

## CALIFORNIA COASTAL COMMISSION

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## RECORD PACKET COPY

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Commission Action:	x/xx/2000

**STAFF REPORT: APPEAL  
 SUBSTANTIAL ISSUE DETERMINATION  
 Pebble Beach Company – Beach and Tennis Club**

APPEAL NUMBER: A-3-MCO-00-008, Pebble Beach Company

LOCAL GOVERNMENT: MONTEREY COUNTY

DECISION: Resolution 00-31, Approved with conditions, January 25, 2000

APPLICANT: Pebble Beach Company; attn Ed Brown

APPELLANTS: Wheeler and Nancy Farrish

PROJECT LOCATION: 1576 Cypress Drive, Del Monte Forest Area of Monterey County (APNs 008-411-019 and -020).

PROJECT DESCRIPTION: Remodel and addition to an existing beach and tennis club; and removal of 3 Monterey Cypress trees.

FILE DOCUMENTS: Administrative Record for Monterey County Coastal Development Permit PLN 990305; Monterey County Board of Supervisors Resolution # 00-031; Monterey County Certified Local Coastal Program; Del Monte Forest Land Use Plan

## 1 EXECUTIVE SUMMARY

Staff recommends that the Commission determine that **no substantial issue** exists with respect to the grounds on which the appeal has been filed. Staff has determined that Resolution # 00-031, which includes 24 special conditions established by the Planning Commission, and approved by the Board of Supervisors, January 25, 2000, raises no substantial issue with respect to conformance with the regulations established in the Monterey County Certified Local Coastal Program, which includes regulations for development in the Del Monte Forest land use area and the Stillwater Cove Access Management Plan.

The project involves the remodel of the existing Beach and Tennis Club at Pebble Beach, and a

4,019 square foot addition to provide increased physical fitness facilities. The project also requires the removal of three Monterey cypress trees. The Beach and Tennis Club (the Club), is located adjacent to the Stillwater Cove area south of Pebble Beach. Club facilities are available to Club members and guests staying at any of the Pebble Beach resorts (which include The Lodge at Pebble Beach, Spanish Bay Inn and the Casa Palmero Inn and Spa). The project is located in the Del Monte Forest Area of the Coastal Zone in Monterey County. Land use zone designation for the property is OR-D (CZ) Open Space Recreational – Design Control District.

The appellants contend that the project does not comply with Monterey County LCP policies that refer to building height regulations, visual resources, public access and recreation, parking regulations, and forest resources. The full appeal is attached as Exhibit E.

As discussed in this report, the appellants' contentions do not raise a substantial issue with regards to the grounds on which the appeal has been filed. The project essentially conforms with the zoning ordinances and regulations for development in Del Monte Forest Land Use Area as required by the Monterey County LCP. The proposed land use is appropriate for the site, and the project has been conditioned to protect forest resources on site and water quality in the Stillwater Cove area. The project has also been conditioned to be consistent with all public access conditions of earlier Coastal Development Permits (i.e., Spanish Bay and Casa Palmero), and will maximize public access and recreational opportunities at Stillwater Cove as required by the Monterey County Certified Local Coastal Policy, the Del Monte Forest Land Use Plan and the Stillwater Cove Access Management Plan.

Public access and recreational improvements proposed as part of this project include installation of showers in the public restrooms located adjacent to the Beach and Tennis Club at Stillwater Cove. These improvements are designed to maximize recreational use of Stillwater Cove as required by the LCP. The project does not encroach upon or diminish any public access improvements established to date, which include 16 public beach access only parking spaces, a pedestrian trail system that provides safe, well marked access from the Peter Hay Hill golfcourse, through the Lodge complex to Stillwater Cove, the public access drop-off spot near Stillwater Pier, the Pier itself, and the stairway that provides public access to the beach at Stillwater Cove. As such, the project is consistent with public access and recreation policies of the LCP and Section 30210 of the Coastal Act.

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### **3 APPELLANTS' CONTENTIONS**

The appellants contend that the project does not comply with several policies of the Monterey County Local Coastal Program (LCP), which includes the Del Monte Forest Land Use Plan (LUP) and the Stillwater Cove Access Management Plan. The policies in question refer to overall quality of scenic resources, public access, visual resources, parking requirements, forest resources, cumulative impacts analysis, design review, and zoning requirements for structural height. The appellants contend that the "site is not suitable for the project." The full appeal is attached as Exhibit E.

### **4 LOCAL GOVERNMENT ACTION**

The Monterey County Zoning Administrator (ZA) issued a Combined Coastal Development Permit (CDP) and Design Approval to the Pebble Beach Company (PLN 990305) for a remodel and addition to the existing Pebble Beach Beach and Tennis Club, and removal of three Monterey Cypress trees on November 18, 1999. The Zoning Administrator's CDP (ZA Resolution # 990305) included recommendations from Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, and Health Department, as well as the Pebble Beach Community Services Fire Protection District. ZA Resolution # 990305 was subsequently appealed to the Monterey County Board of Supervisors by Nancy and Wheeler Farrish on November 24, 1999.

The Monterey County Board of Supervisors conducted a *de novo* hearing on January 25, 2000, to consider the appeal, as well as all written and documentary information, staff reports, oral testimony and other evidence presented before the Board. Following the *de novo* hearing, the Board of Supervisors denied the appeal submitted by the appellants and thereby approved the Combined Coastal Development Permit for the project with Resolution # 00-31, subject to 24 special conditions of approval. A copy of BOS Resolution # 00-31 is included in Exhibit D.

Resolution # 00-31 was subsequently appealed to the Coastal Commission by Nancy and Wheeler Farrish on February 9, 2000.

### **5 APPEAL PROCEDURES**

Coastal Act section 30603 provides for the appeal of approved coastal development permits in jurisdictions with certified local coastal programs for development that is (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; (3) in a sensitive coastal resource area; (4) for counties, not designated as the principal permitted use under the zoning ordinance or zoning district map; and (5) any action on a major public works project or

energy facility. This project is appealable because it is located between the sea and the first public road paralleling the sea and is within 300 feet of the beach at Stillwater Cove.

The grounds for appeal under section 30603 are limited to allegations that the development does not conform to the standards set forth in the certified local coastal program or the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a *de novo* coastal development permit hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations. Under section 30604(b), if the Commission conducts a *de novo* hearing, the Commission must find that the proposed development is in conformity with the certified local coastal program. Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter Three of the Coastal Act, if the project is located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone.

## **6 RECOMMENDATION ON SUBSTANTIAL ISSUE**

**MOTION:**     *I move that the Commission determine that Appeal No A-3-MCO-00-008 raises NO substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.*

### **STAFF RECOMMENDATION:**

Staff recommends a Yes vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application *de novo* and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

### **RESOLUTION TO FIND NO SUBSTANTIAL ISSUE:**

The Commission hereby finds that Appeal No. *A-3-MCO-00-008* does not present a substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

## **7 RECOMMENDED FINDINGS AND DECLARATIONS**

The Commission finds and declares as follows:

### **7.1 Project Location and Description**

The proposed project is the remodel and 4,019 square foot addition to existing fitness facilities at the Beach and Tennis Club in Pebble Beach. The project also requires removal of three Monterey cypress trees (13, 18, and 23 inches in diameter) located in the proposed building envelope.

The project is located at 1576 Cypress Drive, on two contiguous parcels (APN #008-411-019 and -020) which total 14.4 acres and which front the Pacific Ocean at Stillwater Cove (see Exhibits A and B). The Beach and Tennis Club is associated with the Lodge at Pebble Beach and is located between the 4<sup>th</sup> and 17<sup>th</sup> hole of the internationally known golf course, *The Golf Links at Pebble Beach*. The Beach and Tennis Club is a private facility available to Club members and guests staying at any of the Pebble Beach resort facilities. The Club is owned and managed by the Pebble Beach Company, which also owns and manages The Lodge at Pebble Beach, the Casa Palmero Inn and Spa, Spanish Bay and most of the land and community services located inside the boundaries of Pebble Beach.

As shown on site plans (Exhibit C), the first floor of the Beach and Tennis Club is currently occupied with two reception areas, men's and women's locker rooms, an exercise studio, lounge, snack bar, storage and mechanical space, and public and private restroom facilities. Existing outdoor facilities include a lap pool, spa and wading pool, located on the terrace at the top of the coastal bluff adjacent to Stillwater Cove.

Project construction will include the partial demolition and renovation of existing storage areas and a partial second floor addition. The proposed second story addition will provide additional fitness areas, including strength training, cardiovascular studio, massage treatment rooms, a training station and cool down area and two sun deck areas. The project does not propose to change any of the outdoor facilities.

The project will demolish approximately 2,762 square feet (sf) of the first floor, add approximately 3,618 sf for a net increase of 856 sf on the first floor, and will add 3,163 sf with the second floor addition. The project will result in a net increase of 4,019 sf, enlarging the existing 15,673 square foot building to 19,692 square feet. Site coverage for the project is shown in Table 1. Removal of three Monterey cypress trees (13, 18 and 23 inches in diameter) is required to accommodate the first floor expansion. The three trees are located within the expanded building footprint, near the eastern end of the Beach Club.

Other than the entrance and reception area, which are to be located along the north side of the existing structure, the majority of the proposed additions will be located along the east side of the

**Table 1. Site Coverage**

Building Area	Existing Coverage (sf)	Expansion (Demolition + Addition) (sf)	Total Proposed Coverage (sf)
First Floor	15,673	856	16,529 sf
Second Floor	0	3,163	3,163 sf
Net Floor Area	15,673	4,019	19,692 sf
Total Footprint (on 14.4 acre site)	15,673 (2.5%)		17,453 sf (2.8%)
Other Impervious Surfaces (Paved cart paths, parking areas, walkways)	55,051	0	55,051 sf (8.8%)

Club. None of the proposed improvements will encroach onto existing parking areas. Proposed improvements to the exterior include remodeling of public restrooms located near the Stillwater Cove beach access area to allow for installation of a shower in each restroom.

## **7.2 Substantial Issue Analysis - LCP Consistency Determination**

### **7.2.1 APPELLANT'S BASIS FOR APPEAL**

The appellants contend that the project does not comply with several policies of the Monterey County Local Coastal Program (LCP), which includes the Del Monte Forest Land Use Plan (LUP) and the Stillwater Cove Access Management Plan. The policies in question refer to overall quality of scenic resources, public access, visual resources, parking requirements, forest resources, cumulative impacts analysis, design review, and zoning requirements for structural height. The appellants contend that the "site is not suitable for the project." The full appeal is attached as Exhibit E.

### **7.2.2 PARKING REQUIREMENTS**

#### **7.2.2.1 Appellant's Contention**

The appellants contend that adequate parking is not currently provided for the existing membership, and that the project as proposed does not provide adequate parking as required by the LCP.

#### **7.2.2.2 Relevant LCP Policy**

Relevant parking requirements for the site are established under Chapter 20.58 of Title 20 (Zoning Ordinance). As described in Section 20.58.010, the purpose of these parking regulations is:

*"...to avoid or lessen congestion in the streets and to promote the public safety and welfare by requiring off-street parking... sufficient in number to accommodate all vehicles which will be congregated at a given location at a given point in time..."*

Section 20.58.030 states in applicable part:

*Accessible off-street parking areas shall be provided and maintained as set forth in this Chapter. The parking access area shall provide parking and maneuvering room for motor vehicles and for pedestrian safety based on anticipated occupancy of a given structure... Any new structure hereafter constructed, erected or altered, and any new use hereafter inaugurated, altered or enlarged shall have permanently maintained off-street parking spaces in accordance with the provisions of this Chapter.*

Relevant parking provisions established in Section 20.58.050 include the following:

*20.58.050 A. Unless otherwise indicated, square footage shall be based on net floor area, which does not include areas to be used for toilets or restrooms, utilities, stairways, mechanical rooms and duct shafts, janitor and building maintenance rooms, and elevator rooms. For multi-storied structures, the net floor area of each floor shall be calculated.*

*20.58.050 C. The standards indicated herein may be modified by a Coastal Development Permit from the Zoning Administrator, Planning Commission, or Board of Supervisors, where appropriate, in cases which, due to the unusual characteristics of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or vicinity.*

### **7.2.2.3 County Actions**

Finding #1 of Resolution 00-31 (pg 2) refers to a letter from Fehr and Peers Associates, Traffic Consultants, dated September 2, 1999 which indicates that the size of the fitness center expansion will have no impact on the transportation system in the area because the proposed project does not include an anticipated increase in membership. The finding notes the Beach and Tennis Club allows use by members and guests staying at any of the Pebble Beach Resort facilities.

Condition # 13 of Resolution 00-31 (pg 9) requires that the applicant provide off-street parking "as required by the Zoning Ordinance" (Chapter 20.58 as described above), and that the Director of Planning and Building Inspection and the Director of Public Works approve the off-site parking layout prior to issuance of grading or building permits. Condition 13 also requires that all parking be consistent with the requirements of the Spanish Bay Resort Coastal Development Permit (CDP 3-84-226) and Casa Palmero Coastal Development Permit (CDP A-3-MCO-97-037).



Special Conditions # 21 also require that all public access improvements (including public parking for Stillwater Cove beach access) be consistent with the requirements of the Del Monte LUP and conditions of the Spanish Bay Resort CDP (3-84-226) and Casa Palmero CDP (A-3-MCO-97-037). Six public beach access only parking spaces were required to be located in the parking lot adjacent to the 17<sup>th</sup> tee box as part of CDP 3-84-226. Ten additional beach access only parking spaces were required in either the Tennis Center parking lot or adjacent to the other 6 spaces located near the 17<sup>th</sup> tee box as part of CDP A-3-MCO-97-37.

#### **7.2.2.4 Analysis**

According to the applicant, expansion of the Beach and Tennis Club is being driven by a change in the make up and fitness interests of the current membership, rather than a proposed increase in membership. The purpose of the project is to provide additional fitness facilities for those members interested in increased physical fitness opportunities, while maintaining the existing social and dining opportunities available at the Club. The applicant states that Club use, and therefore parking demand, is highest during the lunch hours (from 11:30 till about 2 pm) and in the early evening, when members and guests may be both using the fitness facilities to work out and/or dining at the Club's restaurant.

The applicant has indicated that they believe adequate parking is presently provided for the existing and expanded facilities, and has therefore proposed no additional parking. An increase in membership is not anticipated by the applicant at this time. However, in as much as the project responds to demand for new and improved facilities, it is reasonable to assume that use of Club facilities may increase following completion of the project. While it may be difficult to predict the potential for change in use based on the proposed improvements, it is clear that 4,019 sf of additional fitness facilities will provide more recreational opportunities for members of the Beach and Tennis Club.

County parking regulations require that new development provide adequate off-street parking based on the net floor area for each type of use proposed. Table 2 displays the number of off-street parking spaces that would be required for the proposed expansion at the Beach and Tennis Club. Based on this use-by-use analysis, the maximum number of parking spaces required for the addition is approximately 92 spaces.

Existing parking lots used located in the vicinity of the Beach and Tennis Club, and throughout the general Lodge area, are shown in Exhibit F. Parking lots nearest the Beach and Tennis Club include five separate lots (Lots N, O, P, Q and R). As required by conditions of the Spanish Bay and Casa Palmero CDPs, three of these lots contain a number of restricted spaces available for guest or beach access only (48 Casa Palmero guest spaces in Lot N, 6 beach access only spaces in Lot Q, and 10 beach access only spaces in Lot O). Additionally, the 57 spaces located in the Beach Club Lot (Lot R) are restricted for member use only. The remaining 385 spaces in the lots nearest the Beach and Tennis Club are not reserved for Club use only, but are available to visitors, guests and general Lodge area employees on a first come first serve basis.

Review of the parking supply developed in the general Lodge area over time (Table 3) shows that without expansion, the applicant presently has an excess or surplus of 33 parking spaces

**Table 2. Parking Spaces Required for Expansion of Beach and Tennis Club Facilities.**

Use	Area	Parking Required	Parking Spaces Required
Gym Space <sup>1</sup>	4,286 sf	1 space / 50 sf	86
Restaurant Space <sup>2</sup>	180 sf	1 space / 50 sf	4
Office Space <sup>3</sup>	588 sf	1 space/ 250 sf	2
Maximum Required Parking Spaces			92

<sup>1</sup> Includes the following: first floor lounge; second floor strength training, cardio studio, training station and cool down area; massage rooms; and sun deck areas.

<sup>2</sup> Includes snackbar.

<sup>3</sup> Includes east Beach Club reception area and second floor office.

over what has been approved by previous permits. This excess of parking is mainly due to the addition of a 72-space satellite employee parking lot at the Carmel Hill Fire Station and the addition of 15 parking spaces in Lot O, near the tennis facilities, since the original parking plan was developed in 1994. The applicant has suggested that this surplus be applied to the number of spaces required for this project, which would leave a deficit of 59 spaces. The applicant has also suggested that due to the special shared and overlapping uses of parking throughout the Lodge area, fewer spaces should be required than the 92 spaces determined on a use-by-use basis (see Pebble Beach Company letter dated May 18, 2000 in Exhibit K). Section 20.58.050.C would allow for a reduction in the parking required due to special characteristics of the site if additional parking is not necessary because of specific features of the use, site or vicinity.

While no systematic studies have been completed that estimate the parking demand and usage by particular user groups (ie., employees, members and visitors), anecdotal evidence has been provided by the applicant stating that parking demand has always been accommodated, even during peak times of Club use (see Exhibit K). During peak use hours, parking demand at the Club is managed using any or all of the following methods, as needs dictate: 1) valet parking during busy lunch and early evening hours, 2) redirecting vehicles to the Tennis Club lot (Lot O) or the Casa Palmero parking structure (Lot N) and providing a shuttle service from these lots during special events or when parking demand is higher than normal, and 3) providing guest shuttle service from resort facilities during special events and/or private group functions. By redirecting traffic at the Cypress Drive/Palmero Way intersection, traffic congestion on Cypress Drive is minimized. Additionally, parking demand may be reduced by the number of resort guests who either walk to the Club via the pedestrian trail system and/or by the number of guests that use the on-call shuttle service provided during regular Club hours and during special events. By using the shuttle service provided, resort guests are able to leave their vehicles in the parking areas located adjacent to their lodging, and therefore do not need additional parking spaces in the lots that serve the Club.

Table 4. Development History for Lodge Area Parking Supply

Project	Parking Required by County Parking Regulations	Parking Approved	Parking Provided	Cumulative Surplus Parking
Colton/Alvarado Remodel & Addition PC 93163, Condition 13	842	842 <sup>2</sup>	825 <sup>a</sup>	0
Carmel Hill Fire Station PC 94120	0	0	72	72
Casa Palmero/Spa/Underground parking PC 96024 A-3-MCO-97-037	229	184 <sup>1,2</sup>	184 <sup>b</sup>	72
Bluff Restoration at Pebble Beach Golf Links, modification to Lot Q	0	0	2	74
Flower Shop 965214AP	1	1 <sup>1</sup>	0	73
Lodge Generator County File # DA970166	0	0	1	74
US Open/Golf Executive Offices/Gallery Restaurant (County File # 98018)	19	19 <sup>1</sup>	0	55
Coffee shop Conversion of Flowershop (County File # 990143)	0	0	0	55
Revisions to parking in front of main Lodge Building	0	0	-21	34
Removal of Lawn area from tennis facilities for parking (County Grading Permit #980056)	0	0	15	49
Total Parking Spaces available for Beach Club Expansion	1091	1029	1078	49 – 16 reserved for public access = 33
Expansion of Beach Club facilities (PLN 990035)	92	0	0	-59

<sup>1</sup> Approved by Monterey County. <sup>2</sup> Approved by California Coastal Commission.

<sup>a</sup> Reduced number of parking spaces approved by Monterey County, presumably for shared and overlapping uses. Number includes 16 spaces reserved for public access

<sup>b</sup> Reduced number of parking spaces approved by Monterey County and CCC, due to unusual characteristics of site.

According to the applicant, employees of Casa Palmero and other general Lodge facilities have been directed to park either in Lot N or the satellite parking lot located at the Carmel Hill Fire Station (with employee shuttle service into the Lodge area). While no fixed number of employees has been given by the applicant, the staff report for the earlier Casa Palmero CDP (A-3-MCO-97-037) indicated approximately 200 to 225 spaces were required for lodge area employees<sup>1</sup>. Use of the additional 72-space satellite employee parking lot reduces the employee parking demand in Lot N to about 130 to 150 spaces. As the unreserved spaces in Lot N are available to all users on a first come first served basis, it is feasible that more of this parking supply would be available for Club use during the peak early evening hours when many of the Lodge area employees have left for the day.

Because of these shared and overlapping uses of parking throughout the Lodge area, it is reasonable to consider that with the 33 surplus spaces available for Club use, the total number of parking spaces required can be reduced by the deficit amount such that the existing parking will adequately provide for the proposed expansion of the Club. As this analysis considers all surplus parking to be used for the Beach and Tennis Club parking demand, and a reduction in parking required for this project, any additional future expansion within the Lodge area would certainly require additional parking spaces. Systematic studies of parking demand and group usage of existing lots would have to be conducted at that time to aid in determining the amount of future parking spaces required.

Special Condition # 13 requires the applicant to provide parking consistent with the parking requirements in the Coastal Implementation Plan as described above (Table 3). As described above, the project benefits from the shared and overlapping uses of the general Lodge area parking lots used by resort guests that also use Beach and Tennis Club facilities. Section 20.58.050.C of the Coastal Implementation allows for a reduction in the amount of parking required based on special characteristics and use of a site. The shared and overlapping uses of lodge parking and the physical constraints of the surrounding golfcourse provide reasonable grounds for reducing the number of spaces required for the Beach and Tennis Club. Furthermore, it appears that the parking management strategies employed by the Club can be used to facilitate the parking demand generated by Club use with the number of parking spaces currently available.

Special Condition #13 also requires that all parking be consistent with the conditions of the Spanish Bay and Casa Palmero CDPs. The Spanish Bay CDP (3-84-226) required in part that six (6) parking spaces be permanently marked and reserved on a call-ahead basis in the lot near the 17<sup>th</sup> tee box (Lot Q) and that a beach access drop-off location be provided in the Beach Club lot (Lot R). These limited Stillwater Cove beach access improvements would be managed in conformance with the Stillwater Access Management Plan (Exhibit L), incorporated as part of the Monterey County LCP. The Casa Palmero CDP (A-3-MCO-97-37) required in part that ten (10) additional unreserved visitor parking spaces be available and marked specifically for beach

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<sup>1</sup> While employment levels have likely increased somewhat since 1997, these numbers used herein are considered a good approximation of current levels, the applicant having not established new employment figures.

access to Stillwater Cove. These 10 additional beach access only spaces were to be located in either the Tennis Center parking lot (Lot O) or along the hedge adjacent to the 17<sup>th</sup> tee box (Lot Q) next to the existing six (6) reservable Stillwater Cove parking spaces, and are to be available to Stillwater Beach users on a first come first serve basis. The Casa Palmero CDP also required specific restrictions on parking in the Casa Palmero parking structure (Lot N), namely, that 48 spaces on the first level be reserved for Casa Palmero Inn and Spa Guests, the remaining 37 spaces on the first level be exclusively for visitor parking, and the remaining 230 spaces on the lower levels be used for visitors, guests or employee parking on a first come first serve basis.

Parking for Beach and Tennis Club use shall continue to occur only within unreserved and unrestricted parking spaces located in the parking lots shown on Exhibit F. While parking spaces in the Beach Club lot (Lot R) are available for Club members only, parking in the other lots are on a first come first serve basis. As described above, restricted and reserved parking spaces are located in the Casa Palmero parking structure (Lot N), the Tennis Center parking lot (Lot O) and in the lot adjacent to the 17<sup>th</sup> tee box (Lot Q). Public beach access only spaces will be clearly and permanently marked according to the requirements of the Stillwater Access Management Plan (Exhibit L) and the applicant will inform Beach Club users and employees that parking is not allowed in the public beach access parking spaces to ensure that future use of Club facilities do not impinge on the 16 parking spaces available for public access to Stillwater Cove. These 16 parking spaces were provided through CDP 3-84-226 and CDP A-3-MCO-97-37 and are protected by these previous Commission actions. Similar efforts will be made by the applicant to ensure that use of the Casa Palmero parking structure (Lot N) remains consistent with the parking restrictions established under the Casa Palmero CDP 3-A-MCO-97-037.

#### **7.2.2.5 Conclusions**

The Commission finds that no substantial issue exists with regard to Monterey County parking regulations. The project as proposed and conditioned by the County is consistent with the zoning ordinance for parking, and requires that the final parking plan, described herein be approved by the Director of Planning and Building Inspection and the Director of Public Works. The project has been conditioned so that it will not diminish the public access parking in the Stillwater Cove area, and is in conformance with the conditions of previous Development permits granted for Spanish Bay (CDP 3-84-226) and Casa Palmero (CDP A-3-MCO-97-037), as required. The parking management plan conforms to the requirements of the Stillwater Cove Access Management Plan included in the LCP.

### **7.2.3 PUBLIC ACCESS AND RECREATION**

#### **7.2.3.1 Appellant's Contention**

The appellants contend that use of the Beach and Tennis Club by club members increases noise, pollution, traffic hazards and safety problems, and traffic congestion, which impacts public access to Stillwater Cove. The appellants contend that such activities violate LCP policies designed to maximize public access to and along the coast and public recreation opportunities within the Coastal Zone.

