W20a

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV

Click here to go to original staff report



### Prepared October 4, 2016 for October 5, 2016 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, District Manager Brian O'Neill, Coastal Planner

### Subject: STAFF REPORT ADDENDUM for W20a Application Number 3-16-0572 (Monterey Bay Aquarium Education Center)

The purpose of this addendum is to modify the staff recommendation for the above-referenced item. In the time since the staff report was distributed, staff has received new input and information from the Applicant necessitating certain changes to the staff recommendation. These changes relate mostly to the timing for meeting the Special Conditions in order to accommodate the Applicant's construction schedule. There is also a minor revision to the condition regarding parking. These changes do not modify the basic staff recommendation, which is still approval with conditions, but the changes require some discussion.

The Applicant has generated an aggressive construction schedule, which includes demolition of the existing building next month, i.e. in November 2016, in order to minimize traffic impacts from demolition and other phases of construction during peak summer months. To ensure that the Applicant can obtain a Coastal Development Permit (CDP) before demolition begins, Staff recommends changing the timing associated with Special Conditions 1, 2, and 4 from "Prior to Issuance of the Coastal Development Permit" to "Prior to Commencement of Construction of the Education Center." This change will allow the Applicant to demolish the existing building on schedule, will not substantively change the conditions, and will minimize impacts on the public related to demolition and other phases of construction by avoiding peak use times. Additionally, Special Condition 4 would be modified to require that a Demolition Construction Plan be submitted prior to issuance of the CDP to ensure that appropriate construction BMPs during demolition activities are in place.

The Applicant has also raised concerns that the limits Special Condition 1(f) places on the times that five public on-street parking spaces can be restricted for use as the Education Center's bus loading zone will not adequately meet the educational program's needs, particularly because all of the educational programs have not yet been fully identified and scheduled. The Applicant has requested that the hours that the street parking spaces may be used for bus loading be changed, from Monday to Friday 8 am – 3 pm September 1 through June 30 to Monday to Friday 8 am – 4 pm August 15 through June 30. This change is relatively minor and still allows for public parking in these five on-street parking spaces on weekends, evenings, and during daytime weekdays for one-and-a-half months during the summer, i.e. during times when public visitation to Cannery Row is at its peak, while still encouraging alternative transportation methods to serve

the Education Center. At the same time, it is clear that changes to these time frames to appropriately accommodate buses and general public users may be forthcoming. Staff and the Applicant have conferred and agreed that the Applicant will submit a report to the Executive Director two years after occupancy of the building detailing the Education Center's bus parking needs and requiring the Applicant to reduce bus loading times if the report demonstrates that a lesser amount of bus loading time is necessary to accommodate those needs. This will ensure that public parking opportunities will be maximized, while also allowing the Applicant operational flexibility while developing its educational programs.

Thus, the staff report is modified as shown below (where applicable, text in <u>underline</u> format indicates text to be added, and text in <del>strikethrough</del> format indicates text to be deleted). With these changes, the Applicant is in agreement with the staff recommendation.

a. Modify Special Condition 1 on staff report page 5 as follows:

**1.** Public Access Management Plan. PRIOR TO <u>COMMENCEMENT OF</u> <u>CONSTRUCTION OF THE EDUCATION CENTER</u> ISSUANCE OF THE COASTAL <u>DEVELOPMENT PERMIT</u>, the Applicant shall submit two copies of a public access management plan (Public Access Plan) to the Executive Director for review and approval. The Public Access Plan shall clearly describe the manner in which general public access associated with the approved project is to be provided and managed, with the objective of maximizing public access to the public access areas of the site (i.e., the public access area adjacent to the Recreational Trail and the first floor exhibit area of the building as generally depicted in **Exhibit 4**, and all related areas and public access amenities described in this special condition). The Public Access Plan shall be substantially in conformance with the plans submitted to the Coastal Commission on June 22, 2016, and shall at a minimum include the following: ...(remainder of condition unchanged except for 1(f) – see below)

b. Modify Special Condition 1(f) on staff report pages 5 and 6 as follows:

*f.* Bus Loading Zone. The Public Access Plan shall identify a maximum of five public street parking spaces that will be restricted as a bus loading zone. The bus loading zone restriction shall only be allowed on weekdays from <u>August 15</u> September 1 through June 30 during the hours of 8 am to <u>4</u> <del>3</del> pm. <u>Changes to these provisions to decrease bus loading times may be</u> <u>authorized by the Executive Director</u>. Outside of these dates and times, the bus loading area shall be available for general public parking. The Public Access Plan shall identify all signs that will be used to ensure that the bus loading restriction is limited to the identified times and that outside of these identified times, general public parking is allowed. Sign details showing the location, materials, design, and text of all <u>public access parking</u> signs shall be provided. <u>Two years after occupancy of the Education Center</u>, the <u>Applicant shall submit a</u> <u>report to the Executive Director that details the dates, times, and frequency that the bus</u> <u>loading zone has been utilized by the Applicant. If the Executive Director determines that the</u> <u>report demonstrates the dates and times of the bus loading restriction can be reduced without</u> <u>impacting the Education Center's operations, the Applicant shall reduce the dates and times</u> <u>of the bus loading restriction accordingly as authorized by the Executive Director.</u>

- c. Modify Special Condition 2 on staff report page 6 as follows:
  - 2. Landscape Plan. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE

<u>EDUCATION CENTER</u> ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit for Executive Director review and approval two sets of a Landscape Plan for the area adjacent to the Recreational Trail and along the Hoffman Avenue sidewalk that is directly adjacent to the project site. The Landscape Plan shall clearly describe the species and density of plants to be used, identify all trees to be planted, and describe all water conservation measures (including both temporary and permanent irrigation systems). The Landscape Plan shall be substantially in conformance with the plans submitted to the Coastal Commission (see **Exhibit 4**), except as modified by these special conditions, and shall at a minimum include the following:... (remainder of condition unchanged)

d. Modify Special Condition 4 on staff report page 7 as follows:

4. Construction Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit two copies of a <u>Demolition Construction Plan to the</u> <u>Executive Director for review and approval, where such plan shall cover all construction</u> <u>related to demolition. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE</u> <u>EDUCATION CENTER, the Applicant shall submit two copies of a</u> Construction Plan to the <u>Executive Director for review and approval, where such plan shall cover all aspects of</u> <u>construction not associated with demolition</u>. The <u>Demolition and</u> Construction Plans shall <u>each</u>, at a minimum, include the following:

- **a.** Construction Areas. The Construction-Plans shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on public access and ocean resources, including by using inland areas for staging and storing construction equipment and materials.
- **b.** *Temporary Public Access Management Plan.* The *Construction Plans shall also include a Temporary Public Access Management Plan that identifies all signs and methods that will be used to facilitate, manage, and provide public access during construction. At a minimum, the plans shall ensure that the public access along the Recreational Trail remains open at all times, at least one lane of traffic on Cannery Row remains open at all times, and both lanes of traffic on Cannery Row remain open from Memorial Day through Labor Day.*
- **c.** Construction Methods. The Construction-Plans shall specify the construction methods to be used, including all methods to be used to keep the construction areas separated from public recreational use areas (including using unobtrusive fencing or equivalent measures to delineate construction areas), and including verification that equipment operation and equipment and material storage will not significantly degrade public views during construction to the maximum extent feasible.
- **d.** *Construction BMPs.* The *Construction*-Plan<u>s</u> shall identify the type and location of all erosion control/water quality best management practices that will be implemented during construction <u>phases</u> to protect coastal water quality, including the following: (a) silt fences, straw wattles, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from discharging

to the ocean; (b) equipment washing, refueling, and/or servicing shall not take place on the beach or within 50 feet of ocean waters where there is no beach. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site; (c) the construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the site); and (d) all erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day.

- e. Construction Site Documents. The Construction Plans shall provide that copies of the signed CDP and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.
- **f.** Construction Coordinator. The Construction Plans shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that the construction coordinator's contact information (i.e., address, phone numbers, email, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction (in case of both regular inquiries and emergencies). The construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name and contact information (address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- **g.** Notification. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction, and immediately upon completion of construction.
- **h.** *Daylight Work Only.* All work shall take place during daylight hours (i.e., from one hour before sunrise to one hour after sunset). Nighttime work and lighting of the work area are prohibited.

Minor adjustments to the above construction requirements may be allowed by the Executive Director in the approved Construction Plans if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources. The Applicant shall undertake development in accordance with the approved Construction Plans. All requirements above and all requirements of the approved Construction Plans shall be enforceable components of this CDP.

f. Modify text on staff report page 16 as follows:

... Special Condition 1.f accomplishes this by limiting the bus loading restriction to weekdays between 8 am and  $\frac{4}{3}$  pm from <u>August</u> 15 <del>September 1</del> to June 30. ...

g. Modify text on staff report page 17-18 as follows:

... The project is just inland of the Monterey Bay National Marine Sanctuary, which is recognized for its unique and abundant marine life. The proposed project has the potential to impact water quality, and therefore negatively impact marine resources, both during <u>demolition and other phases of</u> construction and after. Therefore, **Special Condition 4** requires the Applicant to submit a <u>Demolition Construction Plan and a</u> Construction Plan that identifies all construction areas and staging areas, incorporates Best Management Practices (BMPs) to protect coastal marine resources, requires the Applicant to retain a construction coordinator to ensure the BMPs are followed and to respond to any emergencies, and requires that the construction documents be maintained at the site. ...

### CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV





Filed:	7/25/2016
Action Deadline:	1/25/2017
Staff:	Brian O'Neill - SC
Staff Report:	9/16/2016
Hearing Date:	10/5/2016

# **STAFF REPORT: CDP HEARING**

Application Number:	3-16-0572
Applicant:	Monterey Bay Aquarium Foundation
Project Location:	625 Cannery Row, City of Monterey, Monterey County (APN 001-023-006-000)
Project Description:	Demolition of an existing warehouse and construction of a new 25,500-square-foot Monterey Bay Aquarium Education Center with associated public access improvements.
Staff Recommendation:	Approval with Conditions

### SUMMARY OF STAFF RECOMMENDATION

The Applicant requests a coastal development permit (CDP) for the demolition of an existing vacant warehouse building and construction of a new 25,500-square-foot Education Center on Cannery Row in the City of Monterey. The proposed new building maintains the existing building outline and includes historical architectural features of old cannery buildings. The building will provide space for the educational programs that are currently held within the existing Monterey Bay Aquarium. The project includes coastal-related educational and marine research uses that are given a high priority under the Coastal Act.

The proposed project does not provide exactly the same type or level of public access and lowcost recreational opportunities, as compared to prior site uses, though the proposed project

### 3-16-0572 (Monterey Bay Aquarium Education Center)

constitutes a coastal-dependent use that the Coastal Act prioritizes in addition to public access and low-cost recreational opportunities. The project site is located on the inland side of Cannery Row on a site that must be protected for low-cost recreational uses where feasible and in a building that has historically provided visitor-serving commercial uses. Although the proposed marine research and educational uses will only be available to students and teachers who participate in the Aquarium's educational programs, the Applicant does propose public access and recreational amenities (including improvements to the Monterey Bay Recreation Trail and installation of educational exhibits on the building's first floor) which help mitigate some of the project's impacts to public access. Additionally, the proposed project would convert existing public street parking spaces that are protected under the LUP to a bus loading zone. Staff concludes that these project impacts can be addressed with conditions that would ensure that the Applicant: 1) installs public access improvements along the Monterey Bay Recreational Trail; 2) sets aside a portion of the building for free public recreational use (the first floor educational exhibits); 3) maintains the public access and recreational improvements for the life of the development; and 4) limits the times that public parking spaces can be used as a bus loading zone.

In terms of public views, the proposed building maintains the existing building outline and will not degrade existing ocean views. However, the proposed project does not specifically protect the LUP-identified view corridor to the ocean along Hoffman Avenue and proposes to install landscaping within this corridor that could detract from public views. Staff concludes that a condition to require a landscaping plan that specifically accounts for the LUP-identified view corridor and prohibits plantings that would detract from public views is necessary to ensure consistency with the visual policies of the Coastal Act and LUP.

Finally, the proposed project includes demolition and construction activities on land that is near coastal waters and sensitive marine resources. The project therefore has the potential to negatively impact water quality and marine resources. Staff concludes that a condition to require a construction plan to control runoff and a drainage plan to control stormwater is necessary to ensure consistency with the marine resource and water quality protection policies of the Coastal Act and LUP.

In summary, and as conditioned as described above, the project can be found consistent with the Coastal Act. The Applicant has indicated to staff a willingness to modify the project in conformance with the recommended conditions. The motion to act on this recommendation is found on page 4 below.

## **TABLE OF CONTENTS**

I.	MOTION AND RESOLUTION	.4
II.	STANDARD CONDITIONS	.4
III	SPECIAL CONDITIONS	. 5
IV.	FINDINGS AND DECLARATIONS	.9
	A. PROJECT DESCRIPTION	. 9
	B. STANDARD OF REVIEW	10
	C. PRIORITY USES	11
	D. PUBLIC ACCESS	12
	E. WATER QUALITY/MARINE RESOURCES	17
	F. VISUAL/ARCHITECTURAL CONTROLS	18
	G. LIABILITY FOR COSTS AND ATTORNEYS' FEES	19
	H. CALIFORNIA ENVIRONMENTAL QUALITY ACT	20

### **EXHIBITS**

- Exhibit 1 Location Map
- Exhibit 2 Site Photos
- Exhibit 3 Existing Site Plan
- Exhibit 4 Proposed Project Plans Exhibit 5 Cannery Row Land Use Plan Figures
- Exhibit 6 City of Monterey Approvals

### I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed project subject to the standard and special conditions below. To implement this recommendation, staff recommends a **YES** vote on the following motion. Passage of this motion will result in approval of the CDP as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

*Motion:* I move that the Commission approve Coastal Development Permit Number 3-16-0572 pursuant to the staff recommendation, and I recommend a yes vote.

