

CALIFORNIA COASTAL COMMISSION

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

**Th17b**

Filed: 03/30/07
180th day: 09/26/07
Staff: MW-SC
Staff report prepared: 07/19/07
Hearing date: 08/09/07

COASTAL DEVELOPMENT PERMIT APPLICATION**Application number**3-06-057**Applicant**.....Neil H. Edwards and Arthur H. Edwards**Project location**368 Calle de los Amigos, in the Asilomar Dunes area in Pacific Grove, Monterey County (APN 007-061-15).

Project descriptionRemodel and addition to an existing 2,555 square foot single family residence and garage including: first floor addition over existing breezeway (168 sf), new second story bedroom (395 sf), construct deck over existing walkway (171 sf), reserve 912 sf as outdoor living area, and restoration of approximately 83% of site to native dune habitat.

	Existing	Proposed
Project Site =	33,495 square feet	33,495 square feet
Building Coverage =	2,192 square feet (6.4%)	2,360 square feet (7%)
Driveway & Impervious Area =	2,630 square feet (8%)	2,462 square feet (7.4%)
Total Structural Coverage =	4,822 square feet (14.4%)	4,822 square feet (14.4%)
Immediate Outdoor Living Area =	Approx. 312 square feet (0.9%)	912 square feet (2.7%)
Total Lot Coverage =	5,134 square feet (15.3%)	5,734 square feet (17.1%)

Local approval.....City of Pacific Grove: Architectural Review Board (ARB); final architectural approval on 9/12/06 (AA #3594-06).

File documents.....Botanical Survey Report by Thomas Moss (08/19/2006); Landscape Restoration Plan by Thomas Moss (08/24/03); Revised Landscape Restoration Plan by Thomas Moss (03/04/2007); Preliminary Cultural Resources Reconnaissance (November 2005); City of Pacific Grove certified Land Use Plan.

Staff recommendation ...Approval with Conditions

Summary: The applicant proposes to remodel an existing 2,192 square foot single-family residence and garage, and add a second story bedroom and breezeway enclosure totaling approximately 563 square feet on a 33,495 square foot lot in the Asilomar Dunes neighborhood of the City of Pacific Grove (See



California Coastal Commission
August 9, 2007 Meeting in San Francisco

Staff: Mike Watson Approved by:

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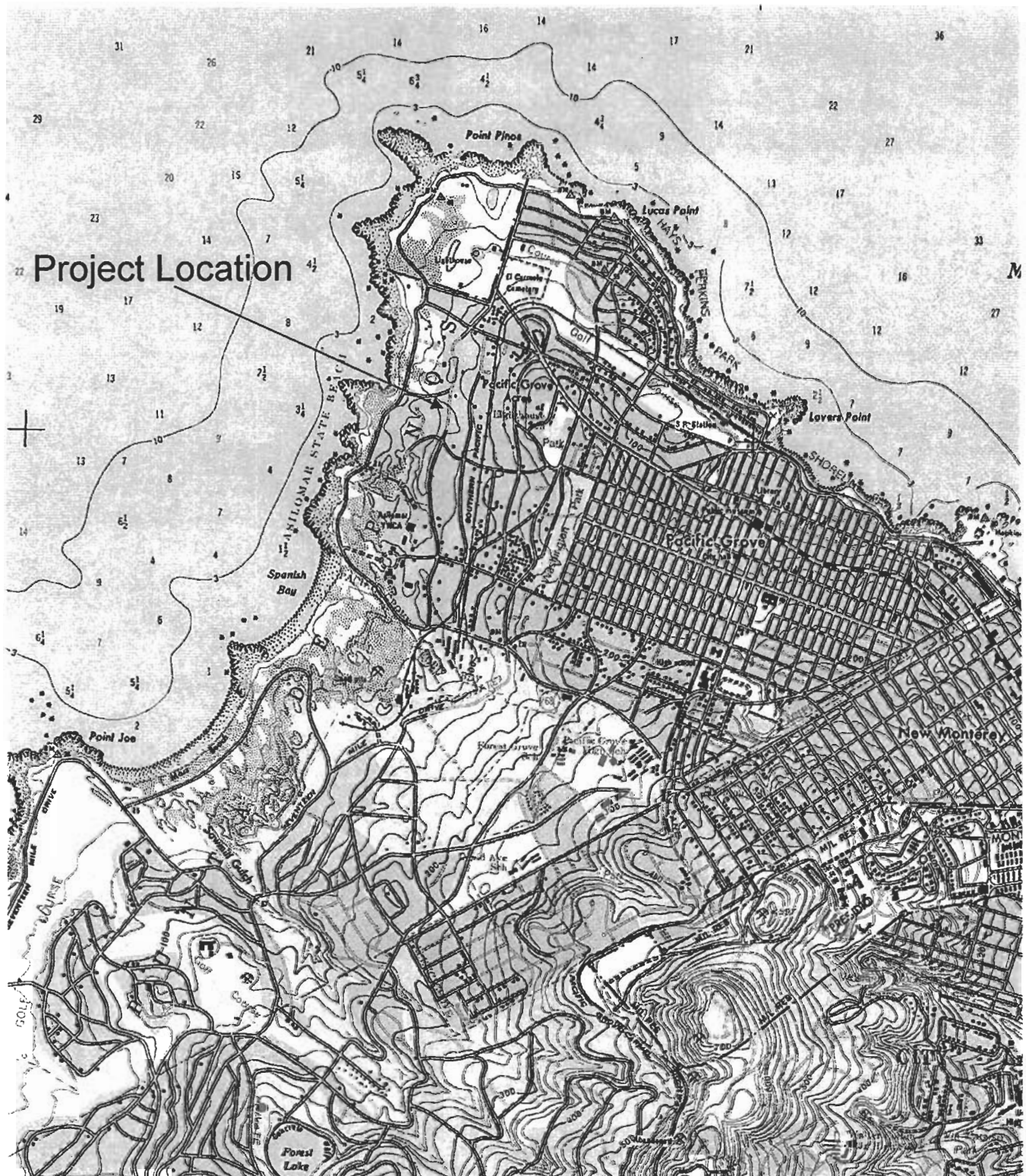
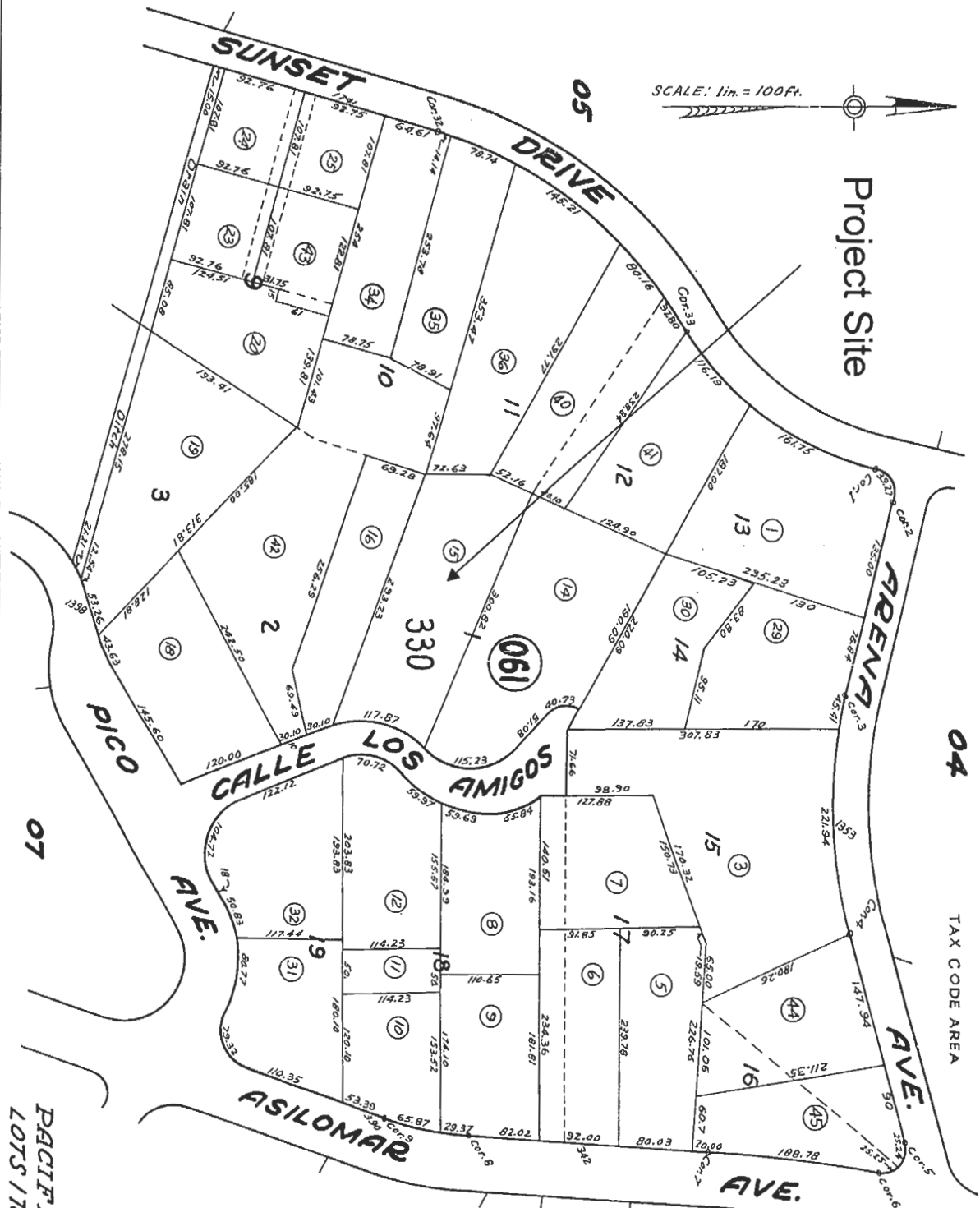


Exhibit B
Project Vicinity Map
Edwards SFR Addition
3-06-057

Project Site

SCALE: 1 in. = 100 Ft.



04

TAX CODE AREA

ASSESSOR'S MAP
BOOK 2 PAGE 06

05

310

639

SUNSET DRIVE

ARENA AVE.

CALLE LOS AMIGOS

PICO AVE.

ASILOMAR AVE.

