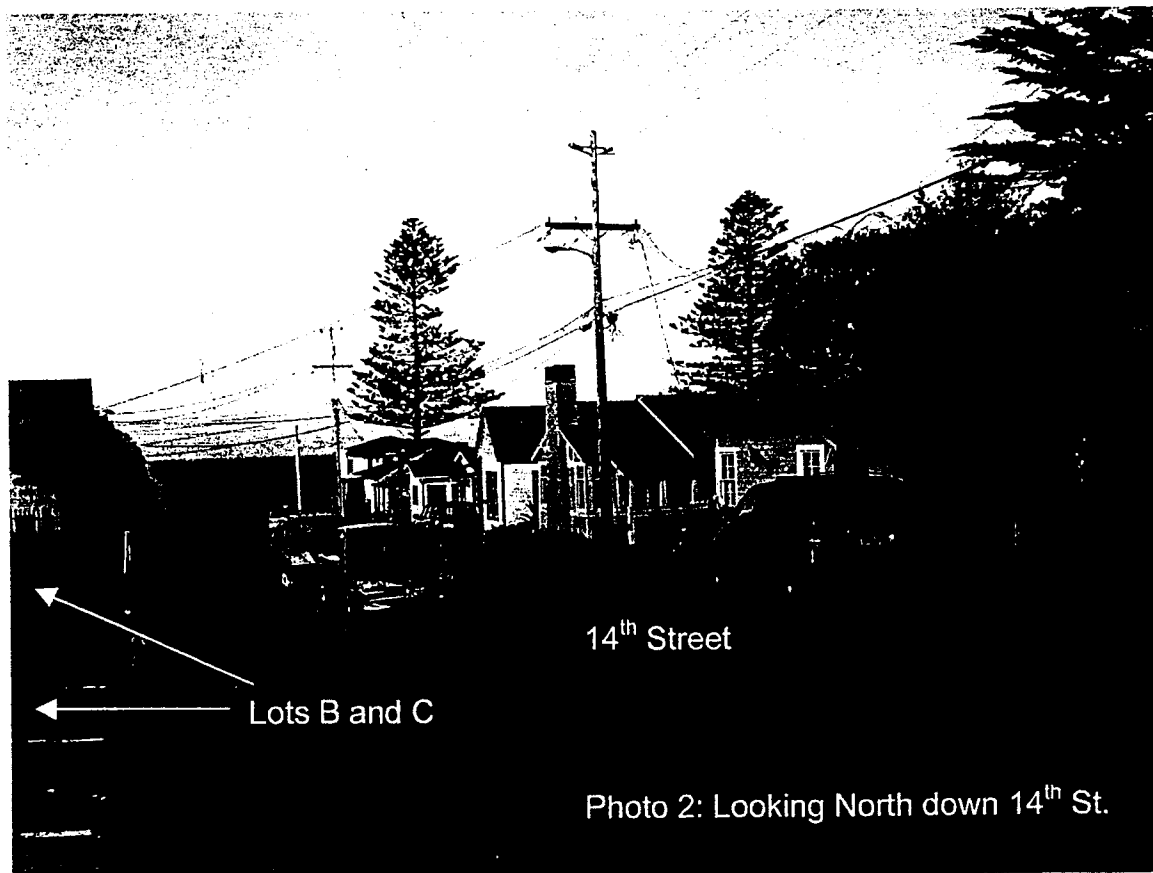


Exhibit F of 3
pg. 1



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

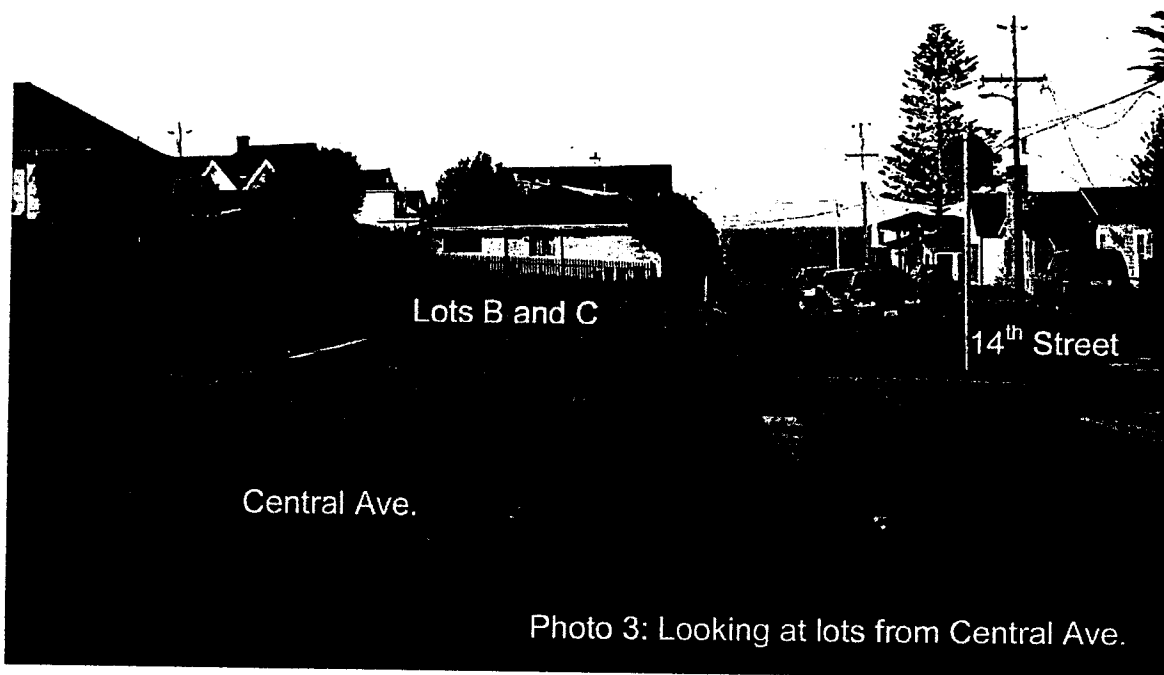