**Resolution to Approve CDP:** The Commission hereby approves Coastal Development Permit Number 3-16-0572 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

### **II. STANDARD CONDITIONS**

This permit is granted subject to the following standard conditions:

- 1. **Notice of Receipt and Acknowledgment**. The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### **III. SPECIAL CONDITIONS**

This permit is granted subject to the following special conditions:

- 1. Public Access Management Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit two copies of a public access management plan (Public Access Plan) to the Executive Director for review and approval. The Public Access Plan shall clearly describe the manner in which general public access associated with the approved project is to be provided and managed, with the objective of maximizing public access to the public access areas of the site (i.e., the public access area adjacent to the Recreational Trail and the first floor exhibit area of the building as generally depicted in Exhibit 4, and all related areas and public access amenities described in this special condition). The Public Access Plan shall be substantially in conformance with the plans submitted to the Coastal Commission on June 22, 2016, and shall at a minimum include the following:
  - a. Clear Depiction of Public Access Areas and Amenities. All public access areas and amenities, including all of the areas and amenities described above, shall be clearly identified as such on the Public Access Plan (including with hatching and closed polygons so that it is clear what areas are available for public access use).
  - **b.** Recreational Trail Amenities. Public access amenities (such as benches, trash and recycling receptacles, etc.) shall be provided within the public access area adjacent to the Recreational Trail, including, at a minimum, two bike racks, one interpretive display, two benches or equivalent seating areas, and at least one trash and one recycling receptacle.
  - **c. Recreational Trail Use Hours.** All public access areas and amenities adjacent to the Recreational Trail shall be available to the general public free of charge 24 hours per day.
  - **d.** First Floor Exhibit Use Hours. All public exhibit space located on the first floor of the building shall be available to the general public free of charge during normal operating hours of the Monterey Bay Aquarium (generally 10 am to 5 pm).
  - e. Public Access Signs/Materials. The Public Access Plan shall identify all signs and any other project elements that will be used to facilitate, manage, and provide public access to the approved project, including identification of all public education/interpretation features that will be provided on the site (educational displays, interpretive signage, etc.). Sign details showing the location, materials, design, and text of all public access signs shall be provided. All signs shall be designed to blend into the surrounding aesthetic as much as possible. At a minimum, a sign shall be placed near the entry point of the seating area that is described in Special Condition 1b to inform visitors that the area is available for public use. Public access signage shall acknowledge the participants in the design and provision of the public access components, including the City of Monterey and the California Coastal Commission.
  - **f. Bus Loading Zone.** The Public Access Plan shall identify a maximum of five public street parking spaces that will be restricted as a bus loading zone. The bus loading zone restriction shall only be allowed on weekdays from September 1 through June 30 during

the hours of 8 am to 3 pm. Outside of these dates and times, the bus loading area shall be available for general public parking. The Public Access Plan shall identify all signs that will be used to ensure that the bus loading restriction is limited to the identified times and that outside of these identified times, general public parking is allowed. Sign details showing the location, materials, design, and text of all public access signs shall be provided.

- **g.** No Public Access Disruption. Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, barriers to public access (furniture other than benches, planters, temporary structures, private use signs, fences, gates, etc.)) shall be prohibited. The public use areas shall be maintained consistent with the approved Public Access Plan and in a manner that maximizes public use and enjoyment.
- **h. Public Access Areas and Amenities Maintained.** The public access components of the project shall be maintained in their approved state for the life of the development.

The Permittee shall undertake development in accordance with the approved Public Access Plan, which shall govern all general public access to the site pursuant to this coastal development permit.

- 2. Landscape Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit for Executive Director review and approval two sets of a Landscape Plan for the area adjacent to the Recreational Trail and along the Hoffman Avenue sidewalk that is directly adjacent to the project site. The Landscape Plan shall clearly describe the species and density of plants to be used, identify all trees to be planted, and describe all water conservation measures (including both temporary and permanent irrigation systems). The Landscape Plan shall be substantially in conformance with the plans submitted to the Coastal Commission (see Exhibit 4), except as modified by these special conditions, and shall at a minimum include the following:
  - a. Drought-tolerant Non-Invasive Plants. The plans shall include only noninvasive drought-tolerant plants. All landscaped areas on the project site shall be maintained in a litter-free, weed-free, and healthy growing condition. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be so identified from time to time by the State of California, and no plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government, shall be planted or allowed to naturalize or persist on the site.
  - **b.** View Corridor. The plans shall specifically identify the public view corridor to the ocean located as the 60-foot-wide area along Hoffman Avenue located between the Education Center site and 585 Cannery Row.
  - **c.** View Corridor Landscaping. The plan shall prohibit the planting of any trees or shrubs that would block any public views to the ocean within the identified view corridor.

The Applicant shall undertake development in accordance with the approved Landscape Plan. All requirements above and all requirements of the approved Landscape Plan shall be enforceable components of this CDP.

- **3. Drainage and Runoff Control Plan.** A post-construction drainage and erosion control system shall be provided that is sited and designed: to collect, filter, treat, and direct all site drainage and runoff in a manner designed to protect and enhance coastal resources; to prevent pollutants, including increased sediments, from entering coastal waters to the maximum extent feasible; to retain runoff from roofs, driveways, decks, and other impervious surfaces onsite to the greatest degree feasible; to use low impact development best management practices; to be sized and designed to accommodate drainage and runoff for storm events up to and including at least the 85th percentile 24-hour runoff event (allowing for runoff above that level to be likewise retained and/or conveyed in as non-erosive a manner as feasible); to ensure that drainage and runoff is not directed toward coastal waters; and to include ongoing maintenance and management procedures (including at the least provisions for annual pre-storm season and post-storm event evaluation and repair/maintenance) applicable for the life of the project.
- **4. Construction Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit two copies of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:
  - **a. Construction Areas.** The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on public access and ocean resources, including by using inland areas for staging and storing construction equipment and materials.
  - **b.** Temporary Public Access Management Plan. The Construction Plan shall also include a Temporary Public Access Management Plan that identifies all signs and methods that will be used to facilitate, manage, and provide public access during construction. At a minimum, the plan shall ensure that the public access along the Recreational Trail remains open at all times, at least one lane of traffic on Cannery Row remains open at all times, and both lanes of traffic on Cannery Row remain open from Memorial Day through Labor Day.
  - c. Construction Methods. The Construction Plan shall specify the construction methods to be used, including all methods to be used to keep the construction areas separated from public recreational use areas (including using unobtrusive fencing or equivalent measures to delineate construction areas), and including verification that equipment operation and equipment and material storage will not significantly degrade public views during construction to the maximum extent feasible.
  - **d.** Construction BMPs. The Construction Plan shall identify the type and location of all erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality, including the following: (a) silt fences, straw

wattles, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from discharging to the ocean; (b) equipment washing, refueling, and/or servicing shall not take place on the beach or within 50 feet of ocean waters where there is no beach. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site; (c) the construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the site); and (d) all erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day.

- e. Construction Site Documents. The Construction Plan shall provide that copies of the signed CDP and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.
- **f. Construction Coordinator.** The Construction Plan shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that the construction coordinator's contact information (i.e., address, phone numbers, email, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name and contact information (address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- **g.** Notification. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction, and immediately upon completion of construction.
- **h.** Daylight Work Only. All work shall take place during daylight hours (i.e., from one hour before sunrise to one hour after sunset). Nighttime work and lighting of the work area are prohibited.

Minor adjustments to the above construction requirements may be allowed by the Executive Director in the approved Construction Plan if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources. The Applicant shall undertake development in accordance with the approved Construction Plan. All requirements above and all requirements of the approved Construction Plan shall be enforceable components of this CDP.

- **5. Timing of Development.** All public access areas and amenities associated with the project shall be installed and open for public use no later than the time when the Education Center is open and available for use.
- 6. Liability for Costs and Attorneys' Fees. The Permittee shall reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (1) charged by the Office of the Attorney General; and (2) required by a court) that the Coastal Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this permit. The Permittee shall reimburse the Coastal Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission.

### IV. FINDINGS AND DECLARATIONS

### A. PROJECT LOCATION AND DESCRIPTION

### **Project Location**

The proposed Monterey Bay Aquarium Education Center (Education Center) project is located at the site of an existing warehouse building on the inland side of Cannery Row in the City of Monterey. Cannery Row is an approximately 0.6-mile-long waterfront street located between the Monterey Bay Coastal Recreational Trail (Recreational Trail) and the Monterey Bay. The street was historically dominated by sardine canning factories, the last of which closed in the 1970s. Cannery Row is now a popular tourist destination with many restaurants, hotels, shops, and access to the beach.

The proposed project is located on the corner of Hoffman Avenue and Cannery Row. The lot is approximately 8,500 square feet and slopes down slightly from south to north. The site is currently occupied by a 24,129-square-foot warehouse building that has a maximum height of approximately 46 feet. The warehouse was utilized as a cannery until 1952 and was significantly remodeled after it was damaged in a 1953 fire. A third floor was added in 1971 and the building was remodeled again at that time for use as a commercial complex. The building has since housed a variety of restaurants and shops, although the two upper floors and a significant portion of the first floor are currently vacant. The building also includes an elevated walkway that connects the warehouse to the building across Hoffman Avenue at 585 Cannery Row. See **Exhibit 1** for a location map. See **Exhibit 2** for project site photos. See **Exhibit 3** for the existing site plan.

### **Project Description**

The project includes the complete demolition of the existing building and elevated walkway and construction of a new 25,500-square-foot Education Center within the same building envelope. The Education Center would include three full floors, a partial fourth floor, and a rooftop garden.

The building height is proposed at 35 feet, with the partial fourth floor reaching 45 feet and the elevator shaft reaching 50 feet. The ground floor would be at the same elevation as the Cannery Row sidewalk, and approximately 400 cubic yards of cut would be required due to the slope of the site. The proposed Education Center includes a mixture of modern glass architecture and historical cannery design features such as corrugated paneling, parapets, and a simple boxed shape. Five public parking spaces on Cannery Row would be used as a school bus drop-off and loading zone for the Education Center and no on-site parking is proposed.

The Education Center will include classrooms, meeting spaces, video labs, learning labs, and staff workspaces. The fourth floor will include meeting and event space, as well as a rooftop garden. The Education Center will supplement the educational programming that is currently offered at the Monterey Bay Aquarium (Aquarium), which is located three blocks from the project site. The Aquarium currently has only two small classrooms to accommodate the nearly 650 schoolchildren that visit daily. The new Education Center will allow the Aquarium to expand its educational programs to more students, provide hands-on learning opportunities, allow students to participate in the Aquarium's ongoing marine research activities, and provide space to hold teacher training institutes.

The project also includes public access improvements at the back of the building adjacent to the Recreational Trail. This area would be enhanced with native landscaping, public seating, bike racks, and interpretive signage. The portion of the first floor located on the Cannery Row side of the building would also include an exhibit open to the public during business hours.

See Exhibit 4 for the proposed project plans.

### **B. STANDARD OF REVIEW**

The project is located within the coastal zone of the City of Monterey, but the City does not have a fully-certified Local Coastal Program (LCP). The City has a Land Use Plan (LUP) specific to the Cannery Row area that was certified in 1981 (and last amended in 2004), but the Implementation Plan (IP) portion of the LCP has not yet been certified. The City is currently in the preliminary stages of updating its LUP and developing an IP. Because the City does not yet have a certified LCP, applicants for coastal zone development must apply to the Coastal Commission directly for a coastal development permit (CDP). While the LUP policies are not the standard of review, the Commission nonetheless relies on them as guidance in determining whether to approve a CDP. As one appellate court has explained:

To promote efficiency and goodwill between agencies, and prevent injurious reliance by property owners, we believe that the issuing agency should consider the contents of a certified land use plan in making a decision. If it ignores the certified land use plan, then the decision may be subject to reversal if a reviewing court finds that the decision was arbitrary and capricious. In other words, the issuing agency must have a good reason for ignoring a certified land use plan, such as a significant change of conditions.

(Douda v. California Coastal Commission (2008) 159 Cal. App. 4th 1181, 1194)

Although the certified LUP will provide guidance during the review of this application, the standard of review for the project is the Coastal Act.

### **C. PRIORITY USES**

The Coastal Act establishes a priority for coastal-dependent and coastal-related uses over visitorserving commercial recreational facilities and general commercial development (30222, 30255). The Coastal Act also includes policies to protect coastal areas for lower cost visitor serving uses and prioritizes development providing public recreational opportunities (30213).

*Section 30213.* Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Similarly, the Cannery Row LUP prioritizes uses that emphasize its waterfront location and proximity to marine resources. The LUP states that "Cannery Row provides a unique opportunity for visitor-oriented coastal-dependent uses (boat launching and marine repair, fishing and skin diving support, the ... Monterey Bay Aquarium, and other visitor-oriented marine research museum and educational uses)." To this end, the LUP allows for coastal-dependent and marine research uses in both Coastal Dependent and Visitor Serving Commercial designated areas. In general the LUP encourages a broad range of uses to provide recreational and visitor-serving amenities to the public, while specifically encouraging marine research and education throughout Cannery Row. The following sections of the LUP outline the approach to development on Cannery Row:

LUP Policy IV.A.3.a. As coastal dependent uses, aquaculture and marine research uses shall be allowed and encouraged in Coastal Dependent and Visitor Serving Commercial designated use areas subject to approval of a Conditional Use Permit.

LUP Policy IV.A.3.d. Visitor-serving commercial uses are provided for in the areas shown in Figure 12 (see Exhibit 5). Principal permitted visitor-serving commercial uses are to include: food service establishments, sidewalk cafes (but not including fast food restaurants and restaurant/bars with live entertainment) recreation related commercial uses conducted within a completely enclosed building, and shops of a tourist commercial nature (e.g. antique shops, art galleries, personal apparel shops, gift shops, and handicraft and work shops). Fast food restaurants, restaurants and bars with live entertainment, commercial uses not conducted within a completely closed building, personal improvement uses, and walk-up service windows are allowed in the Visitor-Serving Commercial use area subject to approval of a conditional use permit. As summarized above, the Coastal Act establishes a priority for coastal-dependent, coastalrelated, and public recreational uses over general commercial development. Section 30213 also specifically encourages low-cost recreational opportunities. This Coastal Act intent is also apparent in the Cannery Row LUP, which encourages coastal-dependent and marine research uses in both Coastal Dependent and Visitor Serving Commercial designated areas.

