

CALIFORNIA COASTAL COMMISSION

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

Tu 4a**RECORD PACKET COPY**

Filed: 11/13/98
49th Day: 01/01/99
180th Day: 05/12/99
Staff: SM-SC
Staff Report: 11/17/98
Hearing Date: 12/8-11/98
Commission Action:

STAFF REPORT: CONSENT CALANDER
COASTAL DEVELOPMENT PERMIT

APPLICATION NUMBER: 3-98-088

APPLICANT: CHATMAR, INC.

PROJECT LOCATION: 2600/2610 Sand Dunes Drive, Monterey, Monterey County, APN 11-422-17

PROJECT DESCRIPTION: Remodel Monterey Beach Hotel by extending rooms out to edge of existing exterior corridors; creating new interior corridors; revising roof design; and, adding 1,780 sq. ft. of meeting space, 1,176 square ft. spa and 21 new parking spaces

LOCAL APPROVALS: Use Permit #98-182 6/9/98; CCD-15 11/7/89. CEQA: Cat. Exempt. 15101. Class 1. Item (e)

FILE DOCUMENTS: Coastal Development Permit File No. 3-90-015

STAFF NOTE:

The Coastal Commission previously approved Coastal Development Permit No. 3-90-015 for this project, subject to two special conditions, on May 8, 1990. This permit expired on 5/8/93, after a one-year extension was obtained. The applicant has resubmitted a new application for the same project, and has indicated agreement with the previously approved conditions, which have been incorporated into the current staff recommendation, as further discussed below.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission **conditionally approve** the coastal development permit requested by Chatmar Inc., for the proposed remodel of the Monterey Beach Hotel. The remodel will not increase building heights or the number of hotel rooms, restaurant or bar seats, and will diminish the hotel's overall square footage by 74 square feet through a reduction in balcony area. Thus, there will not be any adverse impacts on scenic resources, nor an increased level of impact on sensitive coastal dune habitat or coastal access and recreation facilities as a result of the remodel.

The recommended conditions of approval include the two Special Conditions previously required by the Commission in its approval of Coastal development Permit No. 3-90-15 for the same project. Special Condition 1 requires the Monterey Peninsula Water Management District (MPWMD) to confirm that there are adequate public water supplies to serve the renovated hotel, as required by Coastal Act Sections 30250 and 30254. Special Condition 2 requires the permittee to submit an engineering report that identifies any repairs to the hotel's existing seawall necessary to maintain its structural integrity. An additional requirement of Special Condition 2 that was not included in the Commission's 1990 action is that the engineering report must also contain a timeline under which the permittee will implement the necessary repairs, if any. This condition achieves project consistency with Coastal Act Section 30253, which requires that the new development minimize risks to life and property.

New conditions of approval recommended by staff include Special Condition 3, which, consistent with by the City of Monterey's Use Permit for the project, requires the permittee to provide evidence of final plan approval by the City of Monterey Architectural Review Committee (ARC). The Executive Director will review any changes to the project that may result from this review to determine if an amendment to the coastal permit is necessary. (Note: the ARC previously approved this project in 1989). In addition, Special Condition 4 identifies that the permittee is responsible for containing all construction activities, material, and parking within the Monterey Beach Hotel's property boundaries and inland of the existing seawall. This ensures that the project will not impact adjacent coastal access and recreation opportunities.

With these conditions, the project conforms to the Chapter 3 policies of the Coastal Act.

I. STAFF RECOMMENDATION

The Staff recommends that the Commission adopt the following Resolution:

Approval with Conditions

The Commission hereby **grants** a permit for the proposed development, subject to the conditions below, on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent

manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

6. 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.

7. 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.

III. SPECIAL CONDITIONS

1. **Evidence of Adequate Public Water Supply.** PRIOR TO TRANSMITTAL OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit, for Executive Director review and approval, final building plans and the water permit for the project, approved by Monterey Peninsula Water Management District.

2. **Repair and Maintenance of Existing Seawall.** PRIOR TO TRANSMITTAL OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit, for Executive Director review and approval, an engineering report that: describes the current condition of the existing seawall; contains recommendations for continued maintenance and repair of the seawall; and provides a timeline under which the permittee will undertake such repair and maintenance activities. Recommended repairs or improvements, if any, to the seawall must be reviewed for coastal development permit requirements and accordingly processed.

3. **Review and Approval by the City of Monterey Architectural Review Committee.** As required by City of Monterey Use Permit 98-182, the permittee shall apply for Architectural Review Committee (ARC) approval prior to applying for building permits from the City. Evidence of ARC approval, accompanied by two copies of the final plans approved by the ARC (if different from the plans dated 5/30/98 that were included in the coastal development permit application) shall be submitted for Executive Director review and approval, or determination that an amendment is required, PRIOR TO TRANSMITTAL OF THE COASTAL DEVELOPMENT PERMIT.

4. **Construction Requirements.** The permittee shall be responsible for ensuring that all construction activities, materials, and staging areas remain within the boundaries of the Monterey Beach Hotel property lines and inland of the existing seawall. All parking for construction personnel shall also be provided on the project site. In no case shall project construction interfere with public access and coastal recreation at adjacent State beaches or on

the beach seaward of the existing seawall, or result in the disturbance of natural shoreline areas. The construction contract shall highlight this requirement and contain sufficient penalty provisions to offset the cost of cleaning up any foreign materials not properly contained.