Exhibit C
Assessors Parcel Map
Edwards SFR Addition
3-06-057

PACIFIC GROVE ACRES
LOTS 1163 & 97619 BLK. 330

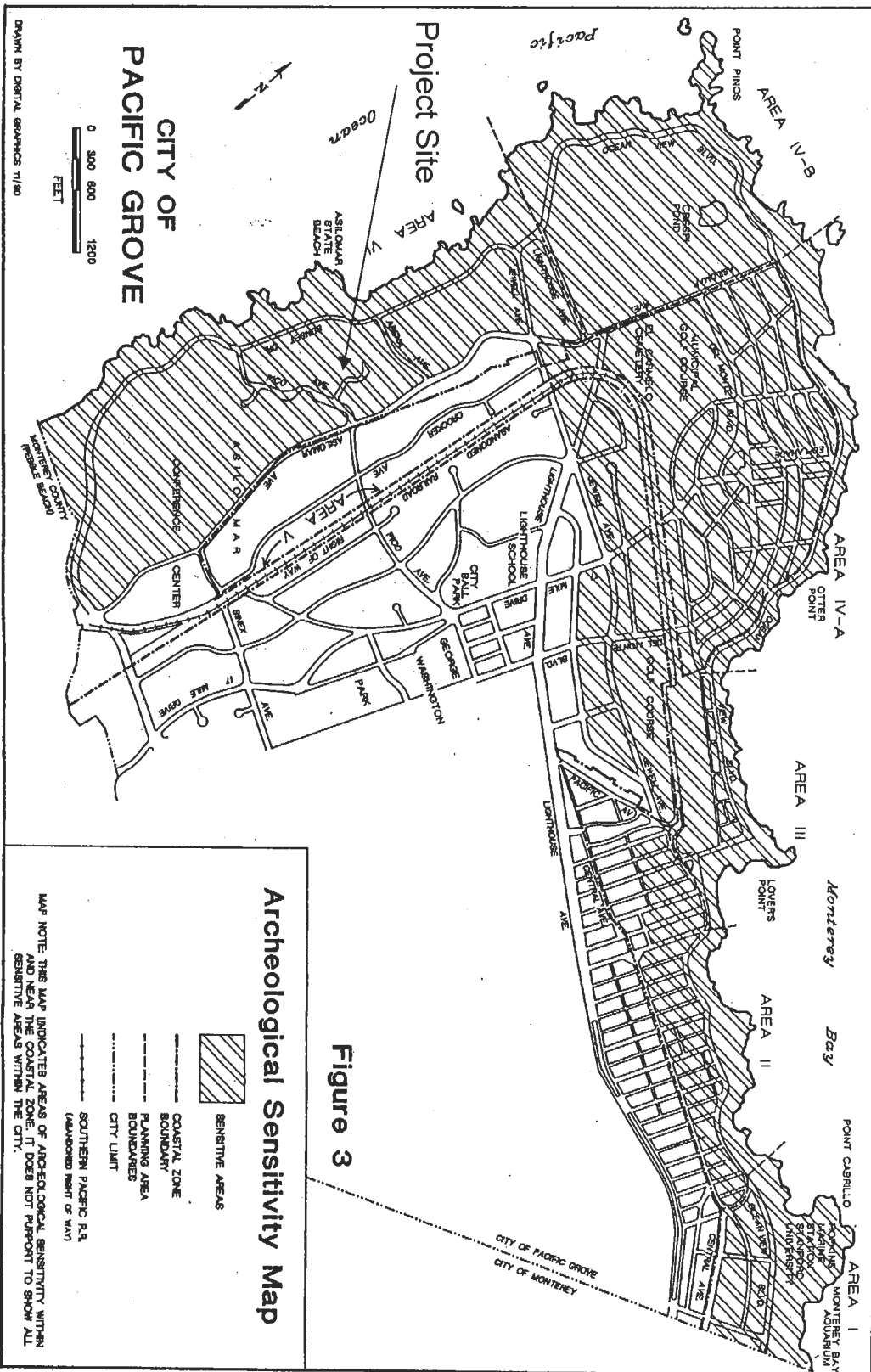


Exhibit E
Archeological Sensitivity Map
Edwards SFR Addition
3-06-057

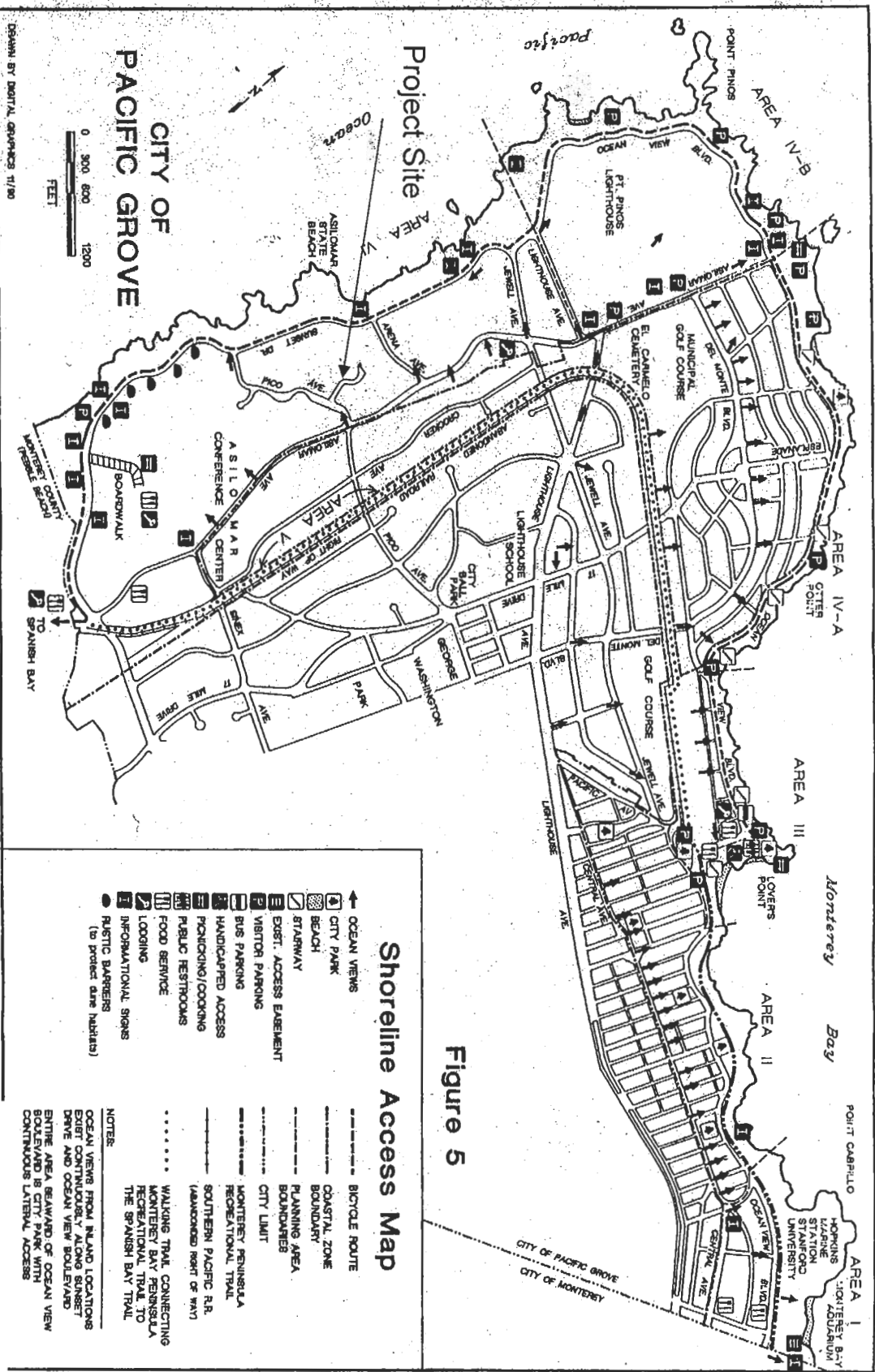


Figure 5

DESIGN BY DIGITAL GRAPHICS 11/80

CITY OF
PACIFIC GROVE

0 300 600 1200
FEET

Project Site

Exhibit F
Shoreline Access Map
Edwards SFR Addition
3-06-057

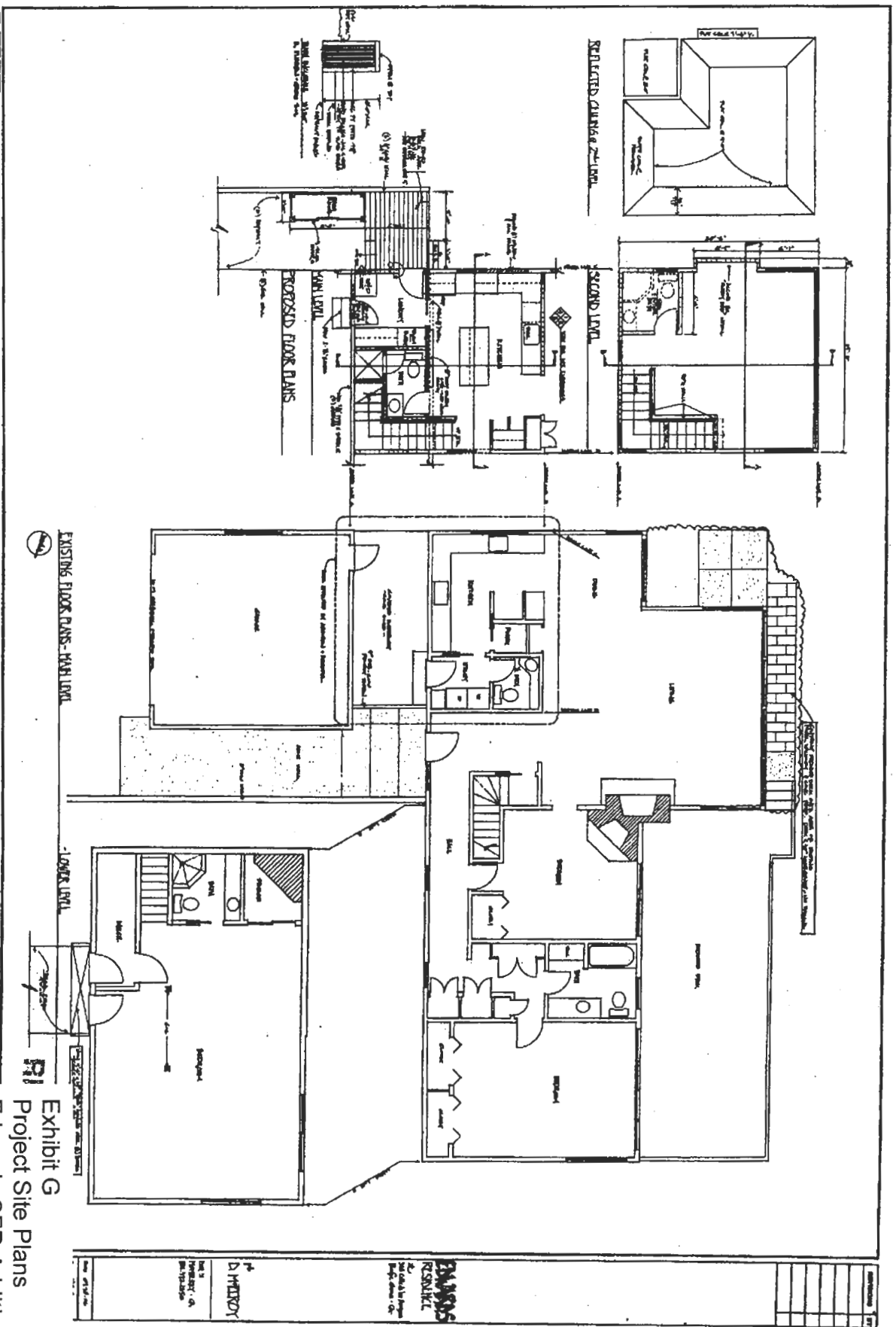
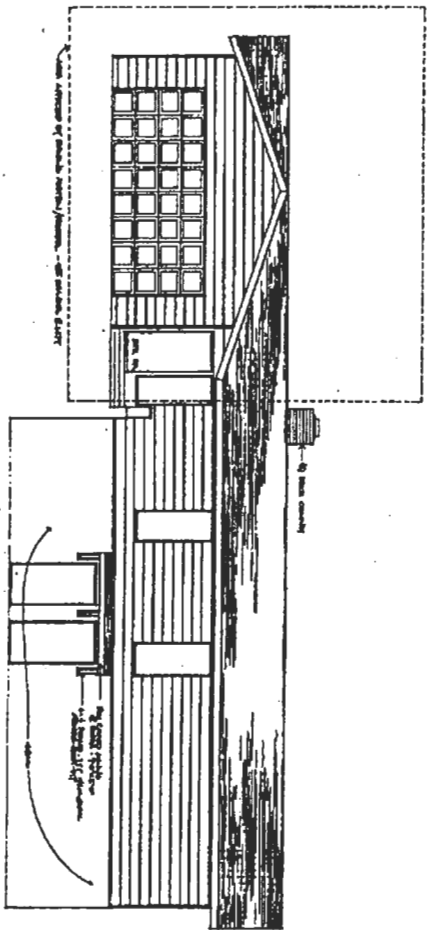


Exhibit G
Project Site Plans

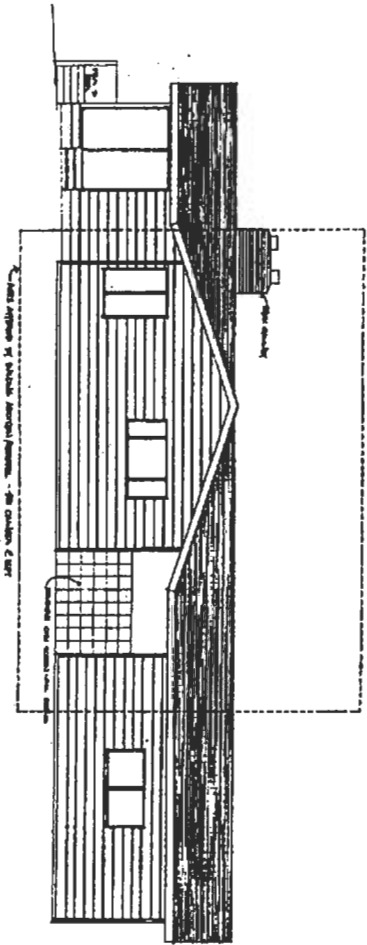
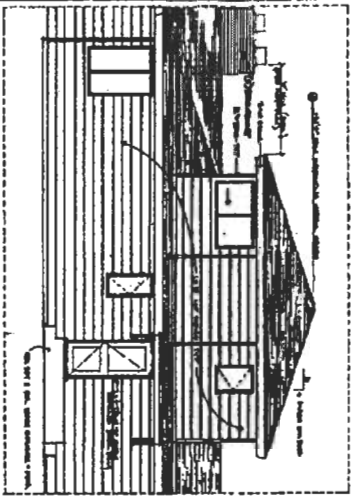
JJ Edwards SFR Addition

3-06-057; Page 2 of 5

CONFIDENTIAL - DEV. DEPT.