The project site is located in an area designated for Visitor Serving Commercial uses such as food service, cafes, tourist shops, and recreation-related commercial uses. However, LUP Policy IV.A.3.a specifically encourages coastal-dependent and marine research uses within Visitor-Serving Commercial designated areas, and the LUP generally states that Cannery Row provides a unique opportunity for "visitor-oriented marine research museum and educational uses" such as the Monterey Bay Aquarium. The proposed project includes laboratory and classroom space for the students and teachers who participate in the Aquarium's educational programs. Over 80,000 students participate in these educational programs annually. Students have also participated in marine research activities, under the direction of Aquarium scientists and graduate students, on a broad range of topics over the last ten years, and the proposed project will help expand these research opportunities. The proposed project will thus include uses that are related to marine research and provide for educational opportunities, which are specifically allowed in Visitor-Serving Commercial designated areas. Additionally, the Aquarium provides these educational opportunities to students for free, providing low-cost and high-quality marine education opportunities to local students consistent with Section 30213 of the Coastal Act, which requires that lower-cost visitor and recreational facilities, particularly those providing public recreational opportunities, be provided. Finally, the main Aquarium building was identified by the Commission as a coastal-dependent facility (CDP P-80-213) and is also recognized as a coastaldependent use in the Cannery Row LUP. The proposed Education Center, which can be considered an "extension" of the main Aquarium building, is a coastal-related use that is dependent upon its proximity to the coastal-dependent Aquarium building because students' educational experiences at both the Education Center and the Aquarium will be interconnected and maximized due to their common organizational structure under the Monterey Bay Aquarium organization. Both facilities will be critical to students' learning experiences. Thus it is appropriate to locate the coastal-related Education Center within a reasonable proximity to the coastal-dependent Aquarium as encouraged by Coastal Act Section 30255. Also, a portion of the first floor will be available for free access to the general public. This public space would include interpretive exhibits and displays focused on the Aquarium's research and the conservation of the Monterey Bay's unique marine resources. Therefore the proposed Education Center is a marine research and coastal-related educational facility that will also provide low-cost visitorserving opportunities, and as such the proposed project is consistent with the priority uses identified in Coastal Act Sections 30213, 30255, and 30255, and is also consistent with Cannery Row LUP Policies IV.A.3(a) and (d).

### **D.** PUBLIC ACCESS AND RECREATION

### **Physical Access and Low Cost Recreation**

The Coastal Act requires low cost recreational facilities to be provided where feasible (30213) and protects upland areas suitable for recreational use (30221). In particular:

Section 30213. Lower cost visitor and recreational facilities shall be protected,

encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

*Section 30223.* Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The Cannery Row LUP also includes provisions designed to protect and encourage additional public access, which includes "physical access or visual access and lateral access or vertical access." The LUP specifically identifies the Recreational Trail as a key access component in the introduction to the Public Access policies and finds that the "recreational trail could enhance public access to Cannery Row and could be integrated with both vertical and lateral access along the shoreline." Applicable LUP policies include:

*LUP Policy III.B.3.c.1.* Acquire and develop the Southern Pacific right-of-way as a recreational trail.

*LUP Policy III.B.3.d.1.* Lower cost recreational opportunities shall be protected, encouraged, and, where feasible, provided.

In terms of recreation and physical access, Coastal Act Section 30213 requires that low-cost recreational opportunities be provided where feasible and Coastal Act Section 30223 requires that upland areas necessary to support recreational uses be reserved for such uses. The Cannery Row LUP also encourages low cost recreational opportunities (Policy III.B.3.d.1). The LUP also specifically recognizes the importance of the Recreational Trail in providing increased access.

The proposed project is located on the inland side of Cannery Row on a site that has provided general visitor-serving commercial uses to the general public since the 1970's. Although the project as currently proposed would provide marine research and educational opportunities to students and teachers, these opportunities would not be available to the general public. Therefore, as compared to the general visitor-serving commercial uses historically provided at this site, the current proposed use does not provide a commensurate level of use by the general public – although, as discussed above, the Coastal Act prioritizes coastal-dependent uses over both visitor-serving commercial recreational and general commercial facilities (Coastal Act section 30222).

In any case, the project does propose two areas of recreation and access improvements that would be available for use by the general public. First, the project includes improvements to an outside area adjacent to the back of the building and also adjacent to the Recreational Trail. The improvements include enhanced native landscaping, a public seating area, bike racks, and an interpretive display. (See **Exhibit 4**). These improvements would enhance low-cost recreational opportunities along the Recreational Trail, which is recognized as an important access and recreational amenity in the LUP. Second, a portion of the first floor on the Cannery Row side of the building will be open and available for use by the general public. (See **Exhibit 4**). This public space would include interpretive exhibits and displays focused on the Aquarium's research and the conservation of the Monterey Bay's unique marine resources. Reserving a portion of the building for the public and enhancing the Recreational Trail would provide low-

cost recreational activities and improved access at this site, as required by Coastal Act Sections 30213 and 30223 and the above-cited LUP policies.

However, the proposed project does not specifically provide the parameters to ensure that the access and low-cost recreational amenity improvements are reserved for public use and maintained over the life of the development, which is particularly important to ensure consistency with Coastal Act Sections 30213 and 30223 in this case because most of the property will not be available for general public use. Therefore, additional special conditions are necessary to ensure that the project is consistent with the Coastal Act. Special Condition 1 requires the Applicant to submit a final public access and management plan consistent with the recreation and access improvements proposed by the Applicant. Special Condition 1(b) requires Recreational Trail amenities including seating areas, bike racks, and interpretive signs. Special Condition 1(c) requires the improvements to be available to the public free of charge 24 hours a day. Special Condition 1(d) requires the public exhibits on the first floor to remain available to the public free of charge during the Aquarium's normal hours of operation. Special Condition 1(e) requires signs to inform the public that the area is available for public use. Special Condition 1(g) prohibits disruptions to public access, while Special Condition 1(h) requires that the public access improvements are maintained over the life of the development. Special Condition 5 ensures that all public access areas will be installed and open before the building is available for use.

Additionally, the proposed project includes demolition and construction activities adjacent to areas that are heavily utilized by the public, including the Recreational Trail and Cannery Row. The project will require significant construction activities over a period of approximately eighteen months. The proposed project does not provide adequate detail to ensure that public access will be maintained during construction, particularly during times of peak use. **Special Condition 4(b)** therefore requires the Applicant to develop a Temporary Public Access Management Plan that limits the project's impacts on access during construction. Specifically, the plan must ensure that the portion of the Recreational Trail adjacent to the project site remains open at all times, requires at least one lane of traffic to be open on Cannery Row at all times, and allows lane closures on Cannery Row from Labor Day to Memorial Day only.

As conditioned, the proposed project is consistent with Coastal Act Sections 30213 and 30223 and the above-cited LUP policies with regard to providing physical access and low-cost recreational opportunities on this site.

### **Visual Access**

Coastal Act Section 30251 protects public visual access and states:

Section 30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The LUP also includes a policy that protects public visual access adjacent to the site, which states

*LUP Policy I.B.3.c.* Preserve view corridors to the water shown in Figure 3 (see *Exhibit 5*) by establishing guidelines for the sideyard setbacks conceptually shown by the asterisks shown in Figure 3..

In terms of visual access to the ocean, the Coastal Act requires development to be sited and designed to protect views to and along the ocean, and, where feasible, to restore and enhance visual quality in visually degraded areas. The LUP includes protections for view corridors to the water as identified in Figure 3 (see **Exhibit 5**), which includes an identified view corridor adjacent to the project site along Hoffman Street. The LUP does not include specific building setbacks, but Figure 3 does identify locations where setbacks should be established to protect views.

The proposed project is located on the inland side of Cannery Row at the corner of Hoffman Avenue. Figure 3 (Exhibit 5) of the LUP identifies Hoffman Avenue as an important view corridor to the ocean. The existing building on the project site extends to the property line adjacent to the sidewalk along Hoffman Avenue, i.e. the existing building has a zero side setback. Hoffman Avenue and the sidewalks on both sides of Hoffman Avenue currently provide an approximately 60-foot-wide view corridor to the water, although the view corridor is partially obscured by the elevated walkway that spans the street. The proposed building maintains the existing 60-foot-wide view corridor to the water that is identified in the LUP. Importantly, the LUP does not identify the project site as a location that requires additional side setbacks in order to provide a view corridor and thus a zero side setback does not conflict with the LUP. Moreover, the project includes the complete removal of the elevated walkway that crosses over Hoffman Avenue, which will enhance public views to the water. However, the proposed plans also include the addition of several trees on the sidewalk adjacent between the proposed Education Center and Hoffman Avenue that would be located within the public view corridor. Trees along the sidewalk in this area could obscure views of the ocean as seen from Hoffman Avenue, inconsistent with Coastal Act Section 30251, which requires that public views to the ocean are protected, and, though not the standard of review, also inconsistent with LUP Policy LUP Policy I.B.3.c, which calls for view corridors to the water to be preserved. Therefore, Special Condition 2(b) requires the Applicant to submit a final landscaping plan that specifically accounts for the protected view corridor and Special Condition 2(c) prohibits the planting of trees or shrubs within the view corridor that would obscure public views to the water. Special Condition 2(a) requires that all plant species be drought tolerant and non-invasive.

As conditioned, the proposed project is consistent with Coastal Act Section 30251 and LUP Policy LUP Policy I.B.3.c. with regard to protecting visual access to the ocean.

### Parking

The Coastal Act recognizes that parking and alternative transportation is important to enhance public access, and specifically contains a policy that states:

Section 30252: The location and amount of new development should maintain and enhance public access to the coast by . . . (4) providing adequate parking facilities or

providing substitute means of serving the development with public transportation . . .

The LUP also includes policies that address parking along Cannery Row, including:

**LUP III.A.3.b.** Maintain 767 of the existing 835 street spaces for continued public parking... (The loss of 68 street spaces as shown in Figure 9 (see **Exhibit 5**) is necessitated by circulation improvements discussed in the Circulation section).

*LUP III.A.3.d.* For the areas shown in Figure 9 (see *Exhibit 5*), require new or intensified, existing development to provide adequate on-site parking to meet generated demand.

The Coastal Act requires development to either provide adequate parking or alternative means of transportation to serve the development. The LUP requires identified street parking spaces to be maintained and development in certain areas to provide on-site parking, with development in other areas required to provide an in-lieu fee instead of on-site parking.

The proposed project does not provide on-site parking. However, the project is not a typical visitor-serving development that will greatly intensify parking demand by the general public because the project will mostly serve students and teachers who will be transported to the Education Center by bus. To accommodate the buses, the project will convert five public street parking spaces to a bus loading zone.

The building will be staffed primarily by existing Aquarium employees, with approximately four new staff members needed to serve the development. For years, the Aquarium has instituted an extremely well-used Alternative Transportation Program for employees, with approximately 70% of the Aquarium's existing education program staff commuting to work by walking, biking, using public transportation, or by carpooling. Given that students and teachers will be bused to the site and that the majority of the employees of the Education Center will use alternative transportation methods to the site, the proposed project reduces the need for creating additional parking. Moreover, the project site is identified in LUP Figure 9 (see Exhibit 5) as an area where on-site parking is discouraged. However, while acknowledging that the LUP is not the standard of review, the project does not fully maintain existing street spaces on Cannery Row as called for by LUP Policy III.A.3.b. The existing street spaces on Cannery Row are heavily utilized, with the LUP explaining that the "[h]eaviest utilization of these spaces was found to be around 9:00 [pm] on Saturday evening when 100% or 1,229 spaces were occupied." However, the LUP further states that demand for Cannery Row parking spaces is lowest during the day on weekdays with approximately 50% utilization. The project's need for bus loading is limited to weekday school hours when public parking demand is at its lowest. Therefore, both the project's bus loading needs and public parking demand can be met by limiting the times when the Cannery Row street spaces can be reserved as a bus loading zone. Special Condition 1.f accomplishes this by limiting the bus loading restriction to weekdays between 8 am and 3 pm from September 1 to June 30. Outside of these times and dates this area will remain available as five public parking spaces. Thus the project, as conditioned, will maintain the amount of existing public parking during times of high parking demand, while also providing the project with a substitute means of public transportation service. As conditioned, the proposed project is consistent with Coastal Act Section 30252(4) and the above-cited LUP policies with regard to providing adequate parking.

### E. WATER QUALITY/MARINE RESOURCES

Sections 30230 and 30231 of the Coastal Act protect the biological productivity of marine resources and state:

Section 30230. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The Cannery Row LUP includes policies to protect water quality during construction:

**LUP Policy I.A.3.h.** For any grading, excavation, demolition, or construction in conjunction with shoreline development, require as a condition of development drainage improvements which will control the development's surface area runoff in a manner that will not impair biological productivity for the habitat and restoration needs areas shown in Figure 2.

**LUP Policy I.A.3.i.** Where any grading, excavation, demolition, or construction in conjunction with shoreline development requires temporary disturbance or permanently changes the stormwater flows/outfalls shown in Figure 2, these disturbances or changes are to be undertaken as a condition of development in a manner that will not impair biological productivity for the habitat and restoration needs areas shown in Figure 2.

The Coastal Act requires runoff controls and protects marine resources from degradation. As recognized by the LUP, construction and stormwater controls during and after construction are critical to ensure that marine and biological resources are protected. The LUP finds that these policies are designed for the "preservation and enhancement of those factors which contribute to the uniqueness, abundance, and diversity of marine life off Cannery Row."

The proposed project includes demolition, grading, and construction activities in close proximity to sensitive marine resources. The project is just inland of the Monterey Bay National Marine Sanctuary, which is recognized for its unique and abundant marine life. The proposed project has the potential to impact water quality, and therefore negatively impact marine resources, both during construction and after. Therefore, **Special Condition 4** requires the Applicant to submit a Construction Plan that identifies all construction areas and staging areas, incorporates Best Management Practices (BMPs) to protect coastal marine resources, requires the Applicant to

retain a construction coordinator to ensure the BMPs are followed and to respond to any emergencies, and requires that the construction documents be maintained at the site. The proposed project also has the potential to impact water quality after construction is complete. **Special Condition 3** requires a post-construction drainage and erosion control system to accommodate drainage for storm events up to and including the 85<sup>th</sup> percentile 24-hour runoff event to adequately protect water quality from stormwater runoff as typically required by the Environmental Protection Agency and State Water Resources Control Board, including through methods such as infiltration, retention, or treatment of all site drainage and runoff.

As conditioned, the proposed project is consistent with Coastal Act Sections 30230 and 30231, and with the above-cited LUP policies with regard to protecting water quality and marine resources.

### F. ARCHITECTURAL DESIGN AND COMMUNITY CHARACTER

Section 30251 of the Coastal Act requires that new development be visually compatible with the character of surrounding areas, and states:

Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The Cannery Row LUP places an emphasis on retaining the unique historical visual forms and architectural style of the old cannery buildings. Relevant policies include:

LUP Policy I.B.3.A. Preserve and enhance coastal overviews shown in Figure 3 (see Exhibit 5) by establishing a punctuated, low-rise skyline respecting the visual forms of the old canneries with roof surfaces of varying sizes, shapes, and heights broken by skylights, towers, vertical stacks, dormer vents and other projections.

*LUP Policy IV.B.3.D.* To maintain the architectural character and resulting pedestrian scale defined in finding g., architectural review guidelines are to be implemented which encourage the following building design elements: . . .