IV. FINDINGS AND DECLARATIONS

A. Project and Local Area Description:

In the Del Monte Dunes area of Monterey City, the Coastal Zone follows Del Monte Boulevard (the first public road paralleling the sea), creating a narrow linear strip of land approximately ½ mile wide under Coastal Act protection. Seaward of Del Monte Boulevard are ancient Flandrian-era dunes, rising abruptly to 100 feet or more in height along the shoreline. The applicant proposes to remodel an existing 296-room oceanfront hotel, the Monterey Beach Inn (formerly Holiday Inn), which is situated on a three-acre parcel adjacent to the Sand City boundary. The high dunes that once framed the site have been graded down by sand mining and freeway construction activities that predated the hotel's construction, although in recent decades smaller dunes have gradually built up on the remnants of the great Flandrian dunes. Downcoast of the hotel is Monterey State Beach; upcoast is Seaside State Beach.

The remodel will consist of enclosing the external balcony corridors that currently provide access to the hotel rooms, and constructing central interior corridors for room access. New private balconies will be added to each room. On the fourth floor of the hotel, enclosing the outdoor corridors will result in the addition of approximately 1780 square feet of meeting room space (from 7603 sq.ft. to 9383 sq.ft.). No additional seats will be added to the 2nd floor bar (60 seats) or to the 4th floor restaurant (105 seats). A temporary greenhouse/pool equipment structure will be replaced with a health spa building (+ 1176 sq.ft.) for hotel guests and staff. The exterior facade will be remodeled, structural repairs will be made to the garage, garage areas currently used for storage or automobile rental will be converted to parking, housekeeping/maintenance facilities will be relocated, and a new elevator will be added¹. There will be no change in the main structure's foundation with the exception of exterior stairways at the ends of the building. No trees will be removed.

B. Scenic Resources:

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic area such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

¹ Some of these development activities (i.e., conversion of garage storage area and rental car office to parking spaces, and relocation of laundry facilities) have already been completed. Please see discussion on page 8 of this report.

Views across the dunes and beach in this area provide spectacular vistas of Monterey Bay and the landforms beyond. The 4 story Monterey Beach Hotel is one of the largest structures seaward of Highway 1 in the Monterey Bay dune field from the Salinas River to Monterey State Beach. The hotel is directly visible to Highway 1 travelers, both from a distance and at close range. This building, which was approved prior to the Coastal Act, blocks views to and across the beach and bay.

The proposed remodel, which will enclose the existing exterior room access corridors (a 5-foot extension of the building) and add private room balconies (another 5 -foot extension), raises concern that the project may visually increase the bulk of the structure. There will not, however, be an increase in the overall square footage of the building; 3,130 square feet of existing balcony area will be removed, reducing the overall square footage of the hotel by 74 square feet. Nor will there be a change in the existing footprint of the main structure, with the exception of stairway platforms at the ends of the building. The new health spa building will replace a temporary structure and will not add to the visual impacts of the existing facility. Thus, the project will not have a significant impact on existing coastal views.

The new exterior facade and roof treatment (with no increase in height) were found to be a positive addition to the structure by the City's Architectural Review Committee when it previously reviewed this project in 1989. At that time, the Architectural Review Committee found that "the apparent bulk, mass, and height of the buildings will be visually softened by the proposed improvements." The City's more recent approval of a Use Permit for the remodel requires the permittee to obtain a new approval from the current City of Monterey Architectural Review Committee, prior to applying for building permits. If any change to the project results from this review, the permittee must consult with the Executive Director regarding the potential need to amend the Coastal Development Permit.

The proposed changes in the structure will not result in adverse effects on existing scenic views, either as seen from the public beach, State park units or Highway 1. Therefore, the proposed development is consistent with Section 30251 of the Coastal Act of 1976.

C. Public Works Capacity/Water Supply:

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30250 of the Coastal Act states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate

it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources...

Section 30254 of the Coastal Act states:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Cal Am Water Company provides water to Monterey City. Because of limited water supply the Monterey Peninsula Water Management District (MPWMD) developed a "fair share" water allocation system for Monterey Peninsula jurisdictions in the late 1970's. Water to serve new development is allocated on a first-come, first-served basis by the City in accordance with this system.

In response to the concern that the project's increase in meeting room space, and the addition of an exercise room with showers and restrooms will increase water consumption, the project includes the retrofitting of all water fixtures for the 196 room hotel. When the project was reviewed by MPWMD in 1990, it was determined that the remodel work will result in a net savings of water (please see letter from MPWMD attached as Exhibit 3). However, MPWMD has not reviewed final construction plans for the project, or issued any new water connection permit that may be required. Therefore, the conditions of this permit require review of final plans by the Water District, and evidence that all necessary water connection permits have been obtained.

As conditioned, the proposed development is consistent with Section 30231 which protects marine environments and Section 30250 and 30254 which protect against cumulative impacts on coastal resources and require adequate public facilities.

D. Parking:

Section 30252 of the Coastal Act requires that the location and amount of new development should maintain and enhance public access to the coast by among other means providing adequate parking facilities or providing substitute means of serving the development with public transportation.

According to City zoning requirements the hotel currently operates with a parking deficit of 28 spaces (313 required, 285 existing), for which the City previously granted a parking adjustment. The increase in meeting room space proposed with the remodel will require 18 additional spaces. The project therefore includes 21 new parking spaces, which will be created by removing storage rooms and a car rental office from the garage area. This will not only meet the requirement for 18 new parking spaces, but will reduce the parking deficit previously

approved by the City by 3 spaces. Therefore, the proposed development is consistent with Section 30252 of the Coastal Act.