Exhibit F
pg. 2 of 3



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

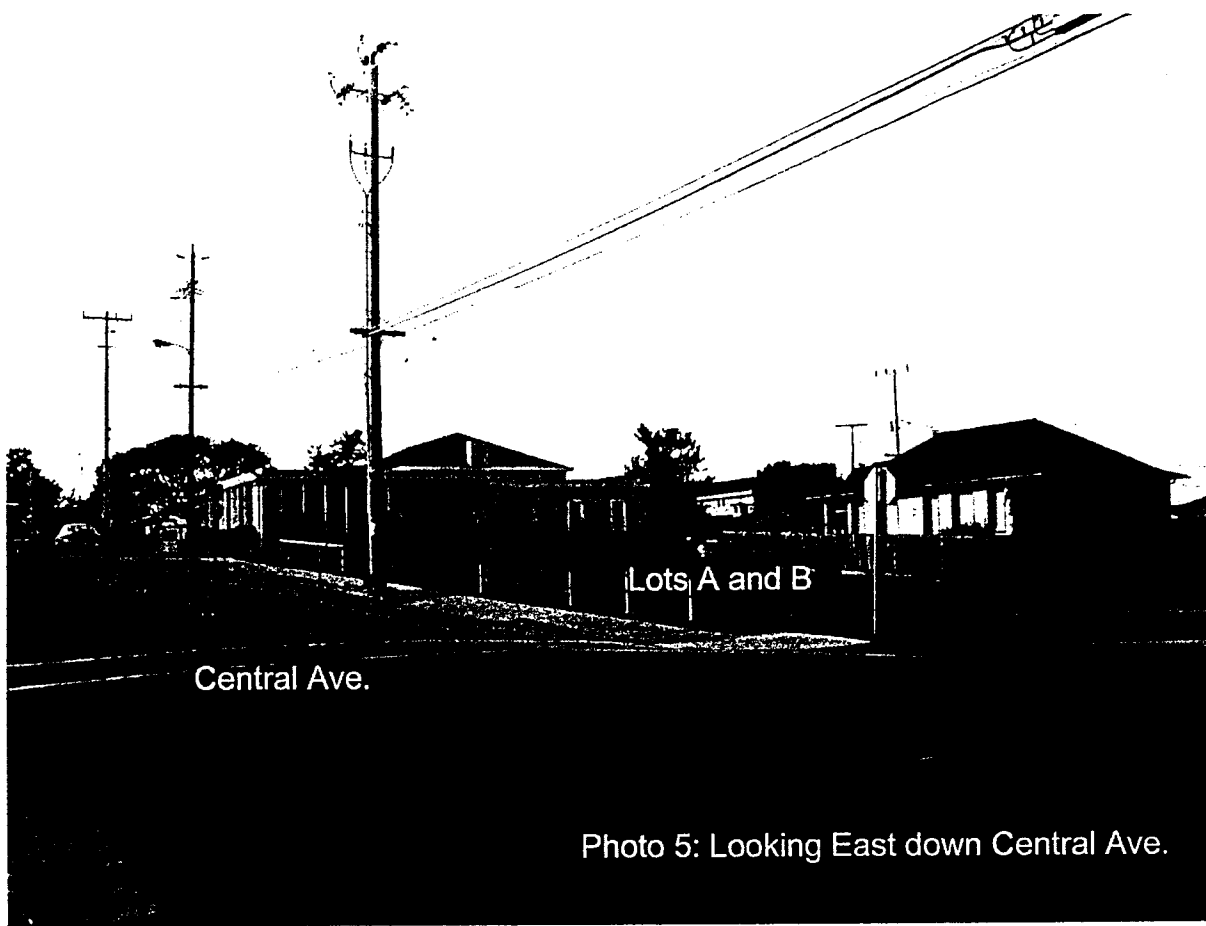


Photo 5: Looking East down Central Ave.