EAST

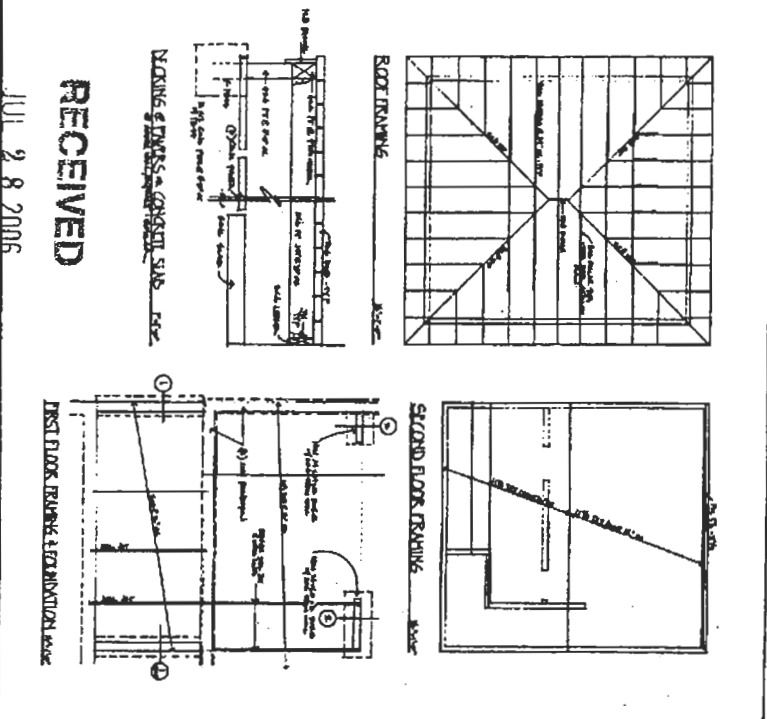
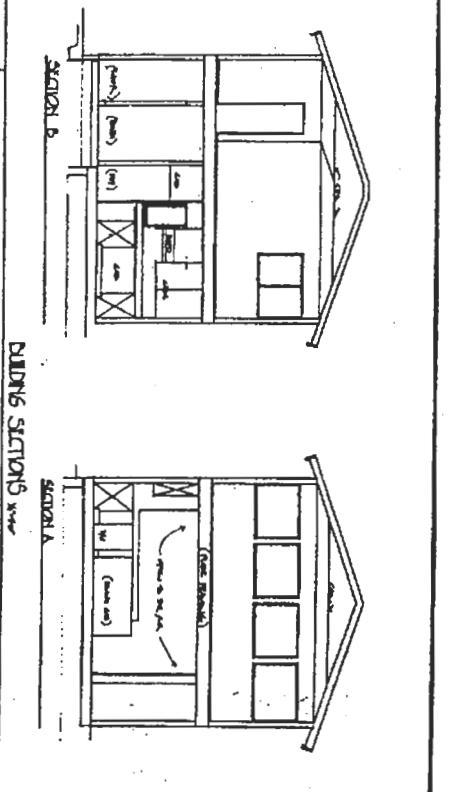
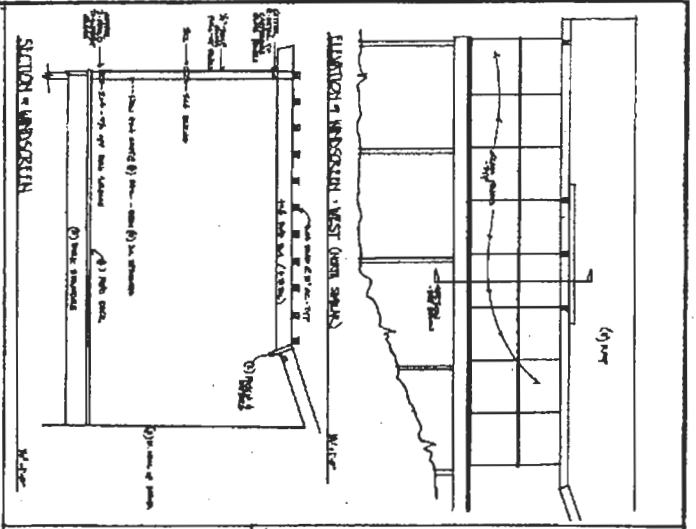


McDonald SOUTH Eastgate

BECE 11/23/2011

Exhibit G
Project Site Plans

COMMUNITY | Edwards SFR Addition
3-06-057; Page 3 of 5



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COMMUNITY DEV. DEPT.

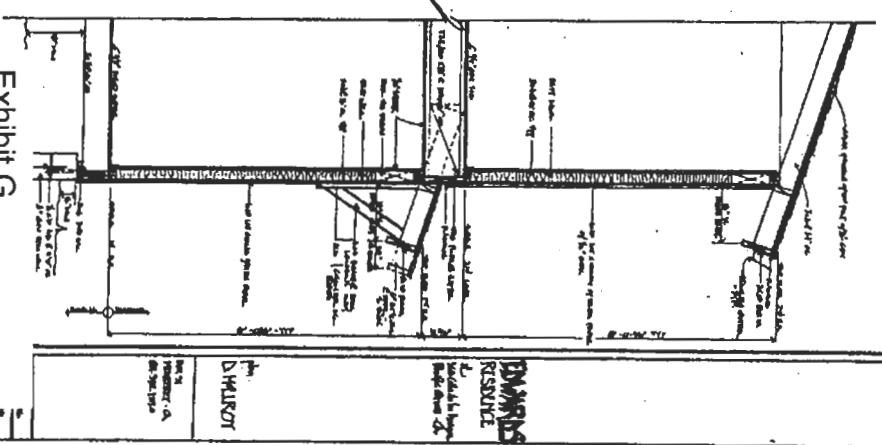
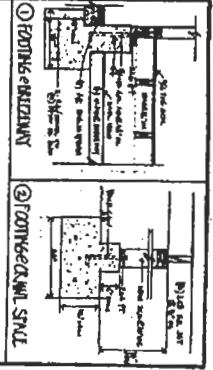


Exhibit G
Project Site Plans
Edwards SFR Addition

3-06-057; Page 5 of 5

DWIGHT
RESIDE

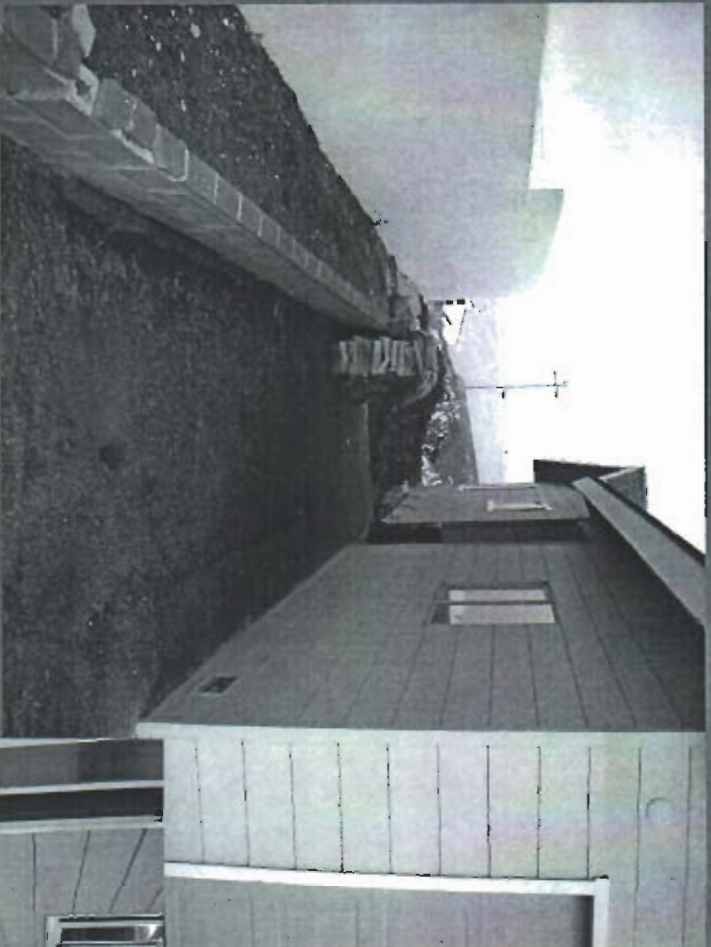
D. WILSON

Architectural drawings showing the signature and title of the architect, D. Wilson, and the project name, DWIGHT RESIDE.

Project Site

368 Calle de los Amigos
APN 007-061-015





Additional sideyard area to be included with Immediate Outdoor Living Area as seen from rear of property.

View of sideyard to be used as Immediate Outdoor Living Area as seen from Calle de los Amigos.





City of Pacific Grove

COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: Architectural Review Board
From: Community Development Department
Subject: 368 Calle De Los Amigos
Date: August 31, 2006

The applicant has filed an application (Architectural Approval Application No. 3594-06) to remodel and construct additions, including a second-story addition, to a single-family residence. The project site is located within archaeologically and botanically sensitive areas in the California Coastal Zone. In accordance with Pacific Grove General Plan and Local Coastal Program Land Use Policies archaeological and botanical reports were prepared for the project (Botanical Report prepared by Thomas K. Moss, dated August 19, 2006, and Preliminary Cultural Resources Reconnaissance of Assessor's Parcel APN 007-061-015, prepared by Susan Morley, M.A. dated November, 2005). Copies of the reports are available for review in the Pacific Grove Community Development Department during normal business hours.

Each of the reports concluded that the limited scope of project-related earth disturbance would not adversely impact archaeological or botanical resources on the site subject to recommended protection measures.

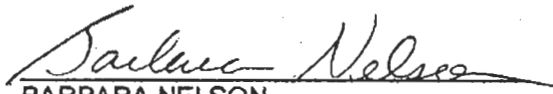
Should the Architectural Review Board approve Architectural Approval Application No. 3594-06, staff recommends that the following conditions be applied.

1. Prior to beginning any project-related activities a temporary fence at least 4' in height is required to be installed to demarcate the project area from sensitive botanical areas. A qualified biologist shall be retained at the applicant's expense to identify the appropriate location for the fence. The fence shall be maintained in good repair and shall remain in place until project-related activities are completed. The fence may not be removed unless and until removal is approved by the Pacific Grove Community Development Department.
2. Protected areas shall not be accessed by any person or vehicle. Materials shall not be stored within protected areas, and liquid and/or solid waste products are not permitted to be disposed of on site. Waste products, including chemical wastes (paint, solvents, etc.), shall not be drained on the property and shall be disposed of properly. All waste materials shall be disposed of in accordance with Monterey Regional Waste Management District requirements.
3. Prior to issuance of the project building permit a meeting shall be held on site with the general contractor and/or property owner, the project planner from the Pacific Grove Community Development Department, and the project biologist to review project botanical protection compliance requirements.