E. Public Access:

The Monterey Beach Hotel is located at one of the most popular of all the beach access points in the Monterey Peninsula area. It is here that the Highway 1 freeway swings closest to the Monterey Bay shoreline, and provides direct egress to the beaches. Beach access is unencumbered by fees or other such restrictions. However, on weekends parking is at a premium and many improvements from restrooms to bikeways to dune boardwalks are needed.

Staff has received a letter from the Monterey District of the Department of Parks and Recreation (attached as Exhibit 4), advising the Commission of future plans to improve coastal access and dune habitat in the State Park unit immediately south of the Hotel. In summary, State Parks is currently contemplating the construction of a small 16-space parking lot in this area and an extension of the Monterey Recreation Trail.

Related to these improvements, State Parks hopes to arrange for use of hotel parking spaces for coastal access purposes, and has suggested that the Hotel could also support coastal access by providing a rental facility for bicycles, kayaks and surf equipment. State Parks has also proposed to work together with the hotel to provide flush type restrooms for beach users. Currently the only facilities available to the general public are temporary chemical toilets at Seaside State beach, immediately north of the Hotel. State Parks has requested that if the opportunity arises, Commission staff use the permit process for the hotel remodel to facilitate these improvements.

Staff has explored this request, and the applicant has agreed to work with State Parks on the access plan. However, because the current project involves the remodel of an existing facility that will have no impact on public access and recreation, there is no basis to require the permittee to participate in the proposed improvements to adjacent park facilities.

More specifically, Coastal Act Section 30212 requires public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects, except for improvements to existing structures which do not increase by more than 10% the bulk of the structure, and where adequate access exists nearby. The public beaches adjacent to the project and the beach in front of the hotel are open to the public. The applicant's proposal also falls within the less than 10% improvement exception established by Section 30212. As a result, no new access improvements are warranted in conjunction with this permit.

Coastal Act Section 30211 prohibits development from interfering with the public's right of access to the sea. To ensure that project construction complies with this requirement, Special Condition 4 of requires all construction activities, materials, staging areas, and parking to be provided within the boundaries of the Monterey Beach Hotel property and inland of the existing seawall. This will prevent the project from diminishing public parking for coastal access, and from interfering with coastal recreation. Therefore, as conditioned, the proposed development is consistent with the public access policies of the Coastal Act.

F. Geologic Hazards:

Section 30253 of the Coastal Act states in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The Monterey Beach Hotel was constructed prior to Proposition 20 and a seawall was a part of the original project. Monterey City has required as a condition of Use Permit approval that prior to issuance of a building permit for the remodeling, an engineering report with recommendations for the continued maintenance and repair of the existing seawall be submitted. This requirement has been incorporated into Special Condition 2 of this permit, which further requires that the report include a timeline for the implementation of any necessary repairs, and that the repairs be reviewed for coastal development permit requirements and processed accordingly. With this condition, the project is consistent with Section 30253 of the Coastal Act.

G. Violations:

As previously noted, development activities proposed as part of this project have already been completed. These include the addition of 21 parking spaces, created by the removal of storage areas and a rental car office within the existing garage, and the addition of a 528 square foot laundry facility, also within the garage. Although the Commission authorized these development activities when it approved application No. 3-90-15, the conditions of this approval were never complied with, and the permit was never issued. Therefore, this previous development activity was not undertaken pursuant to a valid coastal development permit and can be considered a violation of the Coastal Act's permitting requirements.

Although these development activities took place without benefit of a coastal development permit, the Commission's review of this project is based solely on the project's conformance with the Chapter 3 policies of the Coastal Act. The Commission's action on this permit is without prejudice, as if the unpermitted development had not previously occurred. This action does not, however, constitute a waiver of any legal action with regard to any Coastal Act violation that may have occurred, nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit.