2. Parapet designs terminated by a heavy cap for the roof forms for warehouse type building as shown in Figure 22 (As defined in finding g., the "warehouse" type of building form is a large simple structure which is decorated by a finely scaled fenestration pattern) (see **Exhibit 5**).

3. Finely dimensioned wall material to include corrugated sheet metal, horizontal wood siding, board formed concrete, irregularly troweled plaster, board and batt and common brick in running bond (Figure 23) (see *Exhibit 5*).

**LUP Policy IV.B.3.G.1.b.** A maximum basic height limit of 35 feet as measured from Cannery Row Street. Use permits shall be required to exceed the 35 foot height limit up to a maximum of 45 feet.

**LUP Policy IV.B.3.G.1.c.** The gross square footage of any story 35 feet in height (above 50 feet for hotel uses) as measured from Cannery Row Street is to be limited to 40% of the structure's building outline.

Coastal Act Section 30251 includes general protections for coastal scenic qualities and requires development to be visually compatible with the character of surrounding areas. The LUP embodies this Coastal Act section through protections for Cannery Row's unique skyline and a requirement for development to respect the visual forms and architectural patterns of the old cannery buildings. The LUP also includes a general height limit of 35 feet for development on Cannery Row, but allows a height of up to a maximum of 45 feet if the gross square footage of any story above 35 feet is limited to no more than 40% of the structure's outline. The purpose of these LUP height restrictions is to maintain Cannery Row's "pedestrian oriented scale."

Although the existing building was rebuilt in the 1970's and is not an original cannery building, the existing building reflects the simple bulky "warehouse" structure type that is encouraged in the LUP. The existing building exceeds the current height restrictions in that the entire building is between 40 and 46 feet tall. The proposed building generally maintains the simple bulky warehouse structure that is encouraged in the LUP (see project plans in **Exhibit 4**). Although the building includes some modern elements such exterior glass panels, the design does retain some architectural elements that are typical of Cannery Row such as roof parapets and corrugated metal siding. Additionally, the majority of the building is 35 feet in height, with an additional story that is limited to 45 feet and 40% of the gross square footage of the building outline. The project does exceed the 45 foot height limit to accommodate an elevator shaft, which is necessary for ADA access.

Because the proposed project reflects the visual forms of cannery buildings, incorporates elements of the unique architectural style of Cannery Row, and generally stays within the height restrictions, the project is visually compatible with the character of surrounding area as required by Coastal Act Section 30251 and consistent with the above-cited LUP policies with regard to architectural design and community character and compatibility.

### H. LIABILITY FOR COSTS AND ATTORNEYS' FEES

Coastal Act Section 30620(c)(1) authorizes the Commission to require applicants to reimburse the Commission for expenses incurred in processing CDP applications.<sup>1</sup> Thus, the Commission is authorized to require reimbursement for expenses incurred in defending its action on the pending CDP application in the event that the Commission's action is challenged by a party other than the Applicant. Therefore, consistent with Section 30620(c)(1), the Commission imposes **Special Condition 6** requiring reimbursement for any costs and attorneys' fees that the Commission incurs in connection with the defense of any action brought by a party other than the Applicant challenging the approval or issuance of this permit.

<sup>&</sup>lt;sup>1</sup> See also California Code of Regulations Title 14 Section 13055(g).

### I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Monterey reviewed the project against Appendix M: Performance Standards for Infill Projects Eligible for Streamlined Review according to CEQA Guidelines Section 15183.3 and determined the project was eligible for streamlined review. The City found that the checklist documents showed the project would not result in significant environmental impact. Additionally, the Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. The Commission has reviewed the relevant coastal resource issues with the proposed project with regard to public access, low cost recreation, visual resources, water quality, and marine resources; and has identified appropriate and necessary modifications to address adverse impacts to such coastal resources. All above findings are incorporated herein in their entirety by reference.

The Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment and thus comply with the substantive mandate of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects that approval of the proposed project, as modified, would have on the environment within the meaning of CEQA. If so modified, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

# **Project Location**







**Proposed Education Center** 

# The Center for Ocean Education & Leadership

# Vicinity Map

625 Cannery Row, Monterey CA



Key:	Subject Site Boundary	
	100' noticing Boundary	

## **The Center for Ocean Education & Leadership**

100' Notification Radius—Monterey County GIS

625 Cannery Row, Monterey CA



CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 3 of 3

# Site Photos





20 T 24

**Current Building Condition** 625 Cannery Row, Monterey CA

> Exhibit 2 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 1 of 6





# Monterey Bay Aquarium<sup>®</sup>



Cannery Row, Monterey CA

Mid 1940s Aerial View

All Rights Reserved

Photo: Pat Hathaway Collection



# Monterey Bay Aquarium<sup>®</sup>



All Rights Reserved

Photos: Pat Hathaway Collection



Cannery Row, Monterey CA





# Monterey Bay Aquarium<sup>®</sup>



All Rights Reserved

Photos: Ca Coastal Records Project

Cannery Row, Monterey CA

# **Historical Vicinity Photos**







Exhibit 2 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 6 of 6



<sup>05.45:01 - 1102 &#</sup>x27;00 030

CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 1 of 2


06/16/2016 2:37:07 PM



## ARCHITECTURAL REV PRELIMINARY **REVIEW COMMITTEE DESIGN REVIEW** JUNE 20, 2016

DESCRIPTION 15 100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE 100% DESIGN DEVELOPMENT CDP 3-16-0572 (Monterey Bay Aquarium Education Center) MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111 ARCHITECT REV DATE A0.00 09.23.2015 01.07.2016 01.15.2016 **MONTEREY BAY** SWA 2200 BRIDGEWAY, SAUSALITO, CA 94965 LANDSCAPE RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500. SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940 STRUCTURAL AQUARIUM 03.04.2016 03.18.2016 COVER SHEET MECH. / PLUMBING **EDUCATION CENTER** ELECTRICAL 625 Cannery Row, Monterey, CA 93940 CIVIL

# PROJECT DESCRIPTION:

THE NEW MONTEREY BAY AQUARIUM EDUCATION CENTER CONSISTS OF A NEW FOUR-STORY CONCRETE BUILDING AT 625 CANNERY ROW. THE DESIGN INCORPORATES FLEXIBLE, OPEN WORK ENVIRONMENTS INTENDED TO ENHANCE SYNERGY BETWEEN OCCUPANTS, ALLOWING STAFF, TEACHERS AND STUDENTS TO WORK BETTER AND TOGETHER UNDER ONE ROOF. A DAY-LIT MAIN STAIR WILL OFFER OPPORTUNITY FOR INTERACTIONS BETWEEN FLOORS IN A MANNER THAT DISCOURAGES ELEVATOR USE TO CONSERVE ENERGY. ACCESS TO DAYLIGHT AND VIEWS ARE EQUALLY IMPORTANT FOR THE LEARNING LABS AND STAFF WORKSTATION AREAS. ENERGY EFFICIENT LIGHTING TECHNOLOGIES WILL BE UTILIZED TO IMPROVE OCCUPANT HEALTH, PRODUCTIVITY AND SATISFACTION. OTHER SUSTAINABLE MATERIALS AND STRATEGIES WILL PROMOTE AWARENESS OF CUTTING EDGE, ENVIRONMENTALLY SOUND BUILDING PRACTICES, INCLUDING THE USE OF PHOTOVOLTAICS, A GREEN ROOF WITH LOCAL DROUGHT. TOLERANT PLANS, MOTORIZED ACTUATED WINDOWS FOR PASSIVE COOLING, AND BLACKWATER TREATMENT AND REUSE. ALL OF THESE TECHNOLOGIES WILL BE DISPLAYED VIA REAL-TIME BUILDING DATA MONITORING, ALLOWING THE EDUCATIONAL OPPORTUNITY. IN ADDITION TO THE EDUCATIONAL PROGRAM, A PUBLIC EXHIBIT SPACE OFF OF CANNERY ROW WILL BE OPEN TO THE COMMUNITY, WHILE MULTIPLE LARGE, FLEXIBLE SPACES WILL ENABLE THE EDUCATION CENTER TO SERVE AS THE VENUE FOR A VARIETY OF AQUARIUM EVENTS.

# VICINITY MAP (N.T.S.)



## PROJECT DATA:

PROJECT LOCATION: 625 CANNER

ASSESSOR PARCEL NUMBER:	APN 001
MCA PROJECT NUMBER:	320
ZONING:	CR CAN
	ГП

MCA PROJECT NUMBER:	320	
ZONING:	CR CANNERY ROW COMMERCIAL DISTR	RICT
	EXISTING	PROPOSED
CONSTRUCTION:	TYPE V-A, Fully Sprinklered	TYPE 1B, FULLY SPRINKLERED
OCCUPANCY:	GROUP A-2 RESTAURANT GROUP B - OFFICE GROUP M - MERCANTILE	GROUP A-3 ASSEMBLY GROUP B - OFFICE/TRAINING
USE:	VISITOR SERVING COMMERCIAL/RETAIL, OFFICE	VISITOR SERVING EDUCATIONAL, OFFICE
BUILDING AREA (GROSS): 1ST FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR	8,043 GSF 8,043 GSF 8,043 GSF NONE	8,500 GSF 7,023 GSF 6,765 GSF 3,212 GSF
TOTAL BUILDING FLOOR AREA (GROSS):	24,129 GSF	25,500 GSF
LOT AREA:	8,500 GSF	8,500 GSF
LOT WIDTH:	85 FEET	85 FEET
LOT DEPTH:	100 FEET	100 FEET
YARDS FRONT SIDE CORNER SIDE REAR	ZERO ZERO ZERO 5'-0"	ZERO ZERO ZERO ZERO
HEIGHT (STORIES/FEET)	3 STORIES / 46'	4 STORIES / 45' (EXCL. PARAPET)
PARAPET ABOVE LIMITING HEIGHT:	N/A/ NON-CONFORMING HT.	3RD FLOOR PARAPET=42" ; 4TH FLOOR=12"
SOLAR COLLECTION DEVICES:	N/A	ABOVE LIMITING HT. (OK PER 38-106.a)
LOT COVERAGE (%):	95%	100%
FLOOR AREA RATIO (FAR):	ŝ	ω
SITE LANDSCAPING (%):	NONE	ROOF - IN EXCESS OF MIN. REQ'D
Parking & Loading:	NONE ON SITE	NONE ON SITE

A PROJECT NUMBER:	320	
NING:	CR CANNERY ROW COMMERCIAL DISTF	RICT
	EXISTING	PROPOSED
NSTRUCTION:	TYPE V-A, Fully Sprinklered	TYPE 1B, FULLY SPRINKLERED
CUPANCY:	GROUP A-2 RESTAURANT GROUP B - OFFICE GROUP M - MERCANTILE	Group A-3 Assembly Group B - Office/training
Ü	VISITOR SERVING COMMERCIAL/RETAIL, OFFICE	VISITOR SERVING EDUCATIONAL, OFFICE
ILDING AREA (GROSS): 1ST FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR	8,043 GSF 8,043 GSF 8,043 GSF NONE	8,500 GSF 7,023 GSF 6,765 GSF 3,212 GSF
TAL BUILDING FLOOR AREA ROSS):	24,129 GSF	25,500 GSF
T AREA:	8,500 GSF	8,500 GSF
T WIDTH:	85 FEET	85 FEET
T DEPTH:	100 FEET	100 FEET
RDS FRONT SIDE CORNER SIDE REAR	ZERO ZERO ZERO 5'-0"	ZERO ZERO ZERO ZERO
IGHT (STORIES/FEET)	3 STORIES / 46'	4 STORIES / 45' (EXCL. PARAPET)
RAPET ABOVE LIMITING IGHT:	N/A/ NON-CONFORMING HT.	3RD FLOOR PARAPET=42" ; 4TH FLOOR=12"
LAR COLLECTION DEVICES:	N/A	ABOVE LIMITING HT. (OK PER 38-106.a)
T COVERAGE (%):	95%	100%
OOR AREA RATIO (FAR):	۵	ω
"E LANDSCAPING (%):	NONE	ROOF - IN EXCESS OF MIN. REQ'D
rking & Loading:	NONE ON SITE	NONE ON SITE

### 05/18/2016 11:26:38 AM



- A. BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 (2013)
  B. CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 (2013)
  C. CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 (2013)
  E. CALIFORNIA MECHANICAL CODE (CPC), PART 4, TITLE 24 (2013)
  F. CALIFORNIA CODE OF REGULATIONS, PART 6, TITLE 24 (2013)
  G. NATIONAL FIRE PROTECTION ASSOCIATION (2012)
  H. CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 (2013)
  J. CALIFORNIA FIRE CODE, PART 9, TITLE 24 (2013)
  J. CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 (2013)
  K. AMERICANS WITH DISABILITIES ACT
  L. LOCAL MUNICIPAL ORDINANCES AND AMENDMENTS TO THE CODES خ a' ٽ ٽ تا ت

  - . E G

023-006

# PROJECT DIRECTORY

LEED:	CIVIL:	MECH / ELEC / PLUMBING ENGINEER:	STRUCTURAL:	LANDSCAPE	ARCHITECT:	CLIENT:
URBAN FABRICK CONTACT: BILL WORTHEN T: 415.269.7391 E: BILL@URBANFABRICK.COM	WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, SUITE 105 MONTEREY, CA 93940 CONTACT: RICHARD WEBER T: 831.649.5225 E: RWEBER@WHITSONENGINEERS.COM	WSP GROUP 405 HOWARD STREET, SUITE 500 SAN FRANCISCO, CA 94105 CONTACT: ADAM T. KYLE T: 415.402.2729 E: ADAM.KYLE@WSPGROUP.COM	RUTHERFORD + CHEKENE 55 SECOND STREET, SUITE 600 SAN FRANCISCO, CA 94105 CONTACT: ALAN KREN T: 415.568.4420 E: AKREN@RUTHCHEK.COM	SWA 2200 BRIDGEWAY SAUSALITO, CA 94965 CONTACT: LARRY REED T: 415.332.5100 E: LREED@SWAGROUP.COM	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111 CONTACT: KANG KIANG / KATY HAWKINS T: 415.398.6944 F: 415.398.6943 E: KATY@CAVAGNERO.COM	MONTEREY BAY AQUARIUM 866 CANNERY ROW, MONTEREY, CA 93940 CONTACT: STEPHEN LYON T: 831-648-7964 E: SLYON@MBAYAQ.ORG