Exhibit J
ARB Conditions of Approval
Edwards SFR Addition
3-06-057; Page 1 of 2

4. The project biologist shall inspect the project site no less than once during each week until all project-related activities have been completed.
5. The project biologist shall immediately inform the Pacific Grove Community Development Director, general contractor, and the property owner of any condition related to botanical protection that is not in compliance with the required conditions.
6. The project biologist shall submit written confirmation of compliance with botanical protection requirements to the Pacific Grove Community Development Department prior to final approval of the building permit upon completion of construction.
7. A qualified archaeological monitor shall be retained at the applicant's expense, to monitor project-related earth disturbing activities. The archaeological monitor shall be present during demolition and construction activities that involve soil disturbance, including but not limited to removal of vegetation and/or pavements, excavation for new foundations, etc. If human remains and/or cultural features are discovered, earth disturbing work shall be halted immediately on the site until the find can be evaluated and appropriate mitigation measures formulated and implemented by the project archaeologist subject to approval of the Pacific Grove Community Development Department.

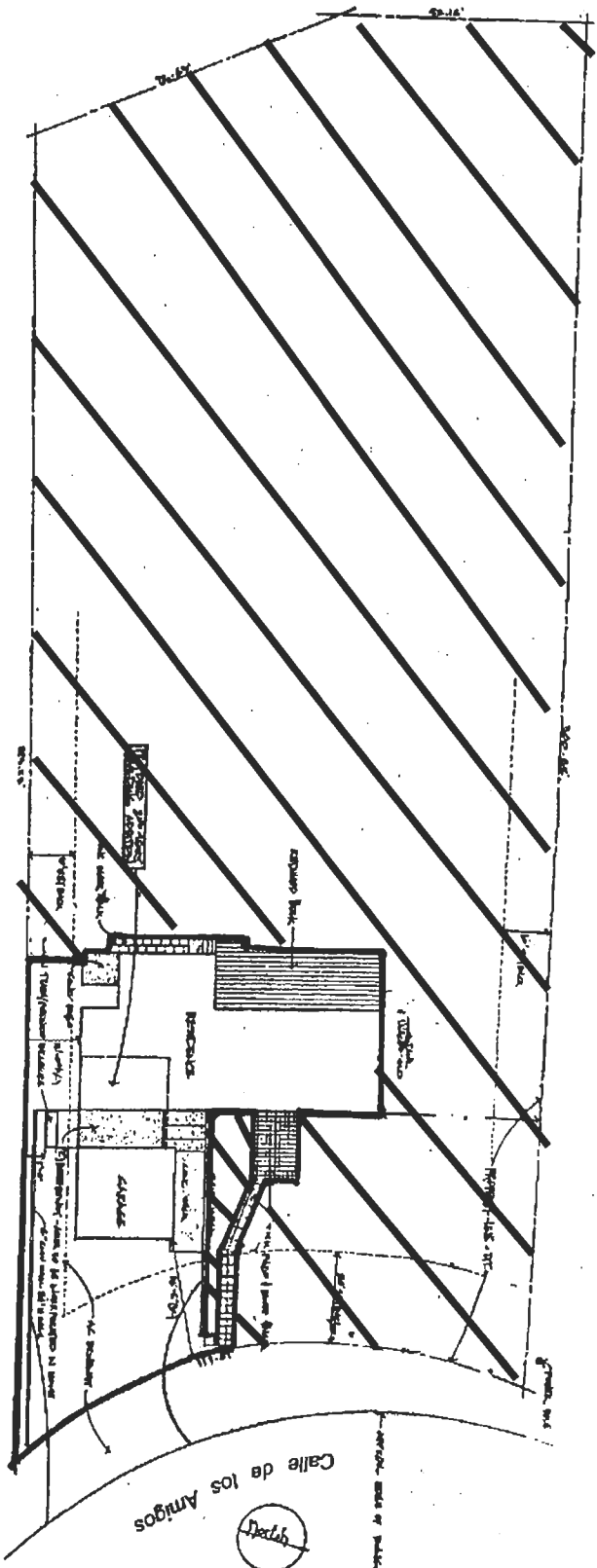
Respectfully Submitted,


BARBARA NELSON
Senior Planner

Edwards Single Family Residence

368 Calle de los Amigos

APN 007-061-015



Landscape Restoration Area

Exhibit K

Landscape Restoration Area

Edwards SFR Addition

3-06-057

THOMAS K. MOSS
Coastal Biologist

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COASTAL COMMISSION
CENTRAL COAST AREA

LANDSCAPE RESTORATION PLAN

EDWARDS RESIDENCE
368 CALLE DE LOS AMIGOS, PACIFIC GROVE
(APN 007-061-015)

Owner/Applicant:

Neil H. Edwards
23609 Decorah Road
Diamond Bar, CA 91765

March 4, 2007

508 Crocker Avenue
Pacific Grove, CA 93950

(408) 373-8573
Exhibit L: Landscape Restoration Plan
3-06-057 Edwards SFR Addition
Page 1 of 17

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**LANDSCAPE RESTORATION PLAN
EDWARDS RESIDENCE
368 CALLE DE LOS AMIGOS, PACIFIC GROVE, CA
(APN 007-061-015)**

I. INTRODUCTION

This report has been prepared in conjunction with a proposal to add a second-story room onto an existing residence, replace an existing patio and walkway, and construct an enclosure for trash and firewood at 368 Calle de los Amigos in Pacific Grove. As a condition of project approval by the City of Pacific Grove and the California Coastal Commission, a landscape restoration plan is required that describes the procedures and standards for restoring, monitoring and maintaining the property's native dune habitat. This Landscape Restoration Plan satisfies that requirement.

A botanical survey report was prepared for the project on August 19, 2006. It provides a description of the existing vegetation on the property and a list of recommendations for protecting and improving the native landscape, both during and following construction of the proposed project.

II. RESTORATION GOAL AND OBJECTIVES

The goal of this Landscape Restoration Plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape on the undeveloped portion of the property. Relatively undisturbed or "natural" examples of the native plant community that once covered the project site occur nearby in Asilomar State Beach and on several privately owned properties along Sunset Drive. A particularly good example of a successful landscape restoration project can be seen at 1691 Sunset Drive (Knight's residence).

Specific objectives for accomplishing the project goal are as follows:

- Revegetate with an array of native species, establishing a landscape type that is self-sustaining and representative of the project site's native plant community in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Restrict use of ornamental or non-native plants to areas designated as "Immediate Outdoor Living Area."
- Prevent damage to the native landscape resulting from human and pet activity.
- Carryout a monitoring program based on quantitative and qualitative standards.

- Establish a long-term management program for maintaining and preserving the native dune landscape on the undeveloped portion of the property in a natural state.

III. RESTORATION PROCEDURE

The following provides descriptions of specific management techniques that will be used to meet the objectives of this restoration project. Implementation of this project should be monitored by a qualified biologist (Project Biologist) approved by the Pacific Grove Community Development Department.

Restoration will be accomplished in seven steps. Each step is described below and includes the following:

1. Native Seed Collection
2. Exotic Species Eradication
3. Sand Stabilization
4. Revegetation
5. Landscape Protection
6. Maintenance
7. Monitoring

1. Native Seed Collection

Plants of the same species can vary in color and form from one area to another, even over relatively short distances. Genetic variations occur in response to long-term adaptive changes by a species to the conditions of its immediate environment. Utilizing seeds from plants collected as near as possible to a restoration site is a wise revegetation strategy, since these plants possess the unique traits needed to ensure the long-term survival of their kind on the site.

In order to preserve the genetic integrity of the local flora, all seed for growing plants selected for use in this restoration project will be collected from areas as close as possible to the project site. The geographic limits of the seed collection area will be from Pt. Pinos to the north, Pt. Joe to the south, Asilomar Blvd. to the east and the shoreline to the west. Permission to collect on private or public property will need to be obtained from the respective property owners. A total of approximately 25 pounds of seeds will be collected from eight species, as listed in Table 1.

2. Exotic Species Eradication

Eradicating exotic plants and maintaining the landscape in a weed-free condition are primary objectives of this landscape restoration project. Several particularly invasive, exotic species presently dominate the property, including Hottentot fig ice plant (*Carpobrotus edulis*) and ripgut brome (*Bromus diandrus*). These species are aggressive competitors and failure to control these species and the other weeds will make efforts to restore the native plant community difficult,

costly and unlikely to succeed in the long run. A complete list of all the exotic plants identified on the property is included in the property's Botanical Survey Report of August 19, 2006.

There are a number of ways to eradicate exotic plants, depending on the species and the size of the infestation, among other factors. For this particular project, the most effective approach will be to initially spray the ice plant and annual weeds with a suitable herbicide. The ice plant should be sprayed with "RoundUp Pro," allowed to die, and then pulled and stored in piles. After the site is reseeded and replanted with native dune plants, the strands of dead ice plant will be spread over the dunes and left to decompose in place. Depending on the growth stage of the annual grasses, they will either be sprayed with Roundup or hand pulled and removed from the site.

Over the longer-term, it will be vital to the success of this landscape restoration project that all exotic seedlings are pulled and removed each year before they flower and produce seeds.

3. Sand Stabilization

Where vegetation is absent or lacking on the property, measures will need to be taken to stabilize the sand (hold it in place), so as to prevent erosion by the wind while the native plants are germinating and becoming established. Areas of bare sand and where ice plant has been removed will be temporarily stabilized by mulching with dead ice plant. Spreading strands of dead ice plant over the ground is an effective sand stabilization method that can provide at least two years of erosion control. Plant cover should be adequate by the second year to prevent dune erosion, provided that trampling or any other significant disturbance does not damage the plants.

The dead ice plant will be applied following seeding and replanting of the property.

4. Revegetation

A. Revegetation Guidelines

The undeveloped portion of the property will be restored according to the specifications and standards defined in this Landscape Restoration Plan and as generally depicted in Figure 1. Table 1 provides specifications for the quantities and spacing for each of the selected plants.

With the exception of a designated "Immediate Outdoor Living Area," only plant species indigenous to the property will be used in this landscape restoration project. The "Immediate Outdoor Living Area" may be managed primarily for ornamental or aesthetic landscape purposes, thereby allowing the use of non-invasive exotic species, if desired.