### **7.2.3.2 Relevant LCP Policy**

Chapter 5 of the Del Monte Forest Land Use Plan contains policies for Public Access in the Del Monte Forest and Stillwater Cove area. Applicable policies include:

*LUP Policy 120. Existing shoreline access areas shall be permanently protected for long-term public use. They shall be improved, conveyed, and managed in accordance with LUP policies and site specific access recommendations. Other coastal areas identified on the LUP Access Maps for public use shall also be protected for such use.*

*LUP Policy 124. New development should be sited and designed to avoid encroachment on to designated trail routes (see Figure 15).*

*LUP Policy 140. A uniform system of signs that identify public accessways, vista points, bicycle paths, specific shoreline destinations and areas where access is hazardous or restricted shall be provided. Natural or visually compatible materials should be used and signs should be compatible with the scenic quality of the area...*

LCP policies specifically designed to maximize public access and recreational opportunities in the Del Monte Forest include:

*LUP Policy 145. The following improvements shall be made in the designated areas and the uses shall be allowed... # 12. Stillwater Cove...Improvement/Use: Provide public access to Stillwater Cove via the existing pier... and beach south of the pier and access improvements consistent with the management plan prepared for that area [see Exhibit L]...Other: Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll regulations and hours/days of operation....upgrading the pier for use by the public as shown in Appendix B.*

### **7.2.3.3 County Actions**

Finding # 6 (pg 4 of Resolution # 00-31) notes that the project conforms with public access and public recreation policies of the Coastal Act and LCP and does not interfere with any form or historic public use or trust rights.

Special Condition # 13 and 21 require that all parking and public access improvements be consistent with conditions of the Spanish Bay CDP (3-84-226) and Casa Palmero CDP (A-3-MCO-97-037). Special Condition # 17 (pg 9) requires that all public access improvements proposed for this project (shower and restroom facilities to be located at the east end of the Beach Club) be implemented and available for public use.

As required by conditions of the Spanish Bay CDP (3-84-226), the Pebble Beach Company granted an irrevocable offer to dedicate (ODT) public access to Stillwater Cove to the State of California October 16, 1985 in accordance with the Del Monte LUP and Stillwater Cove Access Management Plan. This OTD is intended to protect access to and along the shoreline in perpetuity. The OTD remains in effect for a period of 21 years from the date of recording (expiration date is October 16, 2006).

#### **7.2.3.4 Analysis**

Previous public access improvements at Stillwater Cove have included upgrading the Stillwater Cove pier, establishing a public access drop-off spot in the Beach Club parking lot, and constructing stairs to the beach south of the pier. These activities were specifically required by the LCP, in order to maximize public access and recreational opportunities at Stillwater Cove. The Site Specific Shoreline Public Access Design Criteria, Appendix B of the LCP, describes the specific access improvements required, and includes a Beach Access Management Plan which allows for limited, managed access to Stillwater Cove (Exhibit L). As stated above, the applicant has granted an irrevocable offer to dedicate the public access improvements (pier, drop-off spot and beach access stairway) to Stillwater Cove, as well as the sandy beach south of the pier, to the State of California. This OTD still needs to be accepted by the Del Monte Forest Foundation before it expires in October, 2006.

In addition, the Coastal Development Permit issued by the Commission in 1997 for Casa Palmero (A-MCO-97-037) required, among other things: (1) a pedestrian access plan for trails and access points between the Lodge area and Stillwater Cove; (2) a parking plan describing the parking requirements for the Peter Hay Hill lot, the Casa Palmero parking structure and Lot Q near Stillwater Cove; and (4) a sign plan that clearly identifies the public access trails between the Lodge area and Stillwater Cove. The pedestrian access plan, parking plan, and sign plan required by this earlier permit have been developed and implemented by the applicant. The applicant has been actively working with Commission staff to finalize these plans and to get condition compliance signoff. Some additional modifications may need to be made to some of the signs to ensure that they adequately direct the public to parking lots, trails, and shoreline access at Stillwater Cove before signoff can be completed.

The current project does not encroach onto any of the existing public access trail routes or reduce public recreational opportunities currently provided on the site. The Beach and Tennis club provides for both social and physical recreational opportunities. Fitness facilities include tennis courts, swimming pools, indoor work out areas, and outdoor sun decks. The restaurant and lounge areas within the Club provide additional social gathering space for Club members and resort guests. The project will improve recreational opportunities for Club members and resort guests, while maintaining existing public access points and trails that serve the area. Improvements that maximize public recreational use of the area include installation of a shower in each of the public restrooms, which remain open during Beach Club business hours.

The project will retain all public access improvements required by the Stillwater Cove Access Plan (Exhibit L). These improvements include managed access to Stillwater Cove, visitor dropoff at the pier and 6 reserved beach access parking spaces located along the hedge adjacent to the 17<sup>th</sup> tee box (in Lot Q) available by advance reservation only. Stillwater Cove is used for sunbathing, beachcombing, picnicking, and scuba diving access for habitat observation or scientific research. The managed access plan allows the applicant to close the member only lot during times of peak Club use (daily from 11am-2pm) and during special events (weddings, private group functions, golf tournaments, etc). Such closures are not to exceed 28 days per year (as required by the Casa Palmero CDP A-3-MCO-97-37).

The applicant will continue to provide 10 additional beach access only parking spaces either in

the lot adjacent to the 17<sup>th</sup> tee box (Lot Q) or in the Tennis Center lot (Lot M), as required under the Casa Palmero permit. Additionally, the applicant has agreed to manage parking in a way that will ensure that use of the Beach and Tennis Club will not displace any of the sixteen existing public parking spaces reserved for beach access only in the lots nearest Stillwater Cove (Exhibit K). This will be done by informing all members and guests of the parking restrictions via employee meetings and member newsletters, using valet parking during peak Club use hours, and redirecting vehicles to available lots during special events.

The project is not expected to result in increased traffic hazards or safety problems that may lessen public access to Stillwater Cove. Public safety improvements have been made along routes that access Stillwater Cove and the Beach Club. These improvements have included left turn and stacking lanes at the 17-Mile Drive/Palmero intersection, prohibiting parallel parking along Cypress Drive and establishing pedestrian trails that link public access from Peter Hay Hill to Stillwater Cove through the Lodge complex and along Cypress Way, as well as from the tennis court area and the Casa Palmero parking structure, where additional first come first serve guest and visitor parking are located.

#### **7.2.3.5 Conclusions**

The Commission finds that no substantial issue exists with regard to public access or recreation. The project as proposed does not encroach upon any existing public access areas, ensures that public parking specifically reserved for beach access will be preserved, and has been conditioned to be consistent with public access conditions that provide for safe, marked pedestrian access throughout the Lodge area. As conditioned for consistency with existing public access conditions of the Stillwater Cove Access Plan, previous permit conditions of the Spanish Bay and Casa Palmero CDPs, and special conditions requiring showers in the public restrooms, the project does conform to LCP policies intended to maximize public access and public recreation in the Del Monte forest land use area.

### **7.2.4 VISUAL RESOURCES**

#### **7.2.4.1 Appellant's Contention**

The appellants contend that the second story addition to the Beach Club will increase the building height from 15 to 30 feet and will block public views of the ocean from Palermo Way and Cypress Drive and from a section of the golf course, which is open to the public. The appellants contend that the project thereby violates scenic and visual resource policies intended to protect public views to and along the ocean. The appellants contend that the project ignores Del Monte Forest LUP Policy 68-b, which requires County design review for all development in the forest. The appellants also contend that the project violates Policy # 50 (pg 30) of the Del Monte Forest Land Use Plan, which requires scenic and conservation easements for scenic shoreline areas.

#### **7.2.4.2 Relevant LCP Policy**

Existing Beach Club facilities are located on property zoned OR-D (CZ) Open Space



Recreational – Design Control District. Within this land use zone, Section 20.38.060 C of the Coastal Implementation Plan (Title 20) allows a maximum height of 30 feet for main structures and 15 feet for accessory structures. The “Design Control District” designation indicates that design review is required for all development within this land use zone.

The Del Monte Forest Land Use Plan (LUP) contains the following key policies for scenic and visual resource protection in the Del Monte Forest area:

*LUP Policy 50. Scenic shoreline areas, corridors along Highway 68 and 17-Mile Drive, and ridges identified on the LUP Visual Resources Map shall be designated for outdoor recreation, low-density residential, or open space land use that are compatible with protection of scenic resources and shall be required as scenic or conservation easements.*

*LUP Policy 52. During the development review process, scenic, conservation, or negative easements shall be required to the fullest extent possible for visually prominent areas. These shall be granted to the Del Monte Forest Foundation.*

*LUP Policy 56. Design and siting of structures in scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment using appropriate materials which will achieve that effect. ...*

*LUP Policy 122. Existing visual access from 17-Mile Drive and from major public viewpoint turnouts along the Drive as shown on the LUP Visual Resources Map shall be permanently protected as an important component of shoreline access and public recreational use.*

LCP policies related to “Design Control Districts” are listed in Chapter 20.44 of the Coastal Implementation Plan:

*Section 20.44.010. Purpose. ... to provide a district for the regulation of the location, size, configuration, materials and colors of structures and fences in those areas of the County where the design review of structures is appropriate to assure protection of the public viewshed and neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.*

*Section 20.44.040 E. The Planning Commission shall be the Appropriate Authority to consider Design Approval applications for those structures which have the greatest potential to impact public views, such as structures along scenic highway or road corridors, in areas designated as critical viewshed, or which may be prominent from common public viewing areas.*

*Section 20.44.060 A. The Appropriate Authority shall consider the size, configuration, materials and colors of the proposed structures to assure that they will comply with the provisions of Section 20.44.010.*

*Section 20.44.080 B. No building permit shall be issued for any such structure proposed in a “D” combining district unless the size, configuration, materials and colors of such*

*structures have been approved unless the Building permit is for the replacement of an existing structure and the materials proposed are substantially similar to what exists. Any such structures for which such approval has been obtained shall be constructed substantially in accordance with such approval and no change shall be made without the approval of such change having first been obtained.*

*LUP Policy 68-b. The zoning classification for all property in Del Monte Forest shall include a classification, which requires County design review for all development in Del Monte Forest.*

#### **7.2.4.3 County Actions**

Finding # 1 (pg 2 of Resolution # 00-31) and Finding #4 (pg 3) notes that the County planner conducted a site visit on August 30, 1999 and determined that the project was consistent with the visual requirements of the LCP. According to Exhibit A in the County's staff report for the Board of Supervisors, the project was staked and viewed for visibility from 17 Mile Drive and Point Lobos State Reserve. (Photos of the staked project are shown in Exhibit J.) Finding # 4 notes that the project will have no significant impact on the public viewshed from 17 Mile Drive and Point Lobos Reserve.

Finding # 1 also states that the project was reviewed by the Del Monte Forest Land Use Advisory Committee, which recommended that Design Approval be granted the project.

#### **7.2.4.4 Analysis**

As described above, the existing Beach Club facilities are located on property zoned OR-D (CZ) Open Space Recreational – Design Control District. Site development standards for OR-D zones allow for a 30-foot maximum height for main structures and 15-foot height for accessory structures. The maximum proposed height of the 2<sup>nd</sup> floor addition is 26 feet, four feet lower than the maximum allowed height. This peak elevation is two feet lower than the peak elevation of the existing chimneys and restaurant roofline along the west end of the Beach Club, which is 28 feet high. The second floor roofline along the east end of the building will be similar to the style of roof along the west end and so will not significantly change the architectural style of the building (see Exhibit C).

Visual policies of the LCP are designed to protect views in scenic areas of the Del Monte Forest. Exhibit H is a map showing the visual resources in the Del Monte Forest Land Use area, which includes the ridgeline and areas visible from Point Lobos, from Seventeen Mile Drive and vista points and from designated coastal access areas (i.e, Stillwater Cove; see also Exhibit I). Although part of the private road system owned by the Pebble Beach Company, 17-Mile Drive is the principal route for public coastal access in the Del Monte Forest area. As required by the LCP, the Pebble Beach Company has an agreement with the County that allows public access through the Forest area including in and around the Lodge and Beach Club, subject to reasonable fee requirements and hours of operation<sup>2</sup>. The LCP also requires public shoreline access at

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<sup>2</sup> Residents pay an annual traffic and maintenance fee, while non-resident vehicular traffic must pay an entrance fee. Pedestrians, bicyclists, and equestrians can use the road system free of charge.

specific shoreline access points, including Stillwater Cove. Public access is located at Stillwater Cove and is reached from 17-Mile Drive via Cypress Drive.

County staff confirmed that the applicant staked the project according to County requirements (see photos, Exhibit J), and determined that the project would not impact views between 17 Mile Drive and the sea. Commission staff also conducted a field visit to the site on March 13, 2000, and confirmed that the project is not visible from 17-Mile Drive. The existing Beach Club structure and landscaping (ie., large mature cypress trees and perimeter hedges) already substantially limit public views from Cypress Drive and Palmero Way (Photo 7). The existing landscaping and remaining cypress trees will continue to visually screen the Beach Club so that the proposed 2<sup>nd</sup> floor addition will not significantly reduce the opportunity of ocean views from other areas any more than currently exists.

The project site is visible from the Point Lobos area, approximately 3 miles to the south (Photo # 15). However, because of the distance to the site and the surrounding structures adjacent to the existing site, the proposed project will not significantly alter the public view from this location. The project is not visible from Highway 68.

County staff did note that the staking for the proposed expansion could be viewed from the beach at Stillwater Cove and from the parking area along the 4<sup>th</sup> Fairway. The Beach Club is an existing facility that has been in this location since the 1930's and as such is a structure that has long been part of the landscape visible from the surrounding golf course. As described above, the new roofline of the Club will be lower than that of the restaurant along the east end of the building, and with continued use of landscape screening the project is not expected to significantly change public views from the golf course. Views from nearby public access points include views of the Club from Stillwater Pier, Stillwater Beach and from the Pacific Ocean offshore of Stillwater Cove. Again, as the existing facilities have been part of these views since the early 1930's, and as the exterior has been designed to match the style and materials presently used on the building, the project will not significantly change shoreline views.

As described above (in Public Access), the applicant granted an irrevocable offer to dedicate an easement for the shoreline area south of Stillwater Pier and the public access improvements (pier and beach stairway) constructed in accordance with the Stillwater Access Management Plan.

Finally, a design review of the project was conducted by the Del Monte Forest Land Use Advisory Committee as required by the LCP. An application for Design Approval was submitted by the applicant August 31, 1999, noting that the materials and colors to be used on the exterior of the Club would match those currently used on the existing structure (see Exhibit J, photo 16). Design approval for the project was granted by the Del Monte Forest Land Use Advisory Committee September 30, 1999, by a vote of 5 for, 3 against and 1 abstention.

#### **7.2.4.5 Conclusions**

Commission finds that no substantial issue exists with regard to visual resources. The project as proposed and conditioned by the County is consistent with the zoning ordinance for height requirements. The project has been conditioned so that it will not substantially change or diminish the visual resources of the Stillwater Cove area, and is in conformance with visual

resource policies of the Monterey County LCP. The project has been granted Design Approval and is therefore consistent with LUP policy 68-b.

## **7.2.5 FOREST MANAGEMENT POLICIES**

### **7.2.5.1 Appellant's Contention**

The appellants contend that the 3 Monterey Cypress trees to be removed are about 90 years old and are protected by Policy #75 of the Del Monte Forest LUP (pg 36).

### **7.2.5.2 Relevant LCP Policy**

Del Monte Forest policies #75, referred to by the appellant, states that:

*Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.*

The "Forestry and Soil Resources" of the Del Monte Forest Land Use Plan also contains Policy 32 which provides the following restrictions related to the removal of native tree species in the Del Monte Forest area:

*Monterey cypress: within its indigenous range, removal of any size tree will ordinarily be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. Elsewhere, treat same as Monterey pine.*

*Monterey pine: removal of any significant Monterey pine (living tree more than 12 in diameter) shall be in accordance with the forest management plan for that site. ...*

*Coast live oak: same criteria as for Monterey pine.*

*Non-native trees: removal at owner's sole discretion.*

### **7.2.5.3 County Actions**

Finding #5 of Resolution 00-31 (pg 4) states that the project is consistent with LCP policies dealing with Forest Resources Development Standards. The finding notes that a Forest Management Plan, prepared for the site by Steven Staub August 1999, states that the three trees proposed for removal are planted rather than indigenous, and that replacement is not recommended.

Condition # 8 of Resolution 00-31 (pg 8) requires that the remaining trees located within the construction zone be protected from accidental damage during construction.

### **7.2.5.4 Analysis**

According to the Forest Management Plan (FMP) developed for the property by Stephen R. Staub, August 1999, the project site is a landscaped, developed parcel and has little or no intact native vegetation. The parcel adjacent to the Beach Club (APN 008-371-019) contains the 17<sup>th</sup> and 18<sup>th</sup> holes of the Pebble Beach Golf Links and is dominated with golf course grasses and a few planted Monterey pine and Monterey cypress trees. Most of the Beach Club parcel (APN 008-371-020) is occupied by Club facilities and associated parking. What vegetation is present on the Beach Club parcel is dominated by a number of large Monterey cypress trees and a landscaped understory. A planted cypress hedge is located along the northeastern edge of the parking lot and other large cypress trees are located north and south of the existing facilities. Most of the larger trees on the project site are between 34" and 68" diameter at breast height (dbh). Smaller cypress trees (2" to 5" dbh) have been used for hedges and confined landscape areas where they have been pruned and shaped to fit the limited space in which they are located.

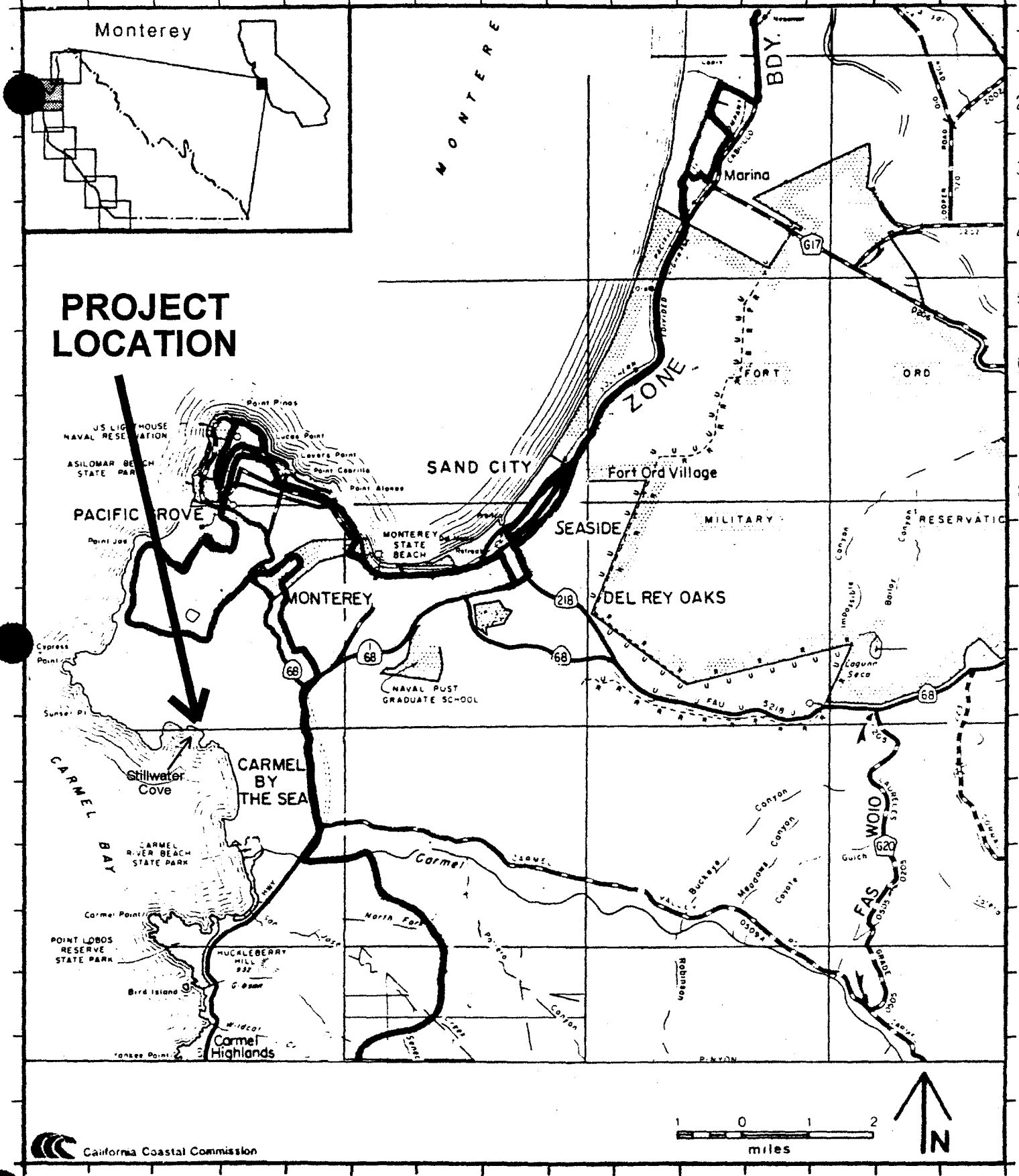
The FMP states that the project is located outside of the indigenous range of the Monterey cypress and that the trees proposed for removal were likely planted sometime since development of the Beach Club in the 1930's. The FMP notes that indigenous Monterey Cypress have a very restricted native range along the coastline between Cypress Point and Pescadero Point in Pebble Beach and along the headlands of Point Lobos. The LCP allows for the removal of non native trees at the owner's sole discretion.

The FMP also states that given the geology and soils of the site, pre-settlement vegetation was likely a mix of coastal terrace prairie and/or coastal scrub. The three Monterey cypress trees to be removed for the proposed construction are shown in Exhibit C as trees #13 (23" dbh), #14 (18" dbh) and #16 (13" dbh). Tree #15 has the potential to also be impacted by construction activities that may adversely affect its health and/or stability, therefore the FMP includes recommendations for protecting it and all other remaining trees during construction activities.

#### **7.2.5.5 Conclusions**

The Commission finds that no substantial issue exists with regard to native tree removal or other forest resources. The project as proposed does not require the removal of any indigenous trees. As conditioned to provide additional protection of the remaining forest resources during construction, and to prevent construction-related erosion or sedimentation impacts, the project conforms to policies of the Monterey County LCP intended to protect forest resources.

**8 EXHIBITS**



**PROJECT LOCATION**

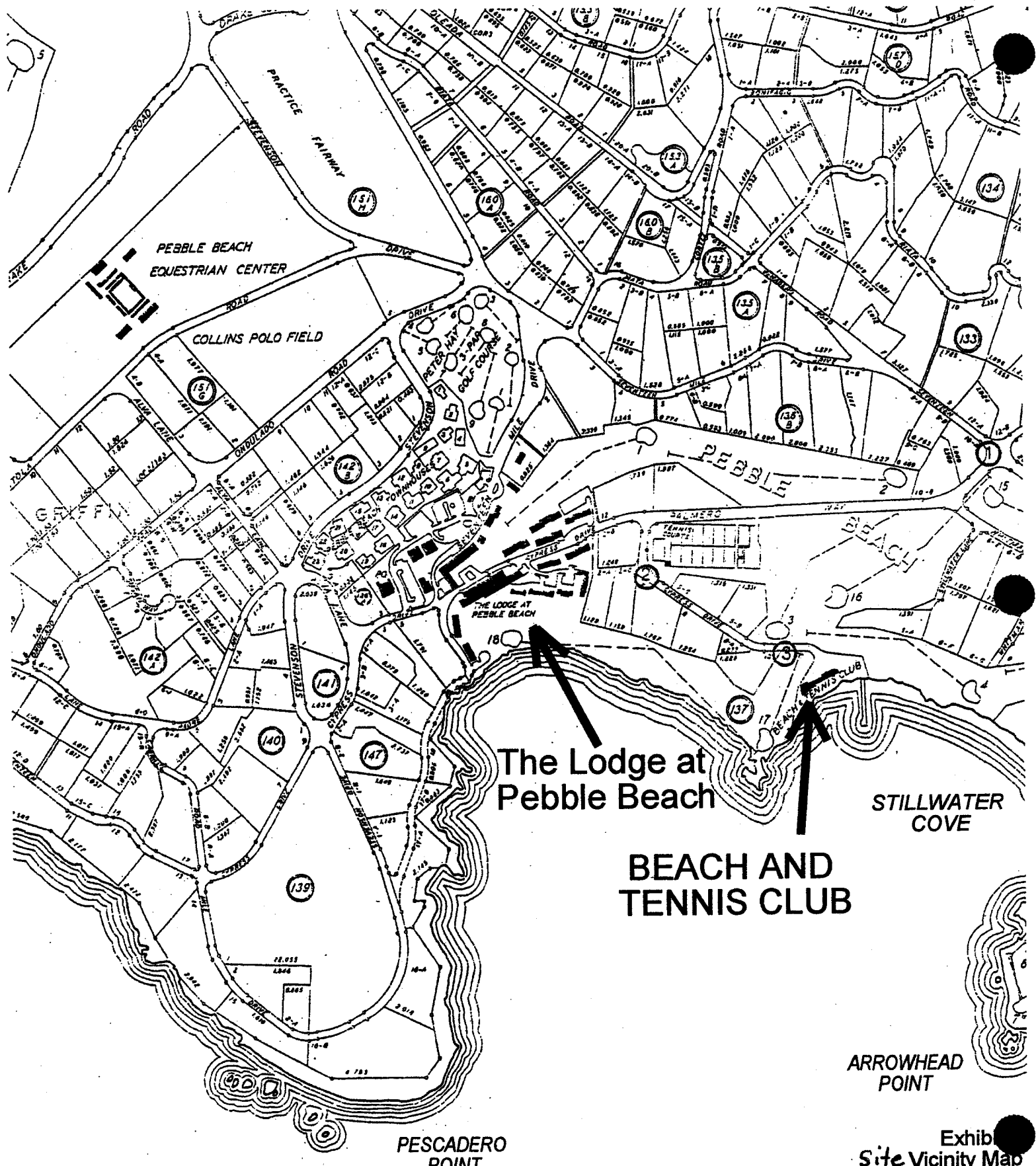


California Coastal Commission

0 1 2  
miles



Exhibit A  
Location Map  
Pebble Beach - Beach and Tennis Club  
A-3-MCO-00-008



**The Lodge at  
Pebble Beach**

**BEACH AND  
TENNIS CLUB**

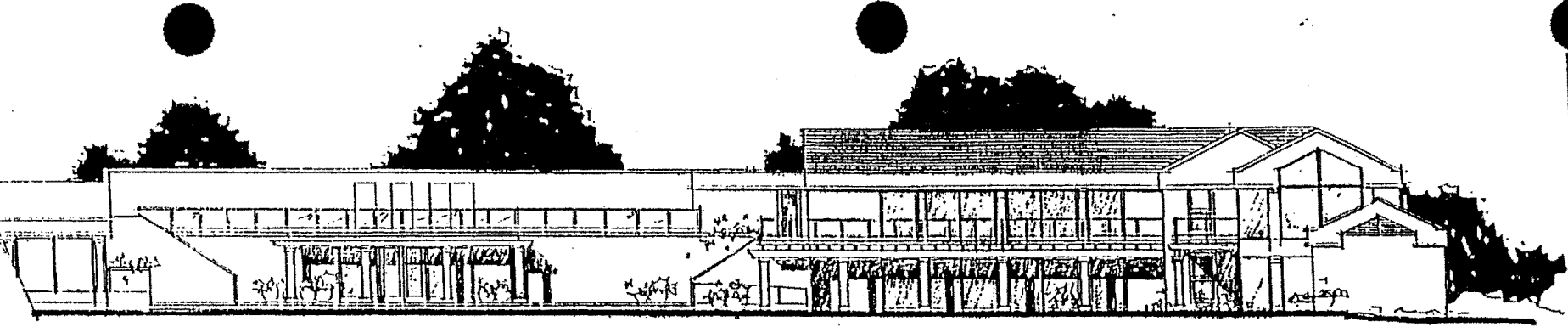
STILLWATER  
COVE

ARROWHEAD  
POINT

PESCADERO  
POINT

Exhibit  
Site Vicinity Map  
A-3-MCO-00-008  
Pebble Beach - Beach and Tennis Club