			MARK CAVAGNERO ASSOCIATES		REV D	ATE	DESCRIPTION	MARK San Figure 1
A0.01	PROJECT INFORMATION, DIRECTORY & LOCATION MAP	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	SWA 2200 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500. SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940	LANDSCAPE STRUCTURAL ECH. / PLUMBING ELECTRICAL CIVIL	09 01 03 03	9.23.2015 1.07.2016 1.15.2016 3.04.2016 3.18.2016	100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE 100% DESIGN DEVELOPMENT	CAVAGNERO ASSOCIATES ARCHIT Avagnero con Antarona Street. Sult 20 F 415 386 Active Con Monterey Bay Aquarium Education Center)

03/30/2016 4:09:02 PM

SHEET INDEX			t 4 er)	30
SHEET NUMBER	SHEET NAME		ibi nte	of
GENERAL		•	khi Ce	3 (
A0.00	COVER SHEET			
A0.01	PROJECT INFORMATION, DIRECTORY & LOCATION MAP	)	ANACNEDO	
A0.02	SHEET INDEX	MAR	IK CAVAGNERO ASSOCIATES ARCHITERS	
A0.03	GENERAL NOTES, SYMBOLS, & ABBREVIATIONS	1045 San F www.	5 Sansome Street, Suite 200 T: 415.398 404 Francisco, California 94111 F: 415.398 6933 cavagnero.com	
SURVEY			du	
1	TOPOGRAPHIC MAPPING		E	
CIVIL			n	
C0.1	CIVIL COVER SHEET		ur	
C1.1	DESIGN DEVELOPMENT GRADING AND DRAINAGE PLAN - 1ST FLOOR LEVEL		ari	
C1.2	DESIGN DEVELOPMENT GRADING AND DRAINAGE PLAN - 2ND FLOOR LEVEL			
C1.3	DESIGN DEVELOPMENT GRADING AND DRAINAGE PLAN - ROOF LEVEL		łq	
C2.1	DESIGN DEVELOPMENT UTILITY PLAN		/ /	
LANDSCAPE			ay	
L1.01	LANDSCAPE LAYOUT PLAN - FIRST FLOOR LEVEL		В	
L1.02	LANDSCAPE LAYOUT PLAN - SECOND FLOOR LEVEL		ЭУ	-
L1.03	LANDSCAPE LAYOUT PLAN - ROOF LEVEL		ere	
L1.04	SITE SECTION / ELEVATIONS		nte	
ARCHITECTURAL			lor	
A1.00	ARCHITECTURAL SITE PLAN			
A2.01	FIRST FLOOR PLAN		N E ENT	
A2.02	SECOND FLOOR PLAN			
A2.03	THIRD FLOOR PLAN			
A2.04	FOURTH FLOOR / LOWER ROOF PLAN		SED PPL NG F DEV	
A2.05	UPPER ROOF PLAN	ION	EVIA IIT A RICIN GN	
A3.00	EXTERIOR ELEVATIONS	RIPT	SD SD R ERM D PR DESI	
A3.01	EXTERIOR ELEVATIONS	SCR	0% S 0% S E PE % DE 0% C	
A3.10	BUILDING SECTIONS	DE	100 100 US 909 100	
A3.11	BUILDING SECTIONS		5 6 6 6 6 6 7	
			015 016 016 016	



	SHEET INDEX	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	MARK (C 1045 SANS SWA 2200 BRIDC S5 SECONE SAN FRANC WSP GI 405 HOWAH SAN FRANC WSP GI 405 HOWAH 500, SAN FI WHITSC 9699 BLUE 150, MONTI
--	-------------	---	--

RK CAVAGNERO ASSOCIATES	ARCHITECT	REV	DATE
<b>/A</b> BRIDGEWAY, SAUSALITO, CA 94965	LANDSCAPE		09.23.2015
THERFORD + CHEKENE	STRUCTURAL		01.15.2016
FRANCISCO. CA 94105 SP GROUP ME	CH. / PLUMBING		03.18.2016
FRANCISCO. CA 94105 P GROUP HOWARD STREET, STE	ELECTRICAL		
SAN FRANCISCO. CA <b>ITSON ENGINEERS</b> IBLUE LARKSPUR LANE. STE	CIVIL		
MONTEREY, CA 93940			

### 03/18/2016 11:50:34 AM



					TION B	<u>د</u>	XXXX			00 101 V	
FINISH DESCRIPTION FINISH, REF: A9.01	equipment number: Ref: A9.01	PARTITION TYPE PARTITION FIRE RATING STUD SIZE ADDITIONAL NOTE	DOOR NUMBER FIRE RATING	ROOM NAME ROOM NUMBER ROOM AREA	DRAWING NUMBER DRAWING NUMBER SUBGROUP SHEET NUMBER	Building Element Alignment	keynote Reference, see keynote Legend	DRAWING NUMBER SHEET NUMBER	DRAWING NUMBER SHEET NUMBER	SHEET NUMBER	DRAWING NUMBER DRAWING NUMBER SUBGROUP INDICATES SHEET NUMBER

### G Π NE RAL PROJE C NOTE S

1. THE CONTRACT DOCUMENTS DRAWINGS, PROJECT MANUAL, A THE CONDITIONS OF THE CONSTI JMENTS INCLUDE THE WORKING NUAL, ADDENDA, MODIFICATIONS, CONSTRUCTION CONTRACT. AND

2. THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. BE

3. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED AS REQUIRING OR PERMITING WORK CONTRARY TO THESE CODES, LAWS AND STATUTES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

4. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE CONTRACT DOCUMENTS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL, AT SUCH TIME, CHECK LOCATIONS OF THE EXISTING STRUCTURE AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE PUT DUE TO FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

5. CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE ANY TEMPORARY BARRICADES OR ENCLOSURES AS REQUIRED TO PROTECT THE PUBLIC AND ADJACENT PROPERTY DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR

6. CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC.

7. ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.

8. ANY REQUEST FOR SUBSTITUTION OR PRESUMED "EQUAL" SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW IN COMPLIANCE WITH PROCEDURES OUTLINED IN PROJECT SPECIFICATIONS AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN PERMISSION.

9. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.

10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS, IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN INDIVIDUAL DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

ARE NOT 11. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR, (A.F.F.). DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS

12. THE USE OF T ITEM SPECIFIED I FURNISHED, INST EXCEPT WHEN NO F THE WORD "PROVIDED" IN CONNECTION WITH ANY D IS INTENDED TO MEAN THAT SUCH SHALL BE ISTALLED, AND CONNECTED, WHERE SO REQUIRED, NOTED OTHERWISE.

13. IF THERE ARE DIFFERENT MATERIALS, ELEMENTS, OR DETAILS SHOWN FOR THE SAME CONDITION OR BUILDING COMPONENT IN DIFFERENT CONTRACT DOCUMENTS, THE CONTRACT SHALL BE BASED UPON THE MORE EXPENSIVE MATERIAL, ELEMENT OR DETAIL. IF OTHER THAN THAT IS DESIRED, THE ARCHITECT MUST BE CONTACTED IN WRITING AND ANSWER IN WRITING.

14. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATIONS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE/SHE SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. P

15. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CO DOCUMENTS SHALL BE PROVIDED BY THE CONTRACTO WHERE NOTED OTHERWISE. THE GENERAL CONTRACTO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHE OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE N WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS & REQUIREMENTS OF THE DOCUMENT

16. CONTRACTOR SHALL MAINTAIN A CURRENT AND CONSTRUCTION DOCUMENTS ON THE JOBSITE DURI CONSTRUCTION FOR USE OR ALL TRADES AND SHAL SUBCONTRACTORS WITH CURRENT CONSTRUCTION

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOF DEVELOPMENT, COORDINATION, AND EXECUTION OF METHODS & PROCEDURES.

18. THE CONTRACTOR SHALL BE F MAINTAINING, AND SUPERVISING *J* PROGRAMS IN CONNECTION WITH E RESPONSIBLE FOR 1 3 ALL SAFETY PRECAU TH HIS WORK.

19. CONTRACTOR SHALL BE F AT HIS OWN EXPENSE FOR W CONTRACT DOCUMENTS. E RESPONSIBLE FOR WORK INSTALLED IN COR

20. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONT SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT. LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/ OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH T THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION

21. Contractors shall remove all rubbish and materials on a regular basis, and shall exercent control over Job Cleaning to prevent any did from affecting, in any way, finished areas in ( Jobsite.

22. CONTRACTOR ( CLEAN AND IN AN O CLEANING OF ALL G FRAMES. R SHALL LEAVE PREMISES AND ALL ORDERLY READY FOR MOVE IN. TH GLASS (INCLUDING INSIDE OF EXT

23. THE CONTRACT DOCUMENTS ARE PROVIDED TO ILL DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATE WORKMANSHIP THROUGHOUT. THE DOCUMENTS DO NO EVERY CONDITION. THE CONTRACTOR, IN ASSUMING R FOR WORK INDICATED, SHALL COMPLY WITH THE SPIRI THE LETTER IN WHICH THEY WERE WRITTEN.

24. Coordinate and F Blocking/Backing and Mounted Items. All ( AND PROVIDE APPROPRIATE STRU IG AND REINFORCING IN PARTITION ALL CONCEALED WOOD TO BE FIR

25. General contractor shall be responsible contract documents, field conditions and dime accuracy and confirming that work is as shown proceeding with construction. Clarifications for conflicts shall be achieved prior to related with started.

26. General contractor shall verify that no c in locations of any and all mechanical, telepho plumbing and sprinkler equipment (to include a) work and conduit) and that all required cleary installation and maintenance of all above equip provided. What elements are to be exposed or ( shall be determined and reviewed with archite) construction proceeding.

27. MATERIALS EXPOSED IN AIR PLENUMS MUST MEE REQUIREMENTS FOR SUCH AN APPLICATION IN NATI-CODE AND THE UNIFORM MECHANICAL CODE. THIS II TELEPHONE AND COMPUTER CABLES

28. THE MAXIMUM FLAMESPREAD CLASSIFICATION O MATERIALS USED ON THE INTERIOR WALLS, FLOORS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC T.

29. ONLY NEW ITEMS OF RECENT MANUFACTURER, OF QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED OT REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FR AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIEI REMOVE REJECTED MATERIALS AND EQUIPMENT SHALI THE CONTRACTOR FROM THE RESPONSIBILITY FOR QU CHARACTER OF ITEMS USED NOR FROM ANY OTHER OF IMPOSED ON HIM BY THE CONTRACT.

30. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE TIGHT FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL NOT HAVE EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.

CONSTRUCTION STOR, EXCEPT CTOR SHALL HER CONTRACTORS E MET AND ALL ER'S ENTS.	<ol> <li>WHEREVER POSSIBLE ALL RELATED MATERIALS SHALL BE PRODUCTS OF ONE MANUFACTURER AND COMBINE TO FORM A COMPLETELY COORDINATED SYSTEM.</li> <li>ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS</li> </ol>
COMPLETE SET OF NG ALL PHASES OF L PROVIDE I DOCUMENTS.	CONDITIONS. 33. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. NOR
AUTIONS &	GUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH
RECTION OF WORK	GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
ING THE NTRACTOR AND JT AND EXACT AL/TELEPHONE H THE ARCHITECT IN ION.	34. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN ON THIS PROJECT'S
D WASTE CISE STRICT RT, DEBRIS, OR DUST	Contract documents. Such Standard, Except as Modified Herein, Shall have full force and effect as Though Printed in Contract documents.
AFFECTED AREAS HIS IS TO INCLUDE ERIOR GLASS) AND	"Common usage" as construction criteria wherever Details and contract documents or governing codes, Ordinances, etc., require greater quantity or better Quality than common practice or common usage would Require.
ILLUSTRATE THE ATERIAL, AND NOT ILLUSTRATE B RESPONSIBILITY PIRIT AS WELL AS	36. Contractor shall order and schedule delivery of Materials in Ample Time to avoid delays in construction. If an Item is found to be unavailable, contractor shall Notify architect immediately to allow architect a Reasonable amount of time to select a reasonable Substitute.
UCTURAL NS BEHIND ALL WALL RE TREATED.	37. Make all necessary provisions for items to be Furnished or installed by owner. Provide protection for these provisions until completion of the project. General contractor to coordinate n.i.c. items with Appropriate trades.
LE FOR CHECNING MENSIONS FOR JWN BEFORE IS REGARDING ANY I WORK BEING	38. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROCESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY
O CONFLICTS EXIST HONE, ELECTRICAL, E ALL PRICING, DUCT ARANCES FOR QUIPMENT ARE DR CONCEALED DR CONCEALED TECT PRIOR TO	Order Contractor to improve their quality or increase Their Efficiency. This will not relieve contractor or his Sureties from their obligations to secure quality of Work and rate of progress specified in contract.
ET THE SPECIFIC ONAL ELECTRICAL NCLUDES THE	
of Finish and Ceilings able 803.9. Of Standard on the Work. From the Work. From the Work. From the Work. Iall not relieve Quality and Obligation	
HORED, IN TRUE JNIFORM	





L:\6945\Dwgs\Planshts\TOPO-01.DWG - roblesa - JUN 05, 2015 - 10:18:16

### Mar 17, 2016 - 4:53pm T:\Monterey Projects\3223\CIVIL\PLAN SET\3223 CIVIL.dwg

## AND DRAINAGE

## ABBREVIATIONS

LEGEND

SCA SCA SCA SCA SCA SCA SCA SCA SCA SCA	SRRR R P P P P P P P P O O.N. MIN SRR R R P P C C P P P P O O.X. C SR R R R P P C C C C C C C C C C C C C C	MATCH LECTER CONSCIONED		APPROX ASB ASB ASB ASB ASB CCATC CATC CATC CONC CONC CONC CONC CONC CONC CONC CO	
TORM WATER CONTROL MEASURE TORM DRAIN TORM DRAIN TATION TATION TATION TATION TATION TOP OF FLUSH CURB OP OF FLUSH CURB OP OF FLUSH CURB OP OF STAIR / TRAFFIC SIGNAL OP OF WALL TYPICAL TYPICAL TYPICAL TYPICAL TYPICAL TYPICAL TYPICAL TYPICAL THERWISE NOTED TILLITY POLE TILLITY POLE	INNIMUM IOT IN CONTRACT (BY OTHERS) IOT IN CONTRACT (BY OTHERS) N CENTER PRIGINAL GROUND LANTER AREA OUNT OF CURVATURE OUNT OF CONNECTION OWER POLE OUNT OF REVERSE CURVATURE OUNT OF REVERSE CURVATURE OUNT OF REVERSE CURVATURE OUNT OF VERTICAL INTERSECTION RESSURE TREATED DOUG-FIR ADIUS ELATIVE COMPACTION ELATIVE COMPACTION	B ELEVATION B ELEVATION B STATION AS METER RATE RATE IGH POINT IGH POINT IORIZONTAL IORIZONTAL IORIZONTAL INEAR FEET OWER FINISH FLOOR OWER FINISH FLOOR	IND CURVE XISTING GRADE XISTING GRADE XISTING GRADE XISTING GRADE CURVE LECATION DGE OF TRAVELED WAY DGE OF TRAVELED WAY DGE OF TRAVELED WAY ND VERTICAL CURVE VC STATION VC STATION ACH WAY ACH WAY ACH WAY INISHED FLOOR INISHED FLOOR INISHED GRADE LOWLINE INISHED GRADE	GGREGATE SUBBASE GGREGATE SUBBASE EGIN VERTICAL CURVE WC STATION WC STATION OTTOM OF STAIR ACK OF WALK URB AND GUTTER AND SIDEWALK URB, GUTTER AND SIDEWALK ENTERLINE LEAR LEAR LEAR CORRUGATED METAL PIPE LEANOUT CONSTRUCT CONST	LUS OR MINUS; APPROX A GGREGATE BASE SPHALT CONCRETE REA DRAIN
	<b>D</b>				