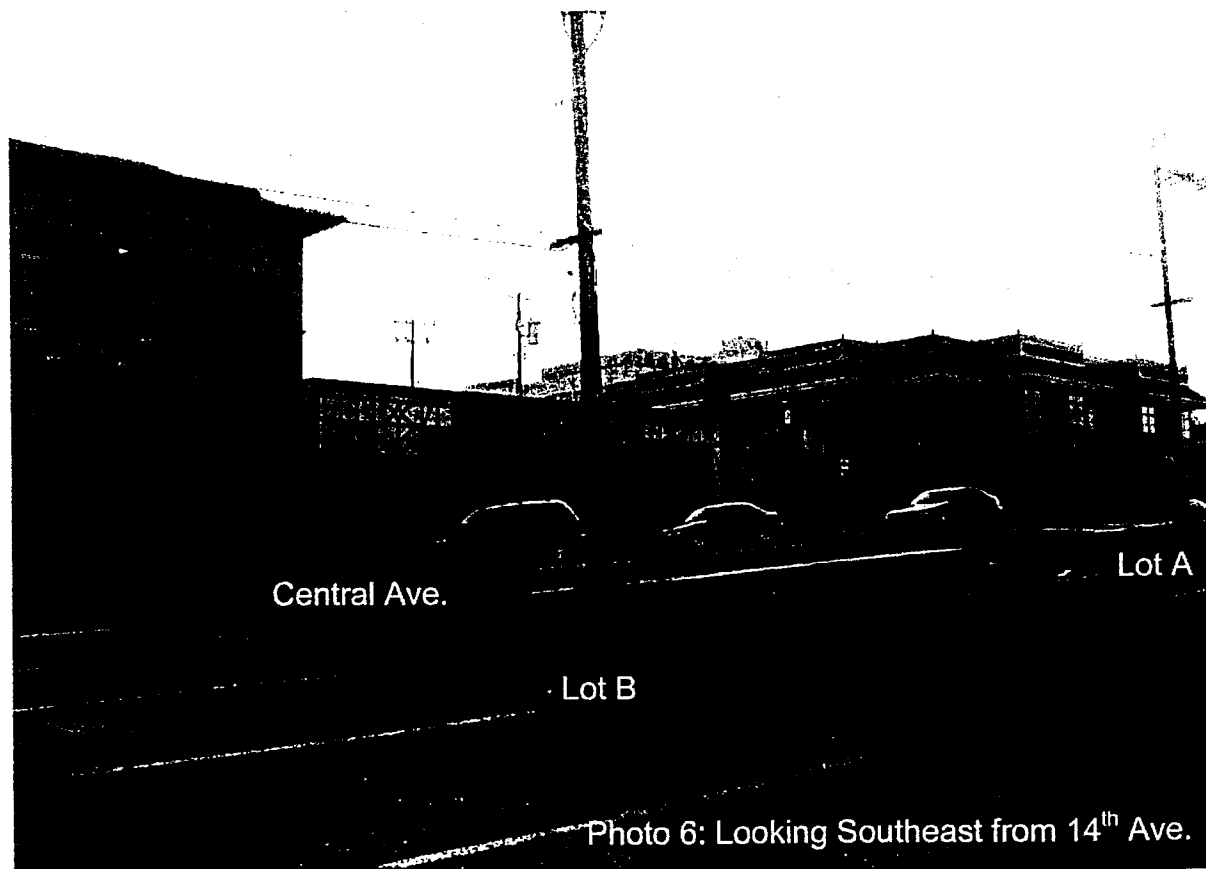


Photo 6: Looking Southeast from 14th Ave.

Exhibit F
pg. 3 of 3

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

B**E****C****©****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 **G**
pg. 1 of 16

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 J. Aberg & Jeffrey Becom

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

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 15th Street (APN#006-182-015), 124 14th Street (APN #006-182-0160 and 122 14th 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 G
pg. 4 of 16

March 9, 2003

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

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

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 14th St and 15th 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

March 4, 2003

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

RECEIVED

MAR 07 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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

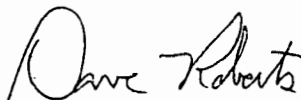
Dear Commissioners,

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. 14th and 15th 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 precious 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 15th 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 **G**
pg. 6 of 16

March 10, 2003

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

RECEIVED

MAR 11 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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

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 14th 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 14th and 129 15th 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 Aickelin