# THE BEACH & TENNIS CLUB

## Club Facilities Remodel and Addition

PROJECT

**THE BEACH & TENNIS CLUB**  
GENERAL DEVELOPMENT PLAN  
Club Facilities Remodel & Addition

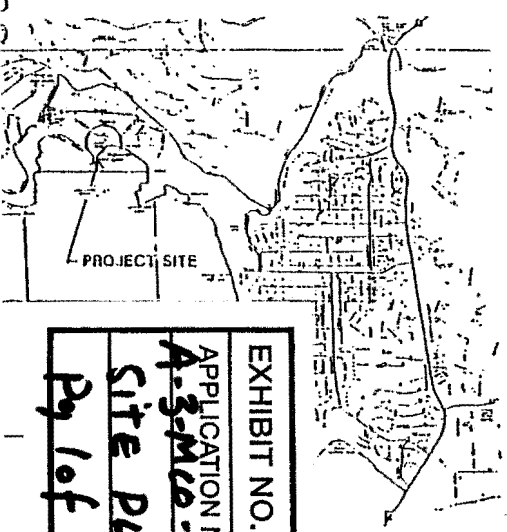
PROJECT NO. 1014  
0-4-81

PELLE BEACH COMPANY

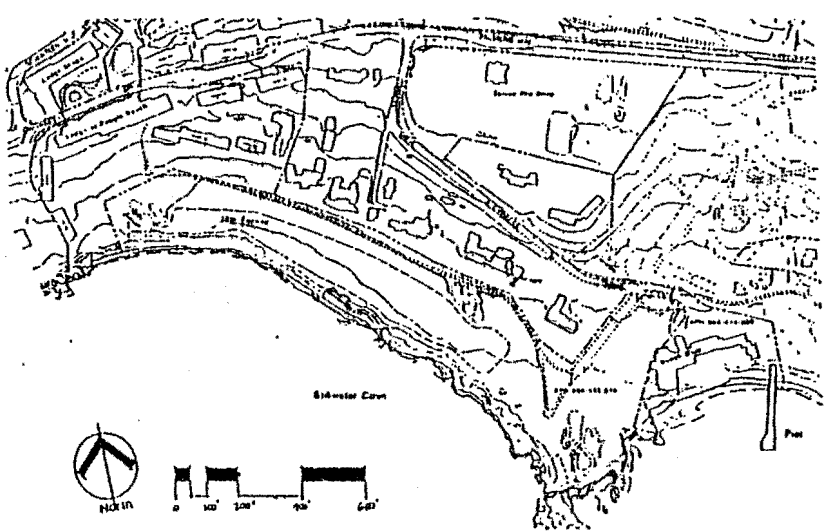
1/6/81  
Title Sheet

EXHIBIT D

Locality Map



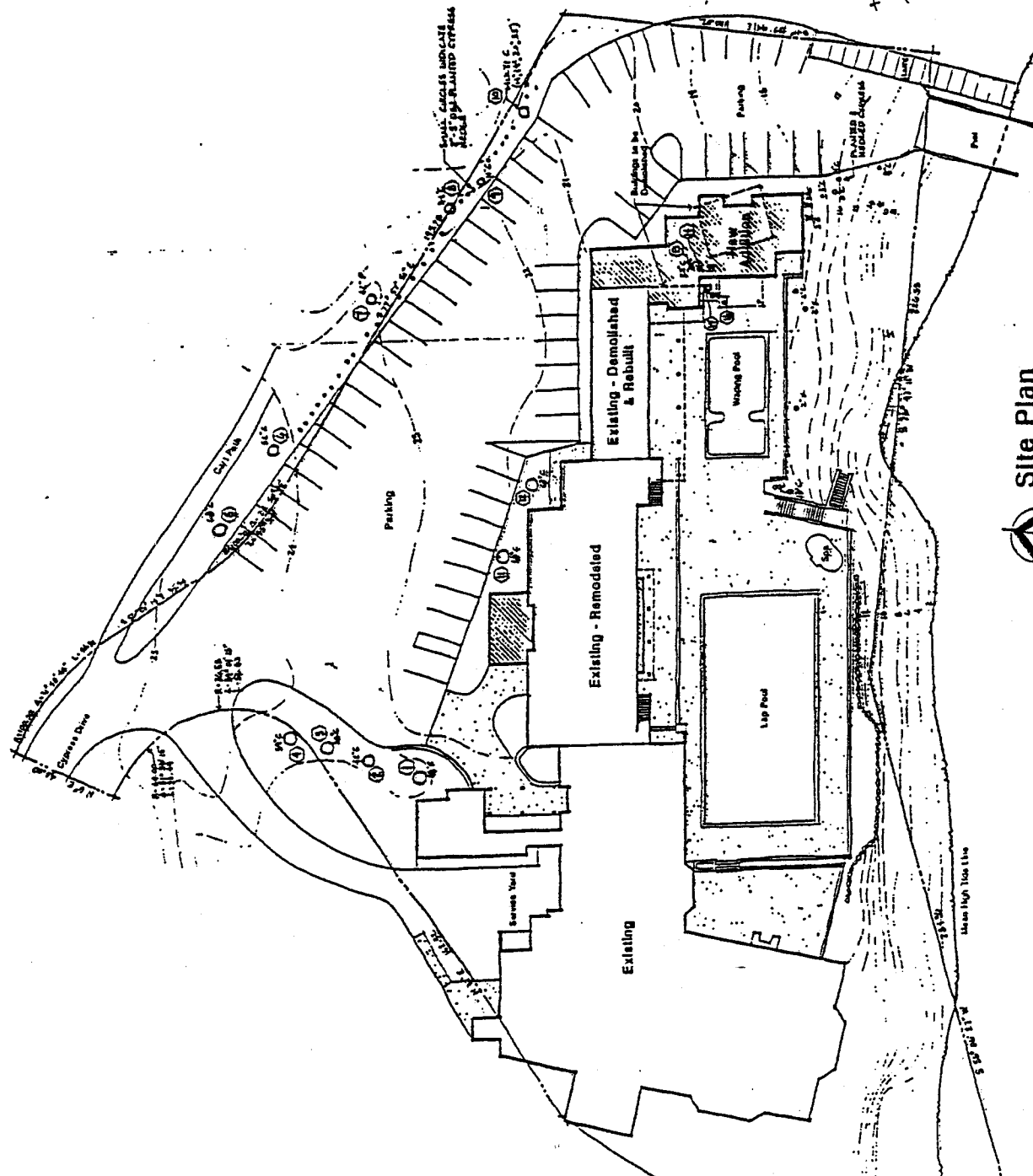
Area Map



Project Data	
APNs:	008-411-018 & 008-411-020
LOCATION:	The Beach and Tennis Club 1578 Cypress Drive Pebble Beach, California
ZONING:	OR(C2)
USE:	Private Membership Recreation Facility
SITE AREA:	14,386 acres - 827,049 sq ft
BUILDING AREA:	
Existing Facility	16,879 sq'
Demolished Area	(2,763) sq'
New Addition:	
First Floor	3,019 sq'
Second Floor	3,183 sq'
Total New:	6,202 sq'
Total Proposed New Building Area:	18,882 sq'
New 2 <sup>nd</sup> Floor Deck Area:	621 sq'
SITE COVERAGE (from building)	
17,503 sq' = 100%	
14,386 ac x 43,560-sq/acre	= 2.78%
PAVED AREAS (can path, parking areas, walk):	65,061 sq'
PARKING AVAILABLE (see memo with proposed parking)	
@ The Beach Club	67
Overflow adjacent to 17 <sup>th</sup> Fwyway	16
@ Tennis Facilities	103
TOTAL:	178

EXHIBIT NO. C  
APPLICATION NO. A-3-5100-00-8  
Site Plans  
Pg 1 of 5

tree # 13, 16 to be removed  
14  
16



- Tree Legend**
- O Tree to Retain
  - X Tree to be Removed
  - C Existing
  - K Oak
  - ⊙ Tree Right Daylight

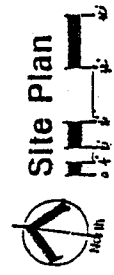


EXHIBIT NO. **C**  
APPLICATION NO. **A-3-MCO-00-8**  
**SITE PLANS**  
**Pg 2 of 5**

**THE BEACH & TENNIS CLUB**  
GENERAL DEVELOPMENT PLAN  
Club Facilities Remodel & Addition

PROJECT NO. 98-010  
OWNER: PEABE BEACH COMPANY

DATE: 11/15/98  
FIRST FLOOR PLAN

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

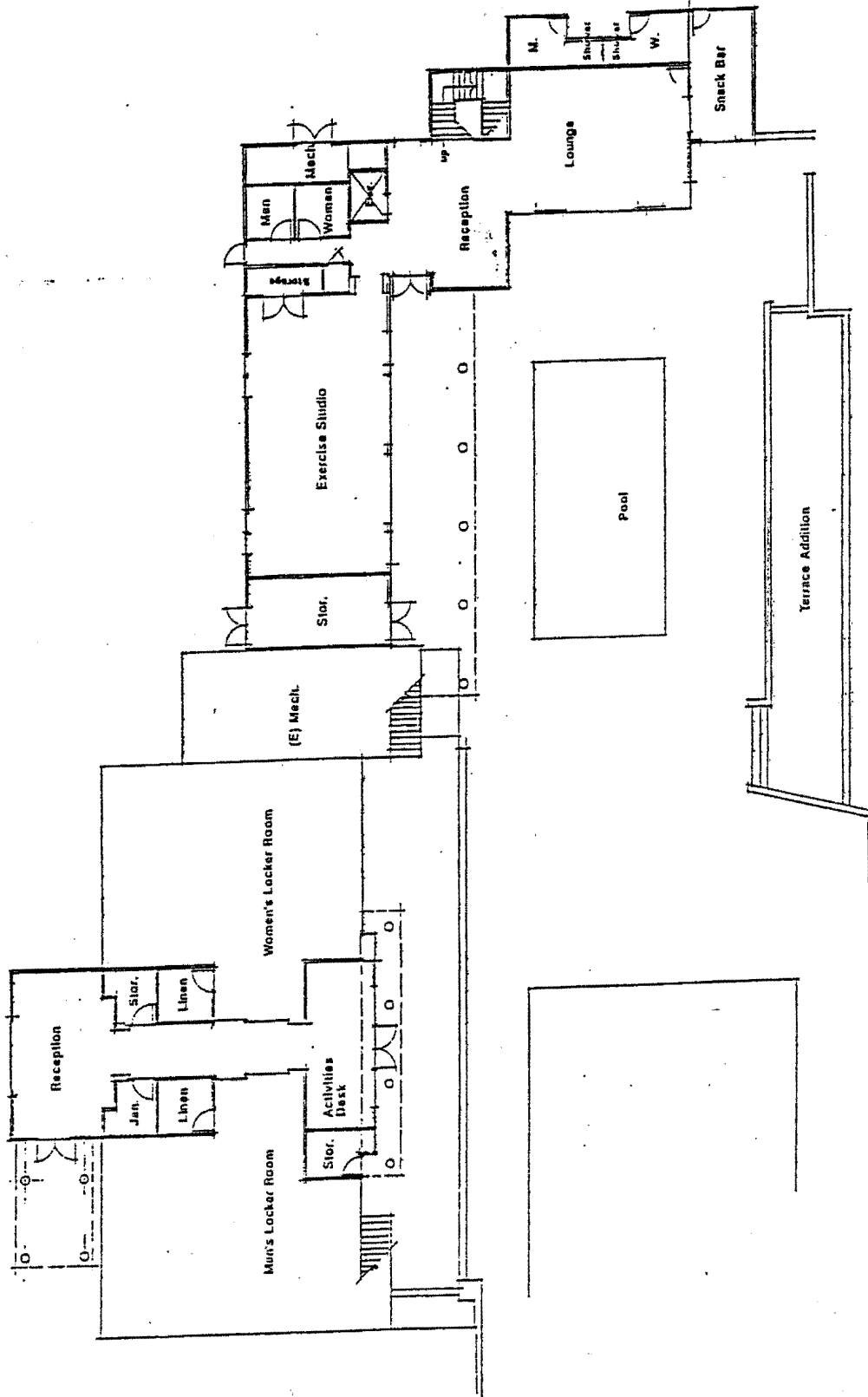
DESIGNED BY: HATCHER HARDEN ARCHITECTS  
DRAWN BY: J. H. HATCHER  
CHECKED BY: J. H. HATCHER  
DATE: 11/15/98

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF HATCHER HARDEN ARCHITECTS

PROJECT NUMBER:

**A3**

DATE: 11/15/98



First Floor Plan



EXHIBIT NO.	C
APPLICATION NO.	A-3-MCO-00-8
SITE PLANS	
Pg 3 of 5	

PROJECT  
GENERAL DEVELOPMENT PLAN

**THE BEACH & TENNIS CLUB**  
GENERAL DEVELOPMENT PLAN  
Club Facilities Remodel & Addition

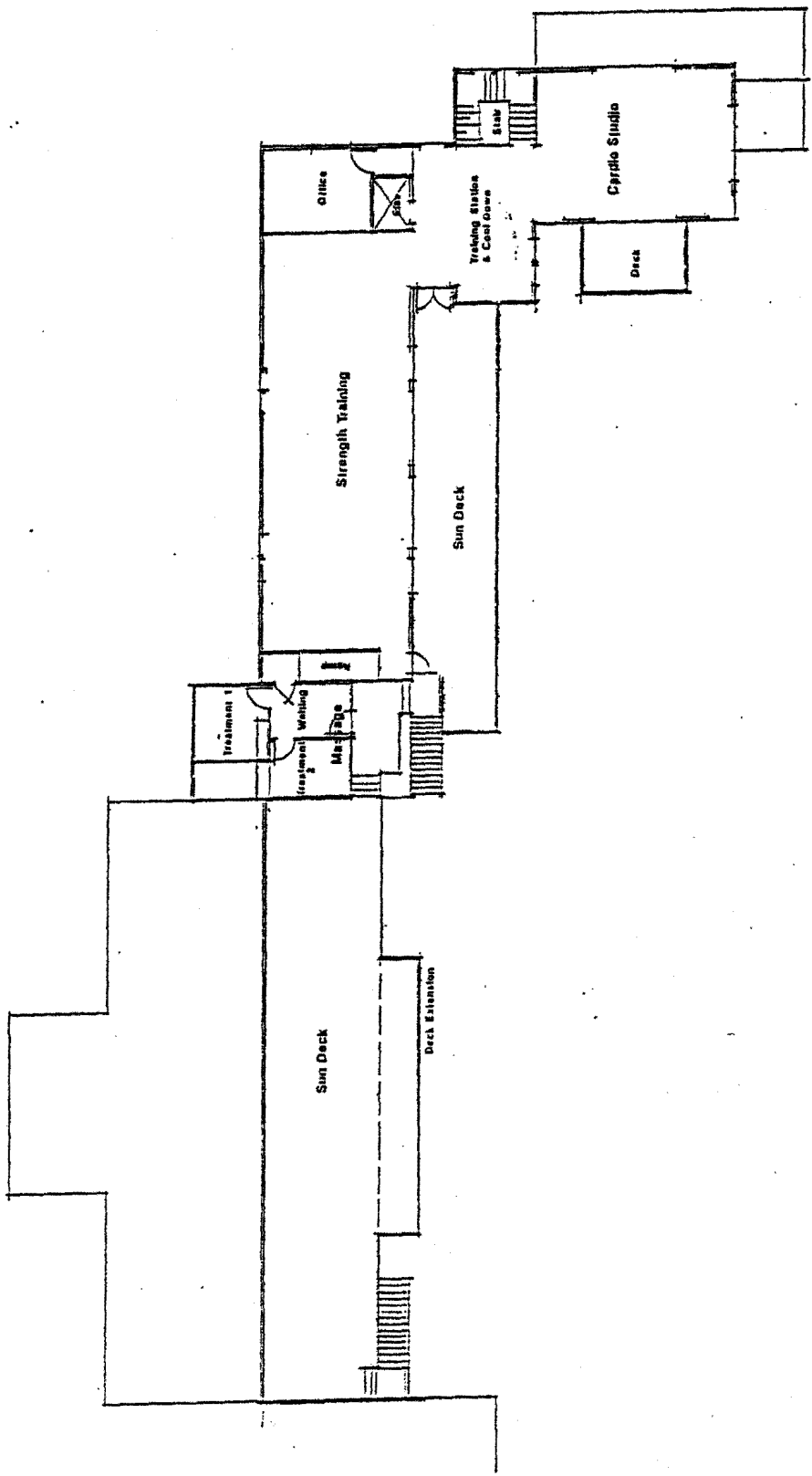
PROJECT NO. 001  
DATE 01/10/00  
CLIENT  
PEOPLE BEACH COMPANY

DATE 01/10/00  
SCALE 1/8" = 1'-0"

PROJECT NO. 001  
DATE 01/10/00  
CLIENT  
PEOPLE BEACH COMPANY

PROJECT NO. 001  
DATE 01/10/00  
CLIENT  
PEOPLE BEACH COMPANY

A4



Second Floor Plan  
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

EXHIBIT NO. **C**  
APPLICATION NO. **A-3-MCO-00-8**  
**SITE PLANS**  
**Pg 4 of 5**



PROJECT

THE BEACH & TENNIS CLUB  
GENERAL DEVELOPMENT PLAN  
Club Facilities Remodel  
& Addition

PROJECT NO. 889  
DATE

PREPARED BY  
FISHER BROWN COMPANY

SCALE 1/8" = 1'-0"

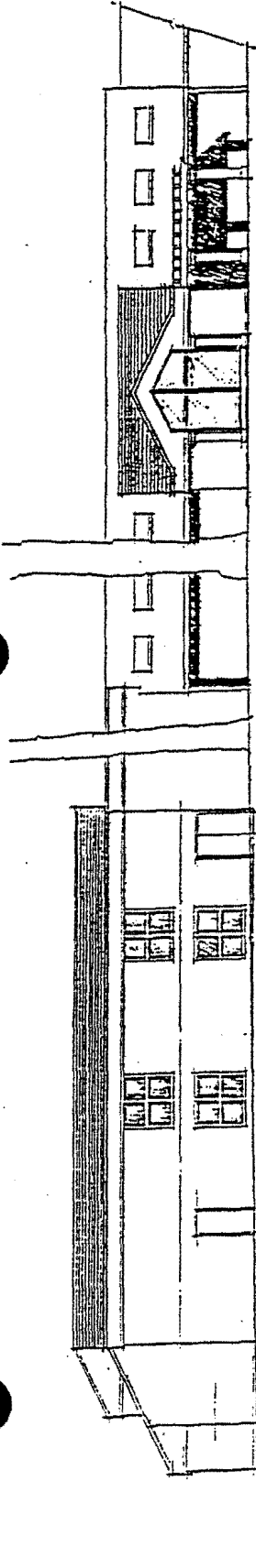
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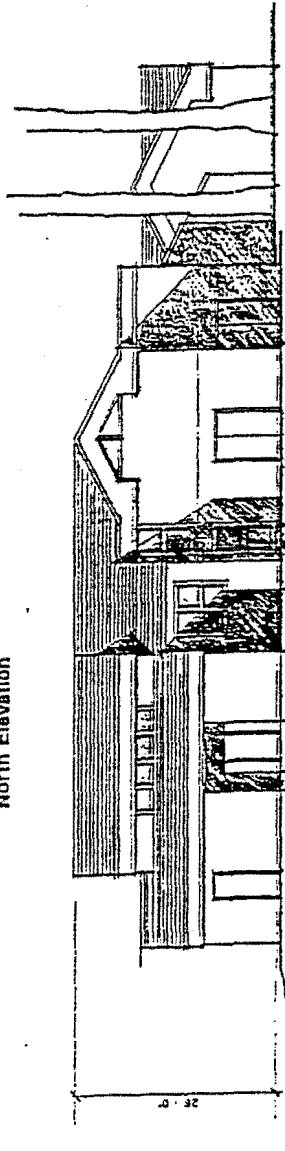
DATE 11/18/88

A5

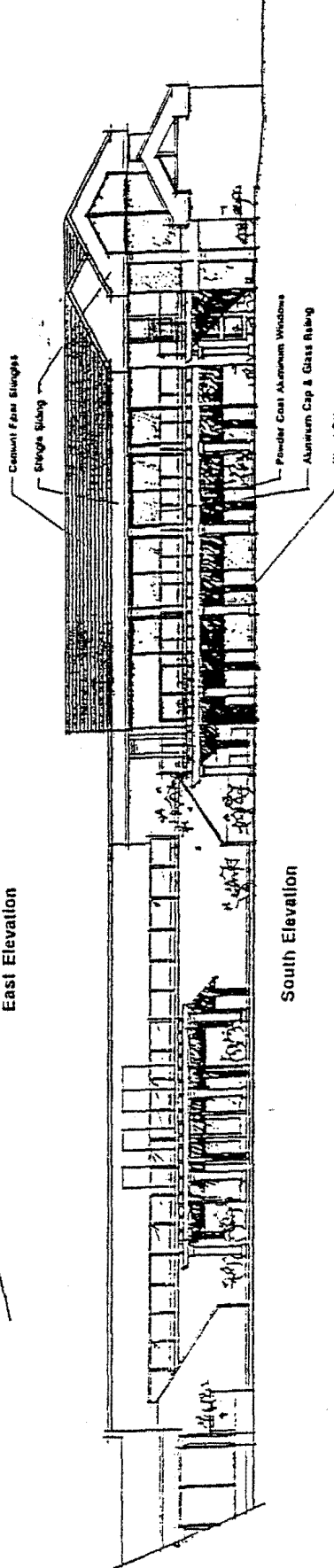
DATE 11/18/88



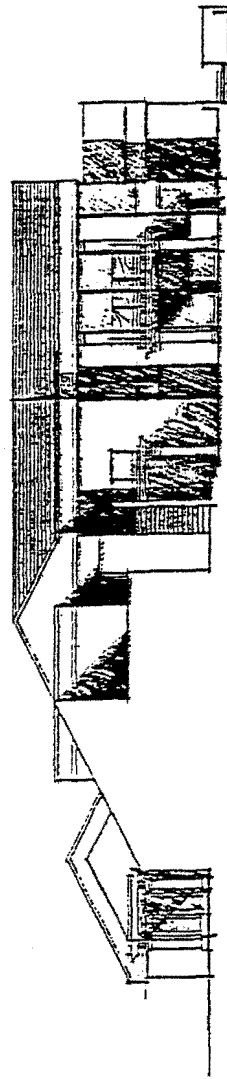
North Elevation



East Elevation



South Elevation



West Elevation

Exterior Elevations

EXHIBIT NO. C  
APPLICATION NO. A-3-MCO-00-8  
SITE PLANS  
Pg 5 of 5

RECEIVED

JAN 31 2000 Before the Board of Supervisors in and for the County of Monterey, State of California

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA Resolution No. 00-31

Adopting A Negative Declaration And Approving A Combined Development Permit For The Pebble Beach Company (PLN990305) Consisting Of: 1) A Coastal Administrative Permit, 2) A General Development Plan And 3) Design Approval To Allow For The Remodel And Addition To An Existing Beach And Tennis Club And The Removal Of Three Cypress Trees, Located West Of Cypress Drive At 1576 Cypress Drive (Assessor's Parcel Numbers 008-411-019 And 020-000), Del Monte Forest Area In The Coastal Zone

FINAL LOCAL ACTION NOTICE REFERENCE # 3-MCO-00-059 APPEAL PERIOD 2/1-2/14/2000

WHEREAS, this matter was heard by the Board of Supervisors (Board) of the County of Monterey on January 25, 2000, pursuant to appeals by Nancy and Wheeler Farish.

WHEREAS, the site is located west of Cypress Drive, at 1576 Cypress Drive, Del Monte Forest Area, Coastal Zone, in the County of Monterey (the property).

WHEREAS, the applicant, Pebble Beach Company, filed an application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit, 2) a General Development Plan and 3) Design Approval to allow for the remodel and addition to an existing beach and tennis club and the removal of three Cypress trees.

WHEREAS, Pebble Beach Company application for the Combined Development Permit came for consideration before the Zoning Administrator at a public hearing on November 18, 1999.

WHEREAS, at the conclusion of the public hearing on November 18, 1999, the Zoning Administrator approved the Combined Development Permit based on the findings, evidence and conditions contained in Zoning Administrator Resolution No. 990305.

WHEREAS, the appellants, Nancy and Wheeler Farish, timely filed an appeal from the Zoning Administrator decision alleging that there was a lack of a fair or impartial hearing, the findings are not supported by the evidence, and the decision was contrary to law.