						0 8	50		000	:													
	C1.1GRADING AND CC1.2GRADING AND CC1.3GRADING AND CC2.1UTILITY PLANC3.1TEMPORARY WAC3.2TEMPORARY WA	CIVIL SHEET IC0.1CIVIL COVER SHC0.2CIVIL DETAILSC0.3CITY OF MONTEC0.4STANDARD DET	FIRE HYDRANT HOSE BIB BACKFLOW PREVENTION DEVICE UTILITY VAULT	WATER VALVE POST INDICATOR VALVE FIRE DEPARTMENT CONNECTION	WATER LINE	CLEANOUT	SANITARY SEWER MANHOLE	DOWNSPOUT SANITARY SEWER LINE (GRAVITY)	STORM DRAIN MANHOLE	SUBDRAIN	CONTROL VALVE STORM DRAIN LINE	GAS LINE GAS VALVE, IRRIGATION	LIGHT, ELECTROLIER TRAFFIC SIGNAL	UTILITY POLE SHOWING ARMS AND GUY WIRE	EXISTING OVERHEAD UTILITY LINE(S) EXISTING UNDERGROUND ELECTRIC LINE	SIGN	DRAINAGE PATH	SPOT GRADE	BENCHMARK	EASEMENT LINE CENTER LINE	ADJACENT PROPERTY LINE	EXISTING GROUND CONTOUR FINISH GRADE CONTOUR SUBJECT PROPERTY LINE	
0	DRAINAGE PLAN- 1ST FLOOR LEVEL DRAINAGE PLAN - 2ND FLOOR LEVEL DRAINAGE PLAN - ROOF LEVEL NTER POLLUTION CONTROL PLAN NTER POLLUTION CONTROL NOTES DETAILS	HEET HEET REY STANDARD DETAILS AILS																					DIGALFRT
	C0.1	DESIGN DEVELOPMENT CIVIL COVER SHEET	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Canery Row, Monterey, CA 93940	MARK CAVA 1045 SANSOME ST SWA 220 BRIDGEWAY, S RUTHERFOP 55 SECOND STREI SAN FRANCISCO. WSP GROUP 405 HOWARD STR SAN FRANCISCO. WSP GROUP 405 HOWARD STR SAN FRANCISCO. WHITSON EI 9699 BLUE LARKSI 150, MONTEREY, C	GNERO AS r, STE 200, SAN SAUSALITO, CA RD + CHEK ET, STE 600, CA 94105 EET, STE 500, CA 94105 EET, STE 500, CA SUBJECT CA NGINEERS PUR LANE, STE CA 93940	SSOCIATES FRANCISCO, C. 94965 ENE	S <sup>A 94111</sup> MECH	ARCHITECT LANDSCAPE STRUCTURAL I. / PLUMBING ELECTRICAL CIVIL	REV         D.           05         05           07         05           05         05	9.23.2015 1.15.2016 3.17.2016	DESCF 100% S USE P DESIG	RIPTION SD ERMIT SN DEVELOI	PMENT	* REGISS	RUPROFES RUPARD H No. 50 CINTE OF C	SSION AL 5219 BER IL ALIFORN	THOMEER *	9699 Blue Larkspur Lane = Suite 105 = Monterey, CA 93940 831 649-5222 = Faxte 137 3-5065 Civit, Ewaneering = Lwio Surveying = Project Mawagament	WHITCON ENCIMEERS		ARK CAVAGNERO ASSOCIATES ARCHITECTS 045 Sansome Street, Suite 200 T. 415.398.6944 an Francisco, California 94111 F. 415.398.6943 www.chadnero.com		



		× ()			37.51		$\frac{3}{3} = \frac{3}{3} = \frac{3}{5}$			POUT TEL VAULT						VERY ROW				VESTIBULE, EL. ±35.0,	223 (D) 22		R=10'		- SS -	X 2.		PGE	
	<ul> <li>FRONTAGE.</li> <li>BULB-OUT</li> <li>HOFFMAN ,</li> <li>NEW UTILIT</li> <li>PERVIOUS</li> <li>IMPROVEME</li> <li>STORM WA</li> <li>HFRFON)</li> </ul>	<ul> <li>CURB, SID</li> <li>PAVEMENT</li> <li>CURB. GL</li> </ul>	CIVIL SC	D	ς œ	A	DESIGNATION	23. STENCI CURB V	21. SUBDR. STRUC <sup>-</sup> 22. 12" MI LOADIN	19. INSTAL RUNOFI 20. P.O.C. FOR DE	17. REPLA( MATCH 18. BUILDIN	16. REPLAC GRADE	13. WALL; 14. FOR SU	11. INSTALI MINIMU 12. INSTALI	9. CONNE 10. STORM SHEET	7. SAWCU 8. INSTALI MONTEI	5. STRIPE 6. PAINT	3. CONSTR A88A.	2. TREE V	1. CONSTR	(27.68± FS)	3.8%	7 (27.30± T( (26.80± FI	24.86 12" INV	SDCB 8 SDCB 8 27.13 TC 26.42 TC	4"SS			
	ON SOUTH CC AVENUE INTERSE Y CONNECTIONS WALKWAYS, INTS AT THE REI INTS AT THE REI	DEWALK, BUS ALONG CANNER JTTER. AND S	OPE OF V	TREATMENT PLANTER	MEDIA FILTER TREATMENT PLANTER	DOWNSPOUT MEDIA FILTER	SCM TYPE	WITH 3" MIN. H	AIN CLEAN OUT TURAL AND GE DE RED STRIPE IG ONLY".	L CONTECH DO F. CONNECT 1 FOR FOUNDATI ETAILS.	CE ASPHALT P, EXISTING GRA	C, SHEET CO.	S.L.D. JRFACING, S.L.I	M. L TRENCH DRA	CT STORMDRAII WATER CONTRC CO.2.	L NEW STORM REY STANDARD	CROSSWALK F CURB RED FOF	RUCT ADA RAN	AN, 10'MIN. SHELL, S.L.D.	ADING AP		I: R PARKI	<u>)</u> 27.39			×		R CONST	
	ORNER OF CANN CTION STAIRS, AND CREATION TRAIL EASURES (SCM)	TURNOUT, ANE Y ROW FRONTAG SIDEWALK ALON	1ST FLOOR	HOFFMAN ENTRANCE TERRACE	2ND FLOOR LOWER ROOF	1ST FLOOR	LOCATION	IG ONLY" IN WI HIGH LETTERS.	T; VERIFY INVE OTECHNICAL EN WITH WHITE L	WNSPOUT STOF O STORM DRAI ON SUBDRAINS	AVEMENT WITH DES.	3. 3. DAVEMENT WITH EREON.	D. DER CITY OF	SUBDRAINS, S IN; S.L.D FOR	N TO EXISTING DL MEASURE PL	DRAIN CATCH PLAN 1003BR	NO PARKING	MP, CASE A PE	S.L.D. FOR SIDE	ND DRAIN B AND SIDEWA								RUCTION	
0	VERY ROW - LOW WALL (SEE TABLE	) CONCRETE E. IG HOFFMAN	PORTION OF LOWER ROOF	UPPER TERRACE	PORTION OF UPPER ROOF AND LOWER ROOF PORTION OF UPPER ROOF AND GLAZING	2ND FLOOR BALCONY AND PORTION OF LOWER ROOF	TRIBUTARY AREA	HITE PAINT ON THE RED	RT ELEVATION WITH NGINEERS. ETTERING READING "BUS	RMFILTER TO TREAT ROOF IN, AS SHOWN HEREON. ; SEE STRUCTURAL PLANS	EQUIVALENT SECTION;	H EQUIVALENT SECTION;	MONTERFY STANDARD	.A.D. SLOPE AT 1% DETAILS.	SDMH. _ANTER; SEE DETAIL 1,	BASIN PER CITY OF	ZONE AS SHOWN HEREON.	R CALTRANS STD PLAN	EWALK SCORING.	NAGE KEYNOTES:								<b>DIGALERT</b>	
1 I I I 1 2 INCHES 3	C1.1		DEVI GRA DRAI 1ST FI	DESIG ELOPI ADING NAGE LOOR	N MENT AND PLAN LEVE	<b>E</b>	<b>M</b> <b>EDU</b> 625 Ca	ONT AQI CAT anery Ro	EREY UARIU ION C	<b>BAY</b> M ENTER , CA 93940	MARK CA 1045 SANSON SWA 220 BRIDGEW RUTHERI 55 SECOND S SAN FRANCIS WSP GRO 405 HOWARD SAN FRANCIS WSP GRO 405 HOWARD SAN FRANCIS WHITSOI 9699 BLUE LA 150, MONTER	VAGNERO AE ST, STE 200, VAY, SAUSALITC FORD + CH STREET, STE 600 SCO. CA 94105 OUP STREET, STE 5 SCO. CA 94105 OUP STREET, STE 5 SCO. CA NENGINEE NENGINEE RKSPUR LANE, EY, CA 93940	D ASSOCIAT SAN FRANCISCO, D, CA 94965 IEKENE 0, 500, 500, ERS STE	ES , CA 94111 S MECH	ARCHITEC LANDSCAP STRUCTURA I. / PLUMBIN ELECTRICA CIV	REV PE G L IL	DATE 09.23.2015 01.15.2016 03.17.2016	DES 5 1009 5 USE 5 DES	SCRIPTION % SD E PERMIT SIGN DEVEL	LOPMENT	* REG/S/ER	PROFESS/	NAT ENGINEER * MUL	831 649-5225 - Fax 831 373-5065 Civil: Eivigneering - Lavid Survering - Project - Managenent	WHITSON ENGINEERS	MARK CAVAGNERO ASSOCIATES ARCHITECTS 1045 Sansome Street, Sulte 200 T. 415.398.6944 San Francisco, California 941111 F. 415.398.6943 www.cavagnero.com	CAVAGNERO		

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 7 of 30

![](_page_43_Figure_0.jpeg)

		SIGN /					× 24	
	10 0 10 30 Feet			<ol> <li>GRADE AS SHOWN HEREON.</li> <li>REPLACE ASPHALT PAVEMENT WITH EQUIVALENT SECTION; MATCH EXISTING GRADES.</li> <li>BUILDING OVERHANG.</li> <li>INSTALL CONTECH DOWNSPOUT STORMFILTER TO TREAT ROOF RUNOFF. CONNECT TO STORM DRAIN, AS SHOWN HEREON.</li> <li>P.O.C. FOR FOUNDATION SUBDRAINS; SEE STRUCTURAL PLANS FOR DETAILS.</li> <li>SUBDRAIN CLEAN OUT; VERIFY INVERT ELEVATION WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS.</li> <li>ISTENCIL "BUS LOADING ONLY" IN WHITE LETTERING READING "BUS LOADING ONLY".</li> <li>STENCIL "BUS LOADING ONLY" IN WHITE PAINT ON THE RED CURB WITH 3" MIN. HIGH LETTERS.</li> </ol>	<ol> <li>STORMWATER CONTROL MEASURE PLANTER; SEE DETAIL 1, SHEET CO.2.</li> <li>INSTALL FOUNDATION SUBDRAINS, S.A.D. SLOPE AT 1% MINIMUM.</li> <li>INSTALL TRENCH DRAIN; S.L.D FOR DETAILS.</li> <li>WALL; S.L.D.</li> <li>WALL; S.L.D.</li> <li>INSTALL CURB DRAIN PER CITY OF MONTEREY STANDARD DETAIL G, SHEET CO.3.</li> </ol>	<ol> <li>INSTALL SDJB TO TIE NEW SD INTO EXISTING 15" STORMDRAIN.</li> <li>STRIPE CROSSWALK PER CITY OF MONTEREY DETAIL NO. 620.</li> <li>PAINT CURB RED FOR NO PARKING ZONE AS SHOWN HEREON.</li> <li>SAWCUT AND MATCH EXISTING.</li> <li>INSTALL NEW STORM DRAIN CATCH BASIN PER CITY OF MONTEREY STANDARD PLAN 1003BR.</li> <li>CONNECT STORMDRAIN TO EXISTING SDMH.</li> </ol>	<ul> <li>GRADING AND DRAINAGE KEYNOTES:</li> <li>1. CONSTRUCT NEW CURB AND SIDEWALK PER CITY OF MONTEREY STANDARD PLANS 100R AND 111R. SIDEWALK WDTH VARIES PER PLAN, 10'MIN. S.L.D. FOR SIDEWALK WDTH VARIES</li> <li>2. TREE WELL, S.L.D.</li> <li>2. TREE WELL, S.L.D.</li> <li>3. CONSTRUCT ADA RAMP, CASE A PER CALTRANS STD PLAN</li> </ul>	NOT FOR CONSTRUCTION
1 1 1 1 2 INCHES 3	C1.2	DESIGN DEVELOPMENT GRADING AND DRAINAGE PLAN 2ND FLOOR LEVEL	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Canery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111ARCHITECTREVDATESWA 220 BRIDGEWAY, SAUSALITO, CA 94965LANDSCAPE09.23.20RUTHERFORD + CHEKENE S5 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105STRUCTURAL MECH. / PLUMBING 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 9410501.15.20WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105MECH. / PLUMBING ELECTRICAL 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 9410503.17.20	DESCRIPTION 15 100% SD 16 USE PERMIT 16 DESIGN DEVELOPMENT	CIVIL PROFESS/ON AF PROFESS/ON AF	ARK CAVAGNERO ASSOCIATES ARCHITEOTS 1045 Sanaoma Street, Suite 200 T: 415.398.6943 San Faricisco California 84111 T: 415.398.6943 www.cavagnero.com	