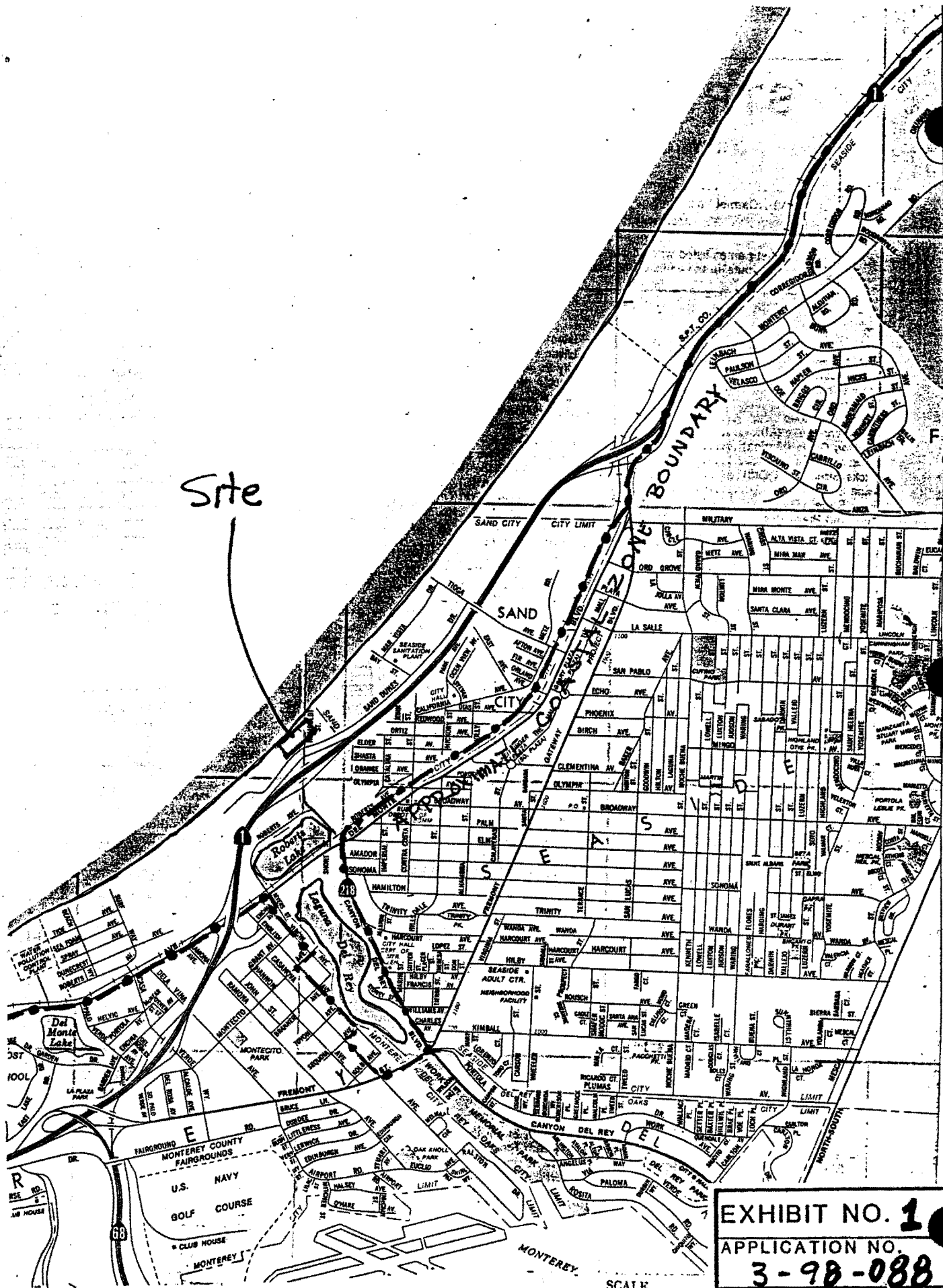
H. LCP/CEQA:

The Monterey City Local Coastal Program has been divided into 5 segments: the Harbor, Skyline, Roberts Lake/Laguna Grande, Cannery Row, and Del Monte Beach segments. The Monterey Beach Hotel falls within the Del Monte Beach segment.

A Land Use Plan for the Del Monte Beach segment was reviewed and approved with modifications by the Commission in June 1984, but the modifications were not accepted by the City. Two issues were unresolved: the development of the Del Monte Beach "paper" (i.e.,

antiquated) subdivision, and the development of the Phillips Petroleum site. Neither of these issues affects the Monterey Beach Hotel site. The applicant's site is designated by the City for Visitor Serving Commercial use; the proposed improvements to the hotel will be limited to the existing development area and will not encroach on the beach or impede public access. Therefore, approval of this permit will not prejudice the ability of the City of Monterey to prepare and implement a Local Coastal Program consistent with the applicable Coastal Act policies.

The City found the remodel/addition project to be categorically exempt under CEQA.



Site

BOUNDARY

EXHIBIT NO. 1
APPLICATION NO.
3-98-088
LOCATION
MAP

SCALE
FEET 0 1000 2000 3000
MILE 0 0.1 0.2 0.3 0.4 0.5 0.6 0.7
METERS 0 200 400 600 800

SEASIDE - SAND CITY

California Coastal Commission

MODELING OF
MONTEREY BEACH HOTEL
2800 SAND DUNES DRIVE
MONTEREY, CALIF.

HARTMAN INC.
100 MONTEREY
920-1750

PAUL DAVIS
THE PAUL DAVIS PARTNERSHIP

100 MONTEREY
920-1750

NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE PREPARED BY IS PROHIBITED. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE PREPARED BY IS PROHIBITED.