WHEREAS, pursuant to the provisions of the Monterey County Zoning Ordinance (Title 20) and other applicable laws and regulations, the Board, on January 25, 2000, heard and considered the appeal at a hearing de novo.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the Board for a decision. Having considered all the written and documentary information submitted. the staff

EXHIBIT NO. D APPLICATION NO. A-3-MCO-00-8 Pg 1 of 11

reports, oral testimony, and other evidence presented before the Board of Supervisors, the Board now renders its decision to adopt the Negative Declaration and approve the Combined Development Permit as follows:

Findings of Facts

1. FINDING: The subject Combined Development Permit consists of: 1) a Coastal Administrative Permit, 2) Design Approval and 3) a General Development Plan to allow for a remodel of the existing beach and tennis club. The remodel includes a first floor demolition of approximately 2,762 square feet, a 3,618 square foot first floor addition and a 3,163 square foot second floor addition to the existing 15, 673 square foot facility and the removal of three Cypress trees (13, 18 and 23 inches in diameter). The property is located west of Cypress Drive, at 1576 Cypress Drive (Assessor's Parcel Number 008-411-019-000 and 008-411-020-000) in the Del Monte Forest area of the Coastal Zone. The parcel is zoned "OR-D (CZ)" (Open Space Recreational) in a Design Control District, Coastal Zone. The project, as described in the application and attachments, and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Local Coastal Program.

EVIDENCE: The Planning and Building Inspection Staff reviewed the project for conformance with:

- 1) The Del Monte Forest Land Use Plan
- 2) The Monterey County Coastal Implementation Plan (Title 20-Part 1), zoning regulations for the "OR-D (CZ)" district in the Coastal Zone
- 3) The Monterey County Coastal Implementation Plan (Part 5), Chapter 20.147 "Regulations for Development in the Del Monte Forest Land Use Plan Area."

EVIDENCE: Letter from Fehr and Peers Associates, Transportation Consultants, dated September 2, 1999 indicating that the fitness center size will have no adverse impact on the transportation system in the area. This is based on the fact that the beach and tennis club is a private membership club that allows use by members and guests staying at any of the Pebble Beach Resort facilities. The renovation will increase the existing facility in size from approximately 15,673 square feet to 19,672 square feet. The proposal does not include an increase in membership.

EVIDENCE: Design Approval request form with recommendation for approval by the Del Monte Forest Land Use Advisory Committee.

EVIDENCE: The project planner conducted a site visit on August 30, 1999, to verify that the proposed project complies with the visual requirements of the Monterey County Coastal Implementation Plan (Part 5).

EVIDENCE: The application, project plans, and supplemental reports for the Combined Development Permit as found in Planning File No. 990350.

EVIDENCE: There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the

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project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department and Health Department. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

2. FINDING: An Archaeological Report was previously completed for the site by Archaeological Consulting on November 19, 1985. Three sites were previously identified within the project site area. One is situated under the Beach and Tennis Club. The next nearest site is located about 75 to 100 meters east of the Beach and Tennis Club. A follow-up letter was prepared for the remodel/addition by Archaeological Consulting, dated July 22, 1999. Archaeological Consulting concluded that no changes to the original recommendations are required and that an archaeological monitor be present during earth-altering or earth disturbing activities.

EVIDENCE: Archaeological survey, dated November 19, 1985 and follow-up letter dated July 22, 1999, prepared by Archaeological Consulting, as found in Planning file PLN990305.

EVIDENCE: Conditions 10 and 19.

3. FINDING: Upon the review by the Monterey County Water Resources Agency (MCWRA) it is found that this project is exempt from the Cal-Am Water allocation due to it being within the Pebble Beach Company "Benefited" Properties water distribution system and will not result in debits to Monterey County's water allocation. This finding is consistent with Monterey Peninsula Water Management District's Ordinance #70 and Board of Supervisors' action dated October 11, 1994.

EVIDENCE: Monterey Peninsula Water Management District's Ordinance #70 and Board of Supervisors' action dated October 11, 1994.

4. FINDING: The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with visual resources and will have no significant impact on the public viewshed. The proposed project was evaluated in terms of the impact upon the public viewshed from 17 Mile Drive and Point Lobos Reserve: a) the project will not result in ridgeline development; and b) this a minor addition to an existing facility.

EVIDENCE: The project planner conducted a site visit on August 30, 1999, to verify that the proposed project complies with the visual requirements of the Monterey County Coastal Implementation Plan (Part 5).

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5. FINDING: The proposed project is consistent with policies of the Del Monte Forest Land Use Plan dealing with Forest Resources Development Standards. A forest management plan was prepared for the site by Steven Staub, dated August 1999 and is on file in the Monterey County Planning & Building Inspection Department. The report states that three planted cypresses ranging in size from 13 to 23 inches in diameter are proposed for removal. The forester states that since the three trees are planted rather than indigenous, the replacement is not recommended. Additional recommendations and mitigation include protection of the remaining trees during construction.

EVIDENCE: Forest Management Plan prepared by Steven Staub contained in file No. 990305.

EVIDENCE: Condition 8.

6. FINDING: The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). Public access is required as part of the project conditions of approval, consistent with Section 30212 of the Coastal Act and Constitutional protections (see 20.70.050.B.4.b and c).

EVIDENCE: The subject property is described as an area where the Local Coastal Program requires access. The Del Monte Forest Land Use Plan requires public access in the Stillwater cove area of Pebble Beach. The Del Monte Forest Land Use Plan require access be provided to the existing pier and beach south of the pier. Improvements were required as part of the Spanish Bay Resort Development (Permit No. 3-84-226) and Casa Palmero Development (Permit No. A-3-MCO-97-037). Additional improvements to the public restrooms facilities for beach uses will include a shower in each of the restrooms. The proposed improvements (the showers) fulfill the public access requirements for this proposal.

EVIDENCE: Condition 17.

7. FINDING: The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment and a Negative Declaration has been adopted by the Monterey County Board of Supervisors. Potential environmental effects have been studied and there is no substantial evidence in the record as a whole that supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment. The Negative Declaration reflects the independent judgment of the County based upon consideration of testimony and information received and scientific and factual data presented.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act, its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study determined that the project, with the addition of mitigation measures, would not have

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significant environmental impacts. A Negative Declaration was filed with the County Clerk on October 15, 1999, noticed for public review, and circulated to the State Clearinghouse. The Monterey County Board of Supervisors considered public testimony and the Initial Study with mitigation measures. All comments received on the Initial Study, have been considered as well as all evidence in the record, which includes studies, data, and reports considered in the Initial Study; information presented or discussed during public hearings; staff reports which include the County's independent judgment regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

Forest Management Plan, prepared by Stephen Staub, dated 8/1999  
Traffic Report, prepared by Fehr and Peers Assoc., dated 9/2/1999  
Archaeological Survey, prepared by Archaeological Consulting, dated 7/22/1999

The location and custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted which refute the conclusions reached by these studies, data, and reports or which alter the environmental determinations based on investigation and the independent assessment of those studies, data, and reports by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency.

EVIDENCE: File and application materials, Initial Study with mitigation measures, and Negative Declaration contained in the project file.

8. FINDING: For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.

EVIDENCE: The applicant shall pay the Environmental Document Fee, pursuant to Fish and Game Code Section 753.5.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

9. FINDING: The establishment of the use will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

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EVIDENCE: The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, Pebble Beach Community Services Fire Protection District, Public Works and Parks Departments, Environmental Health Division, and the Water Resources Agency. The respective departments and Agency have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood or the county in general.

10. FINDING: The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 20.38 and 20.64.010 of the Monterey County Coastal Implementation Plan. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

11. FINDING: The project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

### Conditions of Approval

1. The subject Combined Development Permit consist of: 1) a Coastal Administrative Permit, 2) Design Approval and 3) a General Development Plan to allow for a remodel of the existing beach and tennis club. The remodel includes a first floor demolition of approximately 2762 square feet, a 3,618 square foot first floor addition and a 3,163 square foot second floor addition to the existing 15, 673 square foot facility and the removal of three Cypress trees (13, 18 and 23 inches in diameter). Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(Planning and Building Inspection)**

### Prior to the Issuance of Grading and Building Permits:

2. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

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- a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
  - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency & Planning and Building Inspection)**
3. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**
  4. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
  5. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees, which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. **(Planning and Building Inspection Department)**
  6. The applicant shall record a notice which states: "A permit (Resolution 990305) was approved by the Board of Supervisors for Assessor's Parcel Number 008-411-019-000 and 008-411-020-000 on November 18, 1999. The permit was granted subject to 24

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conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**

7. Pursuant to the State Public Resources Code, State Fish and Game Code and California Code of Regulations, the applicant shall pay a fee to be collected by the County of Monterey in the amount of \$1,275. **This fee shall be paid within five days of project approval.** This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. **(Planning and Building Inspection)**
8. Prior to issuance of grading or building permit, trees located within the construction zone shall be protected from accidental damage during construction by wrapping trunks with protective materials. Measures shall include avoiding fill of any type against the base of the trunk and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. **(Planning and Building Inspection)**
9. Prior to grading or building activities, provide evidence that the areas adjacent to ocean tidal pools are sufficiently protected with fencing during grading or construction activities. **(Planning and Building Inspection)**
10. Prior to issuance of grading or building permit, provide evidence that an Archaeological monitor has been retained to monitor any ground disturbing activities on the project site. The contract between the applicant and archaeological monitor shall be subject to the review and approval of the Director of Planning and Building Inspection Department. **(Planning and Building Inspection)**
11. Prior to issuance of a building permit, applicant shall submit for review and approval of the Director of Planning and Building Inspection, and subsequently record, a deed restriction stating the regulations for: The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

*"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."* (Pebble Beach Community Services Fire Protection District)

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APPLICATION NO. <b>A-3-MCO-00-8</b>
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12. The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993. **(Pebble Beach Community Services Fire Protection District)**
13. Provide off-street parking as required by the Zoning Ordinance (Title 20). Layout to be approved by the Director of Planning and Building Inspection and the Director of Public Works, prior to issuance of grading or building permits. All parking shall be consistent with the requirements of the Spanish Bay Resort Development (Permit No. 3-84-226) and Casa Palmero Development (Permit No. A-3-MCO-97-037). **(Planning and Building Inspection) (Public Works)**
14. Prior to issuance of any grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include dispersal of impervious surface stormwater runoff onto a non-erodible surface below the bluff. **(Water Resources Agency)**
15. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the form of an approved Water Release Form. **(Water Resources Agency)**

**Prior to Final Building Inspection/Occupancy:**

16. The site shall be landscaped with drought tolerant naïve plants. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection)**
17. Prior to final, all access improvements (showers) shall be implemented and available for public use. **(Planning and Building Inspection)**

**Continuous Permit Conditions:**

18. All landscaped areas and/or fences shall be continuously maintained by the property owner and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**

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19. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**
20. All development shall comply with the seismic design standards of the Uniform Building Code. **(Planning and Building Inspection)**
21. All public access improvements shall be consistent with the requirements of the Del Monte Forest Land Use Plan and as conditioned in Spanish Bay Resort Development (Permit No. 3-84-226) and Casa Palmero Development (Permit No. A-3-MCO-97-037). **(Planning and Building Inspection)**
22. The project shall comply with air quality standards. **(Planning and Building Inspection)**
23. An archaeological monitor shall be on-site during any ground disturbing activities. **(Planning and Building Inspection)**
24. In completing the MPWMD water release from, the owner/applicant acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the owner/applicant is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the district, or if a different in fixtures is documented upon official inspection, water permits for the property may be canceled. In addition, water fixtures installed without a water permit may be cause for interruption of the water service to the site, additional fees and penalties, the imposition of a lien on the property, and deduction from the local jurisdiction's allocation. **(Water Resources Agency)**

PASSED AND ADOPTED upon motion of Supervisor Potter, seconded by Supervisor Pennycook, and carried by those members present, the Board of Supervisors approves the Combined Development Permit, by the following vote, to wit:

AYES: Supervisors Salinas, Pennycook, Calcagno, Johnsen and Potter.  
NOES: None.  
ABSENT: None.

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APPLICATION NO. A-3-MCO-00-8
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I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page -- of Minute Book 70, on January 25, 2000.

DATED: January , 2000

SALLY R. REED, Clerk of the Board  
of Supervisors, County of Monterey, State of  
California

By:

*Nancy Huberbell*  
Deputy

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Monterey.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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APPLICATION NO.	A-3-MC-00-8
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STATE OF CALIFORNIA—THE RESOURCES AGENCY

GRAY DAVIS, Governor

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE  
725 FRONT STREET, STE. 300  
SANTA CRUZ, CA 95060



(831) 427-4863

HEARING IMPAIRED: (415) 904-5200

APPEAL FROM COASTAL PERMIT  
DECISION OF LOCAL GOVERNMENT

RECEIVED

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

FEB 09 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Nancy and Wheeler FARISH  
Box 27  
Pebble Beach, CA 93953      (831) 6242136  
Zip      Area Code      Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: Monterey County Board of Supervisor

2. Brief description of development being appealed: Expansion planned for Beach Club of Pebble Beach CA and removal of three Monterey Cypress trees

3. Development's location (street address, assessor's parcel no., cross street, etc.): 1576 Cypress Drive, Pebble Beach CA 93953 Parcel 008411019 and 020-000 Cross Street Palmero

4. Description of decision being appealed:

- a. Approval; no special conditions: \_\_\_\_\_
- b. Approval with special conditions:  \_\_\_\_\_
- c. Denial: \_\_\_\_\_

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-MCO-00-008

DATE FILED: 2/9/2000

DISTRICT: CENTRAL COAST

H5: 4/88

EXHIBIT NO. <u>E</u>
APPLICATION NO. <u>A-3-MCO-00-8</u>
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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a.  Planning Director/Zoning Administrator
- c.  Planning Commission
- b.  City Council/Board of Supervisors
- d.  Other \_\_\_\_\_

6. Date of local government's decision: 1-25-00

7. Local government's file number (if any): \_\_\_\_\_

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Pebble Beach Company  
Box 1767  
Pebble Beach, CA 93953

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) County of Monterey - Planning Dept. - Courthouse  
Box 12090  
Salinas, CA 93902

(2) CAL Coastal Commission - Central Office  
725 Front Street Suite 300  
SANTA CRUZ, CA 95060

(3) \_\_\_\_\_

(4) \_\_\_\_\_

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

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APPLICATION NO. <u>A-3-M10-00-8</u>
<u>Pg 2 of 6</u>

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

*(See attached)*

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

*Nancy Farish - Wheeler Farish*  
Signature of Appellant(s) or  
Authorized Agent

Date 2-9-00

NOTE: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize \_\_\_\_\_ to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date \_\_\_\_\_

EXHIBIT NO. <b>E</b>
APPLICATION NO. <b>A-3-MCO-00-8</b>
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## California Coastal Commission

Page 1.

Appeal by Nancy and Wheeler Farish

of Pebble Beach Company's Planned Beach Club Expansion

PLN 990305

Resolution No. 00-31

January 31, 2000

Question: What happens when 600 members show up at the Beach Club?

Answer: 300 members take 30 minutes to turn their cars around and return home in a one-half mile long car line.

Result: Noise, pollution, traffic hazards and safety problems, saturated intersections such as the 17 mile Drive and Palermo, Zero public access to Stillwater Cove, and lessened quality of life for residents and the public.

Violation of Del Monte Forest Area Land Use Plan,  
Page 34 Coastal Act (1) and (3):

- (1) Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- (3) Maximize public access to and along the coast and maximize public recreation opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

Question: Why doesn't the Del Monte Forest Area Land Use Plan protect us from expansion of the already overcrowded Beach Club?

Answer: It does with Policy #71 on page 36; "Expansion of existing commercial facilities or development of new facilities shall be approved only where requirement for adequate parking can be fully satisfied."

Result: Good intentioned policy is illegally circumvented with the erroneous assumption that since the 1400 membership won't be increased, why worry about the parking. Actually, an extra fifty people a day with 50 more cars with no parking spaces is a more realistic assumption.

Question: Why lose 3 Monterey Cypress trees about ninety years old to the axe?

Answer: They are in the way of construction.

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APPLICATION NO. A-3-MCO-00-8
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California Coastal Commission

Page 2.

Appeal by Nancy and Wheeler Farish

Result: Policy #75 on page 36 is ignored. "Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development process."

Question: Is Pebble Beach Company's Beach Club expansion being examined in light of other of Pebble Beach Company's aggressive expansion projects such as new golf courses, home lot sales, and convention center plans?

Answer: No.

Result: Policy 68-b on page 35 is ignored. "The zoning classification for all property in the Del Monte Forest shall include a classification which requires County design review for all development in Del Monte Forest."

Question: Why allow the Beach Club to have two stories when the surrounding neighborhood has one-story residential homes?

Answer: A two-story Beach Club should not be allowed since two stories are incompatible with buildings in the surrounding neighborhood. Violates goal of Coastal Act on page viii (equivalent to policy of Land Use Plan), "To obtain an optimum match between land uses, existing facilities, and natural resources."

Question: Why allow the Beach Club a height increase to 30 feet from 15 feet which will block the ocean views of the public?

Answer: There is no reason to block the ocean views of the public from two streets, Palermo and Cypress Drive, and from a section of the Pebble Beach golf course, which is open to the public.

Violation of Scenic and Visual Resources on page 30: "The Coastal Act calls for protection of views to and along the ocean."

Violation of Policy 50 on page 30. "Scenic shoreline areas shall be designated that are compatible with protection of scenic resources and shall be required as scenic or conservation easements." (Stillwater Cove, where the Beach Club is located, qualifies as a scenic shoreline area.)

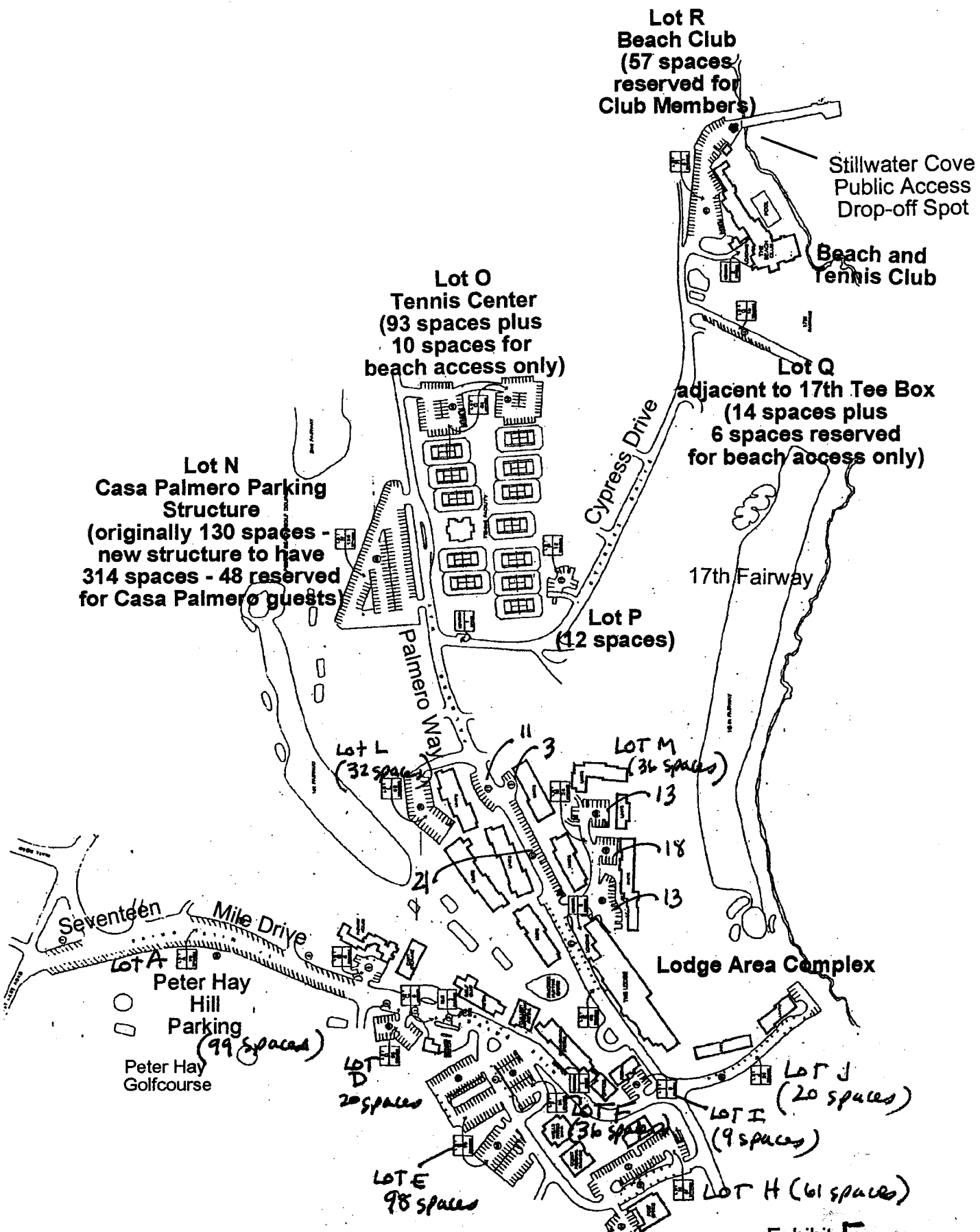
EXHIBIT NO. E
APPLICATION NO. A-3-Mc-00-8
Pg 5 of 6

Page3.

California Coast Commission  
Appeal by Nancy and Wheeler Farish

In summary, the Beach Club expansion violates numerous provisions of the Coastal Act and Land Use Plan. It is not a site suitable for the project.

EXHIBIT NO. E
APPLICATION NO. A-3-MD-00-8
PG 6 of 6



**Lot R**  
**Beach Club**  
 (57 spaces reserved for Club Members)

Stillwater Cove  
 Public Access  
 Drop-off Spot

**Beach and Tennis Club**

**Lot O**  
**Tennis Center**  
 (93 spaces plus 10 spaces for beach access only)

**Lot Q**  
 adjacent to 17th Tee Box  
 (14 spaces plus 6 spaces reserved for beach access only)

**Lot N**  
**Casa Palmero Parking Structure**  
 (originally 130 spaces - new structure to have 314 spaces - 48 reserved for Casa Palmero guests)

**Lot P**  
 (12 spaces)

**Lot L**  
 (32 spaces)

**Lot M**  
 (36 spaces)

Seventeen Mile Drive

**Lot A**  
**Peter Hay Hill Parking**  
 (99 spaces)

Peter Hay Golfcourse

**Lot D**  
 20 spaces

**Lot J**  
 (20 spaces)

**Lot I**  
 (9 spaces)

**Lot E**  
 98 spaces

**Lot H** (61 spaces)

**Lodge Area Complex**

Adapted from Lodge Area Parking Plan; March 15, 1994

(see parking count)

Exhibit **F**  
 1994 Lodge Area Parking Plan  
 A-3-MCO-00-008  
 Pebble Beach - Beach and Tennis Club

# PARKING REQUIREMENTS

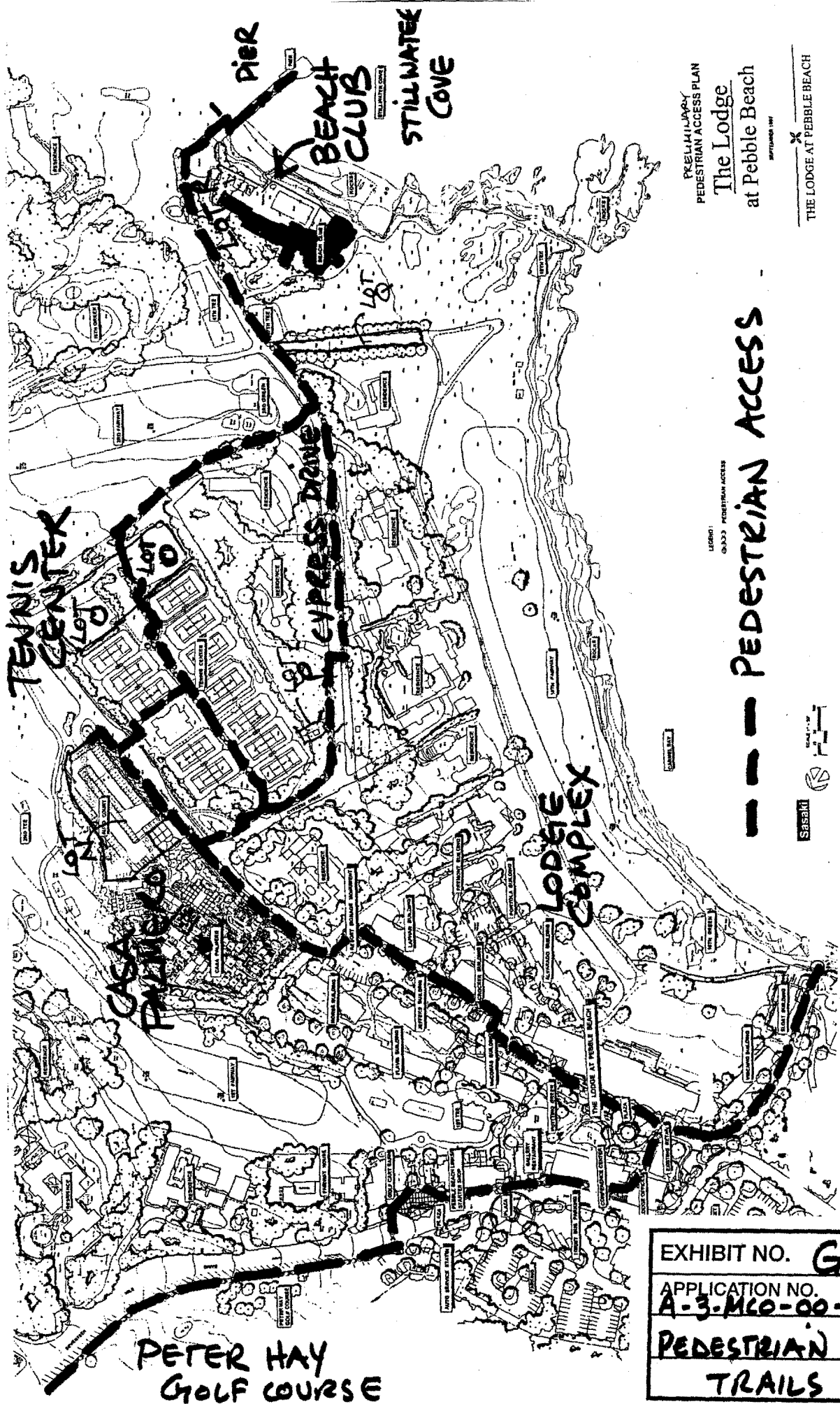
USE	FLOOR AREA # OF SEATS/OTHER	PARKING REQUIREMENT	SPACES REQUIRED	REMARKS
LODGE	ROOMS/UNITS	181 UNITS	1 SPACE/UNIT	181
	EMPLOYEES	48 EMPLOYEES	2 SPACES/50 EMPLOYEES	31
MEETING ROOMS	7970 SF	1 SPACE/50 SF	159	
RESTAURANT	482 SEATS	1 SPACE/4 SEATS	116	
BAR/LUNGE	1819 SF	1 SPACE/50 SF	32	
RETAIL	11,280 SF	1 SPACE/250 SF	45	
MARKET	3624 SF	1 SPACE/250 SF	15	
BANK	5005 SF	1 SPACE/200 SF	27	
POST OFFICE	2 WINDOWS + 3000 SF	5 SPACES/WDD + 1/500 SF	18	
BEAUTY/BARBER	4 CHAIRS	2 SPACES/CHAIR	8	
SERVICE STATION	885 SF	1 SPACE/500 SF	2	
GOLF COURSES	PEBBLE BEACH	18 HOLES	4 SPACES/HOLE	72
	PETER HAY	9 HOLES	4 SPACES/HOLE	36
TENNIS COURTS	12 COURTS	2 SPACES/COURT	24	
POOL	3300 SF	1 SPACE/100 SF POOL AREA	33	
EXERCISE ROOMS	1120 SF	1 SPACE/50 SF	22	
OFFICE SPACE	9423 SF	1 SPACE/250 SF	38	
LOADING AREAS	LODGE	47,500 SF		3
	CONFERENCE	11,020 SF	1 SPACE/5000 SF BLDG + 1 SPACE/EA ADDITIONAL 20,000 SF	1
	BEACH CLUB	14,913 SF		1
TOTAL SPACES REQUIRED			842	