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 8 of 30

![](_page_44_Figure_0.jpeg)

Mar 17, 2016 — 5:20pm T:\Monterey Projects\3223\CIVIL\PLAN SET\3223 CIVIL.dwg

× (3)

/ 1

 $\circ -$ 

 $\sim -$ 

INCHES

ω\_\_ L

![](_page_44_Picture_2.jpeg)

CAVAGNERO ASSOCIATES ARCHITEGT

10 0 10 20 30 Fee SCALE: 1" = 10'	S O O O O O O O O O O O O O O O O O O O	23. STENCIL "BUS LOADING ONLY" IN WHITE PAINT ON THE RED CURB WTH 3" MIN. HIGH LETTERS.	<ol> <li>BUILDING OVERHANG.</li> <li>INSTALL CONTECH DOWNSPOUT STORMFILTER TO TREAT ROOF RUNOFF. CONNECT TO STORM DRAIN, AS SHOWN HEREON.</li> <li>P.O.C. FOR FOUNDATION SUBDRAINS; SEE STRUCTURAL PLANS FOR DETAILS.</li> <li>SUBDRAIN CLEAN OUT; VERIFY INVERT ELEVATION WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS.</li> <li>I2. 12" WIDE RED STRIPE WITH WHITE LETTERING READING "BUS LOADING ONLY".</li> </ol>	<ol> <li>FOR SURFACING, S.L.D.</li> <li>INSTALL CURB DRAIN PER CITY OF MONTEREY STANDARD DETAIL G, SHEET CO.3.</li> <li>REPLACE CONCRETE PAVEMENT WITH EQUIVALENT SECTION; GRADE AS SHOWN HEREON.</li> <li>REPLACE ASPHALT PAVEMENT WITH EQUIVALENT SECTION; MATCH EXISTING GRADES.</li> </ol>	12. INSTALL TRENCH DRAIN; S.L.D FOR DETAILS. 13. WALL; S.L.D.	SHEET CO.2. 11. INSTALL FOUNDATION SUBDRAINS, S.A.D. SLOPE AT 1% MINIMUM.	<ol> <li>PAINT CURB RED FOR NO PARKING ZONE AS SHOWN HEREON.</li> <li>SAWCUT AND MATCH EXISTING.</li> <li>INSTALL NEW STORM DRAIN CATCH BASIN PER CITY OF MONTEREY STANDARD PLAN 1003BR.</li> <li>CONNECT STORMDRAIN TO EXISTING SDMH.</li> <li>STORMWATER CONTROL MEASURE PLANTER; SEE DETAIL 1,</li> </ol>	A88A. 4. INSTALL SDJB TO TIE NEW SD INTO EXISTING 15" STORMDRAIN. 5. STRIPE CROSSWALK PER CITY OF MONTEREY DETAIL NO. 620.	<ul> <li>GRADING AND DRAINAGE KEYNOTES:</li> <li>1. CONSTRUCT NEW CURB AND SIDEWALK PER CITY OF MONTEREY STANDARD PLANS 100R AND 111R. SIDEWALK WIDTH VARIES PER PLAN, 10'MIN. S.L.D. FOR SIDEWALK WIDTH VARIES.</li> <li>2. TREE WELL, S.L.D.</li> <li>3. CONSTRUCT ADA RAMP, CASE A PER CALTRANS STD PLAN</li> </ul>	NOT FOR CONSTRUCTION
C1.3	DESIGN DEVELOPMENT GRADING AND DRAINAGE PLAN ROOF LEVEL	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Canery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIAT 1045 SANSOME ST, STE 200, SAN FRANCISCO SWA 220 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940	TES ARCHITECT O, CA 94111 LANDSCAPE STRUCTURAL MECH. / PLUMBING ELECTRICAL CIVIL	REV	DATE 09.23.2015 01.15.2016 03.17.2016	DESCRIPTION 5 100% SD 6 USE PERMIT 6 DESIGN DEVELOPME	ENT	ROFESS/ONAL CIVIL ARD P. M. CIVIL No. 55219 CIVIL OF CALIFORNIA CIVIL	WHITSON ENGINEERS 9699 Blue Larksport Lane = Suile 105 = Monitery, CA 39340 831 645-5225 = Fax 831 373-5065 2014 ENGINEERING = LAND SURVEYING = PROJECT MANAGEMENT

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 9 of 30

![](_page_45_Figure_0.jpeg)

Mar 17, 2016 — 5:21pm T:\Monterey Projects\3223\CIVIL\PLAN SET\3223 CIVIL.dwg

4."W 4."W 4."W 4."W 4."W 4."W 5.	TELD SIGN         37.51         37.51         SSMH A04-005         RIM: 26.69         17.39 INV OUT (NW) 10"         17.39 INV IN (SE) 8"         17.39 INV IN (SE) 8"         SDMH A04-STMH7         RIM: 26.86         0.506 INV IN (SE) 8"	TS RASS DISC, N	<ul> <li>(13) NEW SANITARY SEWER RELIEF VALVE PER CIT MONTEREY STANDARDS</li> <li>(14) NOT USED</li> <li>(15) COVERED DRAIN DRAINS TO SEWER</li> <li>(16) CONNECT 12" STORMDRAIN TO EXISTING MANI</li> <li>(17) REMOVE EXISTING CATCH BASIN</li> <li>(18) SANITARY SEWER POINT OF CONNECTION</li> </ul>	<ul> <li>9 NEW LSS SALT WATER SYSTEM CONNECTION</li> <li>10 CONSTRUCT 12" STORM DRAIN AND INLET PE OF MONTEREY STANDARD 103BR</li> <li>11 ABANDON EXISTING FDC SERVICE</li> <li>12 MANIFOLD NEW WATER LINES OFF EXISTING (1) 5/8" WATER METERS AND EXISTING (1) 5/8" WATER</li> </ul>	<ul> <li>4 EXISTING GAS METERS TO BE REMOVED</li> <li>5 EXISTING FIRE HYDRANT</li> <li>6 NEW _" GAS SERVICE</li> <li>7 CAP AND ABANDON EXISTING SEWER LATERAL</li> <li>8 PROVIDE 1" WATER SERVICE LINE OFF EXISTING YMATER METER AND CAP FOR POSSIBLE CONN TO FUTURE BUILDING</li> </ul>	Image: Displaying state       Image: Displaying state <th>SS 30 Feet NOT FOR CONSTRUCTIO</th> <th></th>	SS 30 Feet NOT FOR CONSTRUCTIO	
C2.1	DESIGN DEVELOPMENT UTILITY PLAN	MONTEREY B AQUARIUM EDUCATION CEI 625 Canery Row, Monterey, C/	MARK CAVAGNERO ASSOCIAT 1045 SANSOME ST, STE 200, SAN FRANCISCO SWA 220 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP	ES ARCHITECT REV D LANDSCAPE 0 STRUCTURAL 0 MECH. / PLUMBING 0 ELECTRICAL 0	Image: DescriptionDATEDESCRIPTION9.23.2015100% SD1.15.2016USE PERMIT3.17.2016DESIGN DEVELOPMENT	FR STING PROFESS/ONAL PROFES	WWW Cavagree Com WHITSON ENGINE 9699 Blue Larkspur Lane = Suite 105 = Monterey, C/ 831 645-525 = Fax 331 373-5066 CML ENGINEERING = LAND SURVEYING = PROJECT MANA	MARK CAVA GNEED ASSOCIATES ARCH 1045 Sansome Street, Suite 200 1045 Francisco, California 94110 F. 415.2

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 10 of 30

![](_page_46_Picture_0.jpeg)

![](_page_47_Figure_0.jpeg)

![](_page_48_Picture_0.jpeg)

CIVIL

625 Cannery Row, Monterey, CA 93940

![](_page_49_Figure_0.jpeg)

IRAIL PLAZA	
	HOFFMAN AVE
	NISH SITE CONC NISH SITE CONC ENUE 1.08
	RS ON SPECIAL
HOFFMAN STREET SIDEWALK	

			MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94	ARCHITECT	REV	DATE	DESCRIPTION			MARK ( 1045 Sa www.ca
		MONTEREY BAY	SWA 220 BRIDGEWAY, SAUSALITO, CA 94965	LANDSCAPE		09.23.2015 01.15.2016	100% SD USE PERMIT APPLICATION		Sau +1	CAVAGE nsome s neurosco. c
	SITE SECTION/	ΔΟΠΑΡΙΙΙΜ	RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600,	STRUCTURAL		03.04.2016	DESIGN DEVELOPMENT		Usalito Jsalito Jsalito, 415.3	VERO A ASSISTENCE. SALITORING
Ó			SAN FRANCISCO, CA 94105 WSP GROUP 405 HOWARD STREET, STE 500,	MECH. / PLUMBING					geway CA 94 32.51	SSOCI 94111
42	ELEVATIONS	EDUCATION CENTER	SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET. STE	ELECTRICAL					.com	
		625 Cannery Row, Monterey, CA 93940	500, SAN FRANCISCO, CA WHITSON ENGINEERS	CIVIL						
			150, MONTEREY, CA 93940			(	CDP 3-16-0572 (№	Ionterey Bay	Aquarium Ec	ducation Center)

![](_page_50_Figure_0.jpeg)

![](_page_50_Figure_1.jpeg)

![](_page_51_Figure_0.jpeg)

03/21/2016 2:56:30 PM

1'-0'

	Z			HOFFMAN	I AV	'ENUE			
								<ul> <li># COMMENT</li> <li># COMMENT</li> <li>BENCH</li> <li>NOT USED</li> <li>NOT USED</li> <li>MOTORIZED FOLDING, ACOUSTIC PARTITION</li> <li>WORK COUNTER</li> <li>LO-FI GREEN WALLS</li> <li>FOLDING GLASS PARTITIONS</li> <li>FULL-HEIGHT CABINET WITH WHITEBOARD DOORS</li> <li>FULL-HEIGHT CABINET WITH WHITEBOARD DOORS</li> <li>6 FOLDING TOP HUNG DOOR</li> <li>6 W SLIDING TOP HUNG DOOR</li> <li>10 STORMWATER CAPTURE MEASURE PLANTER, S.C.D.</li> <li>11 WOOD CLAD SEATING AREA (FINISH : IPE)</li> <li>12 BASE CABINET AND UPPER SHELVING</li> <li>13 NEW SIDEWALK, S.C.D.</li> <li>14 NEW TREE, S.L.D.</li> <li>15 NEW CURB BULB-OUT - S.C.D.</li> <li>16 HI-LO DRINKING FOUNTAIN AND WATER BOTTLE FILL STATION</li> </ul>	SHEET NOTES
A2.01	FIRST FLOOR PLAN	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATE 1045 SANSOME ST, STE 200, SAN FRANCISCO, C SWA 2200 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500. SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940	S ARCHITECT LANDSCAPE STRUCTURAL MECH. / PLUMBING ELECTRICAL CIVIL	REV	DATE 09.23.2015 01.07.2016 01.15.2016 03.04.2016 03.18.2016	DESCRIPTION 100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE 100% DESIGN DEVELOPMENT CDP 3-16-0572 (	ARK CAVAGNERO ASSOCIATES ARCHITE ARK CAVAGNERO ASSOCIATES ARCHITE ASSOCIATES ARCHITES F 415 398 Aquarium Education Cent	t 4 er)

![](_page_52_Figure_0.jpeg)

### 03/21/2016 2:46:25 PM

	2		H(	OFFMAN AV	/ENUE					
							<ul> <li>(2) GLASS WINDOW WALL</li> <li>(3) FULL-HEIGHT CABINET W/ WHITEBOARD DOORS</li> <li>(4) NEW TREE , S.L.D.</li> <li>(5) 6' HIGH GLASS GUARDRAIL</li> <li>(6) INTERIOR WINDOW WALL</li> <li>(7) EXTERIOR BALCONY</li> </ul>	<ul> <li>5 COUNTER W/ BASE CABINET AND SHELVING ABOVE</li> <li>6 S.S. GATE WITH DOOR</li> <li>7 S.S. GATE</li> <li>8 UPPER TRACK MOUNTED SLIDING DOOR</li> <li>9 SOFFIT ABOVE</li> <li>10 STORMWATER CAPTURE MEASURE PLANTER, S.C.D.</li> <li>11 WOOD CLAD SEATING AREA (FINISH : IPE)</li> </ul>	<ol> <li>300 GALLON AQUARIUM, O.F.O.I</li> <li>MOP SINK BELOW COUNTER</li> <li>COUNTER W/ STORAGE CABINET BELOW</li> <li>MOTORIZED FOLDING, ACOUSTIC PARTITION</li> </ol>	# COMMENT
A2.02	SECOND FLOOR PLAN	<b>MONTEREY BAY</b> <b>AQUARIUM</b> <b>EDUCATION CENTER</b> 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111 SWA 2200 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500. SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940	ARCHITECT REV LANDSCAPE STRUCTURAL CH. / PLUMBING ELECTRICAL CIVIL	DATE 09.23.2015 01.07.2016 01.15.2016 03.04.2016 03.18.2016	DESCRIPTION 100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE 100% DESIGN DEVELOPMENT CDP 3-16-0572 (N	/lonterey Bay	Aquarium Ed	MARK CAVAGNERO ASSOCIATES ARCHITERA San Francisco, California 94111 Het 15 306 San Francisco, California 94111 F: 415 306 Ga	chibit 4 Center)

![](_page_53_Figure_0.jpeg)

03/21/2016 4:49:41 PM

![](_page_54_Figure_0.jpeg)

03/21/2016 2:18:00 PM

1/8"

1'-0"

AN

**\_\_** 

Ζ

![](_page_54_Picture_3.jpeg)

![](_page_54_Picture_4.jpeg)

![](_page_55_Figure_0.jpeg)

![](_page_55_Figure_1.jpeg)

![](_page_56_Figure_0.jpeg)

03/21/2016 2:46:54 PM

![](_page_56_Figure_2.jpeg)

![](_page_56_Figure_3.jpeg)