DESIGNED BY: PDP
DRAWING DATE: 7/10/97
DATE ISSUED FOR CONSTRUCTION

5/30/98

CONVERT OFFICES TO
MEETING RM 1698SF
+ 10 PARKING SPACES
COMPLETED 1990

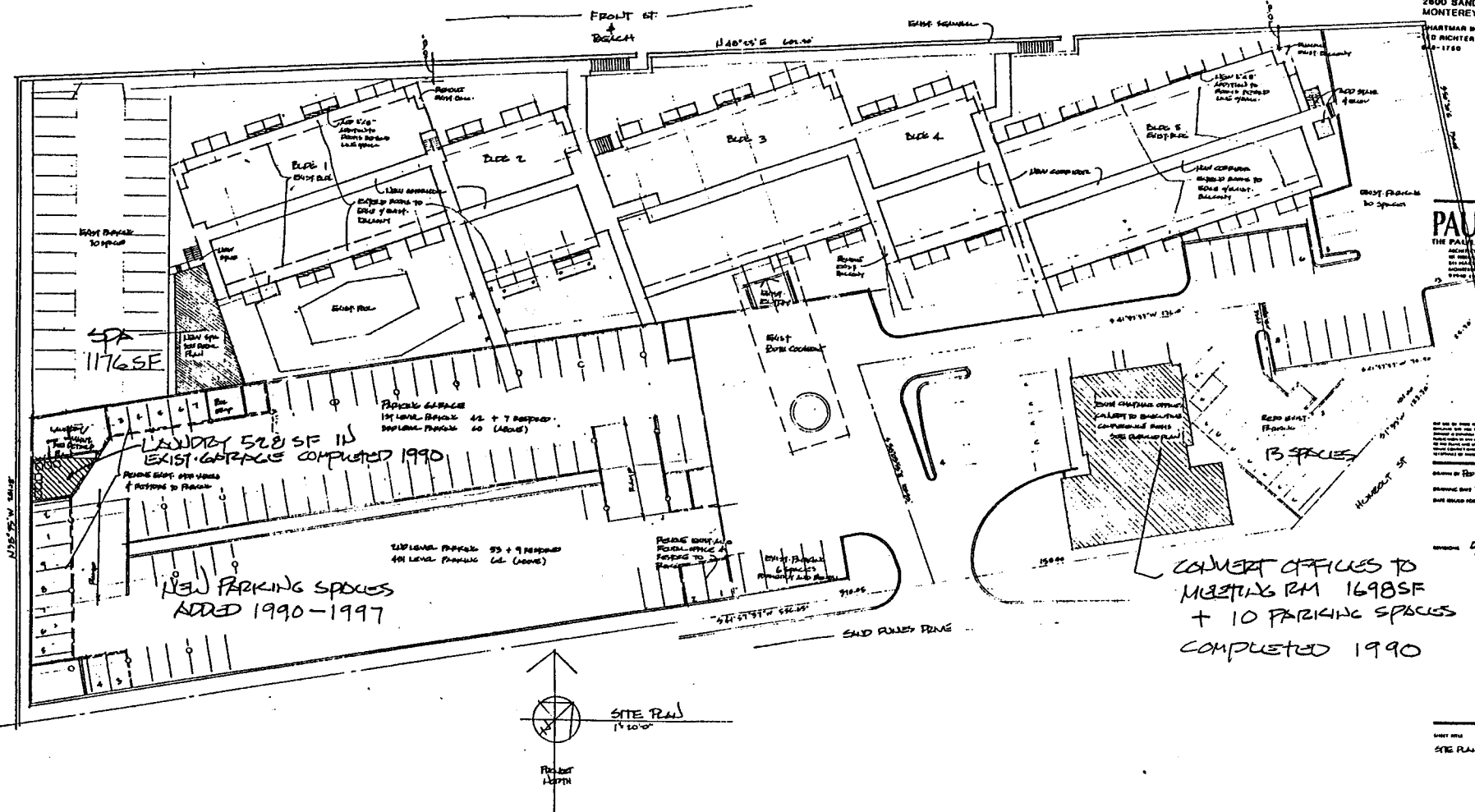



EXHIBIT NO. 2, P. 1
APPLICATION NO.
3-98-088
Project Plans

PAUL DAVIS
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
OF REIMS, OREGON 97030
201 N. HATHILL STREET
MOUNTAIN VIEW, CALIFORNIA
92654 714/948-2704

[illegible]

PARTIAL SITE PLAN


 RADIUS

3-98-088
Exhibit 2,
p. 2

[illegible]

References

REMOVE EXIST. CAV. WHISK 468 SF
ADD BKY WINDOWS (60) 360 SF
FRONT DOORS (60) 600 SF

3-98-088
Exhibit 2,
p. 3

**ABSTRACTS & REVIEWS
OF RECENT CLINICAL STUDIES**

5/30/98

Floor Plans

485f

-2685f-

REMOVE EXIST. BRICKY 1324 SF
ADD BRK WINDWS (42) 672 SF

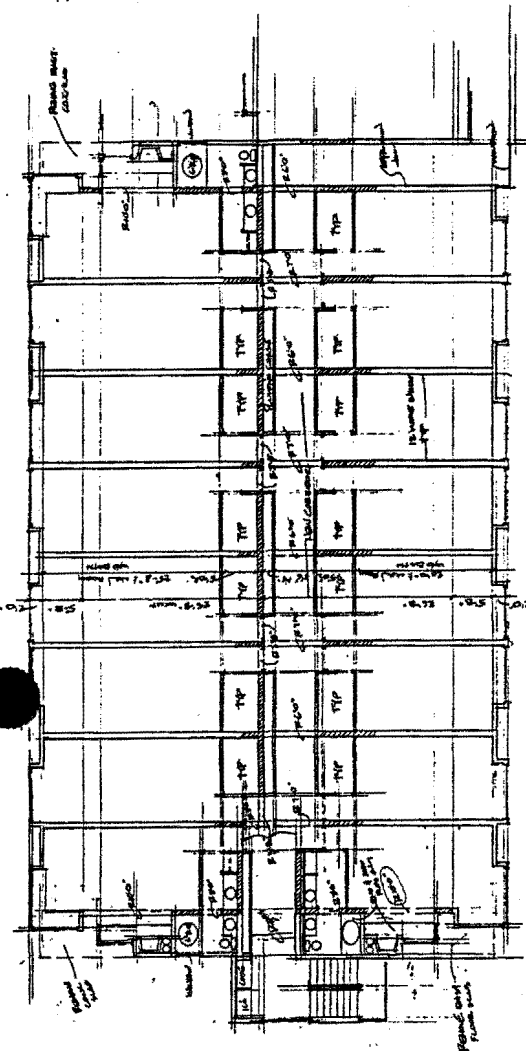
LEVEL 3 FLOOR PLAN

3-98-088
Exhibit 2,
p. 4

REMODELING OF
MONTEREY BEACH HOTEL
2000 SAND DUNES DRIVE
MONTEREY, CALIF.
CIVIL ENGINEER
448-1720

PAUL DAVIS
THE PAUL DAVIS ARCHITECTURE
ARCHITECTS & INTERIORS
1000 MONTEREY AVENUE
MONTEREY, CALIF. 94028
TELEPHONE 448-1720
FAX 448-1720