# PARKING COUNT

LOCATION OF PARKING LOT	NAME OF PARKING LOT	NUMBER OF PARKING SPACES
LODGE VICINITY	A	98
	B	1
	C	1
	D	28
	E	198 rd
	F	26
	G	14
	H	18 rd
LODGE & UNITS	I	1
	J	28
	K	42
	L	32
TENNIS FACILITY & VICINITY	M	36
	N	100
	O	26
BEACH CLUB & VICINITY	P	12
	Q	18
GOLF MAINTENANCE	R	57
	S	7
MISCELLANEOUS	BUS	3
	LOADING	18
LODGE TOTAL SPACES PROVIDED		826
OFFICE LOT & HIGHWAY 1 FIRE STATION (EMPLOYEES FROM THE LODGE)		72
TOTAL SPACES PROVIDED:		898

EXHIBIT F Pg 2 of 8  
 1994 Lodge Area Parking  
 Plan  
 A-3-MC-00-008





PRELIMINARY  
PEDESTRIAN ACCESS PLAN  
**The Lodge**  
at Pebble Beach  
MAY 1988

THE LODGE AT PEBBLE BEACH


LEGEND:  
 PEDESTRIAN ACCESS  
**PEDESTRIAN ACCESS**

EXHIBIT NO. <b>G</b>
APPLICATION NO. <b>A-3-MCO-00-8</b>
<b>PEDESTRIAN TRAILS</b>

FIGURE 2C  
VISUAL RESOURCES

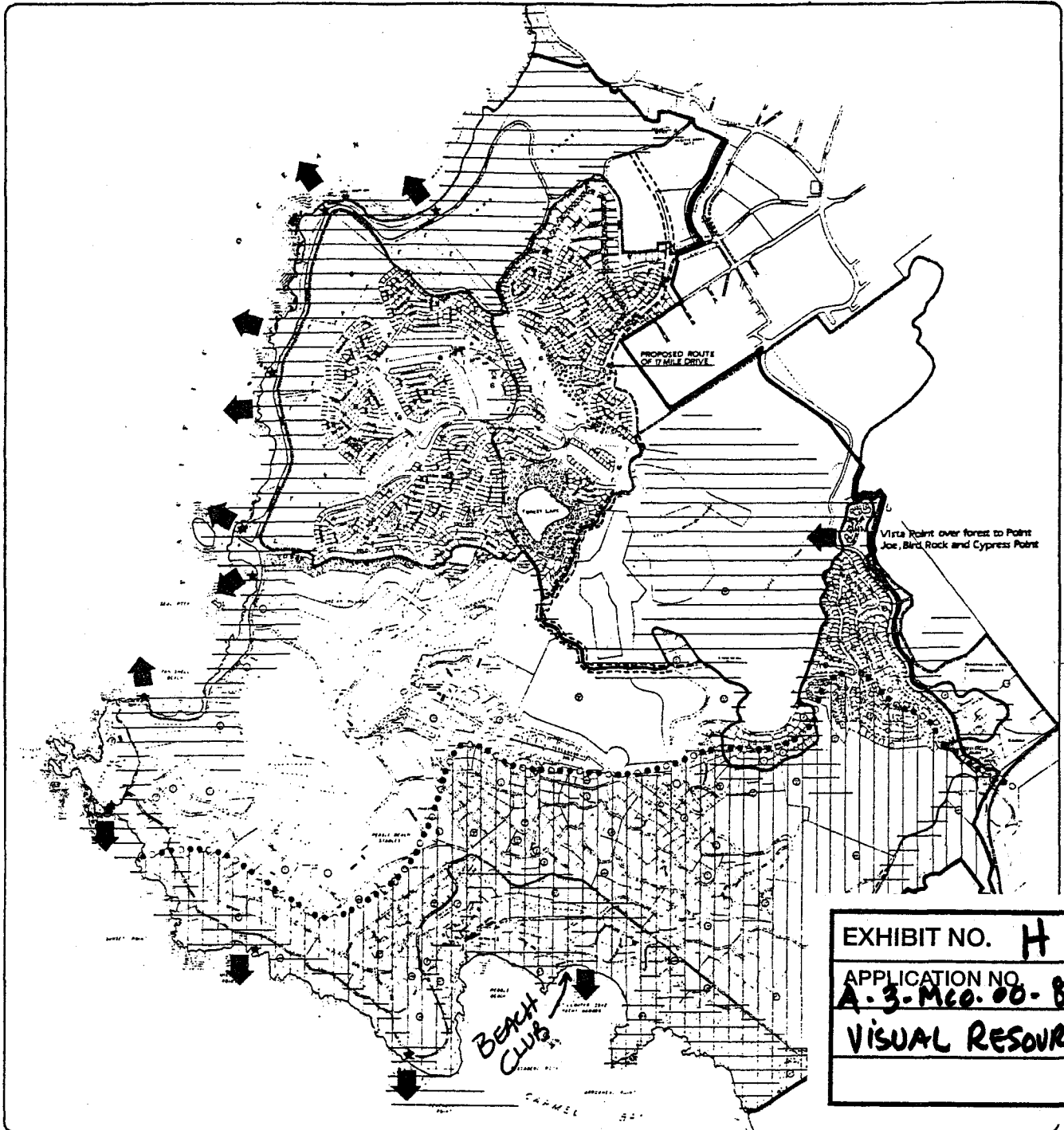
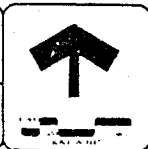


EXHIBIT NO. **H**  
 APPLICATION NO. **A-3-MCO-00-8**  
**VISUAL RESOURCES**

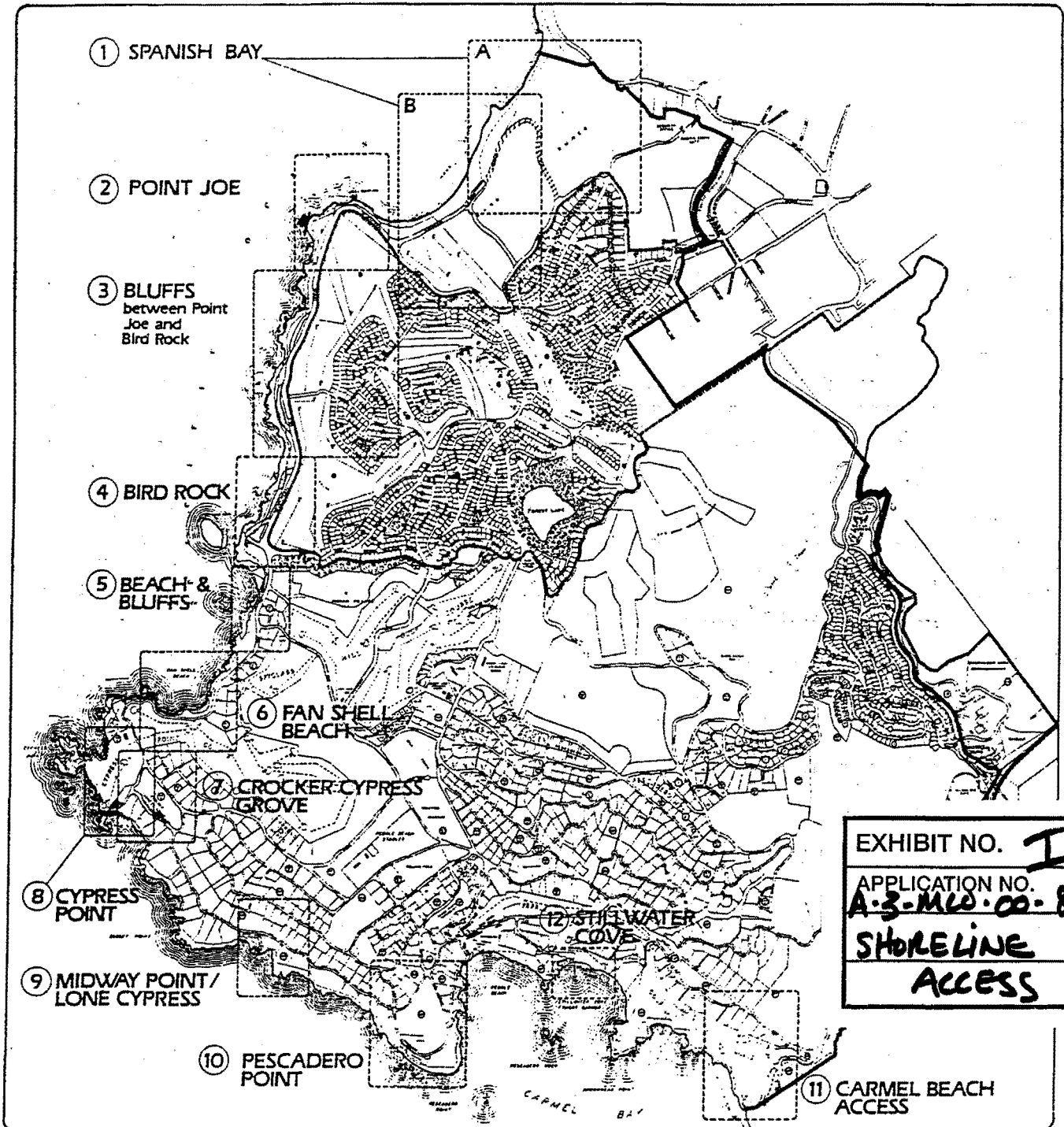
DEL MONTE FOREST AREA GENERAL PLAN  
 LOCAL COASTAL PROGRAM  
 VISUAL RESOURCES



- ★ 17 MILE DRIVE VISTA POINT AND DESIGNATED COASTAL ACCESS LOCATION (FIGURE 16)
  - ● ● RIDGELINE AND VISIBLE AREA FROM POINT LOBOS ACROSS CARMEL BAY
  - VIEW AREA FROM 17 MILE DRIVE AND VISTA POINTS
  - - - SCENIC BUFFER ZONE FOR NEW DEVELOPMENT ALONG 17 MILE DRIVE
- Boundaries  
 — Del Monte Forest  
 - - - Coastal Zone
- drawn 06 17 83

FIGURE 16

SHORELINE ACCESS



DEL MONTE FOREST AREA GENERAL PLAN  
**LOCAL COASTAL PROGRAM**  
 SHORELINE ACCESS



Designated access area  
 ⑧ CYPRESS POINT index to detailed access diagrams see Appendix B, site specific access report  
**Boundaries**  
 Del Monte Forest  
 Coastal Zone  
drawn 08.15.83



Photo 1. View of Beach Club from Stillwater Pier.

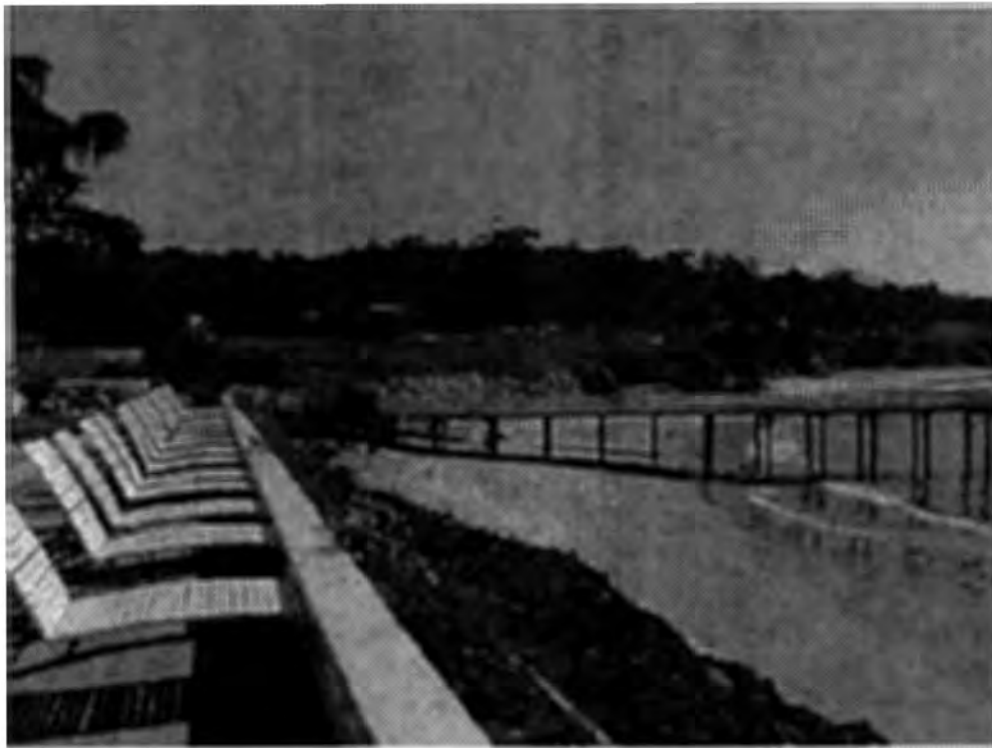


Photo 2. View of Stillwater Pier and Stillwater Beach from Beach Club pool terrace.



Photo 3. View of Stillwater Pier and Beach access stairway from Beach Club.



Photo 4. View of Stillwater Pier and beach access stairway from Stillwater Pier.

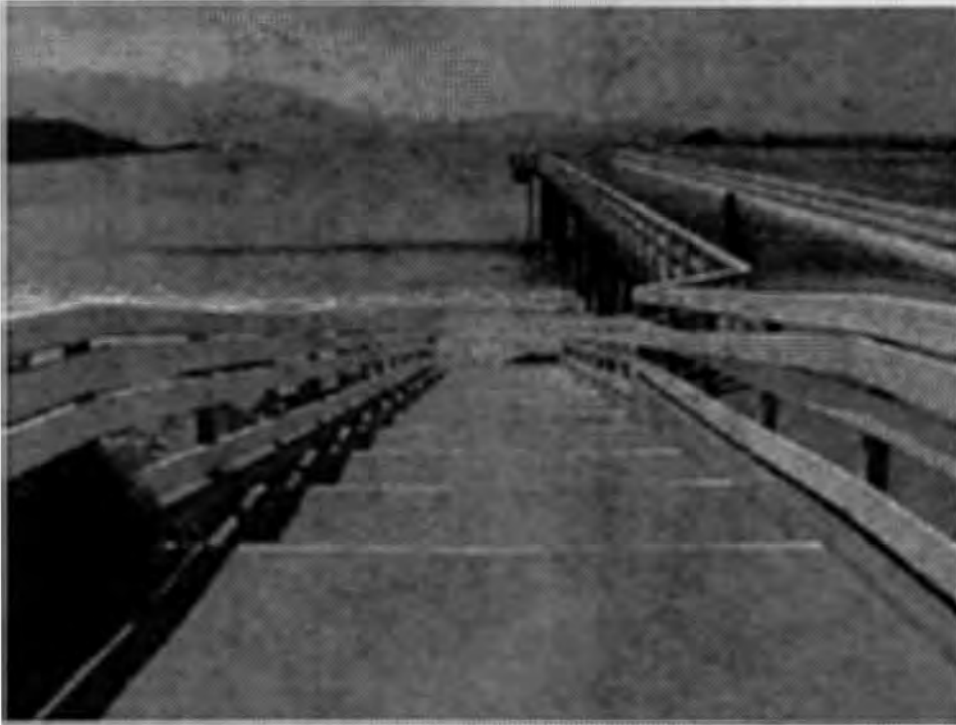


Photo 5. View of Stillwater Cove from Beach stairway.



Photo 6. View of Stillwater Beach south of public access stairway.



Photo 7. View of Beach and Tennis Club from golfcourse.



Photo 8. Public access directional signage located at Beach Club parking lot.

Pebble Beach Company  
Beach Club Fitness Facilities Addition & Remodel ~ APNs 008-401-019 and -020  
September 1999

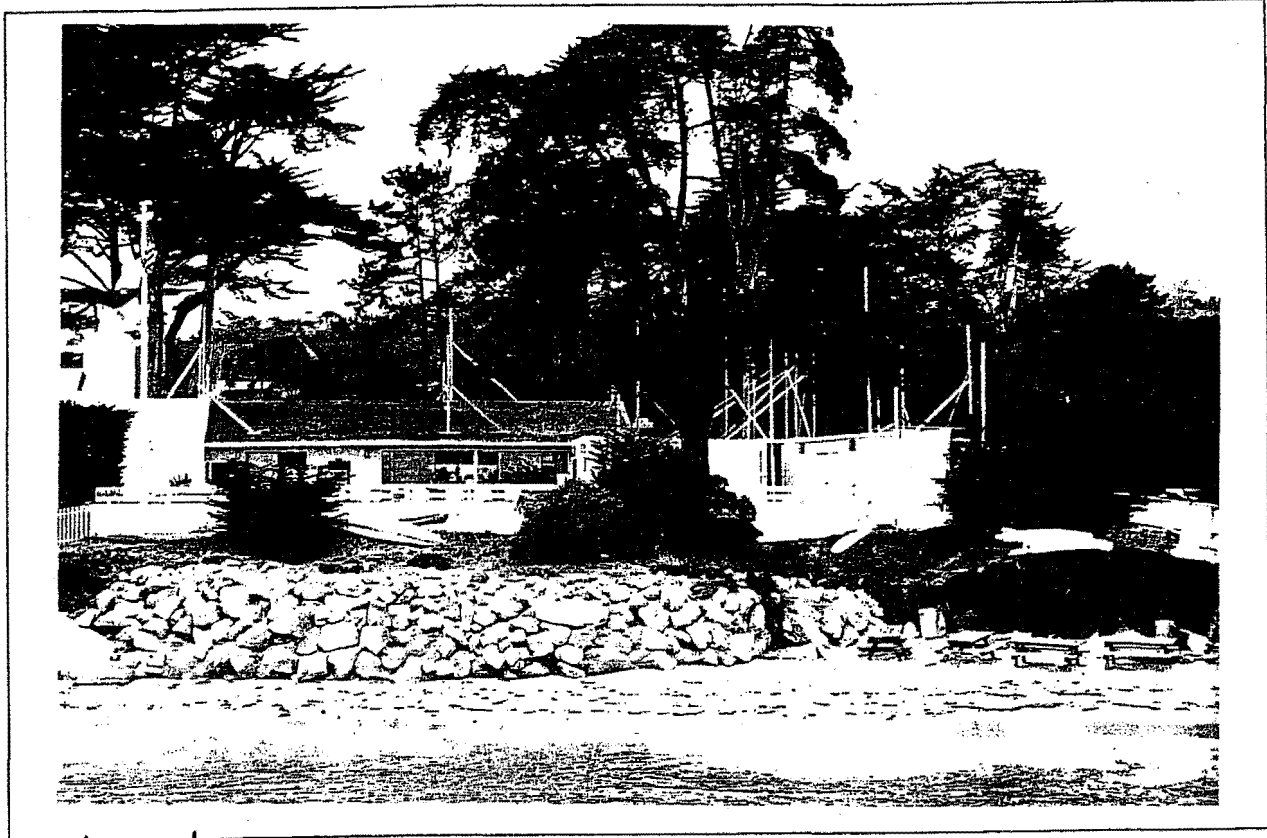


PHOTO #9

From Pier

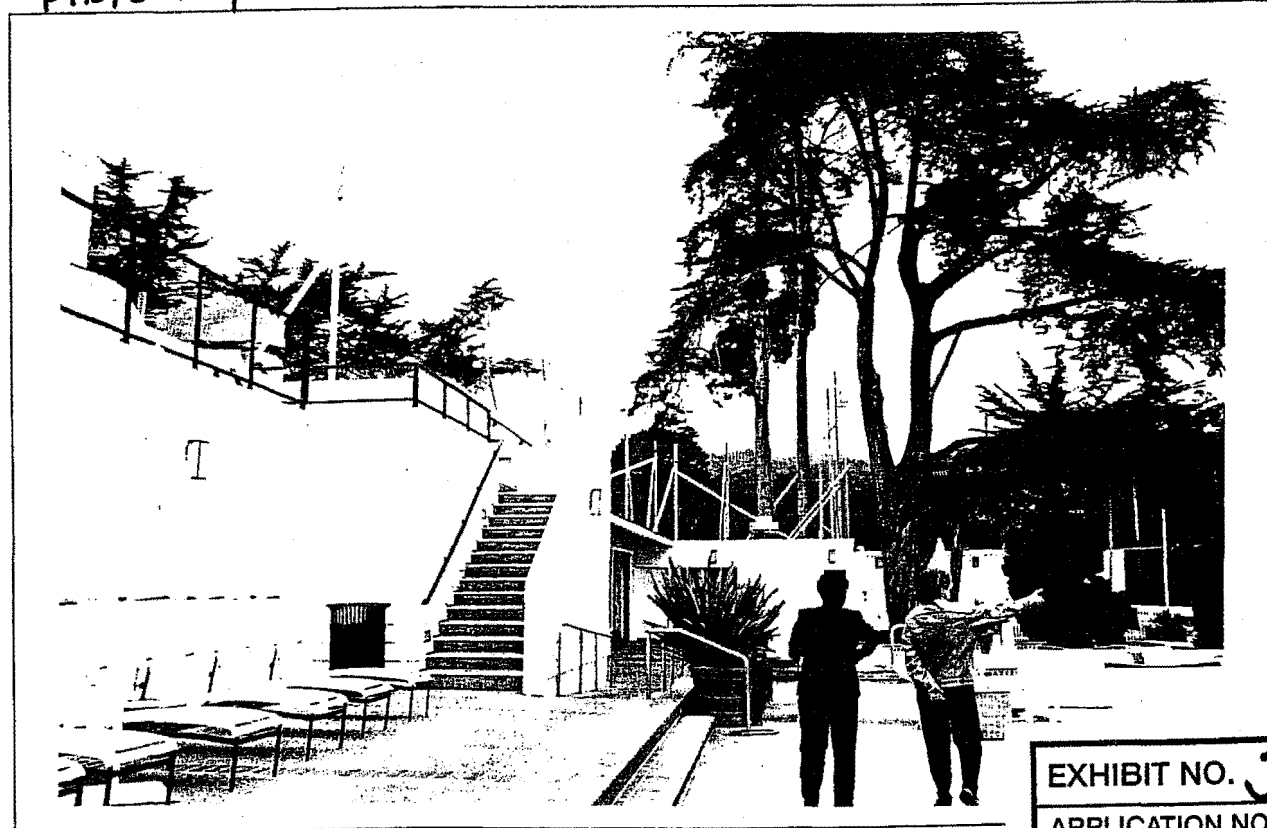


PHOTO #10

From Pool Area

EXHIBIT NO. J
APPLICATION NO. A-3-MO-00-8
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Pebble Beach Company  
Beach Club Fitness Facilities Addition & Remodel ~ APNs 008-401-019 and -020  
September 1999