114 14th St.
Pacific Grove, CA. 93950

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

Exhibit G
pg. 7 of 16

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

March 8, 2003

MAR 11 2003

Coastal Commissioners
725 Front Street
Santa Cruz, California 95060

RECEIVED

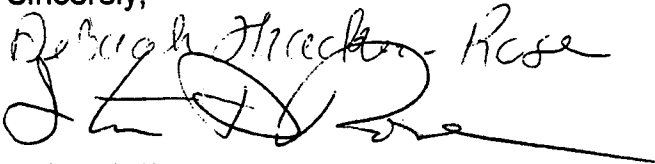
Re: Proposed construction in the Retreat district of Pacific Grove California
APN#006-182-015 proposed duplex at 129 15th Street
APN#006-182-016 proposed triplex at 124 Central Ave
APN#006-182-017 proposed duplex at 122 14th Street

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 14th and 15th 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 14th 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 14th and 15th 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 14th Street
Pacific Grove California

Cc: Concerned Neighbors

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 15th Street, Pacific Grove, CA - APN #006-182-015
124 14th Street, Pacific Grove, CA - APN #006-182-016
122 14th 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:

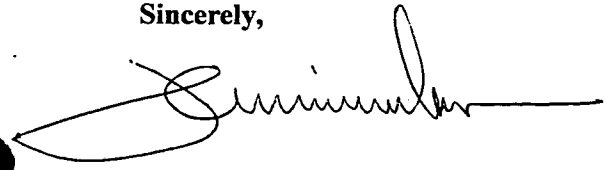
- Being large multi-storied buildings, the mass of even one of the structures will 'loom' over the block, much less three such structures.
- The proposed setbacks for the structures allow for no softening of the buildings. There is miniscule space for landscaping or trees, as the buildings seem squeezed 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 15th 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 G
pg. 10 of 16