DATE: 12/1/88
PROJECT: MONTEREY BEACH HOTEL
SHEET: 1/1/88



TYPICAL FLOOR 1-3 BLD'G. 1

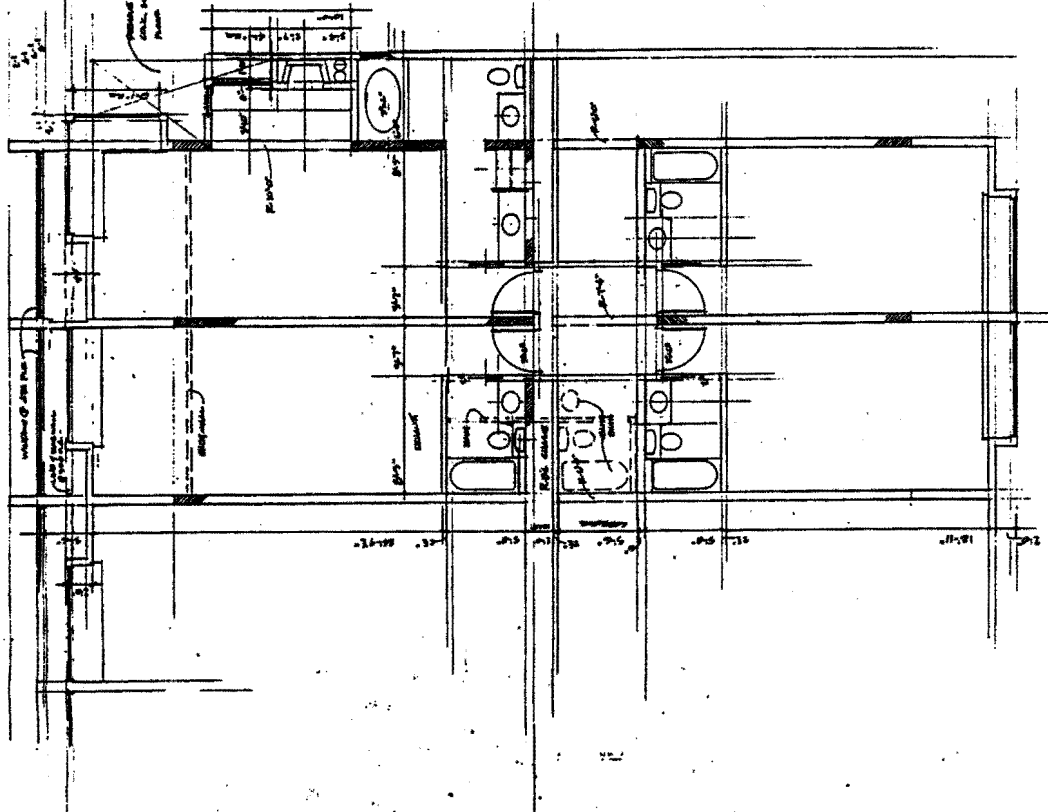
SCALE: 1/8" = 1'-0"

IDENTIFICATION OF ROOMS (USE NUMBER AND NAME)			
Block (A)	Room Number	Room Name	Room Dimensions
Block 1 (A)	101	10'0" x 10'0"	10'0" x 10'0"
	102	10'0" x 10'0"	10'0" x 10'0"
	103	10'0" x 10'0"	10'0" x 10'0"
	104	10'0" x 10'0"	10'0" x 10'0"
Block 2 (B)	201	20'0" x 20'0"	20'0" x 20'0"
	202	20'0" x 20'0"	20'0" x 20'0"
	203	20'0" x 20'0"	20'0" x 20'0"
	204	20'0" x 20'0"	20'0" x 20'0"
Block 3 (C)	301	30'0" x 30'0"	30'0" x 30'0"
	302	30'0" x 30'0"	30'0" x 30'0"
	303	30'0" x 30'0"	30'0" x 30'0"
	304	30'0" x 30'0"	30'0" x 30'0"
Block 4 (D)	401	40'0" x 40'0"	40'0" x 40'0"
	402	40'0" x 40'0"	40'0" x 40'0"
	403	40'0" x 40'0"	40'0" x 40'0"
	404	40'0" x 40'0"	40'0" x 40'0"

REMODELING OF
MONTEREY BEACH HOTEL
1000 SAND DUNES DRIVE
MONTEREY, CALIF.
CHARTMAN INC.
TED MONTEREY
425-1700

PAUL DAVIS
THE PAUL DAVIS ARCHITECTURE
1000 SAND DUNES DRIVE
MONTEREY, CALIF.
425-1700

DATE: 1-24-79
PROJECT: MONTEREY BEACH HOTEL
SHEET: A-6



DETAIL FLOOR PLAN

A-6

3-98-088
Exhibit 2,
p. 6

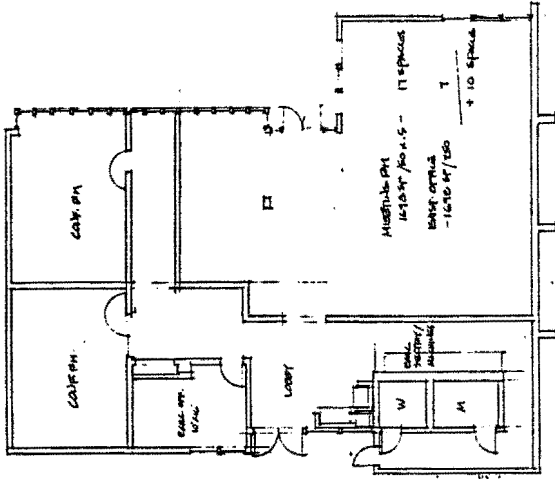
REMODELING OF
MONTANA BEACH HOTEL
2600 SAND DUNES DRIVE
MONTEREY, CALIF.
CONSULTING ARCHITECT
TED MONTANA
916-1756