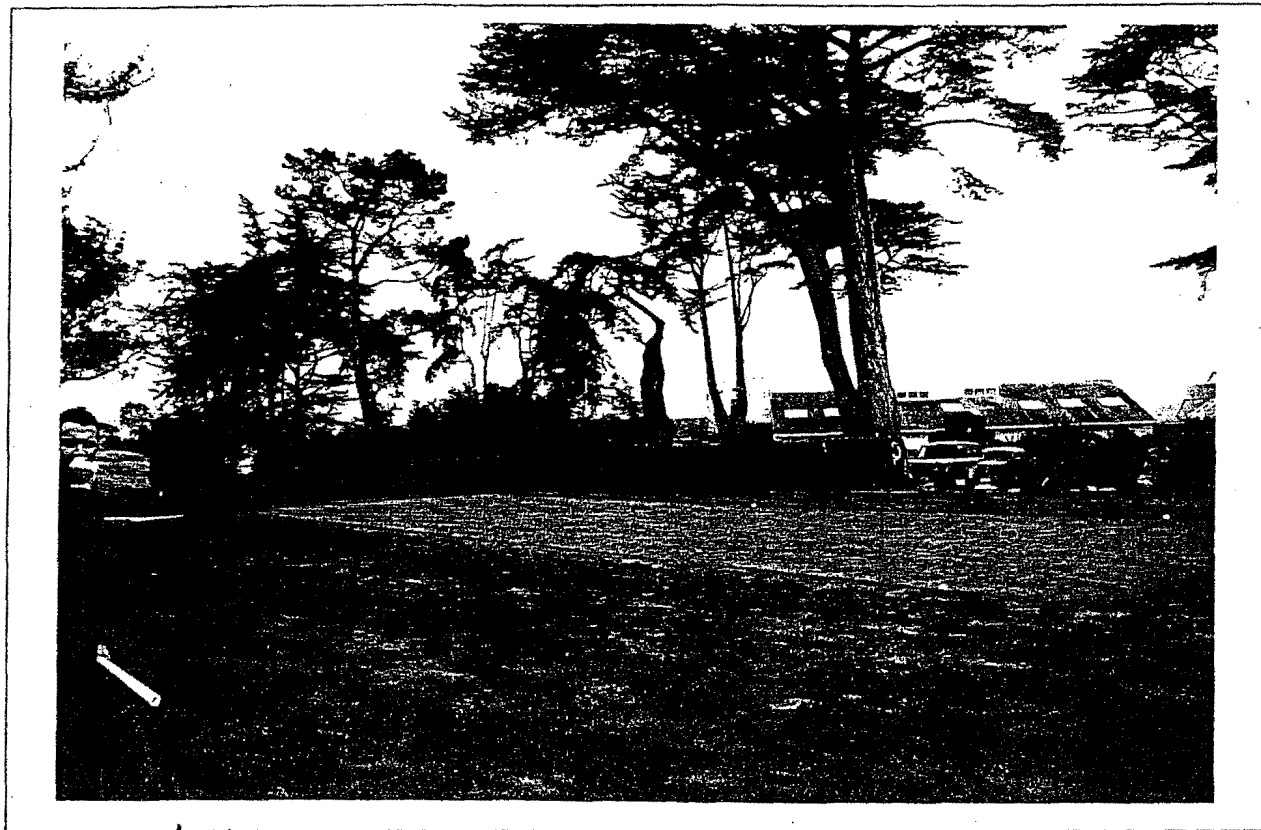


Photo #11

From 4<sup>th</sup> Tee Box

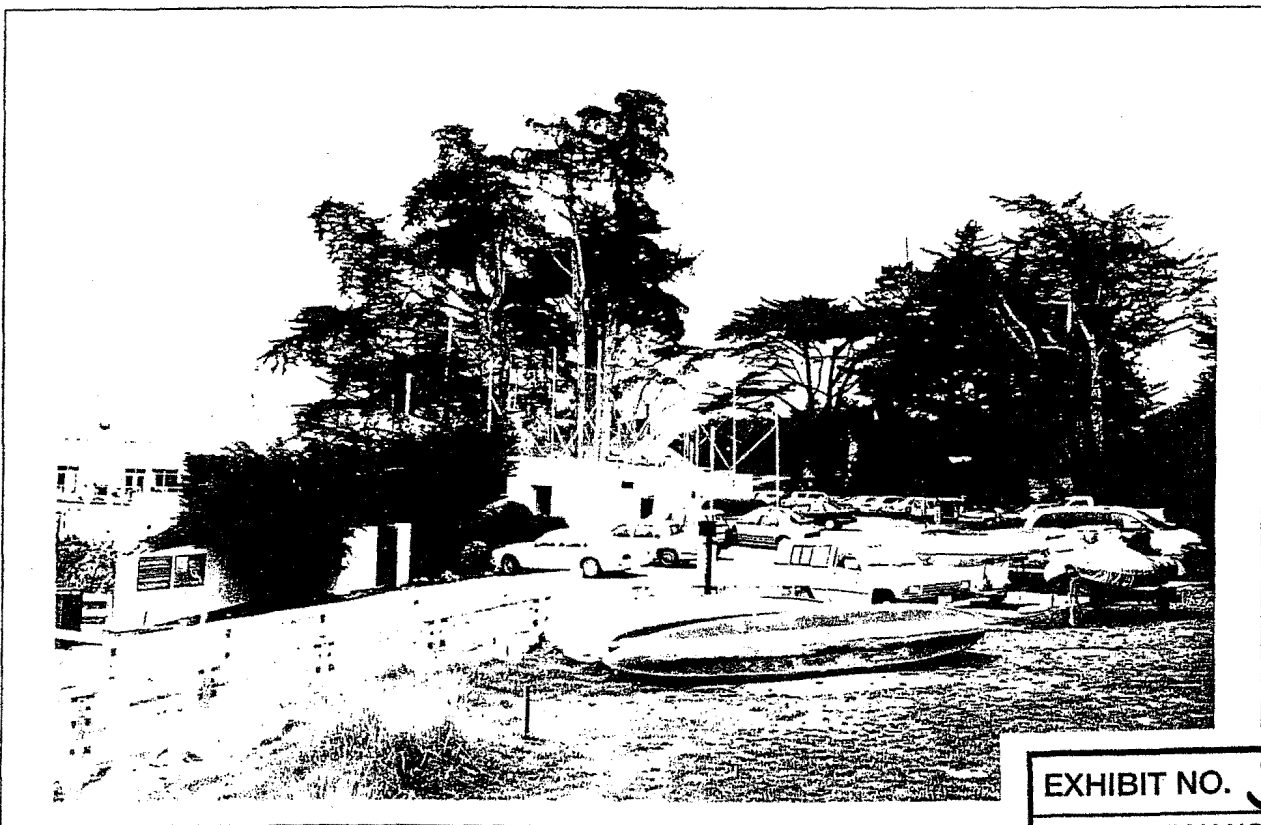


Photo #12

From Parking Area / 4<sup>th</sup> Fairway

EXHIBIT NO. J
APPLICATION NO. A-3-MC-00-8
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Pebble Beach Company  
Beach Club Fitness Facilities Addition & Remodel ~ APNs 008-401-019 and -020  
September 1999

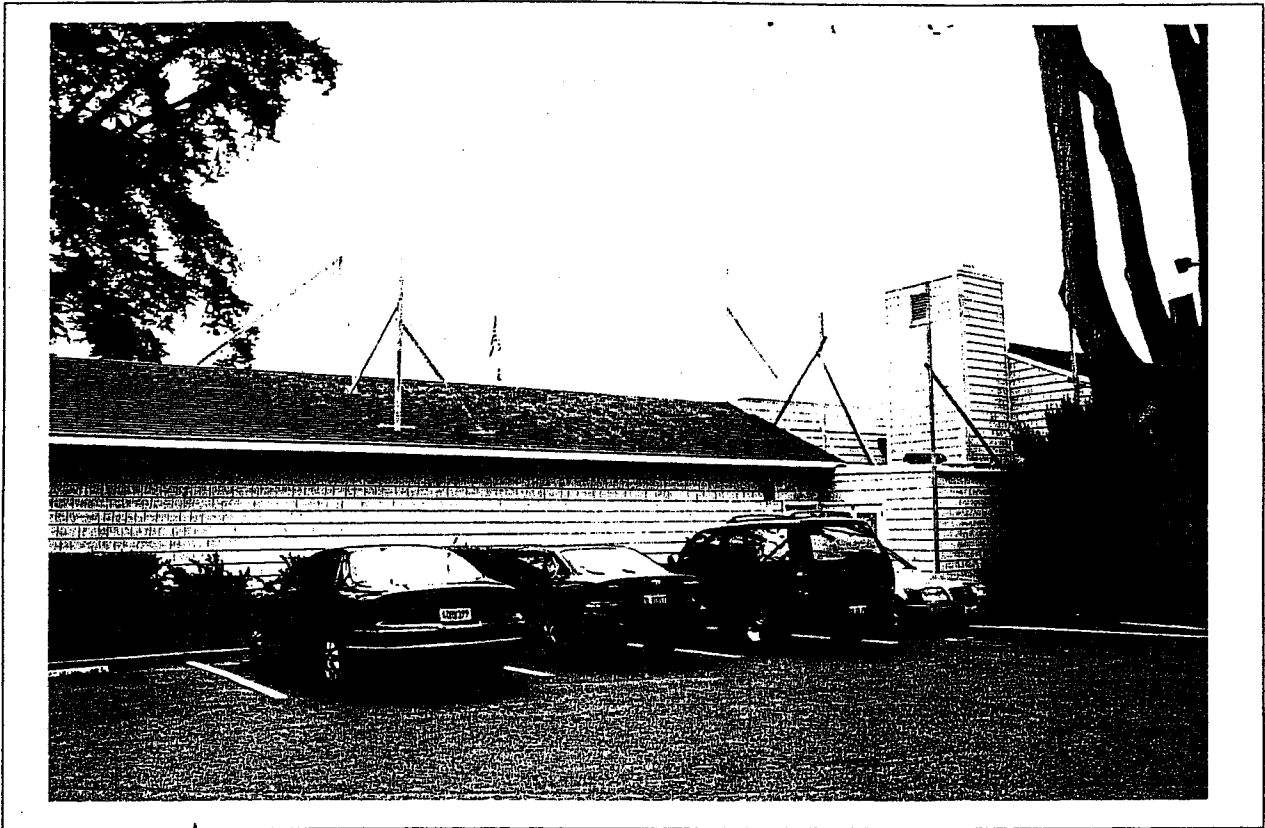


PHOTO # 13

From Parking Area

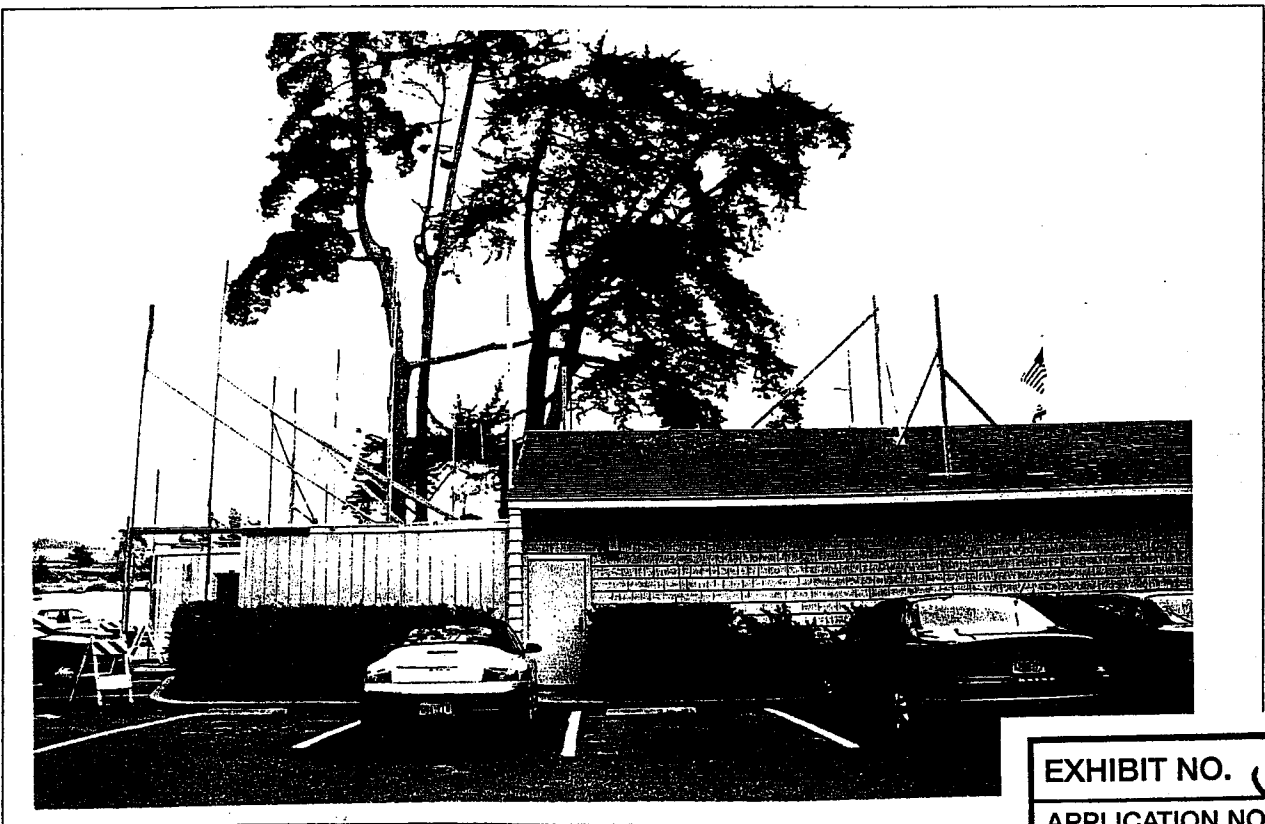


PHOTO # 14

From Parking Area

EXHIBIT NO. J
APPLICATION NO. A-3-MCO-00-8
Pg 7 of 9

Pebble Beach Company  
Beach Club Fitness Facilities Addition & Remodel ~ APNs 008-401-019 and -020  
September 1999

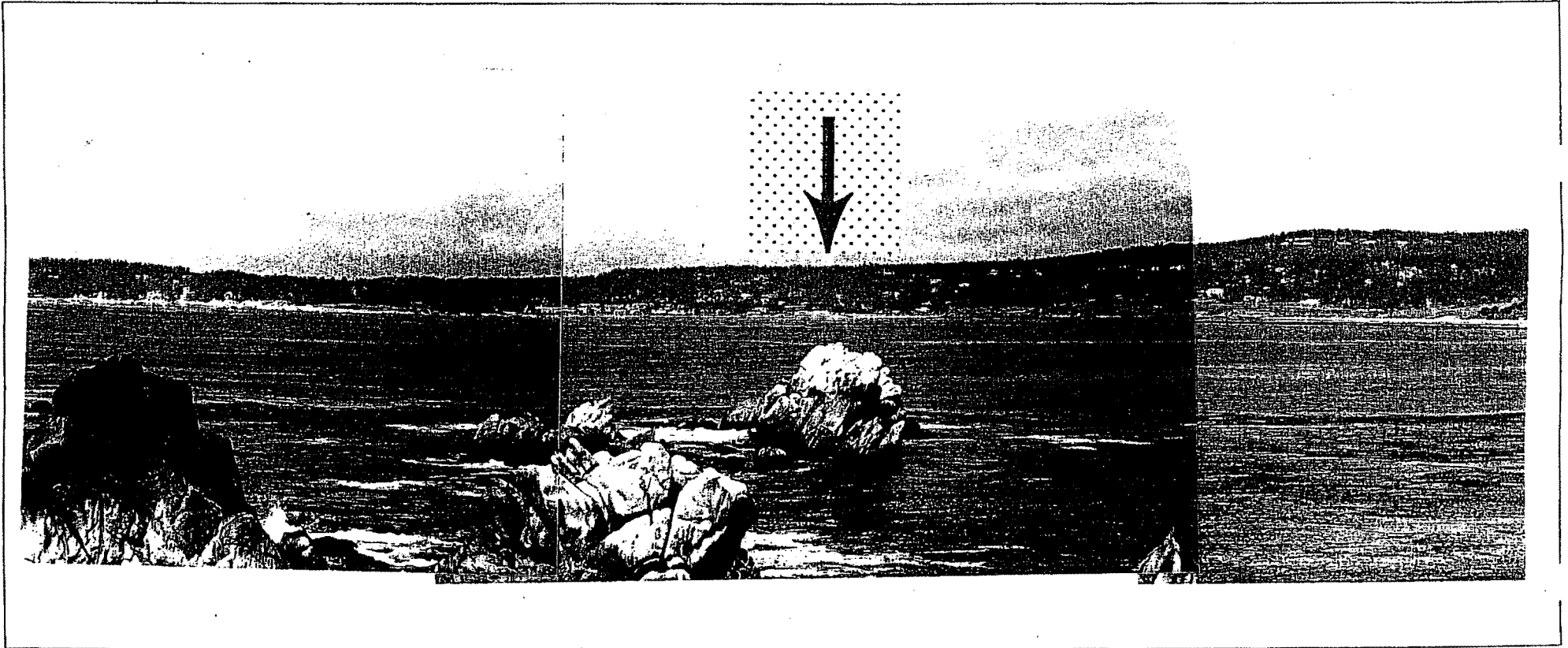


PHOTO # 15

From Point Lobos

EXHIBIT NO. ✓
APPLICATION NO. A-3-MD-00-8
Pg 8 of 9

Pebble Beach Company  
Beach Club – Fitness Facilities Remodel & Addition  
APN 008-411-019 and 008-411-020  
August 1999



PHOTO # 16

Colors and materials to match existing (above).

EXHIBIT NO. J
APPLICATION NO. A-3-M60-00-8
Pg 9 of 9

MAY 10 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Pebble Beach Company Response to Appeal by Wheeler Farrish (As Agent for Pebble Beach Company) of Monterey County Board of Supervisor's approval of the Beach Club remodel.

Appeal Issue #1

**Pebble Beach Company response.** The appellant appears to cite Section 30001.5, (a) and (c) of the Coastal Act (Exhibit A)

Pebble Beach Company is, in fact, doing what is called for in this particular paragraph in that The Beach Club is a coastal related resource within the Coastal Zone environment which is being enhanced to meet the public and private user needs.

The appellant's appeal issue, and his comments that follow, are an entirely inaccurate portrayal of the activities, including special events, that occur at The Beach Club. Valet parking is provided during the lunch hour and for special events. Shuttles are provided during special events. A protected pedestrian pathway has been provided along the entire length of Cypress Way. Parking can no longer take place on the road, thereby eliminating a potential source of congestion during the occasional larger special event.

Certainly, the activities provided at The Beach Club are another form of public access consistent with Paragraph (c) of Section 30001.5 providing benefit to both the guests at Pebble Beach as well as Beach Club members.

The use of The Beach Club does not compromise access to Stillwater Cove or the pier for the general public when they wish to use the facilities consistent with the Stillwater Cove Beach Access Plan (see Exhibit B). Remember that the certified LCP includes dedicated access to Stillwater Cove and eleven other sites along 17 Mile Drive and adjacent to Spanish Bay Resort. It should also be remembered that the LUP does provide for *managed* access, including limitations on use of the recreational facilities at Stillwater Cove should the company elect to employ them including closure of the beach for special events and closure of the parking lot for vehicular access during the hours 11:00 a.m. to 2:00 p.m. The Company rarely limits general public access in such a manner.

Appeal Issue #2

**Pebble Beach Company response.** The appellant's position is that The Beach Club is already overcrowded, and cites Land Use Policy #71 as evidence that the expansion of The Beach Club should not be permitted.

The appellant mischaracterizes the intent of the improvements at The Beach Club and fails to recognize that a managed parking program is provided for higher use times. The appellant also fails to recognize that the parking for The Lodge environs has been considered from a collective perspective by both the County of Monterey and the Coastal Commission. In 1994 the County required the Company to prepare a parking plan as part of a remodel and addition project that incorporated all uses within the general Lodge area, including The Beach & Tennis Club (see Exhibit C). The County approval of this parking plan (Exhibit D) recognized that there were a variety of uses which overlapped in terms of generating parking demand, and thus did not require the provision of parking spaces entirely on a use by use basis. Additional approvals in the intervening years have employed the same rationale, although today there is a surplus of spaces

EXHIBIT K Pg 1 of 8  
A-3-MCO-00-8

even on a use by use calculation. For example, in 1995, the Carmel Hill Fire Station was approved by Monterey County which included, at the Company's request, a 72 space lot to be used as a remote parking lot for employees (see Exhibit E). In 1997, Casa Palmero and the Spa, together with an underground parking facility, were approved by both the County of Monterey and the Coastal Commission. The parking facility itself has provided 314 spaces which is an increase of 184 spaces over what was previously in the existing parking lot. Condition #2 of the Coastal Commission's Casa Palmero approval included the elimination of employee parking in some 99 spaces on Peter Hay Hill with those spaces to be used exclusively for Pebble Beach visitors, guests, or residents. The employee parking was directed by condition to the lower levels of the parking garage. The Coastal Commission's conditions of approval also included a trail system (Condition #1) that would connect Peter Hay Hill through The Lodge to the Stillwater Cove area. Four additional parking spaces over the existing six, for a total of ten, were designated for Stillwater Cove visitors. (See Coastal Commission's Conditions of Approval in A-3-MCO-97-037, Casa Palmero, Exhibit F.) The County of Monterey incorporated similar conditions into their approval of Casa Palmero, the Spa and parking facility and as well, requiring the improvement of the intersection of 17 Mile Drive with Palmero Way for added safety and capacity. (See Conditions 21, 24, and 25 of Monterey County File No. PC96024, Exhibit G.)

**Appeal Issue #3**

**Pebble Beach Company response.** The appellant questions removal of three Monterey Cypress trees and refers to Land Use Policy #75 which calls for the protection to the maximum extent possible of Monterey Cypress within their indigenous range.

A correct application of Policy #75 shows there is no issue with regard to the Monterey Cypress. In the first place, The Beach Club site is not within the indigenous range of Monterey Cypress as identified in Monterey County's LCP. Second, a Forest Management Plan (FMP) has been prepared for the site which notes that it is appropriate to remove the Cypress trees, two of which have long been enclosed within the old Beach Club building. Further, the FMP found that because of the large number of Cypress trees and pines on the site, additional plantings are inappropriate. Finally, there are no known or mapped sensitive habitat areas within the portion of The Beach Club site proposed for development.

**Appeal Issue #4**

**Pebble Beach Company response.** The appellant appears to connect The Beach Club project with other plans for property within Del Monte Forest that the Company is currently processing with the County of Monterey. The appellant goes on to cite Land Use Policy #68 which he contends is ignored in that the County must require design review for all development in Del Monte Forest.

Design review was, in fact, a part of the County's approval process as stated in Finding #1, (see Exhibit H). Further, the County's environmental review did take into account that The Beach Club project is set within the context of a visitor serving commercial area where it could be expected that changes in land use or densities or intensities might take place.

A-3-MCO-00-8 EXHIBIT K Pg 2 of 8

Appeal Issue #5

**Pebble Beach Company response.** The appellant questions why a two story structure at The Beach Club should be allowed in light of the fact that homes in the surrounding area along the golf course are limited to one story.

What the appellant fails to note is that the one story height restriction is for the residential areas adjoining certain fairways of the Pebble Beach Golf Links. The purpose of the residential deed restriction imposed by Pebble Beach Company's predecessor was to avoid overly large homes adjacent to certain fairways which may impact upon the quality of the golf experience. The Beach Club site, on the other hand, is a part of the Company's resort operation and is a somewhat isolated parcel adjacent to Stillwater Cove, surrounded large trees and hedges, that does not have a similar potential for impacting the golf experience. Additionally, The Beach Club functions as a part of the Lodge complex which, as a resort, is expected to have a scale greater than the surrounding single family development.

The Beach Club addition is consistent with the zoning regulations applicable to the property and no variance is required. Further, the height of the addition is approximately the same as that for the balance of the building which was remodeled in 1996.

Appeal Issue #6

**Pebble Beach Company response.** The appellant questions why The Beach Club should be allowed a height of 30' which will interfere with public views to the ocean. In support of his argument, the appellant cites LUP Policy #50 which references shoreline areas or corridors along Highway 68 and 17 Mile Drive that should be protected as scenic resources.

The appellant misinterprets the intent of Policy #50. The appellant's real issue with the proposed project is one strictly of a private secondary view from his home to coastal bluffs behind and beyond The Beach Club. The appellant's primary view, directly out to Stillwater Cove and the ocean beyond, is not impacted at all by the proposed project. The project site is only marginally visible from Palmero Way, a portion of the private road system within the Del Monte Forest which provides access from 17 Mile Drive to The Lodge area. The project site can not be viewed from the 17 Mile Drive, nor can it be viewed from Highway 68 or other public viewing areas as was intended by the visual resource policies of the LUP.

**CONCLUSION**

The Appellant fails to raise a substantial issue in his appeal. No evidence is provided that demonstrates the project approved by the County of Monterey does not conform to the standards set forth in the certified Local Coastal Program. Further, the appellant has not provided evidence that public access policies have not been met or have in way been compromised by the proposed improvements. One of these requirements must be found under the Coastal Act and State Administrative Regulations to determine a substantial issue is raised. In fact, neither is. To summarize:

- Public access for Stillwater Cove visitors will be enhanced by this project through improved restroom facilities upgraded to include showers.

A-3-MCO-00-8 EXHIBIT K Pg 3 of 8

- Although not a consideration in this appeal, all public access improvements called for under Coastal Commission approval the Spanish Bay Resort project (Permit #3-84-226) and the Casa Palmero project (Permit #A-3-MCO-97-037) have been satisfied.
- This project will not adversely impact parking or circulation in the area. Parking in The Lodge area complex for guests, residents, and visitors has been substantially enhanced as a result of County and Coastal Commission approval of the above referenced projects. More specifically, the improvements include:
  - 1) approximately 100 spaces on Peter Hay Hill have become available for public use.
  - 2) the inventory of public spaces available in the vicinity of Casa Palmero and at the Tennis Club has been increased substantially through construction of the parking structure and addition of spaces within the Tennis Club parking lot.
  - 3) four additional spaces have been designated for Stillwater Cove visitors beyond the six already identified in the LUP Stillwater Cove access plan.
- Public safety and circulation improvements have been made to the routes providing access to Stillwater Cove and the Beach Club through:
  - 1) intersection improvements at 17 Mile Drive and Palmero, which provide for stacking and left turn movements onto Palmero from 17 Mile Drive and provide enough space for two stacking lanes from Palmero onto 17 Mile Drive.
  - 2) a pedestrian circulation system has been installed in the Lodge environs connecting Peter Hay Hill to Stillwater Cove through The Lodge complex and along Cypress Way. Not only does this installation improve pedestrian access but it eliminates the opportunity to park along the ocean side of Cypress Way, thus improving safety. An additional (not required) pedestrian access way has been provided from the tennis club parking lot to Stillwater Cove along the third fairway.
  - 3) parking at The Beach Club is more than adequate for most times of day with the exception of some high use lunch periods, generally between 11:30 and 1:30 and during special events. For those periods of time, The Beach Club utilizes parking attendants and a shuttle system that conveys people between other established parking areas and The Beach Club.
- The fundamental basis for the appeal is clearly a private view issue regarding a secondary and lateral view over a portion of the Beach Club.
- The LUP Stillwater Cove Access Management Plan has been fully complied with and, in fact, is exceeded by subsequent permit approvals. The access management plan acknowledges that there will be periods of time where the Club may, if it chooses, limit general public access to Stillwater Cove, but the Company does not often find the need to do so.