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

CALIFORNIA COASTAL COMMISSION
725 Front Street, Suite 300
Santa Cruz, CA 95060

29 April 2003

Regarding: Application Numbers 3-03-018, 3-03-19 and 3-03-026
Th3a, b, c


Dear Coastal Commissioners:

I urge you to remove these items from the consent agenda and open them to additional study by the staff and full Coastal Commission discussion. These multi-unit dwellings, as currently proposed, are inappropriate for the coastal zone. The developers have continuously ignored the suggestions of the city boards and commissions to make the project more compatible with the neighborhood and the valuable Central California Coastal Zone. This project represents more than complete horizontal and vertical build-out of the property. Mitigation of existing problems is clearly possible if the builders would take the time to develop more appealing structures.

The proposed buildings will be set on the crest of a hill and will be more than two stories higher than many of the neighboring residences. The property will be built out beyond code limits and will tower above and shade surrounding yards and gardens. The problems of insufficient parking near downtown will routinely push residential parking to the beach front.

Not only would the public be served by smaller more elegant structures in keeping with the neighborhood, but the developers would, in the end, have a more profitable property. It is in everyone's best interest for the Commission to examine the issues involved in this permit and to insist on the minor redesign required to keep these buildings consistent with California State Coastal Zone guidelines. Thank you for your interest in these problems.

Best Regards,


Jerry Norton
605 14th Street
Pacific Grove, CA 93950

RECEIVED

MAY 02 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Exhibit G
p. 12 of 16

**GARDEN WAY**

Award-Winning Landscape Design and Development

FAX MEMO

Date: 5/7/03 Time: 9AM

To: Commissioner Christina Desser
Company: California Coastal Commission
Location: Monterey
Fax #:

From: Jim Miller
Location: Garden Way
Phone #: 831-373-3898
Fax #: same

page 1 of 1 pages

RE: Coastal Commission Applications : #3-03-18 , 129 14th Street , Pacific Grove
#3-03-19 , 124 14th Street , Pacific Grove
#3-03-26 , 122 14th Street , Pacific Grove

Dear Commissioner Desser :

We are writing in reference to the above applications that are on your agenda at the California Coastal Commission meeting in Monterey this Thursday, May 8th.

Our family has written to the Commission in the past, but we wanted to take time to be sure that our comments reached you. We will not be able to attend or speak at the meeting, so this note to you is especially important to us.

In reviewing the designs and renderings for the projects, we feel that they are completely out of scale for the neighborhood. If you are familiar with this part of Pacific Grove, you know that the homes here are mostly smaller, many with a lot of historic background (we live in a restored 1,000 sq.ft. home built in 1910). The neighborhood as a whole gives one the feel of a quaint, 'cottage' community — lots of cute little places filled with flowers and bright Victorian colors. A few of the coolest looking Victorian bed and breakfast homes are mixed in as well.

So, we were surprised that the structures are designed to be so large that they will 'loom' over the adjacent homes. We were surprised that they have little of the quaint neighborhood architectural detail. We were surprised that they have little or no setbacks to allow for landscaping to soften the homes. It appears that the design of the structures has them 'squeezed' onto the Lots with no success in making them blend smoothly with the neighborhood.

Because of this, we are urging you to lead the Commission in opposing these projects as they are currently proposed. We welcome more appropriate structures on these Lots, but the proposed designs are very much out of harmony with the neighborhood.

Thank you for your time with this....