PAUL DAVIS
THE PAUL DAVIS ARCHITECTURE
ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIF. 94108
TELEPHONE 774-1200
FAX 774-1201

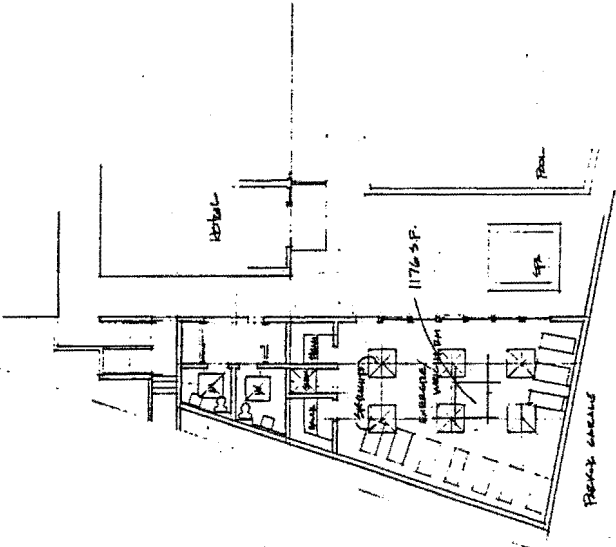
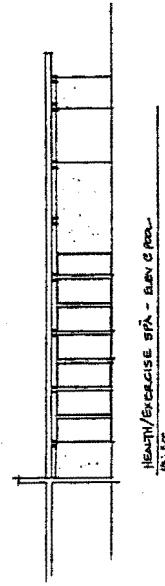
DATE: 5/20/90
PROJECT: 1790
SHEET: 1790-1
SCALE: 1/8" = 1'-0"

DESIGNED ROOM: Rm 104
HEALTH/EXERCISE SPA
BATHING/EXERCISE SPA
LUNGEON/RESTROOM/PAINT

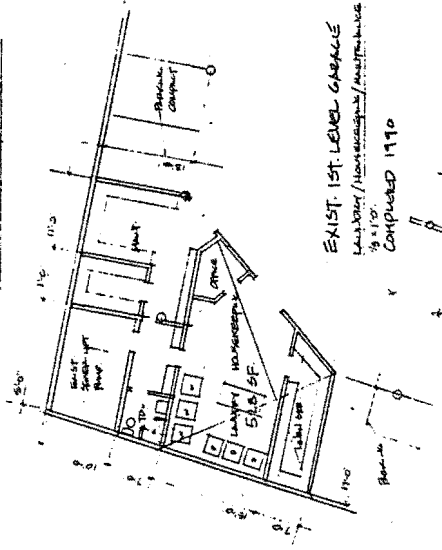
DATE: 5/20/90
PROJECT: 1790
SHEET: 1790-1
SCALE: 1/8" = 1'-0"



EXECUTIVE CONFERENCE CENTER 1790
COMPLETED 1990



HEALTH/EXERCISE SPA 1790
COMPLETED 1990



EXIST. 1ST LEVEL GARAGE
HEALTH/EXERCISE SPA/RESTROOM/PAINT
COMPLETED 1990

REMODELING OF
MONTEREY BEACH HOTEL
2800 SAND DUNES DRIVE
MONTEREY, CALIF.
CHARLES W. BIRD
TED RICHTER
410-1700

PAUL DAVIS
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
1100 AVENUE 100, SUITE 100
SAN FRANCISCO, CALIF. 94104
PHONE: (415) 774-2000



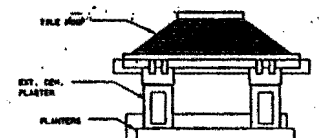
SOUTH ELEVATION BLDG. 4 & 5

SCALE: 1/8" = 1'-0"



TYP. END ELEVATION BLDG. 5

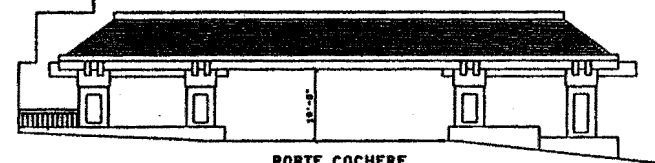
SCALE: 1/8" = 1'-0"



PORTE COCHERE

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 10/1/81
A-81

3-98-080
Exhibit 2
P. 8



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

187 Eldorado • Suite E • P.O. Box 85 • Monterey, CA 93940 • (408) 649-4866

April 13, 1990

RECEIVED
APR 17 1990

Ms. Joy Chase
California Coastal Commission
640 Capitola Road
Santa Cruz, California 95062

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT

Subject: Water Use at Monterey Beach Hotel

Dear Ms. Chase:

It is my understanding from phone conversations with Paul W. Davis, AIA, that no new guest rooms will be added to the hotel. Existing open-air hallways will be enclosed and new interior hallways will be created. Some of the 196 existing guest rooms will gain a small sitting area.

The plan is to retrofit all toilets that serve the hotel rooms, restaurant, bar, meeting rooms and office space. The current toilets are 5 gallon/flush with a 1 gallon reduction device in place. They will be replaced with 1.6 gallon/flush using a conservative savings of 50%, yielding approximately 5.5 acre feet.