Exhibits:

- A. California Coastal Act of 1976, Section 30001.5
- B. Del Monte Forest Land Use Plan, Appendix B – Section 12 Stillwater Cove Beach Access "
- C. Monterey County Resolution No. 94012 (File No. PC93163)
- D. "Lodge Area Parking Plan", dated 3/15/94 with revisions (1995 and 1997)
- E. Monterey County Resolution No. 94142A (File No. PC94120)
- F. Coastal Commission approval of Casa Palmero, Spa, and Parking Facilities (A-3-MCO-97-037)
- G. Monterey County Resolution No. 97-138 (File No. PC96024)
- H. Monterey County Resolution No. 00-31 (File No. 990305)

A-3-MCO-00-8 EXHIBIT K Pg 4 of 8



# Pebble Beach Company

Real Estate Division  
Post Office Box 1767  
Pebble Beach, CA 93953  
(831) 624-8900  
FAX (831) 625-8412

## RECEIVED

MAY 19 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

May 18, 2000

Delivered 5/19/00

Ms. Kelly Cuffe  
California Coastal Commission – Central Coast District  
725 Front Street, #300  
Santa Cruz, CA 95060

Re: The Beach Club – Fitness Facilities Improvements  
CCC Appeal File No. A-3-MCO-00-008  
Monterey County File No. PLN 990305

Dear Kelly:

Thank you for meeting with us on Monday, and also to Charles Lester and Dan Carl for making time to discuss our project. This letter responds to your request for a written summary of parking arrangements as discussed at our meeting.

Studies have been conducted over the years to evaluate parking areas in and around The Lodge complex. In March of 1994 as a condition of approval for our Colton/Alvarado guestroom building remodel and addition (Monterey County File No. PC93163), a parking plan was developed which showed existing spaces provided (825) in comparison to spaces that would be required under the Coastal Implementation Plan (842), attached as Exhibit A. While this plan, on a use-by-use analysis, identified a parking requirement greater than the number of spaces available, Monterey County nonetheless approved this plan. Pebble Beach Company assumes that this approval was granted on the basis of overlapping and shared uses throughout The Lodge area, consistent with Section 20.58.050.C (Exhibit B).

Subsequent to the approval of this parking plan, a number of projects have been implemented that have resulted in a net increase in the number of spaces available. These projects include creation of a 72-space lot for an employee shuttle system at the relocated Carmel Hill Fire Station (Monterey County File No. PC94120); an underground parking facility associated with the Casa Palmero and Spa project which provides 314 spaces (an increase of 184 spaces over what was formerly available at this site and accounted for in the 1994 plan, CCC Permit No. A-3-MCO-97-037); restriping of parking lots; construction of a flower shop at The Pebble Beach Market in 1996 (County File No. 965214AP) and its subsequent conversion to a coffee stand in 1999 (County File No. 990143); placement of an emergency generator in the Pebble Beach Market parking area in 1997 (County File No. DA970166); office space and retail space modifications at The Lodge arcade in 1998 (County File No. 98018); removal of lawn area at the tennis facility in 1998 (Monterey County Grading Permit No. 980056); and removal of parallel

A-3-MCO-00-8  
EXHIBIT K  
Pg 5 of 8

parking in front of The Lodge pursuant to the approvals granted for Casa Palmero in order to create a pedestrian pathway (see Exhibit C for all referenced permits). Specific to the Casa Palmero underground parking facility, it should be noted that while a use-by-use analysis of County parking ordinance requirements would have called for 45 more spaces than approved, consistent with historic applications, Monterey County approved this plan (see Finding No. 11 of Monterey County Resolution No. 97-138, shown in Exhibit C), as did the Coastal Commission (see Paragraph 4.C.2.c of Permit A-3-MCO-97-037, shown in Exhibit C) due to overlapping uses throughout The Lodge area (see also our letter to Monterey County which discusses parking, attached as Exhibit D from the original permit application materials).

Today, with all modifications since the 1994 Plan, there is a parking requirement of 1,046 and we provide 1,078 spaces as shown in our internal tracking document attached as Exhibit E.

Additional improvements to parking and circulation have been made since the approval of the 1994 Plan, both as part of upgrades to The Lodge facilities and as a result of conditions imposed on the approval of the Casa Palmero project. These include the left turn pocket on 17 Mile Drive at the Cypress Drive intersection for easier movement into the main entrance to The Lodge; pedestrian paths created from Peter Hay Hill to The Lodge; elimination of parking in front of The Lodge for safer pedestrian traffic; and creation of path systems from Casa Palmero to The Lodge and to The Beach Club (this component eliminated informal on-street parking along Cypress Drive).

The certified Stillwater Cove Access Plan (Exhibit F) recognized that parking is available at the Beach Club, but limited in number. To insure public access users an appropriate share of parking, 6 spaces are set aside for public use under the Access Plan and may be reserved in advance to insure their availability. Equipment drop-off/pick-up opportunities are also provided as part of the Access Plan and have not changed since the adoption of the LUP. Neither the reserved public parking spaces nor the drop-off/pick-up access could be affected by the planned improvements to the Beach Club. Additionally, with the approval of the Casa Palmero project, 10 more unreserved parking spaces marked for beach access have been provided and are located at the tennis center parking area consistent with Condition #2 of the Coastal Commission approval. The Beach and Tennis Club members and staff have been advised of the restrictions on these 16 spaces.

With limited parking and in the interest of balancing public access and resource protection, the access plan places limitations on access through the Beach Club area and regarding beach use, such as to the number of divers at any one time, and times of access. For example, "...during special events and heavy use periods at the Beach and Tennis Club, during major recreation and social events in the Forest, and during designated maintenance periods, access through Beach Club facilities will be restricted or not permitted." One of the periods is specific to the lunch hour: "2. Daily 11:00 a.m. - 2:00 p.m. - Beach club parking lot closed to all nonmember automobile traffic (no equipment drop-off or pick-up permitted). Pedestrian access during this period is permissible."

Our ongoing operations and parking management at The Beach and Tennis Club confirms that virtually every day from opening at 5:30 a.m. until the onset of the lunch hour at 11:30 a.m., there are enough spaces to accommodate the number of member cars that come to The Club. There are days when, during the lunch period from 11:30 a.m. until about 2:30 p.m., we find a need to have an attendant valet park cars. This service is provided with one or two staff

A-3-MCO-00-8  
EXHIBIT K Pg 6 of 8

members working in the lot to direct the cars and provide assistance. Occasionally during a special event (wedding reception, private group function, etc.) or on days busier than usual, it is sometimes necessary to direct cars to the 17<sup>th</sup> Fairway parking area and to the tennis facilities parking area. It is a rare occasion that there is not available parking at The Beach Club after 2:30 p.m. until closing. During those times, however, we provide a parking attendant in the lot to manage parking similar to the busy lunch period parking.

On days that are an exception to the normal parking demand (holiday weekends, special events, etc.) it is necessary to direct cars to alternative parking. When this occurs, we provide staff to stop cars at Cypress Drive and Palmero Way *before* they turn down Cypress Drive and re-directing them to the tennis court lot or the parking garage. Shuttle service is then provided to The Club. This requires a minimum of three staff members: one in the shuttle van, one stopping cars and directing them to the garage, and one in the main lot to assist with moving valet parked cars. The timing is typically evening or weekend events and has no impact on parking supply for employees. These efforts in managed parking ensure available parking for beach access users.

To further illustrate the coastal access benefit, Pebble Beach Company is, in fact, doing what is called for under Section 30001.5(a) and (c) of the Coastal Act in that The Beach Club is a coastal related resource within the Coastal Zone environment which is being enhanced to meet needs of both visitors and the general public. Certainly, the activities provided at The Beach Club are forms of public access consistent with Paragraph (c) of Section 30001.5 providing benefit to transient guests of the Pebble Beach Resorts. The use of The Beach Club and the planned improvements do not compromise access to Stillwater Cove or the pier for the general public when they wish to use the facilities consistent with the Stillwater Cove Beach Access Plan, and in fact the restroom and showers improve the facilities for the public users. The certified LCP includes dedicated access to Stillwater Cove and eleven other sites along 17 Mile Drive and adjacent to Spanish Bay Resort.

From a pure use standpoint, there is currently 1,120 square feet of work-out space. The planned improvements (Monterey County Resolution No. 00-31, File No. 990305, attached as Exhibit G), while adding 4,019 square feet of overall space, adds approximately 1,746 square feet of work-out space. The balance of additional space is in mechanical rooms, office space, cool-down areas, storage, restrooms, reception area, and an improved snack bar (see project plans submitted with the application). In the event more members interested in using strength training equipment or cardiovascular equipment due to the facility improvements, the heavy use hours remain early mornings and early evenings. There is not now nor will there be an impact to the day beach visitor. Even if there are additional fitness users, those users will not park in the reserved or beach access spaces. Again, the 6 reserveable and 10 unreserved and marked spaces are for beach access only.

In summary, public access for Stillwater Cove visitors will be enhanced by this project through improved restroom facilities upgraded to include showers. This project will not adversely impact parking or circulation in the area. Parking in The Lodge area complex for guests, residents, and visitors has been substantially enhanced as a result of County and Coastal Commission approval of the above referenced projects. Public safety and circulation improvements have been made to the routes providing access to Stillwater Cove and the Beach Club through intersection improvements at 17 Mile Drive and Palmero, which provide for stacking and left turn movements onto Palmero from 17 Mile Drive and provide enough space for two stacking lanes from Palmero onto 17 Mile Drive; and a pedestrian circulation system has been installed in the

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Lodge environs connecting Peter Hay Hill to Stillwater Cove through The Lodge complex and along Cypress Way. Not only does this installation improve pedestrian access but it eliminates the opportunity to park along the ocean side of Cypress Way, thus improving safety. An additional (not required) pedestrian access way has been provided from the tennis club parking lot to Stillwater Cove along the third fairway.

Quite simply, Kelly, our improvements do not increase the membership and only serve to accommodate more comfortably existing members and Resort guests with no impact to the parking supply for beach users, either the six reserved spaces or the additional ten unreserved (but marked) spaces available along the 17<sup>th</sup> Fairway hedge and the Tennis Court lot.

Very truly yours,

PEBBLE BEACH COMPANY



Cheryl Burrell  
Planning Manager

enclosures:

Exhibits: \*

- A. "Lodge Area Parking Plan", dated 3/15/94 with revisions (1995 and 1997)
- B. Monterey County Coastal Implementation Plan, Chapter 20.58 "Regulations for Parking"
- C. Permits and Approvals:
  - 1. Monterey County Resolution No. 94012 (File No. PC93163)
  - 2. Monterey County Resolution No. 94142A (File No. PC94120)
  - 3. Coastal Commission approval of Casa Palmero, Spa, and Parking Facilities (A-3-MCO-97-037)
  - 4. Monterey County Resolution No. 97-138 (File No. 96024, Casa Palmero)
  - 5. Monterey County File No. 965214AP
  - 6. Monterey County File No. 990143
  - 7. Monterey County File No. DA970166
  - 8. Monterey County File No. 98018
  - 9. Monterey County Grading Permit No. 980056
- D. PBC letter dated 8/01/96 re: Casa Palmero, Spa and Parking Facilities, Parking Requirements, as submitted with application materials to Monterey County
- E. PBC internal draft document summarizing parking in The Lodge area (January 2000)
- F. Del Monte Forest Land Use Plan, Appendix B - Section 12 Stillwater Cove Beach Access
- G. Monterey County Resolution No. 00-31 (File No. 990305)

cc: M. Stilwell  
S. Aitchison  
E. Brown  
T. Jamison/Fenton & Keller  
W. Hickman/Monterey County

**\* EXHIBITS AVAILABLE FOR PUBLIC REVIEW  
AT CENTRAL COAST DISTRICT OFFICE  
IN SANTA CRUZ**

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APPENDIX B

SITE SPECIFIC  
SHORELINE PUBLIC ACCESS  
DESIGN CRITERIA

EXHIBIT NO. L
APPLICATION NO. A-3-MC-00-8
STILL WATER COVE ACCESS PLAN

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12. STILLWATER COVE BEACH ACCESS

Location:

Southcentral coastal area of the Del Monte Forest adjacent to the Pebble Beach Golf Course and east of the Pebble Beach Beach and Tennis Club (Figure 12).

Ownership:

Private: Pebble Beach Company.

Beach Use:

Sunbathing, beachcombing, picnicking, scuba diving access for habitat observation or scientific research.

Natural Environment:

Low coastal bluff (10 feet) at west end near the Beach and Tennis club becoming high coastal bluff (40-50 feet) at east end. The beach is white and sandy with a width that varies depending on the season and wave activity. Under normal summer conditions, the beach is about 40 feet wide at the west end and widens to nearly 100 feet at the extreme east end. The bluff face is composed of easily erodible material and shows signs of erosion, primarily by wave action.

Stillwater Cove itself is known for its rich and relatively undisturbed marine life. Scientific diving presently occurs and several research projects are ongoing.

Public Safety:

Except during periods of storms and high waves, the Stillwater Cove beach is well protected. Access to the beach down the bluff face is a definite hazard due to the steepness of the bluff at most locations and the hazards associated with crossing the golf course which, as well as disrupting play on the course, exposes the prospective beach-goer to the possibility of serious injury from golf balls. The only point at which beach access is physically feasible for the majority of prospective users is at the west end of the beach just east of the Beach and Tennis club where the bluff is at its lowest.

Existing Access:

Public access is not currently available at Stillwater Cove. Permission to use the beach has been limited to forest residents, members of the private Pebble Beach Beach and Tennis Club, and guests of the lodge at Pebble Beach. This has occurred because of the potential conflicts with long established uses at the Beach Club in terms of parking and use of the private club restroom facilities.

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Existing Parking:

All parking in the area is presently reserved for members of the private Beach and Tennis Club. Space is available for approximately 50 passenger automobiles in the Beach Club parking area near the beach. Private use of the Beach Club for normal activities, such as the usual lunch hour, fully utilizes the available space. Parking for approximately 150 additional automobiles is provided in three parking areas used by members of the private Tennis Club located about 1/3 mile to the northwest. These lots accommodate approximately 20 passenger automobiles, and previously designated for Beach Club employee parking, is located just west of the Beach Club.

Land Use:

The entire Stillwater Cove area is in private ownership and is used for commercial, recreation and residential purposes; the cove itself and the tidelands are in the public domain. Principal uses include the Pebble Beach Golf Course, the Pebble Beach Beach and Tennis Club, and several private residences along Cypress Drive and atop the bluff near the east central end of Stillwater beach. The pier at the west end of Stillwater beach is privately owned and is located on leased State lands. The pier is in poor condition due to storm damage and is planned to be demolished.

Local Roadway Access:

Access to Stillwater Cove is via 17-Mile Drive, thence Palmero Way, thence cypress Drive, thence across the Pebble Beach Beach and Tennis Club parking lot. Permission to pass over Cypress Drive and the parking lot is presently posted as subject to the permission of the owner.

Mass Transit:

None.

Trail Access:

None.

Stillwater Cove Beach Access Management Plan:

The principal objectives for public access at Stillwater Cove are to (1) balance the private property rights of the land-owners, and the private use of the Pebble Beach and Tennis Club facilities with the provision of vertical access to the beach for the public visitors to the Del Monte Forest, and (2) protect the sensitive habitats of Stillwater Cove from overuse. This is achieved by providing certain improvements for the use and enjoyment of the visiting public and simultaneously controlling the use of these improvements and access across private property to avoid conflicts between existing private uses, visitors, and

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sensitive resources.

In order to provide certainty as to how the competing interests and considerations in the use of Stillwater Cove will be balanced and resolved, the following Access Management Plan is adopted as an integral part of the Del Monte Forest Land Use Plan to govern the provision of public access at Stillwater Cove.

The following describes the various elements of the Access Management Plan. They can be best understood by referring to Figure 12.

**Provisions for Visitor Access:**

Reserved Parking: Six automobile parking spaces will be provided for the exclusive use of visitors to Stillwater Cove Beach. One of these spaces will be designed and marked for the exclusive use of the handicapped in accordance with the design criteria provided elsewhere in Appendix B. Any remaining spaces not reserved in advance shall be available to visitors on a first come, first served basis.

The six reserved parking spaces will be located at the north end of the Beach Club employee parking lot, south of Cypress Drive and immediately west of the 17th tee of the Pebble Beach Golf Course (Figure 13). The reserved parking spaces will be screened from the view of golfers and an adjacent private residence by vegetation. The reserved spaces will be available to coastal visitors by advance reservation. Vehicles parked without reservations will be towed by the landowner at the vehicle owners expense. The reservation system is described in a subsequent section.

Equipment Drop-Off/Pick-Up. Scuba divers or other visitors to Stillwater Cove Beach, who have reserved one of the designated visitor parking spaces, and who plan to utilize equipment or other bulky materials in their stay at the beach may drive to a designated equipment drop-off/pick-up location in the Beach Club parking lot near the beach entrance, subject to visitor vehicular access limitations to the Beach Club parking lot described in a subsequent section. Vehicles left unparked at the equipment drop-off point will be towed by the landowner at the vehicle owners expense. Figure 14 illustrates the location of the equipment drop-off/pick-up point. Irrespective of reservations, handicapped may be dropped off within the Beach Club parking lot subject to times of access provisions described elsewhere in the management plan.

Reservation Procedure. Visitors wishing to utilize Stillwater Cove Beach reserved parking area located a short walk from the beach entrance must do so by advance reservation. A reservation entitles the user to free parking in the reserved space during the reserved period, and the opportunity to enter the Beach Club parking lot for equipment drop-off/pick-up during designated

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periods. A reservation does not exempt the beach visitor from the normal Forest entry fee which is charged at the Forest entrance gate.

A reservations list will be maintained by the Beach Club secretary who may be reached by telephone during normal working hours by calling (408) 624-6407. Reservations will be accepted up to two weeks in advance, but will not be accepted on the date that reserved parking is requested. The Beach Club secretary will provide daily reservations lists to security personnel at the new Cypress Drive security gate (see subsequent description) who will allow reserved visitors to pass upon endorsement of acknowledgement of use and access restrictions.

Unreserved Parking. - Visitors without advance reservations in the reserved parking area may visit Stillwater Cove Beach, within maximum capacity limits established elsewhere in this plan, but such visitors will have to compete with all other visitors and users of facilities in the Lodge complex area on a first come first served basis for parking in designated nearby parking areas. Visitor autos arriving at the new Cypress Drive security gate will be directed to the two designated nearby parking areas and given directions for walking to the beach along Cypress Drive.

Pedestrian Access Route. The route for pedestrian access from unreserved and reserved parking areas to Stillwater Cove Beach will be marked on Cypress Drive and through the Beach Club parking area (Figure 1). Signs will be posted at strategic locations to mark the route. Access route marking and signing will be consistent with the design criteria established elsewhere in Appendix B.

Beach Access Stair/Ramp. An 8' wide general purpose stair/ramp will be constructed just east of the Stillwater Cove Pier and Beach Club parking lot to provide pedestrian access from the bluff top to the beach. The stair/ramp will be constructed of concrete or other sturdy material capable of withstanding the forces of storm wave action. Figure 15 illustrates the approximate configuration and location of the stair/ramp. The ramp is intended to facilitate the movement of pedestrians and equipment to the beach. Handicapped persons in wheel chairs could use the ramp, but should not attempt to negotiate the ramp without assistance.

Pier Fence. A chain link fence will be constructed at the beach end of the piles supporting the pier (pier planned for future demolition), near the west end of the beach, as a means of discouraging visitors from entering the private Beach Club facility. Figure 16 illustrates the fence.

Visitor Convenience Facilities. A "unisex" restroom will be constructed at the east end of the Beach Club building for beach users. The restroom will be unlocked during daylight hours when the Beach Club is open. Beach visitors will not be permitted to

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use private restroom facilities within the Beach Club. (Figure 16).

A pay telephone will be provided at the restroom entrance. (Figure 16).

Limitations on Beach Use:

To protect the natural character of the beach and Cove and to provide an environment compatible with the adjacent private uses of the Beach Club, the landowner reserves the right to limit occupancy of the beach to not more than 50 visitors at any time. Similarly, not more than 10 divers will be permitted to utilize the Cove, taking access through the Beach Club, at any time. Exceptions may be made on a case by case basis. Additional limitations relative to numbers of divers may be imposed when it is necessary for the efficient conduct of scientific research within the Cove sponsored by accredited educational institutions. Limitations for this purpose shall not substantially reduce the times available for use of the cove by recreational divers.

As is the case with all other beaches and publicly accessible coastline locations in the Del Monte Forest, Stillwater Cove Beach is a day-use only facility. Uses permitted include sunbathing, beachcombing, picnicking, scuba diving water entry for habitat observation, swimming, and water entry for small watercraft. Beach visitors must adhere to all Federal, State and Local laws and ordinances, posted restrictions and property use regulations of the landowner, and limitations contained in this Management Plan which will be enforced by the landowner's security staff. No overnight camping, unleashed pets, firearms or weapons, motorized vehicles, spearguns, launching of boats that cannot be readily accomplished by use of the general purpose beach access stair/ramp, collecting of marine species protected or regulated by the Federal or State Fish and Game agencies, disrobing in public view, or other such activities that may be unlawful or unsafe will be permitted.

Times of Access:

While the beach may be used at any time during daylight hours, during special events and heavy use periods at the Beach and Tennis Club, during major recreation and social events in the Forest, and during designated maintenance periods, access through Beach Club facilities will be restricted or not permitted. These periods include:

1. Closed for Maintenance on days when the beach in front of the beach clubhouse is closed for maintenance, but not more than 1 day/month.

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2. Daily 11:00 a.m. - 2:00 p.m. -- Beach club parking lot closed to all nonmember automobile traffic (no equipment drop-off or pick-up permitted). Pedestrian access during this period is permissible.
3. Daily -- Visitor restroom open only during daylight hours when the Beach Club is open.
4. Special Events -- Closed during period when entry to the Forest by the general public is restricted (e.g. major golf tournaments), or when major events are scheduled at the Beach or Tennis Club (e.g. recreation/social events), not to exceed 45 days.

Periods of access closure or restriction will be noted in access information handouts provided to visitors at the Forest entry gates. Visitor reserved parking reservations will not be accepted during these periods.

**Access Monitoring:**

Access to the Pebble Beach Beach and Tennis Club, and Stillwater Cove Beach area will be monitored by installing manned security gates on Cypress Drive at the intersection of Palmero Way and at the entrance to the Beach Club parking lot. These facilities will enable the landowner to ensure that automobile access to Cypress Drive is limited to club members and guests, residents with driveway access to Cypress Drive, beach visitors with parking reservations, and visitors dropping off or picking up people or equipment. This will also allow security personnel to monitor equipment drop-offs/pick-ups in the Beach Club parking lot and to monitor reserved beach visitor parking to ensure its availability for the intended use. (Figure 17).

While swimming is allowed at Stillwater Cove Beach, the land owner will not provide lifeguard services and swimmers do so at their own risk.

**Access Information Programs:**

Forest Visitor Gate Handouts. Forest visitors, when entering the Forest at one of the gates, receive literature describing the Forest and its amenities. Among the information given out will be material describing coastal access points. Stillwater Cove Beach will be listed with all other access points. Information unique to obtaining access to this beach, use restrictions, access restrictions, and the visitor parking reservation system will be contained in the information material.

Informational Signing. Informational signing will be developed for the Stillwater Cove Beach access consistent with the design criteria described elsewhere in Appendix B. Specifically, access information signs will be provided at the following locations and will contain the following types of information (Figure 18).

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1. Cypress Drive/Palmero Way Security Gate -- Sign announcing Stillwater Cove Beach access point and directing inquiries to security gatehouse.
2. Cypress Drive -- Indicating location of Reserved Visitor parking.
3. Beach Club Parking Lot Gate -- Directional sign indicating route to equipment drop-off and beach access through members parking lot. Sign warning visitors to keep off golf course.
4. Beach Club Parking Lot/Beach Access Point -- Signs designating equipment drop-off point, keep off pier, (until pier demolished), beach access point, and beach use limitations.
5. Restroom -- Sign indicating visitor restroom and hours of availability.
6. Beach Area -- Signs noting private nature of beach west of existing pier and keep off bluffs.

Implementation:

The physical improvements and operational changes necessitated by the Land Use Plan and this Access Management Plan for Stillwater Cove Beach will be completed prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986, whichever occurs first.