FIGURE 1. LANDSCAPE PLAN – 368 Calle de los Amigos

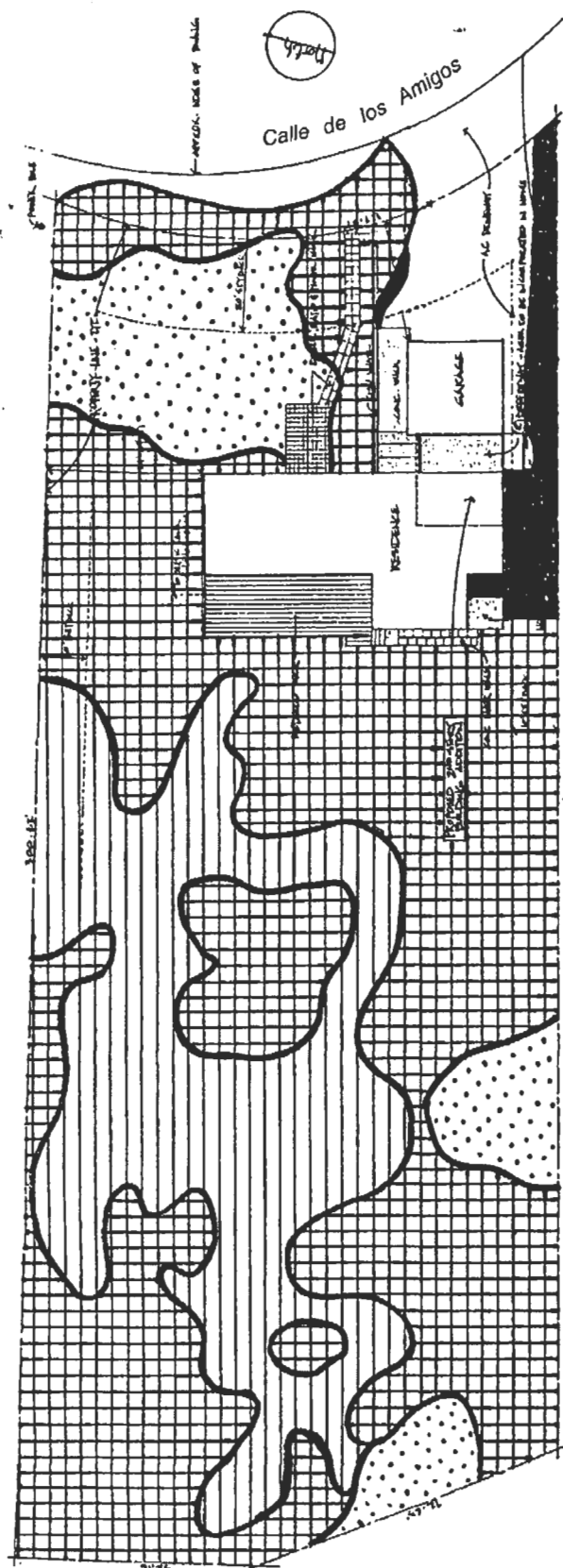


TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

LANDSCAPE TREATMENT AREA 1: MINIMAL RESTORATION			
	Percent	Quantity	Spacing
Plant Name			
Pink sand verbena (<i>Abronia umbellata</i>)	0	605	(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	65	5	2"
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	47	5"
Sand mat (<i>Cardionema ramosissimum</i>)	0	0	(seed)
Sand mat (<i>Cardionema ramosissimum</i>)	0	0	(seed)
Monterey spinnelower (<i>Chorizanthe purpurea purgens</i>)	0	0	(seed)
Mock heather (<i>Encarnia ericoides</i>)	5	47	5"
Beach aster (<i>Lessingia californica</i>)	15	140	2"
Dune blue grass (<i>Poa douglasii</i>)	100	94	2"
Totals		933	
Quantity (Seed lbs.)			
			3.00
			14.00
			1.00
			0.25
			2.00
			0.50
			0.50
			21.25
LANDSCAPE TREATMENT AREA 2: PARTIAL RESTORATION			
	Percent	Quantity	Spacing
Plant Name			
Pink sand verbena (<i>Abronia umbellata</i>)	0	605	(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	65	5	2"
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	47	5"
Sand mat (<i>Cardionema ramosissimum</i>)	0	0	(seed)
Sand mat (<i>Cardionema ramosissimum</i>)	0	0	(seed)
Monterey spinnelower (<i>Chorizanthe purpurea purgens</i>)	0	0	(seed)
Mock heather (<i>Encarnia ericoides</i>)	5	47	5"
Beach aster (<i>Lessingia californica</i>)	15	140	2"
Dune blue grass (<i>Poa douglasii</i>)	100	94	2"
Totals		933	
Quantity (Seed lbs.)			
			3.00
			14.00
			1.00
			0.25
			2.00
			0.50
			0.50
			21.25
LANDSCAPE TREATMENT AREA 3: FULL RESTORATION			
	Percent	Quantity	Spacing
Plant Name			
Pink sand verbena (<i>Abronia umbellata</i>)	14	300	(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	66	14.00	
Sand mat (<i>Cardionema ramosissimum</i>)	1	1.00	
Monterey spinnelower (<i>Chorizanthe purpurea purgens</i>)	9	0.25	
Mock heather (<i>Encarnia ericoides</i>)	3	2.00	
Beach aster (<i>Lessingia californica</i>)	2	0.50	
Dune blue grass (<i>Poa douglasii</i>)	100	21.25	
Totals			
Quantity (Seed lbs.)			
			3.00
			14.00
			1.00
			0.25
			2.00
			0.50
			0.50
			21.25

LANDSCAPE TREATMENT AREA 4: IMMEDIATE OUTDOOR LIVING AREA

See Table 2 for suggested list of plants.

LANDSCAPE NOTES

The undeveloped portion of property will be restored to its natural, indigenous condition, as described in this Landscape Restoration Plan.

Selected seeds and plants will be installed in a mixed, random pattern over the project site according to the quantities and spacing specifications indicated in Table 1.

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

LANDSCAPE TREATMENT AREA 1: MINIMAL RESTORATION

No seeding or planting required.

LANDSCAPE TREATMENT AREA 2: PARTIAL RESTORATION

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Pink sand verbenas (<i>Abronia umbellata</i>)	0	0	(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	65	605	2'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	47	5'
Sand mat (<i>Cardionema ramosissimum</i>)	0	0	(seed)
Monterey spineflower (<i>Chorizanthe pungens pungens</i>)	0	0	(seed)
Mock heather (<i>Ericameria ericoides</i>)	5	47	5'
Beach aster (<i>Lessingia californica</i>)	15	140	2'
Dune blue grass (<i>Poa douglasi</i>)	10	94	2'
Totals	100	933	

LANDSCAPE TREATMENT AREA 3: FULL RESTORATION

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity (Seed lbs.)</u>
Pink sand verbenas (<i>Abronia umbellata</i>)	14	3.00
Beach sagewort (<i>Artemisia pycnocephala</i>)	66	14.00
Sand mat (<i>Cardionema ramosissimum</i>)	5	1.00
Monterey spineflower (<i>Chorizanthe pungens pungens</i>)	1	0.25
Mock heather (<i>Ericameria ericoides</i>)	9	2.00
Beach aster (<i>Lessingia californica</i>)	3	0.50
Dune blue grass (<i>Poa douglasi</i>)	2	0.50
Totals	100	21.25

LANDSCAPE TREATMENT AREA 4: IMMEDIATE OUTDOOR LIVING AREA

See Table 2 for suggested list of plants.

The kind and amount of plants selected for this project have been determined mainly from observation of the northeastern portion of the property, which is relatively undisturbed and contains a good representation of the naturally occurring dune plant species that occur in this native plant community.

Restoration of the native plant community on the property is aimed at bringing the landscape back to its "original" condition. Therefore, species composition, percent relative cover and total percent cover will not be manipulated to achieve a particular aesthetic quality or "unnatural" appearance to the landscape. In addition, non-local varieties of native dune plants that might have a more desirable plant form or flower color will not be introduced onto the project site. Native grasses that are not representative of the property's natural plant community will not be introduced, as well.

The intent of this landscaping project is to reestablish a dynamic, self-perpetuating native plant community, not to create a designed, static landscape of managed individual plants or groups of plants. Because of the nature of this type of landscaping project, it is not possible or desirable to show the precise location of each plant on a landscape drawing or plan, as is typically done for residential landscape projects. Where container grown plants are used on the site, they will be installed in a mixed, random pattern. Following installation and establishment of the new plantings, the plants will be allowed to spread or decline in coverage, depending on the suitability of the site for each species. During the first few years after planting, some refining of the landscape may be necessary in order to achieve the stated objectives of the project.

Several revegetation methods are available for establishing new populations and enhancing existing populations of native vegetation. Based on the relatively small size of the property, broadcasting seeds by hand and planting nursery stock grown in small containers will be the revegetation methods used for this project.

The number of plants required and their spacing will vary given the composition and the coverage of the existing native plants on the property. Where native plants are absent on the property, a seed mix containing the primary annual and perennial plant species found in Asilomar Dunes will be applied. Where native species are present but lacking in density, percent coverage or species composition, nursery grown container plants will be planted to augment the existing plant cover. Planting will aim to achieve a density of one plant per 4-square feet.

Approximately 83 percent of the property will be restored using native dune plants that are indigenous to the property. An additional 2 percent of the property will be designated as "Immediate Outdoor Living Area."

Although seeding and planting can be done at any time of the year, ideally, they should occur in the fall following rainfall that is sufficient to wet the soil. When seeding or planting occurs at other times of the year, supplemental watering will be necessary to ensure successful plant establishment. If seeding or planting occurs between May and November, the plants may need to be watered several times per

week until winter rains begin, depending on the weather and the condition of the plants.

Nursery stock will be obtained from local nurseries that specialize in the growing of local native species. Most of the plants will be grown from locally collected seeds or cuttings in 7 cubic inch containers, specifically Ray Leach "cone-tainers" (super "stubby" cells).

Seeds and plants should be watered immediately following installation, using a hand-held hose with a spray nozzle attachment. Depending on weather conditions, periodic watering will be necessary during the first year. No additional watering should be necessary after the first year. The native plants should be allowed to wither and die-back during the summer. Continued watering of any area on the property should be avoided because it creates conditions that favor the establishment of various pests and diseases that can negatively affect the native vegetation. An irrigation system should not be installed.

Installation of the landscape is required to be completed within one-year following final building inspection approval.

The restored landscape will be monitored and maintained to meet a set of minimum performance standards as listed in Section IV of this plan. Follow-up control of exotic plant seedlings, particularly in the first year after construction, will be a high maintenance priority.

B. Landscape Treatment Areas

To facilitate implementation of this landscape restoration project, the undeveloped portion of the property can be divided into four distinct Landscape Treatment Areas (Figure 1), based mainly on the present condition of the property. Although the restoration process and methodology applied to each area will be basically the same, the intensity of the treatment in each area will vary depending upon the amount of work required to achieve the stated restoration objectives. Each Landscape Treatment Area and its applicable management practices are described below.

Landscape Treatment Area 1: Minimal Restoration

This landscape treatment area covers about 10 percent of the property and comprises relatively undisturbed habitat, where native plant species composition and density is adequate. Only minor restoration will be needed, mainly in the form of careful eradication of any exotics. No seeding or planting will occur in this area. Exotic plants will be hand-pulled, instead of sprayed with herbicide.

Special measures will be taken to protect and maintain existing rare plant populations in this area, including the placement of wire baskets over each Tidestrom's lupine plant, to protect them from deer herbivory. These measures will be carried out by the Project Biologist during the required five-year monitoring

period, following implementation of the landscape restoration project. The owner will be encouraged to continue protecting the rare plants following the five-year monitoring period.

Landscape Treatment Area 2: Partial Restoration

This landscape treatment area covers about 25 percent of the property. This area contains a generally sparse coverage of native plants and may also include some ice plant. Restoration will entail removing any ice plant, broadcasting seeds and planting container-grown native dune plants at the start of the rainy season. Plants will be selected and spaced with the intent of augmenting species composition and density of each location, and will include mostly beach sagewort, beach aster, mock heather and dune blue grass. This landscape treatment area may require some watering during the first year, if rainfall is not sufficient for germination and plant establishment. Weekly monitoring by the Project Biologist during the first year following seeding/planting will be necessary to properly manage the watering needs of the landscape.

A small population of Tidestrom's lupines (approximately five plants) that was not recorded in the project's botanical survey report occurs in this area along the northern property line in the western portion of the property. Measures to protect these plants, as described for the rare plants that occur in Landscape Treatment Area 1, will also be applied in this treatment area.

Landscape Treatment Area 3: Full Restoration

This landscape treatment area covers over 50 percent of the property and is comprised of bare sand and solid mats of ice plant. Areas of ice plant will be initially killed with herbicide and, later, pulled by hand and left in piles. At the start of the rainy season, locally-collected seeds from a full complement of native dune species will be broadcast over this treatment area and lightly raked into the substrate of sand and decomposed ice plant. The piled, dead ice plant will be re-spread over the entire treatment area following seeding. This landscape treatment area may require frequent watering throughout the first year in order for plants to successfully germinate and become established. Weekly monitoring by the Project Biologist during the first year following planting/seeding will be necessary to properly manage the watering needs of the landscape. Follow-up control of ice plant seedlings and other weeds, particularly during the first year after project implementation, will be essential.

Landscape Treatment Area 4: Immediate Outdoor Living Area

The proposed "Immediate Outdoor Living Area" comprises less than 2 percent of the property, encompassing areas along the driveway and walkway to the main entrance to the existing house, as shown in Figure 1. Plants selected for use in this landscape treatment area may include native and/or exotic species. Use of exotic plants in this area is conditioned upon meeting the following criteria:

- Exotic plants will be confined to locations on the property approved by the California Coastal Commission, which are designated as "immediate outdoor living area." This area is generally defined as a portion of the property closest to the house, amounting to no more than five percent of the property.
- The area will have distinct and permanent structural boundaries, utilizing fences, walkways, retaining walls, rocks or wood landscape borders, terraces, and the sides of the house. Plants will be confined to raised planters or containers when they are placed beyond the boundaries of existing structures.
- Native and exotic species are permitted for use in this area. Exotic species will not be allowed to spread into adjacent restoration areas.
- Exotic species capable of naturalizing into native dune habitats, such as ice plant, acacia, pampas grass, genista, kikuyu grass, eucalyptus, myoporum, etc., will not be planted in this area.
- The use of California native species is encouraged, provided they are not capable of hybridizing with the local dune species.
- Soil amendments and fertilizer may be used in this area.
- An irrigation system may be installed in this area.