New water use of 0.35 acre feet per year can be anticipated from the proposed addition of 1100 square feet of exercise room open to registered guests only. This area will include a toilet and lavatory for both sexes and a shower for rinsing off before or after using the sauna. It is my understanding that this shower is to be relocated from a pool area. Therefore, an overall net savings is projected of over 5 acre feet.

I hope that this information will be helpful to you. If you have any further questions, please contact me at 649-2500.

Sincerely,

Georgia Propp

Georgia Propp
Planning Technician

GP:dkt

cc: Paul Davis, Jr., AIA

EXHIBIT NO. 3
APPLICATION NO.
3-98-088
Ltr. from MPWMD

DEPARTMENT OF PARKS AND RECREATION

MONTEREY DISTRICT

2211 GARDEN ROAD

MONTEREY, CALIFORNIA 93940

(408) 649-2836



September 28, 1998

RECEIVED

SEP 30 1998

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Tami Grove, District Director
CA Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

Dear Tami:

I want to advise you of our current concepts regarding our work with the City of Monterey and the Monterey Beach Hotel to improve coastal access and dune habitat quality in the Dunes Drive / Del Monte Dunes area. This future project relates to a project that will be coming to the Commission for a coastal development permit in the near future. The project is the proposed major remodel of the Monterey Beach Hotel.


Our concept plan is to convert the existing portion of Dunes Drive south of the hotel to a recreation trail. The trail would connect the proposed Sand City bike path to the north with the existing Monterey recreational trail near the intersection of Del Monte Blvd. and Casa Verde Way. As part of this trail project we want to replace the 26+/- coastal access parking spaces that currently are available on Dunes Drive within the State Beach. Our current concept is to construct a small 16 space parking area in the park near the hotel. We also hope to work with the City and Caltrans to widen the portion of Dunes Drive directly in front of the hotel to allow head-in parking, increasing the number of spaces available by about 15 over the present parallel parking configuration. In total the number of coastal access parking spaces would be increased by 5 over the present situation. The present entrance gate to the park would be moved northward to just south of the main entrance of the hotel to allow closure of the parking areas at night for security. A concept drawing of this proposal is attached.

We also hope that the hotel would allow use of their parking spaces for coastal access when they are not needed to serve their guests. This type of conjunctive use of facilities is especially appropriate at this location since the hotel is between Highway One and the beach and this location is the point where Highway One comes closest to the ocean in all of Monterey Bay. Another way the hotel could possibly support public coastal access would be to provide a rental facility for bicycles, kayaks and surf equipment. In addition it may be possible for the hotel and state parks to work together

EXHIBIT NO. 4, p. 1
APPLICATION NO. 3-98-088

to provide flush type restrooms for beach users. Currently the only facilities available are temporary chemical toilets.

If the Commission staff have the opportunity to use the permit process for the hotel remodel to facilitate approval and/or implementation of these coastal access improvements it would be appreciated.


Mary R. Wright
District Superintendent

cc: Ted Richter
Paul Davis
William Wojtkowski
William Reichmuth

Attachment

3-98-088
Exhibit 4, p. 2

Monterey State Beach

Monterey Bay

North

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SEP 30 1998

3-98-088
Exhibit 4, p. 3

Ocean Harbor House

Monterey Beach Hotel
Canyon Del Rey



Del Monte Blvd.

State Highway One

Approximate Scale: 1 inch = 200 feet



Monterey District
2211 Garber Road
Monterey, CA 93940
Kathleen L. Gray
Resource Planner
(408) 643-2882
CALNET 347-2882
FAX (408) 643-2847
kay_gray@monterey.parks.ca.gov

Concept Plan Sand Dunes Drive/Del Monte Dunes Coastal Access and Habitat Improvement Project Monterey State Beach - California State Parks September 1998

- A. 1000 linear feet (lf) of Sand Dunes Drive to be narrowed and converted to a recreational trail. Involves removal of 10,000 square feet (sf) of paving.
 - B. 1,800 lf of the former tank farm road to be converted to a recreational trail. No change in paving coverage.
 - C. 1,200 lf of new recreational trail to be constructed to connect tank farm road to Sand Dunes Drive. Involves 18,000 square feet of new paving.
 - D. 800 lf of new road to be constructed to establish emergency access/escape route from the Del Monte Beach neighborhood. Involves 12,000 sf of new paving.
 - E. 16,000 sf of new paving to be constructed to form a 16 space parking area on State Park and City property near the Monterey Beach Hotel.
 - F. 560 sf of new paving on Caltrans right of way to convert 13 parallel parking spaces to 28 head-in spaces.
 - G. 186,000 sf of heavy imported soil to be removed or buried to enable dune habitat restoration.
 - H. 47,000 sf of oil saturated soil at former tank pad sites to be covered with 2 - 3 feet of clean sand to enable dune habitat restoration.
 - I. 35,000 sf of existing paving at facility yard area to be removed or covered with clean sand to enable dune habitat restoration.
 - J. 97,000 sf of Caltrans right of way adjacent to Highway One to be restored to native habitat and managed by State Parks.
 - K. 1,500 lf of new boardwalk for dune trail and beach access. Involves coverage of 7500 sf with boardwalk.
 - L. 10 picnic table sites. Will require 100 sf each for a total of 1000 sf.
 - M. 250 sf of interpretive deck and three public information panels near the Portola Cross.
 - N. New public restroom with flush toilets. Ground coverage will be approximately 500 square feet.
- Summary: 1.0 acres / 45,800 sf of new paving, etc.
8.4 acres / 365,000 sf of restored habitat
(All figures are approximate.)