Jim Miller and Family

120 15th Street

Pacific Grove, CA

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MAY 07 2003

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COASTAL COMMISSION
CENTRAL COAST AREA

831-373-3898

C-27 License #315322
California Nursery License # D7888Exhibit G
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JUN 06 2003

To: The California Coastal Commission
725 Front Street, #300
Santa Cruz, Ca. 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re. July 2003 Agenda
3A, 3B, 3C Duplex and Triplex proposal
In Pacific Grove

Dear Commissioners:

I feel that the proposed project is larger than is suitable for this important historic neighborhood. This project should be looked at in relation to the modest size of most of the housing in this part of the retreat and not as an extension of the Central Ave. commercial and public buildings. The approvals of this project were given in the spirit of balancing the need for including some low income units with the needs of the neighborhood. I understand this balance was upset when changes were made during the redesign period when the maximum floor footage and footage for parking were "fudged" adding to the floor footage and bulk of the project. The market rate units are up to 1525 square feet, which is far larger than necessary and larger than many of the small homes in the neighborhood. Most of us who live in Pacific Grove's historic neighborhoods have sacrificed space for the benefits of living amongst these lovely old homes. I don't think it unreasonable to expect that the new residents will be willing to make similar sacrifices in size to be a part of this community.

I would hope that the commission would reduce the size of the project so that it more appropriately fits into the modest scale of the neighborhood.

Ken Hinshaw
Ken Hinshaw
747 Short St.
Pacific Grove, Ca. 93950

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Robert A. Johnson

P.O. Box 51790

Pacific Grove, CA 93950

Phone 655-5335

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Email bobpg@aol.com

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JUN 06 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

June 05, 2003

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

Dear Stephanie,

I am writing about projects 3A, Application #3-03-18, Lot A at 129 15th Street (duplex), 3B Application #3-03-19, 124 14th Street at Central (triplex), and #3C Application #3-03-26, 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. In addition, these proposed structures will dwarf existing houses in the area. I believe that any new projects in the area between Central Avenue and Ocean View should match the character of the existing houses. We bought here because we liked the area as it was, and don't want it changed. I remodeled one of my houses several years ago, and was strictly limited in changes I could make, so that the house would still blend in.

I was OK with that, but I think any new projects should meet the same criteria as existing nearby structures.

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

Sincerely,



Robert A. Johnson

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APR 25 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREAItem No. Th8a
Permit No. A-3-MCO-02-058
Janice M. O'Brien
Opposition

May 8, 2003

Members of the Commission :

I regret that I will not be ⁱⁿ town for this meeting but wish to submit the following statement.

You have an earlier letter in your files outlining my opposition to this project. This latest version remains unacceptable in its excessive size, lot coverage and design. But the greatest danger lies in its potential for setting a precedent that will open up this particular stretch of coastline to future inappropriate development.

I wish to take specific issue with the staff finding cited as justification for reversal of its recommendation for denial.

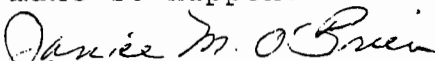
"While the proposed house is greater in height and thus more visually intrusive than the present house, the proposed house can be found to be consistent with LCP visual policy 56 because the policy is vague and there are so many houses of similar nature in this area".

This conclusion is patently false. The LCP governing this area is not vague. It is unusually explicit in its detailed effort to protect the remnant dunes from overdevelopment that would visually impact public viewsheds i.e. Bird Rock and Fan Shell Beach. Moreover, there are no houses on the front line proximate to 17 Mile Drive of this size or design.

What is most frustrating in this process is the apparent willingness of staff to accomodate this applicant beyond the clearly defined restrictions of the LCP. The propriety of former staff members acting in an advocacy role must also be questioned.

The applicant has rejected any real effort to respond to the neighbors' concerns as to size or compatibility of design to adjacent houses. If he is allowed to proceed on the premise that maximum pressure will ultimately be rewarded there is little hope for even handed consideration of the basic merits of his case.

We all know that a land use plan is only as effective as its implementation. If this area is to be preserved in its present integrity, this body must make it happen.



Respectfully,
Janice M. O'Brien
Box 1037
Pebble Beach, Ca. 93953

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