Table 2 provides a list of species that are well-adapted to the generally harsh and hostile growing conditions of the Asilomar Dunes. Experience has shown that these plants are tolerant of the ocean air and are not generally favored by the deer, except as noted.

This landscape treatment area will not be subject to the stated objectives and minimum performance standards defined in this Landscape Restoration Plan.

5. Landscape Protection

The native landscape is very fragile and is easily damaged by people and their pets. Indiscriminate walking in the restored landscape area should be limited and discouraged by the property owner.

Specific measures for protecting the dunes during construction of the proposed project may be required by the Pacific Grove Community Development Department and the California Coastal Commission as conditions of approval for the project. Typically, the following habitat protection measures are required: temporary fencing, pre-construction searching for black legless lizards, proper storage and disposal of construction materials, and regular compliance inspections by a designated project environmental monitor (Project Biologist). Habitat protection fencing will be installed by the Project Biologist prior to the start of construction, as shown in Figure 2.

No additional walkways or fences are proposed in the current project. Construction of any additional walkway, patio, deck, retaining walls or fences that are not shown on the approved site plan will require the review and approval of the City of Pacific Grove Community Development Department and the California Coastal Commission prior to the start of construction.

TABLE 2. SUGGESTED SUITABLE PLANTS FOR THE "IMMEDIATE OUTDOOR LIVING AREA"

BOTANICAL NAME

Common yarrow (*Achillea millefolium*)
 Sandmat manzanita (*Arctostaphylos pumila*) – needs protection from deer.
 Coral aloe (*Aloe striata*)
 Chrysanthemum 'Silver leaf' (*Chrysanthemum frutescens*)
 Coast morning glory (*Calystegia macrostegia*)
 Dune sedge (*Carex pansa*)
 Blue blossom (*Ceanothus thyrsiflorus*) – needs protection from deer.
 Rock rose species (*Cistus* sp.)
 Sea lettuce (*Dudleya caespitosa*) – needs protection from deer.
 Pride-of-Madeira (*Echium fastuosum*)
 Dune buckwheat (*Eriogonum parvifolium*) – needs protection from deer.
 Beach poppy (*Eschscholzia californica* var. *maritima*) – needs protection from deer.
 Blue marguerite (*Felicia amelloides*)
 Beach strawberry (*Fragaria chiloensis*) – needs protection from deer.
 Gazania hybrids (*Gazania rigens leucolaena*) – needs protection from deer.
 Grevillea (*Grevillea* spp.)
 Toyon (*Heteromeles arbutifolia*)
 Douglas iris (*Iris douglasiana*)
 French and Spanish lavender (*Lavandula* sp.)
 Tree mallow (*Lavatera maritima*)
 Pink melaleuca (*Melaleuca nesophila*)
 New Zealand Christmas tree (*Metrosideros excelsus*)
 Sticky monkey flower (*Mimulus aurantiacus*) – needs protection from deer.
 Wax myrtle (*Myrica californica*)
 Passion vine (*Passiflora mollissima*) – needs protection from deer.
 Coffeeberry (*Rhamnus californica*) – needs protection from deer.
 Matilija poppy (*Romneya coulteri*) – needs protection from deer.
 Rosemary (*Rosemarinus officinalis*)
 Cleveland sage (*Salvia clevelandii*)
 Santolina (*Santolina chamaecyparissus*)
 Blue-eyed grass (*Sisyrinchium bellum*)
 Society garlic (*Tulbaghia violacea*)
 Calla lilly (*Zantedeschia aethiopica*)

[illegible]

Temporary fences installed to protect sensitive species and habitat shall be maintained in good condition and remain in place until all construction on the site is completed. Removal or changing the location of the fences shall require the concurrence of the Project Biologist.

Exhibit L: Landscape Restoration Plan
3-06-057 Edwards SFR Addition
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6. Maintenance

Maintenance refers to those activities that are necessary to ensure that the project objectives are achieved, including: 1) watering of seeded and planted areas until plants are established; 2) periodic removal of invasive, exotic plants; 3) replanting of areas where damage has occurred or plant cover deficiencies are identified; 4) prevention of damage to plants from trampling and deer, particularly any rare plants, and; 5) repair or replacement of any plant protection structures.

Removal of exotic plants is essential for successful restoration of the native landscape. Of principal concern are ice plant and various fast growing annual weeds that are common throughout the Asilomar Dunes residential area, including ripgut brome, sow thistle, foxtail grass, cranesbill geranium, pigweed, and bur clover. If not initially controlled, these weeds can greatly retard the growth and coverage of the native seedlings. Removal of weeds should be done by hand and before they start to produce seeds. During the first winter and spring following initial eradication of the weeds, weed removal should be done on a monthly basis. Pulled weeds should be placed in plastic bags or directly into a trash can, not on the ground.

During the first year after plants are installed, maintenance will need to be performed on a relatively frequent basis to ensure maximum success of the restoration effort. As the landscape becomes established, the amount of time required for maintenance will diminish. During the second and third years, it is anticipated that maintenance will entail minor weed control and possibly a small amount of additional planting. After the third year, the landscape should require minimal care and will be essentially self-sustaining and self-maintaining, although removing weeds will likely continue to need some periodic attention.

7. Monitoring

The following sections of this report pertain to monitoring and are voluntary, unless otherwise required by the permitting agencies.

Monitoring is necessary to ensure that restoration of the undeveloped portion of the property is achieved according to the specifications and standards of this Landscape Restoration Plan. Monitoring of the landscape will be done to achieve short-term and long-term goals and objectives, as follows: 1) on a daily basis during implementation; 2) on a weekly basis for the first year after plant installation is completed; 3) on a monthly basis for the second year following plant installation; 4) annually for the forth and fifth years following plant installation, and; 4) at the time the property is sold or there is a change in ownership.

A qualified coastal biologist should be retained by the property owner to guide and monitor implementation of this Landscape Restoration Plan for at least five years. The five-year monitoring period should begin after installation of the landscape is satisfactorily completed, per written notification by the Project Biologist to the Director of the Pacific Grove Community Development Department.

A brief, annual monitoring report (letter) will be prepared by the Project Biologist in June of each year during the five-year monitoring period, documenting progress on achieving the project's goal and objectives. The Project Biologist will notify the property owner in writing prior to inspecting the landscape and preparing the report. The completed report will be submitted to the property owner, the Pacific Grove Community Development Department and the California Coastal Commission. If the Project Biologist finds any conditions which vary from the agreed upon plan, these will be identified in the report.

During inspections, the Project Biologist will assess such elements as: 1) plant composition, density and percent cover; 2) condition of plants, paying particular attention to plant mortality or any deficiency in the quality and quantity of the landscape; 3) signs of damage to the plants from natural or human-related causes; 4) occurrence of exotic vegetation, and; 5) status of rare plant populations.

To ensure over the long-term that the landscape is maintained, a landscape inspection report should be prepared at the time of sale or transfer of the property. Prior to the sale of the property, a qualified biologist should be retained by the property owner to inspect the landscape and verify that it is in compliance with the objectives and performance standards stated in this Landscape Restoration Plan. Any deficiencies in the landscape should be corrected prior to the close of Escrow.

IV. MONITORING STANDARDS

Monitoring standards provide a means for assessing the relative success of the restoration project and identifying maintenance needs over time. For this project, monitoring will include only qualitative evaluations. Measurements, including plant density and percent coverage, will be done by estimation only. Qualitative evaluations should also assess health and vigor of the vegetation. Photographs of the project site will provide additional documentation of progress toward accomplishing the project's objectives.

The restored landscape will meet the following criteria (minimum performance standards):

- Density (Perennial native species only): Average 1 plant per 4 square feet
- Percent total cover (Perennial native species only):
 - 1 year: 15%
 - 2 years: 25%
 - 3 to 5 years: 35%
- Percent relative cover: All species are within normal range.
- Composition: At least five native, perennial species.
- Health and vigor: Plants are in good health, exhibit normal flowering, and damage from people, deer or pets is negligible.
- Exotic species: Non-indigenous plants are few in numbers and not evident. (Exotic species are permitted only within the designated "Immediate Outdoor Living Area.")

- Rare plants: Species populations are equal to or greater than when the project was implemented, based on the total number of plants for each species identified in the project's Botanical Survey Report (August 19, 2006).
- Erosion: Not evident.

If an area fails to meet the above stated revegetation standards, corrective actions will be identified in the annual report and enacted prior to the start of field surveys for the next annual report.

V. PROJECT IMPLEMENTATION AND MONITORING SCHEDULE

Landscape restoration activities on the property should be carried out in accordance with this Landscape Restoration Plan and will be monitored and guided or supervised by a qualified biologist.

Implementation of this landscape restoration project, including exotic species eradication and landscape installation, should be completed within one year after construction is completed. If required, the Project Biologist will provide to the City of Pacific Grove and the California Coastal Commission a letter certifying that installation of the landscape has been satisfactorily completed.

Monitoring and maintenance of the landscape for the purpose of ensuring compliance with any conditions or requirements of the project permit(s) will be the responsibility of the property owner. If the property should change ownership, future owners of the property should have the same obligation for preserving, maintaining and perpetuating the native landscape on the site.

Implementation of this Landscape Restoration Plan will be accomplished according to the schedule shown in Table 3.

Modification of the provisions of this Landscape Restoration Plan will be allowed only with written approval from the City of Pacific Grove and the California Coastal Commission.


Prepared By:  Date: 3/4/07

TABLE 3. IMPLEMENTATION SCHEDULE

TASKS	TIMING
Collect native plant seeds	April through November
Grow native plants in nursery	August to January
Establish photo sites and collect existing baseline comparative data	Prior to any manipulation of the landscape and construction
Eradicate exotics	Prior to start of construction
Survey for black legless lizards	Immediately prior to start of any ground work or construction
Install temporary habitat protection fence	Prior to start of construction
Monitor construction	Weekly until construction completed
Broadcast seeds and install nursery plants	At start of rainy season, December to May
Stabilize LTA 3 with dead ice plant	Following seeding and planting
Begin five-year monitoring program and notify (letter) the City of Pacific Grove and the Coastal Commission	Upon satisfactory completion of installation of the landscape
Monitor and maintain initial plants	Weekly monitoring for first year, then monthly for second year, then annually for remaining three years. Water as needed during the first year.
Control exotics	Annually, February thru March, and as needed throughout the year
Augment initial plants	Second and third years in January
Monitor restored landscape	Annually for five years in May
Prepare Annual Monitoring Report	Annually for five years in June
Submit Annual Monitoring Report	Annually for five years on July 1

Exhibits A, B and C). In addition to the proposed remodel and addition, the applicant proposes to construct new decking over existing coverage and expand the approximately 312 square feet of outdoor living space on the south side of the residence by 600 square feet. Finally, the applicant proposes to restore 83% of the site to its natural condition. 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 also be looked to for guidance. The present structure was built prior to the Coastal Act and certification of the Land Use Plan, and therefore was not subject to the standards in the certified LUP.

Most of the currently undeveloped area of the site is comprised of sand dunes that are environmentally sensitive habitat. The second story addition and breezeway enclosure will occur entirely within the existing development envelope, and thereby will not result in any loss of habitat, although there may be some temporary impacts to dune habitats along the perimeter of the existing structure during construction. The proposed outdoor living area will also avoid the loss of any sensitive dune habitats, as it is proposed in a narrow corridor between the residence and large retaining wall at the property line. This degraded area is not considered environmentally sensitive habitat because it is disconnected from the larger functioning habitat areas, shaded by residences and retaining devices, and currently subject to regular human disruption associated with home maintenance activities and established paths of travel.