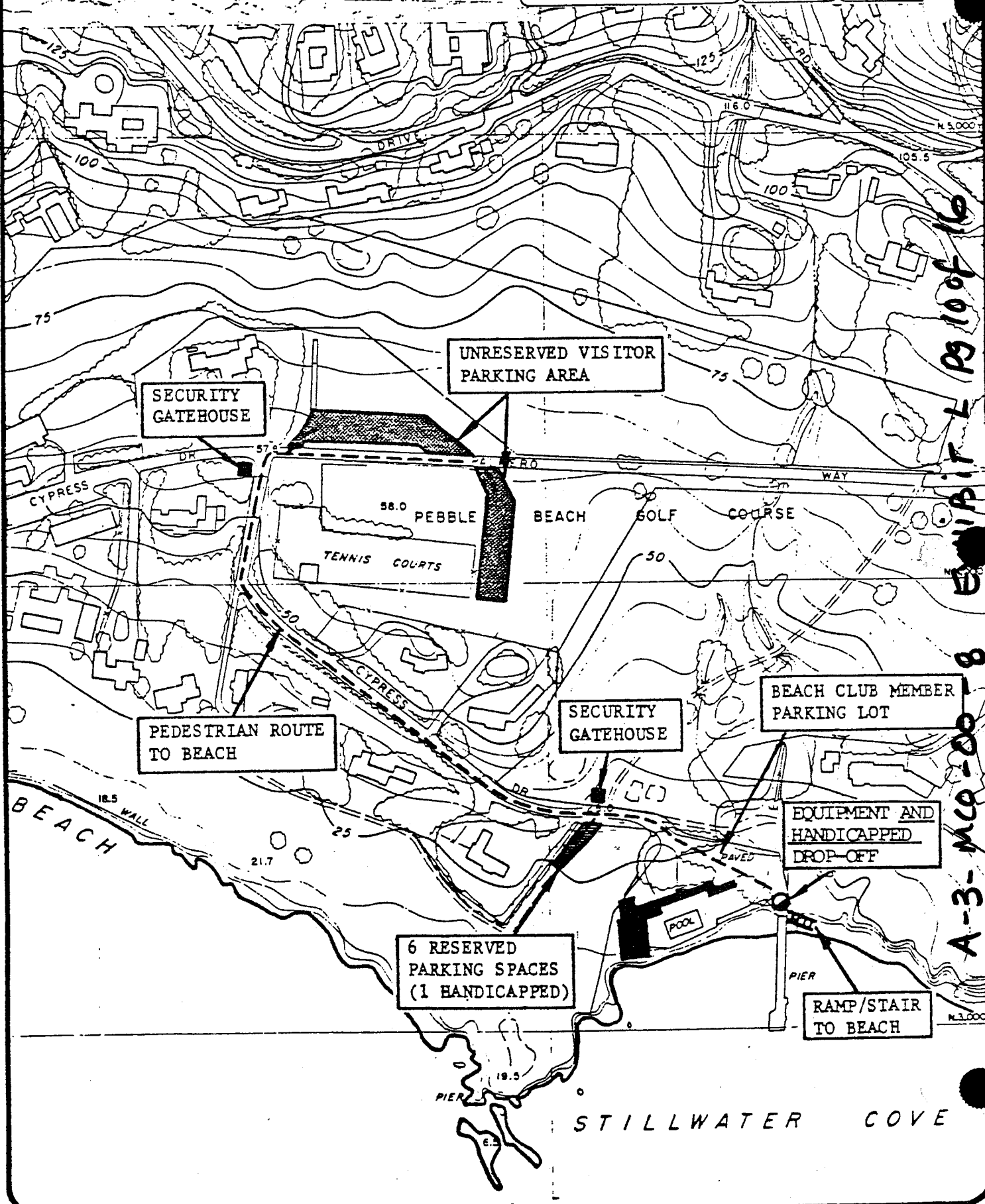
A-3-M6-008 Exhibit L Pg 9 of 16

# 12 STILLWATER COVE

DEL MONTE FOREST AREA GENERAL PLAN  
IDEAL COASTAL PROGRAM



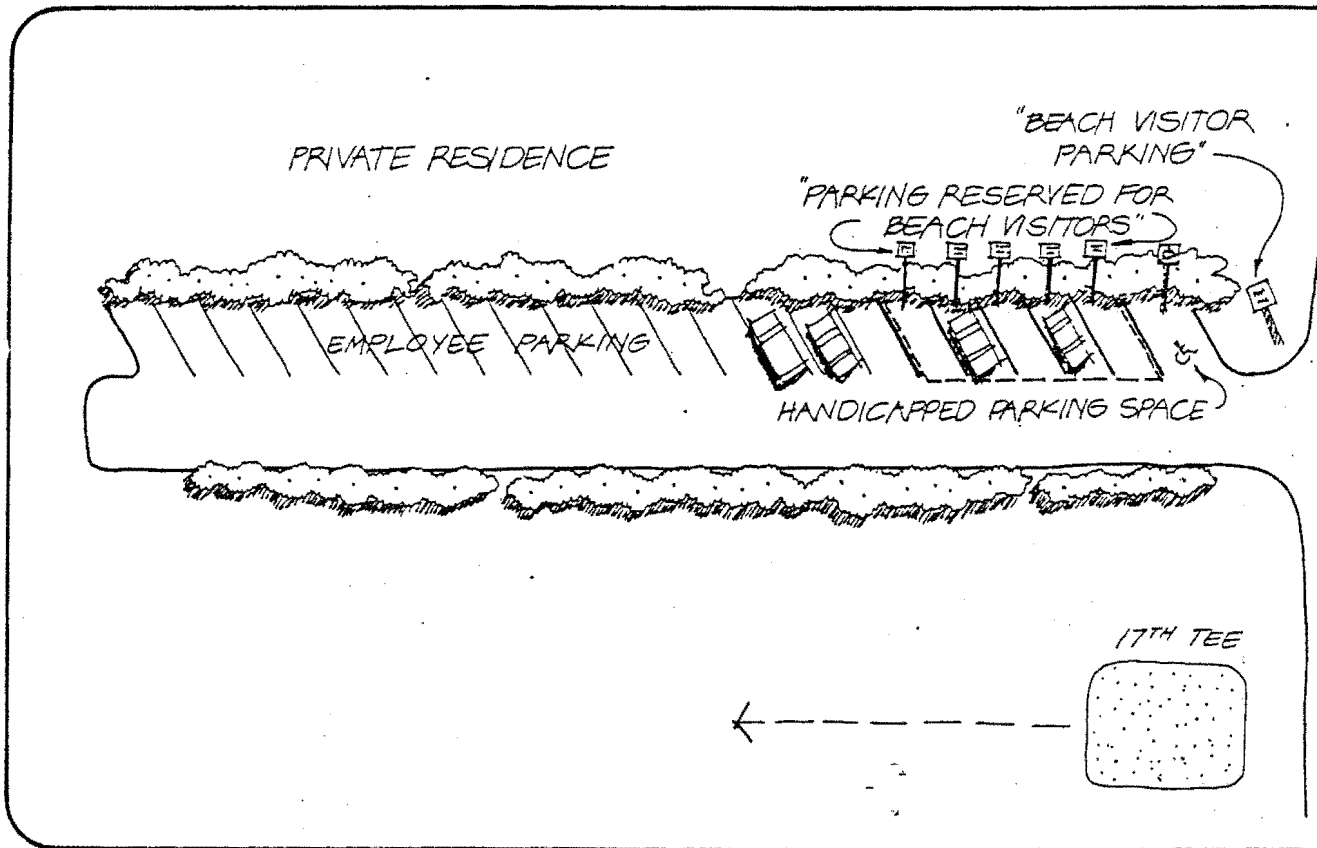
0 150 300 FT



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FIGURE 13

Visitor Reserved Parking Area



A-3- mco-88-8 EXHIBIT L Pg 11 of 16

FIGURE 14

Equipment Drop-Off/Pick-Up Site

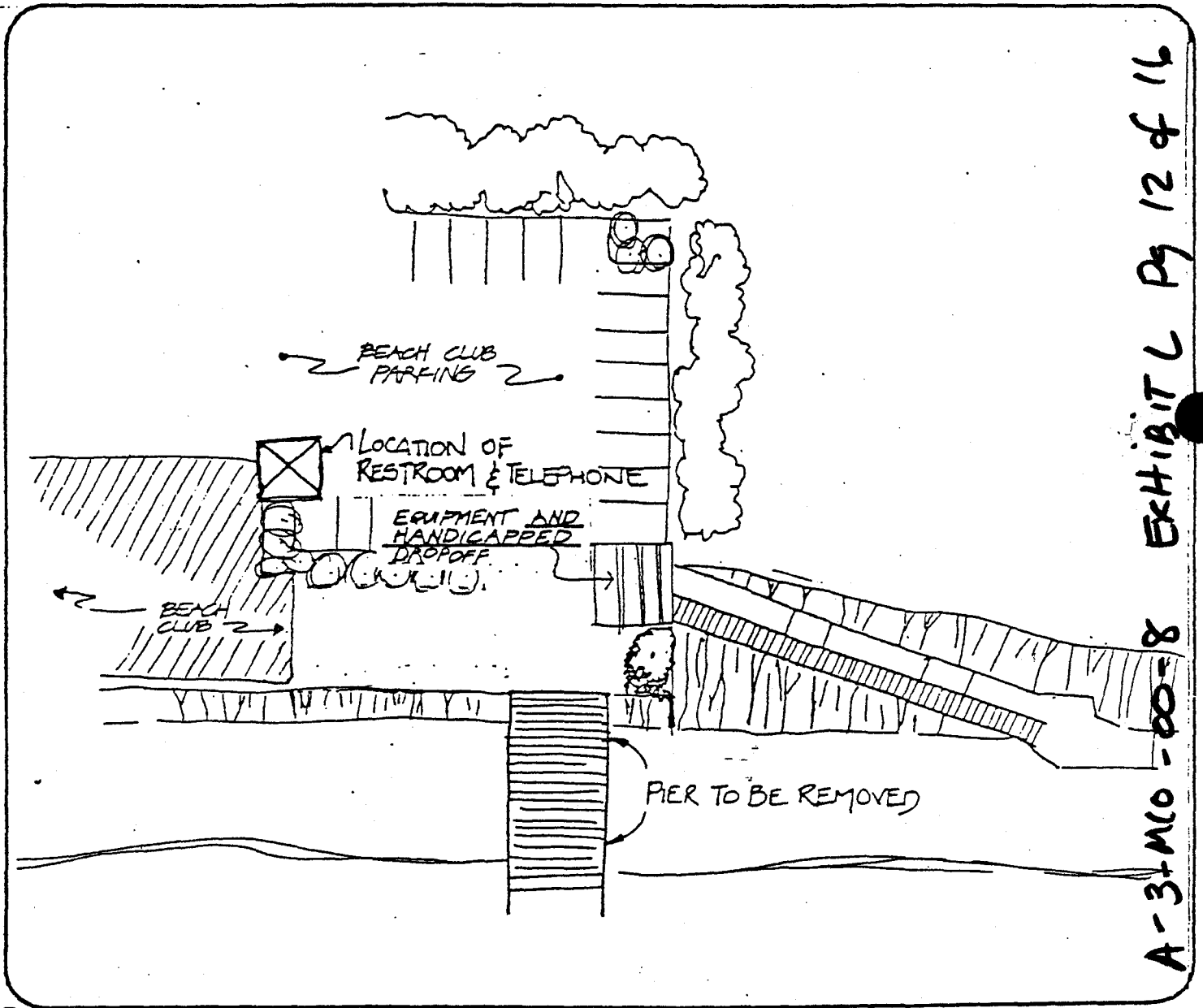




FIGURE 15

Beach Access Stair/Ramp

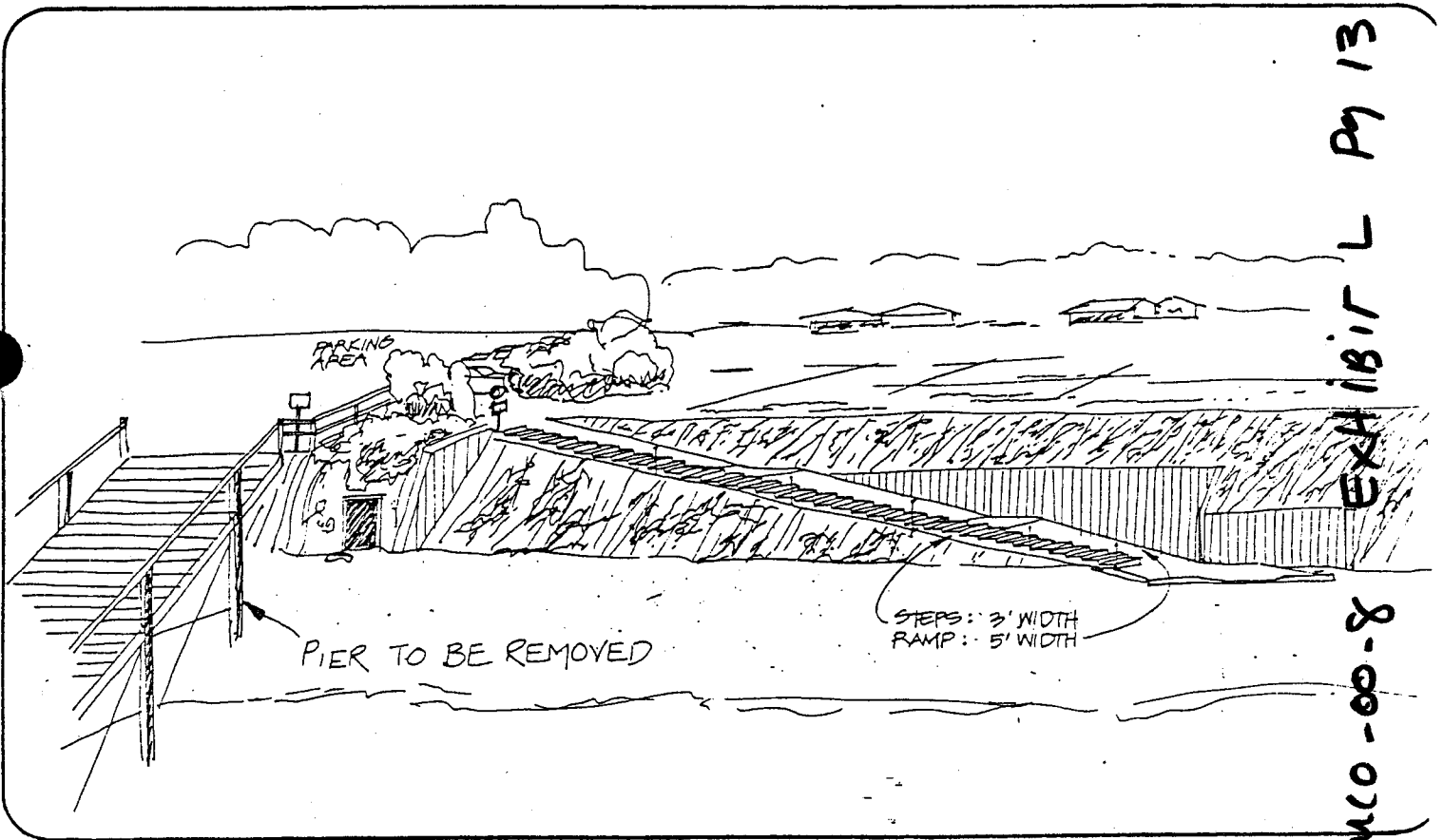
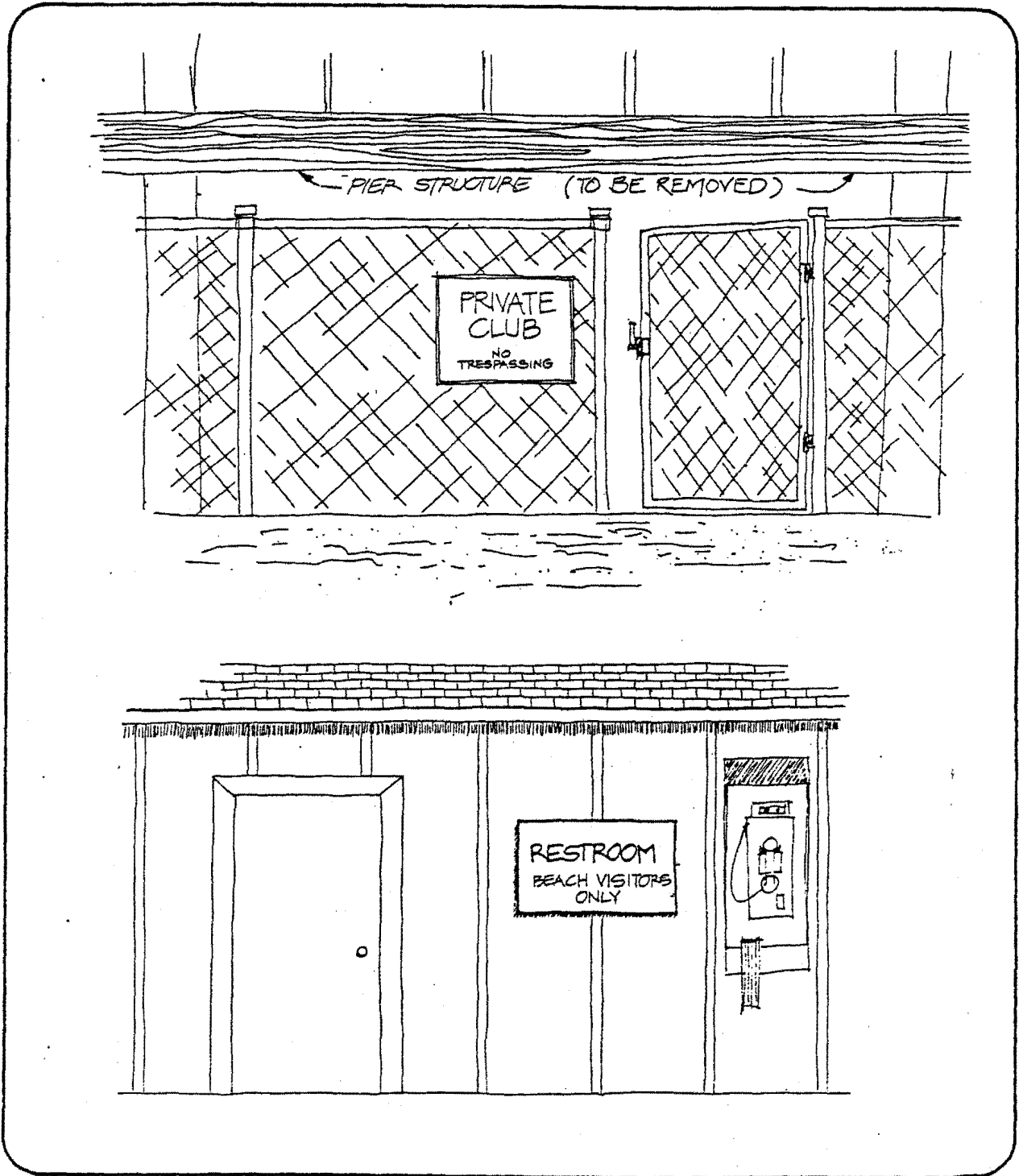


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FIGURE 16

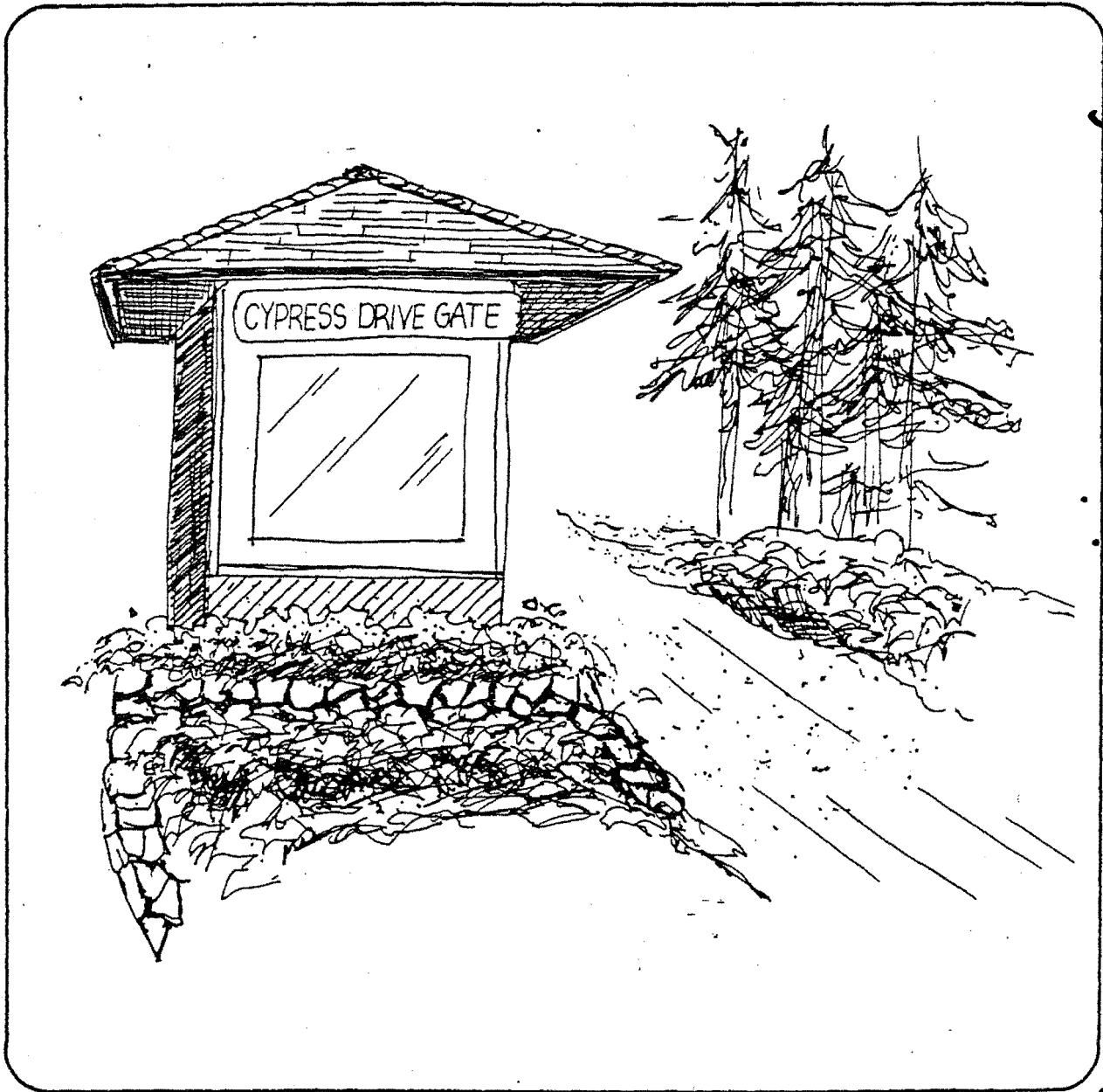
Pier Fence / Visitor Convenience Facilities



A-3-M10-00-8 Exhibit C Pg 14 of 16

FIGURE 17

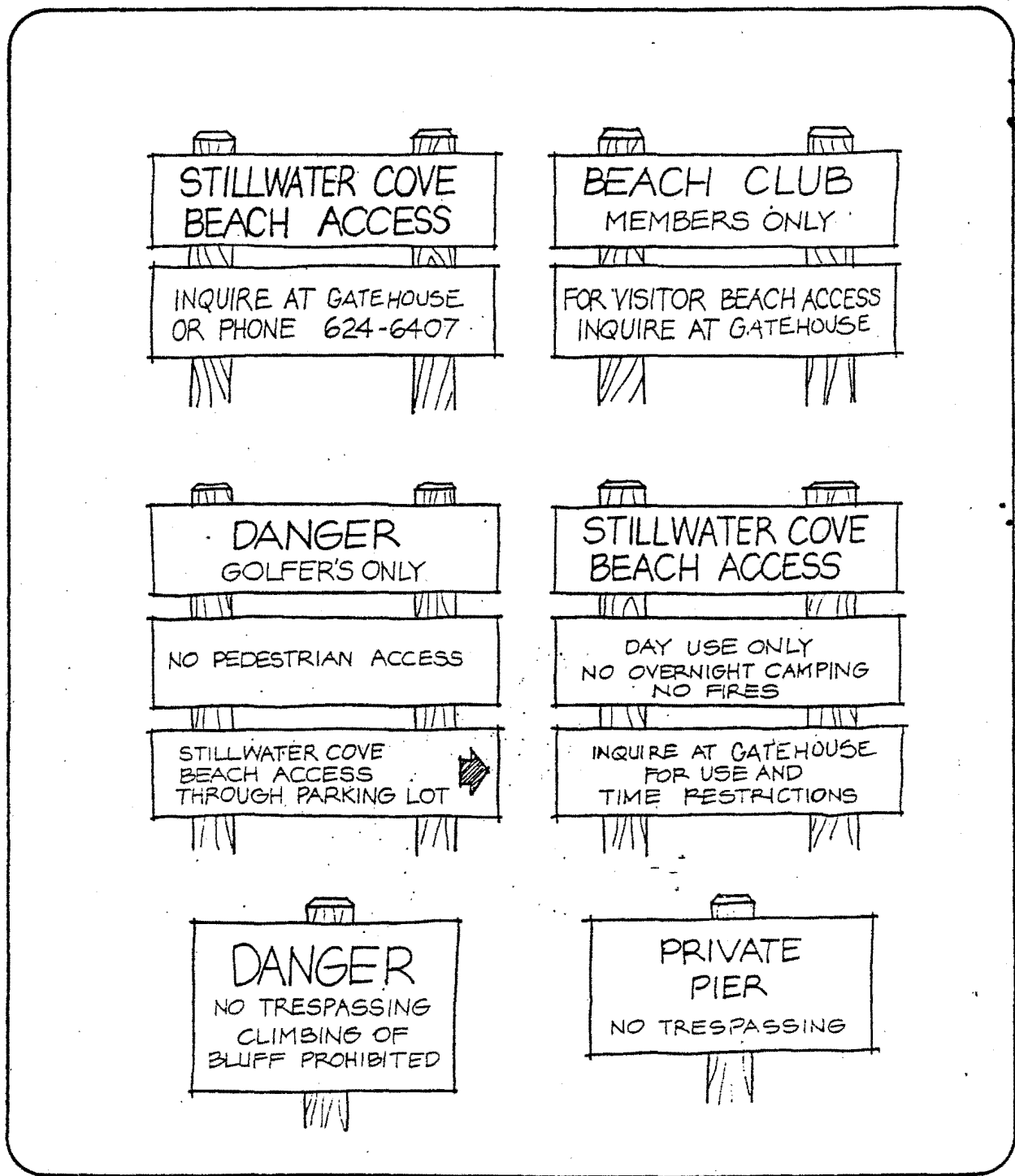
Typical Access Control Gate



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FIGURE 18

Informational Signing



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