Both Coastal Act and certified LUP resource protection require that sensitive habitat areas be protected and where feasible enhanced. The Applicant has submitted a Landscape Restoration Plan that identifies temporary construction mitigation measures and a long-term plan for the restoration and maintenance of the remaining 83% of the site. Notwithstanding the proposed mitigations, Special Conditions are needed to ensure that project construction and long-term use of the site is carried out consistent with the resource protection provisions of the Coastal Act and certified LUP. Staff therefore recommends that the Commission approve a permit with conditions that:

- Incorporate local conditions of approval;
- Establish permitted uses in the Landscape Restoration Area and a timeframe for implementation of the submitted Landscape Restoration Plan;
- Require that the Immediate Outdoor Living Area be retained in a pervious condition;
- Prohibit the planting of invasive plants anywhere on the project site; and,
- Require recordation of a Deed Restriction that binds the applicant and all successors to the property to the terms and conditions of the permit.

As conditioned to limit combined site coverage and outdoor living area to 17.1% of the site, and restore and preserve the remaining 82.9% portion of the site as native dune habitat, the project will comply with the resource protection standards of the Coastal Act and the certified LUP. As otherwise designed and



conditioned, the project is consistent with Coastal Act policies protecting scenic and archaeological resources. Therefore, as conditioned, staff recommends approval.

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J. Architectural Review Board Conditions of Approval

K. Landscape Restoration Area

L. Landscape Restoration Plan prepared by Thomas K. Moss (March 4, 2007)

I. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development subject to the standard and special conditions below.

Motion. I move that the Commission approve Coastal Development Permit Number 3-06-057 pursuant to the staff recommendation.

Staff Recommendation of Approval. Staff recommends a **YES** vote. Passage of this motion will result in approval of the coastal development permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve a Coastal Development Permit. The Commission hereby approves the coastal development permit on the ground that the development as conditioned, although not in conformity with the policies of Chapter 3 of the Coastal Act can be approved to avoid an impermissible taking of private property. Approval of the coastal development permit complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to lessen significant adverse effects of the development on the environment; or (2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse effects of the amended development on the environment.

II. Conditions of Approval

A. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.



3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B.Special Conditions

1. **Compliance with Local Conditions of Approval.** All conditions imposed by the City under legal authority other than the Coastal Act continue to apply. The mitigation measures adopted by the City of Pacific Grove Architectural Review Board for this project are attached as Exhibit J to this permit; these mitigations are hereby incorporated as conditions of this permit.

Any revision or amendment of these adopted conditions and mitigation measures or the project plans as approved pursuant to the City's architectural review procedures shall not be effective until reviewed by the Executive Director for determination of materiality, and if found material, approved by the Commission as an amendment to this coastal development permit.

2. **Uses Permitted in the Landscape Restoration Area.**

A. No development, as defined in section 30106 of the Coastal Act shall occur in the Landscape Restoration Area described and depicted in an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for:

1. Restoration, protection, and enhancement of native habitat and/or sensitive resources as specifically called for in the March 4, 2007 Landscape Restoration Plan prepared by Thomas Moss.
2. Temporary fencing to protect restoration areas and perimeter fencing around the immediate outdoor living area;
3. Utilities necessary to serve the residential use;

B. PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI OF THIS PERMIT, the Applicant shall submit for review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the portion of the subject property affected by this condition, which shall include all portions of Assessor Parcel 007-061-015 outside of the approved development footprint, as generally described and shown on Exhibit K attached to this staff report.



3. **Use of the Immediate Outdoor Living Area.** The Immediate Outdoor Living Area shown by Figure 1 of the Landscape Restoration Plan prepared by Thomas K. Moss, dated, March 4, 2007 and attached as Exhibit L of this staff report shall remain in a pervious condition and may be planted with dune species native to the Asilomar Dunes only. All existing non-native and invasive plant species, including any plants identified on the California Invasive Plant Council list, shall be removed from the Immediate Outdoor Living Area and not allowed to persist on site.
4. **Restoration Timing and Implementation.** Installation of native plants in accordance with the Landscape Restoration Plan prepared by Thomas K. Moss, dated, March 4, 2007 and attached as Exhibit L to this staff report, shall be completed within one-year following final building inspection approval by the City of Pacific Grove. The permittee shall be responsible for managing and maintaining the Landscape Restoration Area in accordance with the terms of the Landscape Restoration Plan, including the regular removal of all exotic plant seedlings that may become established on the site, for the life of the structure. Temporary construction fencing, in the locations shown by Figure 2 of the Landscape Restoration Plan, shall be installed prior to the commencement of construction activities, and maintained on a daily basis until construction is completed.
5. **Invasive Plant Species Prohibited.** No invasive plant species, such as any plant identified on the California Invasive Plant Council list, shall be planted anywhere on the project site.
6. **Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

III. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Project Description



California Coastal Commission

1. Project Location

The site of the proposed residential remodel and addition is a 33,495 square foot lot located at 368 Calle de los Amigos in the Asilomar Dunes neighborhood of the City of Pacific Grove. The Asilomar Dunes neighborhood is mapped as the area bounded by Lighthouse Avenue, Asilomar Avenue, and the northern boundary of Asilomar State Park to the south (See Exhibits A, B and C).

The parcel is located in an area zoned R-1-B-4, Single Family Residential, with a minimum parcel size of 20,000 square feet. Development within the surrounding neighborhood is characterized by one and two-story single-family dwellings. Similar to the surrounding residences, the existing house is sited relatively close to the road, leaving roughly 85% of the lot in undeveloped dune habitat. This low-density zoning on relatively large lots gives this area an open-space character consistent with the zoning and low-density residential Land Use Plan designation.

Most of the undeveloped portions of the site are considered to be environmentally sensitive habitat area (ESHA), as is the case with all lots located within the Asilomar Dunes area. This is due in part to the existence of up to ten plant species and one animal species of special concern that have evolved and adapted to the harsh conditions found in the Asilomar Dunes system. Increasing development pressure has reduced the amount of available habitat and thus the range of these species. The site is also located within an archaeologically sensitive area (see Exhibit E). Therefore, an archaeological survey was conducted for the subject parcel and a report prepared by Susan Morely in November 2005.

2. Project Description

The applicants propose to remodel an existing 2,192 square foot, single family residence and garage, and construct approximately 563 square feet of additional floor area in the Asilomar Dunes neighborhood of the City of Pacific Grove (Exhibit G). Existing development on site consists of 2,192 square feet of structural coverage and 2,630 square feet of impervious surface, resulting in total site coverage of 4,822 square feet. As designed, the new project's total site coverage, which includes the residence, garage, patio, decks, walkway, and paved driveway will remain unchanged at 14.4%. The existing residence was constructed pre-coastal act and prior to certification of the certified LUP. All remaining undeveloped areas of the site, other than 912 square feet of unpaved area along the existing driveway and residence, will be restored and protected as native dune habitat.

According to the site plans, remodeling and addition to the residence will take place entirely within the footprint of the existing dwelling and lot coverage. The biological report states the property was searched for the presence of rare plants of the Asilomar Dunes, with the primary focus of the plant survey being the area near the existing residence. Two protected plant species, Tidestrom's lupine and Monterey spineflower, were found within 30 feet of the existing residence; no other species of concern were observed on the site. Though no sensitive animal species were found in the project area, the potential for the site to support such habitat on is excellent.

B. Standard of Review

The Asilomar Dunes 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.

C. Issue Analysis

1. Environmentally Sensitive Habitat Areas

a. Applicable Environmentally Sensitive Habitat Area (ESHA) Policies

Coastal Act Section 30240, states:

30240(a)...Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

The Coastal Act, in Section 30107.5, defines an environmentally sensitive area as

30107.5...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

While Coastal Act policies are the standard of review for coastal development permits until the City completes its LCP, the City's LUP also provides guidance to the Commission as it considers proposals for development in the Asilomar Dune neighborhood. With regards to environmentally sensitive habitat areas, the LUP contains the following relevant policies:

LUP Policy 2.3.5.1. *New development in the Asilomar dunes area (bounded by Asilomar Avenue, Lighthouse Avenue, and the boundary of Asilomar State Park) shall be sited to protect existing and restorable native dune plant habitats... No development on a parcel containing esha shall be approved unless the City is able to find that, as a result of the various protective measures applied, no significant disruption of such habitat will occur.*

LUP Policy 2.3.5.1.d. *The alteration of natural land forms and dune destabilization by development shall be minimized. Detailed grading plans shall be submitted to the City before approval of coastal development permits.*

LUP Policy 2.3.5.1.e *If an approved development will disturb dune habitat supporting or potentially supporting Menzies' wallflower, Tidestrom's lupine or other rare or endangered species, or the forest front zone along Asilomar Avenue south of Pico Avenue, that portion of the property beyond the approved building site and outdoor living space (as provided in section 3.4.5.2) shall be protected by a written agreement, deed restrictions or conservation easement granted to an appropriate public agency or conservation foundation. These shall include*



provisions which guarantee maintenance of remaining dune habitat in a natural state, provide for restoration of native dune plants under an approved landscape plan, provide for long-term monitoring of rare and endangered plants and maintenance of supporting dune or forest habitat, and restrict fencing to that which would not impact public views or free passage of native wildlife. Easements, agreements or deed restrictions shall be approved prior to commencement of construction and recorded prior to sale or occupancy.

LUP Policy 2.3.5.1.g. *Require installation of utilities in a single corridor if possible, and should avoid surface disturbance of areas under conservation easement.*

LUP Policy 3.4.4.1. *All new development shall be controlled as necessary to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants.*

b. ESHA Analysis

1. Description of Environmentally Sensitive Habitat

The proposed development is located in the Asilomar Dunes area, an environmentally sensitive habitat area located at the seaward extremity of the Monterey Peninsula. The Asilomar Dunes area is a sand dune complex located west of Asilomar Avenue between Lighthouse Avenue and the shoreline south of Asilomar State Park. It extends inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales to the edge of Monterey pine forest. The unusually pure, white quartz sand in this area was formerly stabilized by a unique indigenous dune flora. However, only a few acres of the original approximately 480-acre habitat area remain in a natural state. The balance of the original habitat has been lost or severely damaged by sand mining, residential development, golf course development, trampling by pedestrians, and the encroachment of non-indigenous introduced vegetation.

While a number of preservation and restoration efforts have been undertaken, most notably at the Spanish Bay Resort, Asilomar State Beach, and in connection with previously approved residential developments on private lots, certain plants and animals, characteristic of this environmentally sensitive habitat, have become rare or endangered. The Asilomar Dune ecosystem includes up to ten plant species and one animal species of special concern that have evolved and adapted to the desiccating, salt-laden winds and nutrient poor soils of the Asilomar Dunes area.

The best known of these native dune plants are the Menzie's wallflower, Monterey spineflower and the Tiedestrom's lupine, all of which have been reduced to very low population levels through habitat loss and are Federally-listed endangered species. Additionally, the native dune vegetation in the Asilomar Dunes area also includes more common species that play a special role in the ecosystem, for example: the bush lupine which provides shelter for the rare black legless lizard, and the coast buckwheat, which hosts the endangered Smith's blue butterfly. Because of these unique biological and geological characteristics of the Asilomar Dunes, all properties in the Asilomar Dunes area are located within environmentally sensitive habitat areas (See Exhibit D).

The Pacific Grove Land Use Plan describes all dune habitats in this area as being comprised of potential



habitat for rare and endangered plants and animals such as Menzie's wallflower and the black legless lizard. The LUP goes on to state that natural dunes which are "presently barren or covered with non-native plants, but are potentially restorable to native plant cover" shall be considered environmentally sensitive. Similarly, as the Commission has often observed, developed areas of dune systems like Asilomar, such as driveways and residences, frequently revert back to dune habitat (self-restore) over time when the development is removed.

A biological survey report has been prepared for the site (Thomas K. Moss, August 19, 2006) to determine potential impacts of the proposed development. Though the surveys found no threatened or endangered species in the immediate project area, the report noted the existence of Tidestrom's lupine and Monterey spineflower around the perimeter of the existing residence. Altogether some 55 spineflower and 26 lupine were documented, mainly north of the building site. The survey did not include a search for California black legless lizard, but noted that high-quality habitat exists for this species. The report concludes that no plant or animal species of special concern will be adversely impacted by the development.

The Landscape Restoration Plan prepared for the site (Thomas K. Moss, March 4, 2007) identified a narrow ten-foot wide corridor between the applicant's house and a retaining wall/solid fence on the south property line as appropriate for immediate outdoor living area¹. This area is highly degraded and subject to regular human activity and disturbance. For example, the area is used as a walkway that connects the back portion of the house to the driveway, and is subject to disturbance associated with maintenance of the existing residence (e.g., painting and window washing). Because of the narrow width between the existing residence and adjacent retaining wall/fence, this area does not receive the exposure to natural light and wind patterns necessary for it to function as natural dune habitat. For these reasons, the area proposed as outdoor living area is not considered to be environmentally sensitive habitat.

2. ESHA Impact Analysis

As described above, with the exception of the existing developed areas of the site and the corridor between the residence and retaining wall on the south property line, the remaining area of the applicant's 33,495 square foot (0.77-acre) parcel is considered environmentally sensitive dune habitat. The proposed development includes a remodel of the existing 2,192 square foot residence and garage, construction of a 395 square foot second story bedroom, and enclosure of a 170 square foot breezeway. Additionally, the applicant proposes to construct new decking over existing coverage, a new trash enclosure also over existing coverage, and to increase the approximately 312 square feet of existing outdoor living area on the south side of the residence to 900 square feet. There will be no net change in impervious coverage; structural coverage will increase and non-structural impervious surfaces will decrease by a commensurate amount. The proposed designation of 912 square feet of the site to immediate outdoor living area does not involve any new development; it simply establishes the limited portion of the site that is not subject to native dune restoration and protection requirements.

¹ As defined by the Pacific Grove LUP, outdoor living areas are permeable areas that are available for use by the residents of the property and not subject to native dune restoration requirements.



As discussed above, the project will not result in the loss of any sensitive habitat areas largely because all development will occur within non-ESHA areas. The breezeway is currently paved-over with asphalt concrete paving. The second story addition will occur directly over the existing breezeway, house, and garage. All new decking will occur over existing walkways or patios. Finally, the proposed immediate outdoor living area will be established in a narrow corridor that does not contain the characteristics necessary to support native dune habitat. However, the proposed construction activities do have the potential to disrupt or damage the sensitive dune habitats that exist elsewhere on the project site.

Coastal Act Section 30240 and the resource protection standards of the certified LUP require that sensitive habitat areas be protected and where feasible enhanced. The applicant has submitted a Landscape Restoration Plan that identifies mitigation measures (e.g., temporary fencing, biological monitoring, disposal of wastes, and storage of materials and equipment) to be implemented during construction to ensure that sensitive plant and animal species are not trampled during construction. These recommendations have been adopted by the City and are incorporated into the Commission's staff report via Special Condition 1. The Landscape Restoration Plan further identifies the goals, procedures, success criteria, and implementation and monitoring schedule for restoring the remainder of the site to native dune habitat, outside of the proposed development and outdoor living areas, for a total restoration area of approximately 27,761 square feet or 83% of the lot.

In order to ensure long-term maintenance of the site, provide for restoration of the dune habitat consistent with the Landscape Restoration Plan, and prohibit uses that are inconsistent with habitat restoration and preservation, Special Conditions have been attached to the approval of this permit. Special Condition 2 establishes the permitted uses within the Landscape Restoration Area including the restoration activities identified in the Landscape Restoration Plan, temporary fencing, and installation of utilities necessary to serve the development.

Special Condition 3 prohibits the planting of non-native invasive plant species within the area designated as immediate outdoor living area. It further requires that the area remain in a natural pervious condition and authorizes planting with dune species native to the Asilomar Dunes. All existing non-native and invasive plant species must be removed from the Immediate Outdoor Living Area and not allowed to persist on site.

Pursuant to Special Condition 4, Landscape Restoration activities must be implemented and completed within one year following final building inspection approval. The applicant will also be responsible for managing and maintaining the Landscape Restoration Area in accordance with the terms of the Landscape Restoration Plan, including the regular removal of all exotic plant seedlings that may become established on the site, for the life of the structure. No invasive plant species, such as any plant identified on the California Invasive Plant Council list, shall be planted or allowed to persist anywhere on the project site for the life of the structure (Special Condition 5).

Finally, to memorialize the applicant's commitment to restore and maintain the site in perpetuity in accordance with Coastal Act and LUP resource protection provisions, Special Condition No. 6 requires recordation of a deed restriction that restricts the use of the property and imposes all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of



the Property. In essence, the deed restriction will ensure that all of the area outside the designated building envelope and outdoor living area be preserved in open space and subject to the terms of the permitted uses in Special Condition 2. The deed restriction effectively limits the combined total aggregate lot coverage to 17.1% of the 33,495 square foot property and serves to prohibit any development or disturbance of the native dune vegetation other than to implement a revised dune habitat Landscaping Restoration Plan. The deed restriction runs with the land in order to ensure that future owners are aware of the constraints associated with this site.

c. ESHA Conclusion

The proposed development will occur entirely over disturbed areas of the site that are not considered ESHA. However, there are potential impacts to adjacent ESHA associated with construction activities during the remodel. The applicant has submitted a Landscape Restoration Plan the provides mitigation measures during construction, and that carries out the resource protection standards of the Coastal Act and certified LUP.

In accordance with the Coastal Act and the certified LUP (and with past Commission actions), it is appropriate to require the recordation of a deed restriction that ensures effective implementation of the proposed restoration plan and long-term protection of the environmentally sensitive native dune habitat areas supported by the site. The recordation of a deed restriction also provides notice to future property owners regarding the constraints and obligations associated with this site. The deed restrictions allow only those uses necessary for, and consistent with, restoration and maintenance of the restricted area as a nature reserve under private stewardship.

As conditioned to require recordation of deed restrictions, including restoration and maintenance of natural habitat equivalent to approximately 83 percent of the lot area, and identification of temporary mitigation measures during construction, the proposed development can be found to be consistent with Coastal Act 30240 and the relevant policies of the certified LUP.

2. Visual Resources

a. Applicable Visual Resources Policies

Section 30251 of the Coastal Act requires that new development in highly scenic areas "such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation. . ." shall be subordinate to the character of its setting; the Asilomar area is one of those designated in the plan. The Coastal Act further provides that permitted development shall be sited and designed to protect views in such scenic coastal areas; and, in Section 30240(b), requires that development adjacent to parks and recreation areas shall be sited and designed to avoid degradation of those 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 2.5.4.1. *It is the policy of the City of Pacific Grove to consider and protect the visual quality of scenic areas as a resource of public importance. The portion of Pacific Grove's coastal zone designated scenic includes: all areas seaward of Ocean View Boulevard and Sunset Drive, Lighthouse Reservation Lands, Asilomar Conference Ground dune lands visible from Sunset Drive, lands fronting on the east side of Sunset Drive; and the forest front zone between Asilomar Avenue and the crest of the high dune (from the north side of the Pico Avenue intersection to Sinex Avenue)*

LUP Policy 2.5.5.1. *New development, to the maximum extent feasible, shall not interfere with public views of the ocean and bay.*

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

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

LUP Policy 3.4.4.1. *All new development in the Asilomar Dunes area shall be controlled as necessary to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants.*

The LUP identifies the Asilomar Dunes area bounded by Lighthouse Avenue, Asilomar Avenue and the Asilomar State Beach and Conference Grounds as a highly scenic area of importance. The certified policies of the LUP serve to protect public views and scenic resources in the Asilomar dunes area. The LUP recognizes that south of Lighthouse Avenue, the Asilomar Dunes area has been substantially developed with single-family residential dwellings.

b. Visual Resources Analysis

The project site is visible from Asilomar Ave., Sunset Drive, Pico Avenue, and Calle De los Amigos. Nevertheless, as designed, the project will not detract from views of the ocean from public viewing areas defined on the Shoreline Access Map (Exhibit F). The Map identifies a view corridor from the corner of Asilomar and Pico Avenues, out over the northern portion of the applicant's property. The proposed second story addition will occur over the southern most portions of the residence and garage, near the southern property line. The subject residence is set back 10 feet from the southern property line and almost 45 feet from the northern property line. By siting all structural development in this fashion, shoreline views from Asilomar Avenue and upper Pico Avenue will be preserved. Additionally, as the existing residence is already near the maximum allowable site coverage, no future additions will be allowed that would increase the total aggregate site coverage and cause potential visual impacts.

As mentioned, the proposed structure will be mainly visible from Asilomar Ave., Sunset Drive, Pico Avenue, and Calle de los Amigos (See Exhibit I), however, it will not further block any views of the ocean, and it blends in with existing residential development. More than half the homes on Calle de los



Amigos have a second story element and the residence directly adjacent to the south is entirely two stories. Also as required by the LUP, the main views to be protected are of the ocean and along Sunset Drive. As noted, this project does not interfere with views to the ocean. Moreover, it will not affect views along Sunset Drive as there are existing developed parcels between Sunset Drive and the subject property. The residence has been designed to compliment the natural dune topography, and does not exceed 25 feet as measured from natural existing grade. Accordingly, the proposed development is consistent with the LUP policies described above.

As required by LUP Policy 2.5.5.5, final architectural approval was granted by the ARB at the September 12, 2006 hearing. The project as proposed does not block public views and will preserve the open space character of the native dunes. Accordingly, the project can be found consistent with Section 30251 and 30240(b) of the Coastal Act and LUP visual resource policies.

3. 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

As the subject site is located within an archaeologically sensitive area (See Exhibit E), an archaeological survey was conducted for the subject parcel, and a report prepared by Susan Morely, Registry of Professional Architects (November 2005). The survey results indicate that numerous archaeological sites are located within one quarter-mile of the project site. Field reconnaissance of the site, conducted



on November 11, 2005 and November 21, 2005, found no evidence of shell deposits in the surface soils (one criterion for evidence of pre-historic site in this location). However, the surveyor did identify a presence of other materials frequently associated with prehistoric cultural resources on the site. Most of this lithic material (i.e., broken and/or fire-altered rocks) was scattered over the portions of the site nearest Calle de los Amigos, in a 50-foot radius near the planned project. As a result, the proposed project has the potential to disturb cultural resources that have some significance. The City has conditioned its permit to require site monitoring during ground disturbing activities and further require the preparation and implementation of an archaeological mitigation plan if archaeological resources are encountered. The City-approved mitigation measures (Condition #7, archaeological resources), have been incorporated as conditions of this permit by Special Condition 1.

c. Archaeological Resources Conclusion

As conditioned by the City, and incorporated into staff's report via Special Condition 1 to require suspension of work and development of a mitigation plan if archaeological materials are found, the proposed development is consistent with Section 30244 of the Coastal Act and approved LUP archaeological resource policies.

D. Local Coastal Programs

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act). Because this neighborhood contains unique features of scientific, educational, recreational and scenic value, the City in its Local Coastal Program will need to assure long-range protection of the undisturbed Asilomar Dunes.

While the northern Asilomar Dunes area was originally included in the work program for the Del Monte Forest Area LUP (approved with suggested modifications, September 15, 1983), the area was annexed by the City of Pacific Grove in October 1980, and therefore is subject to the City's LCP process. 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 draft LCP was rejected by the City in 1981, and the City began its own coastal planning effort. The City's LUP was certified on January 10, 1991, and they are 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.)

The LUP contains various policies that are relevant to the resource issues raised by this permit application, particularly with respect to protection of environmentally sensitive habitat and scenic resources. Finding 1 above summarizes the applicable habitat protection policies; Finding 2 addresses the LUP's visual resource policies; and Finding 3 discusses archaeological resource policies. The City's action on the project also found the project in conformance with LUP policies. Additionally, the conditions of this permit apply, particularly with respect to native plant restoration and maintenance.



Finally, the City of Pacific Grove does not have a certified Implementation Plan. In this case, the applicant is proposing a remodel and addition that modifies less than 5% of the existing structure, thus it is treated as an improvement to an existing single family residence. Furthermore, as conditioned to minimize and mitigate for the impacts associated with the development of a use inconsistent with Coastal Act Section 30240, 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).

Therefore, as conditioned, the proposed development is consistent with 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 City of Pacific Grove determined the project was categorically exempt from CEQA requirements on September 12, 2006. The environmental review of the project conducted by commission staff involved the evaluation of potential impacts to relevant coastal resource issues, including environmentally sensitive dune habitat, visual resources and archaeologically sensitive resources. This analysis is reflected in the findings that are incorporated into this CEQA finding. No public comments were received by Commission staff.

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 relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. Accordingly, the project is being approved subject to conditions that 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.