HEAST 2		e e e	4 EAST <b>1</b>	υυ		
				COORDINATE W/ WINDOW HARDWARE & ACTUATORS (W.O.)	NOTE: ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.	<ul> <li>SHEET NOTES</li> <li># COMMENT</li> <li># COMMENT</li> <li># COMMENT</li> <li>BOARD FORMED CONCRETE</li> <li>PAINTED METAL CANOPY</li> <li>2 PAINTED METAL CANOPY</li> <li>3 LOW IRON, INSUL. BIRD-SAFE GLAZING (ORNILUX MIKADO)</li> <li>4 LOW-E, INSUL. GLAZING (PPG SOLARBAN 72)</li> <li>4 DAINTED ALUM. CLADDING</li> <li>PHOTOVOLTAICS</li> <li>PHOTOVOLTAICS</li> <li>GLAZING UNITS WITH MOTORIZED WINDOW ACTUATORS</li> <li>GLAZING CEDAR CLADDING</li> <li>FLOOD GATE</li> <li>ALUMINUM CAP EXTRUSION, FINISH TO MATCH MULLIONS</li> <li>6 HIGH GLASS GUARDRAIL</li> <li>GLAZED BUTT JOINT</li> </ul>
A3.00	EXTERIOR ELEVATIONS	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111       ARCHITEC         SWA       LANDSCAF         2200 BRIDGEWAY, SAUSALITO, CA 94965       LANDSCAF         RUTHERFORD + CHEKENE       STRUCTURA 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105         WSP GROUP       MECH. / PLUMBIN         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       MECH. / PLUMBIN         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       ELECTRICA         405 HOWARD STREET, STE 500. SAN FRANCISCO. CA       CIV         405 HOWARD STREET, STE 500. SAN FRANCISCO. CA       CIV         9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940       CIV	REV         DAT           PE         09.2           01.0         01.1           03.0         03.1           AL         03.1           IL         0	TE         DESCRIPTION           23.2015         100% SD           107.2016         100% SD REVISED           15.2016         USE PERMIT APPLICATION           04.2016         90% DD PRICING PACKAGE           18.2016         100% DESIGN DEVELOPMENT	MARK CAVABLERO ASSOCIATES ARCHITET TATS 388 MARK CAVABLERO ASSOCIATES ARCHITET TATS 388 Mark Cavablero Associates Architet TATS 388 TATS 388

![](_page_57_Figure_0.jpeg)

03/21/2016 2:47:03 PM

![](_page_57_Figure_2.jpeg)

RTH WEST 2 SCALE: 1/8" = 1'-0"			SCALE: 1/8" = 1'-0"		
				NOTE: ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS. COORDINATE W/ WINDOW HARDWARE & ACTUATORS (W.O.)	<ul> <li>SHEET NOTES</li> <li># COMMENT</li> <li># COMMENT</li> <li>1 BOARD FORMED CONCRETE</li> <li>2 PAINTED METAL CANOPY</li> <li>3 LOW IRON, INSUL. BIRD-SAFE GLAZING (ORNILUX MIKADO)</li> <li>4 LOW-E, INSUL. GLAZING (PPG SOLARBAN 72)</li> <li>5 PAINTED ALUM. CLADDING</li> <li>6 PHOTOVOLTAICS</li> <li>7 CORRURGATED FIBER-CEMENT PANEL</li> <li>8 GLAZING UNITS WITH MOTORIZED WINDOW ACTUATORS</li> <li>9 STAINLESS STEEL RAILING</li> <li>1 STANLESS STEEL GATE</li> <li>1 STAINED CEDAR CLADDING</li> <li>4 STAINED CEDAR CLADDING</li> <li>6 HIGH GLASS GUARDRAIL</li> <li>8 42" HIGH GLASS GUARDRAIL</li> <li>9 GLAZED BUTT JOINT</li> </ul>
A3.01	EXTERIOR ELEVATIONS	<b>MONTEREY BAY</b> <b>AQUARIUM</b> <b>EDUCATION CENTER</b> 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111       ARCHITECT         SWA       LANDSCAPE         2200 BRIDGEWAY, SAUSALITO, CA 94965       LANDSCAPE         RUTHERFORD + CHEKENE       STRUCTURAL         55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105       MECH. / PLUMBING         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       MECH. / PLUMBING         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       ELECTRICAL         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       CIVIL         9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940       CIVIL	REV         DATE         DESCRIPTION           09.23.2015         100% SD           01.07.2016         100% SD REVISED           03.04.2016         03.04.2016           03.18.2016         90% DD PRICING PACKAGE           00% DESIGN DEVELOPMENT         00% DESIGN DEVELOPMENT	T MAR CAVAGUERO ASSOCIATES ARCHITE TALS Same Street, Suite 200 T A 15 Same T A

![](_page_58_Figure_0.jpeg)

![](_page_58_Figure_1.jpeg)

TION 2 2				TION 1 <b>1</b> 1/8" = 1'-0"	U					
							<ul> <li>(1) METAL FASCIA</li> <li>(1) ALUM. STOREFRONT</li> <li>(1) ALUM. CURTAINWALL</li> </ul>	<ul> <li>(1) PHOTOVOLATICS</li> <li>(1) S.S. GUARDRAILS</li> <li>(1) FOLDING GLASS PARTITIONS</li> <li>(1) SOFFIT</li> <li>(1) OPEN AIR STAIRWAY</li> <li>(1) SLOPED FROSTED GLASS ROOF</li> </ul>	<ol> <li>BOARD FORMED CONCRETE</li> <li>WOOD RAINSCREEN</li> <li>SKYLIGHTS</li> <li>WOOD CLAD WALL, ACOUSTIC</li> <li>STORMWATER PLANTER, S.C.D.</li> </ol>	SHEET NOTES # COMMENT
A3.10	BUILDING SECTIONS	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES 1045 SANSOME ST, STE 200, SAN FRANCISCO, CA SWA 2000 BRIDGEWAY, SAUSALITO, CA 94965 RUTHERFORD + CHEKENE 55 SECOND STREET, STE 600, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105 WSP GROUP 405 HOWARD STREET, STE 500. SAN FRANCISCO. CA WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, STE 150, MONTEREY, CA 93940	ARCHITECT RE LANDSCAPE STRUCTURAL MECH. / PLUMBING ELECTRICAL CIVIL	EV DATE 09.23.2015 01.07.2016 01.15.2016 03.04.2016 03.18.2016	DESCRIPTION 100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE 100% DESIGN DEVELOPMENT CDP 3-16-0572 (N	Monterey Bay	Aquarium E	MARK CAVAGNERO ASSOCIATES ARCHITERS San Francisco: California 94111 Educationia 94111 Francisco: California 94111	xhibit 4 Center)

![](_page_59_Figure_0.jpeg)

03/04/2016 4:55:37 PM

TION 4 2			: 1/8" = 1 <sup>-</sup> .0"	TION 3					
							<ul> <li>(6) METAL FASCIA</li> <li>(17) ALUM. STOREFRONT</li> <li>(18) ALUM. CURTAINWALL</li> </ul>	<ul> <li>d) BOARD FORMED CONCRETE</li> <li>a) WOOD RAINSCREEN</li> <li>5) SKYLIGHTS</li> <li>6) WOOD CLAD WALL, ACOUSTIC</li> <li>6) STORMWATER PLANTER, S.C.D.</li> <li>6) PHOTOVOLATICS</li> <li>6) PHOTOVOLATICS</li> <li>1) S.S. GUARDRAILS</li> <li>1) S.S. GUARDRAILS</li> <li>1) FOLDING GLASS PARTITIONS</li> <li>1) OPEN AIR STAIRWAY</li> <li>4) OPEN AIR STAIRWAY</li> <li>5) SI OPEN FROSTED GLASS POOF</li> </ul>	SHEET NOTES # COMMENT
A3.11	BUILDING SECTIONS	MONTEREY BAY AQUARIUM EDUCATION CENTER 625 Cannery Row, Monterey, CA 93940	MARK CAVAGNERO ASSOCIATES       ARI         1045 SANSOME ST, STE 200, SAN FRANCISCO, CA 94111       ARI         SWA       LAN         2200 BRIDGEWAY, SAUSALITO, CA 94965       LAN         Stansonder Condensition       STRUE         SAN FRANCISCO. CA 94105       STRUE         WSP GROUP       MECH. / PL         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       MECH. / PL         WSP GROUP       ELE         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       MECH. / PL         969 BCUD       ELE         405 HOWARD STREET, STE 500, SAN FRANCISCO. CA 94105       MECH. / PL         9699 BLUE LARKSPUR LANE, STE       500, SAN FRANCISCO. CA         9699 BLUE LARKSPUR LANE, STE       150, MONTEREY, CA 93940	RCHITECT REV NDSCAPE UCTURAL LUMBING ECTRICAL CIVIL	V DATE 09.23.2015 01.07.2016 01.15.2016 03.04.2016	DESCRIPTION 100% SD 100% SD REVISED USE PERMIT APPLICATION 90% DD PRICING PACKAGE CDP 3-16-0572 (	Monterey Bay /	Aquarium Educa	chibit 4 Center)

![](_page_60_Picture_0.jpeg)

## Monterey Bay Aquarium

### EDUCATION CENTER

![](_page_60_Picture_3.jpeg)

![](_page_60_Picture_5.jpeg)

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 25 of 30

### Landscape

ROOF DECK- OPTION 1 RENDER LOOKING NORTHEAST

![](_page_61_Figure_0.jpeg)

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 26 of 30

![](_page_62_Picture_0.jpeg)

Monterey Bay Aquarium

## EDUCATION CENTER

![](_page_62_Picture_3.jpeg)

![](_page_62_Picture_4.jpeg)

Exhibit 4 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 27 of 30

Landscape

![](_page_63_Figure_0.jpeg)

![](_page_64_Picture_0.jpeg)

EDUCATION CENTER

DECOMPOSED GRANITE GARDEN AT 643 CANNERY ROW 1 INTERACTIVE KIDSKS GRANITE TERRACE HOFFMAN

### CANAGNERO

SOUTH ELEVATION

![](_page_65_Picture_0.jpeg)

## EDUCATION CENTER

![](_page_65_Picture_3.jpeg)

![](_page_65_Picture_4.jpeg)

### **Cannery Row LUP Figures**

![](_page_66_Figure_1.jpeg)

Exhibit 5 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 1 of 6

![](_page_67_Figure_0.jpeg)

Along the Wave Street frontage of Lot 1 and along the Cannery Row Street frontage of Lot 2, visitor-serving commercial uses are to be allowed at the ground floor level.

Note: The above figura illustrates parking policies which in addition to the coastal zone, also addresses an area outside the coastal zone. This outside area is addressed because of parking licies which propose that surplus spaces in this mutside area bound to serve development in the Cannery Row coastal zone.

![](_page_68_Figure_0.jpeg)

Figure 19. Development Guidelines: Bulk and Building Height.

Encourage a varied skyling within consist height fimits

DO NOT

Allow the ocust to be walled off

Source: 1973 Centery Row Plan

![](_page_69_Figure_0.jpeg)

Figure 20 Development Guidelines: Building Height and Character Along Cannery Row

![](_page_69_Figure_2.jpeg)

![](_page_70_Figure_0.jpeg)

![](_page_71_Figure_0.jpeg)
# City of Monterey Approvals

# **RESOLUTION NO. P16-010**

#### A RESOLUTION OF THE PLANNING COMMISSION

#### ADOPTING A FINDING OF NO FURTHER REVIEW AND DIRECTION TO FILE A NOTICE OF DETERMINATION FOR THE MONTEREY BAY AQUARIUM EDUCATION CENTER AT 625 CANNERY ROW

WHEREAS, Stephen Lyon, applicant, on behalf of the Monterey Bay Aquarium, property owner, submitted an application for a new Education Center building at 625 Cannery Row (the project);

WHEREAS, the project includes demolition of the existing 24,149 square foot, three story commercial building located on an 8,500 square foot lot at 625 Cannery Row as well as the existing elevated walkway connecting the existing building to the building across Hoffman Avenue at 585 Cannery Row;

WHEREAS, the proposed project involves construction of a 25,500 square foot building on the site. The new building would consist of three full stories plus a partial floor (40% or full floor area), for a total of four stories. The ground floor of the building would be located at an elevation of 24 feet which will require excavation below the existing sidewalk elevation along the Cannery Row frontage. Sidewalk improvements to the Cannery Row and Hoffman Avenue frontages are also planned by the project. Construction is estimated to begin late 2016 and last approximately 24 months;

WHEREAS, the proposed use of the building has been recognized by Coastal Commission staff to be a marine research use, which is permitted under the Cannery Row Land Use Plan and the City of Monterey has classified the use as a Cultural Institution;

WHEREAS, the project as submitted requires use permits for a Cultural Institution and building height above 35 feet (45 feet proposed), a variation to development standards to allow development to zero lot line on Hoffman Avenue, and a parking adjustment of five commercial parking spaces;

WHEREAS, according to the California Environmental Quality Act (CEQA) Guidelines Section 15183.3 Streamlining for Infill Projects, the project was reviewed against Appendix M: Performance Standards for Infill Projects Eligible for Streamlined Review;

WHEREAS, the project was determined eligible for streamlined review in that the project: 1) Is located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least seventy-five percent of the site's perimeter; 2) Satisfies the performance standards provided in Appendix M (of the CEQA Guidelines); and 3) Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area, as further explained in the supporting staff report for the project (Exhibit A);

WHEREAS, according to CEQA Guidelines Section 15183.3, the project was reviewed in accordance with Appendix N: Infill Environmental Checklist form;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project on *Aesthetic Resources* in that it is a commercial building that is visually consistent with other buildings in Monterey's Cannery Row. Furthermore, the project details will be reviewed by the City for conformance with the City's Architectural Review standards and the Design Program for the Cannery Row Conservation District. The City must determine that the proposed siting, form, mass, and architectural style are appropriate for the project site, the immediate area, and the City; the proposed project will not unreasonably impair the views, privacy, or living environment currently enjoyed by other properties in the vicinity; the proposed project is substantially consistent with the Monterey General Plan, as well as all applicable and adopted Area or Neighborhood Plans, design guidelines or similar documents; and the proposed finish, colors, materials, landscaping, lighting, fencing, and all other exterior features are appropriate for the project site, the immediate area, and the City. The project site, the immediate area, and the City is under the project site, the immediate area, and the City. The project site, the immediate area appropriate for the project site, the immediate area, and the City. The project must be found to be in compliance with the Cannery Row Land Use Plan. This impact is substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project on *Cultural Resources*. According to the 2005 Cannery Row Historic Survey the property does not qualify as a historic resource, on a local, state or national level. There are no identified historic resources adjacent to the project site. The site was also previously excavated and due to the disturbance, no archaeological resources are anticipated. As the site has been substantially disturbed, standard condition language and City practice will be applied as a condition of project approval that address potential discovery of archaeological materials, paleontological resources, or human remains. Because of these development review practices and the use of standard condition language, supported by General Plan policies directed at the preservation of Historic and Cultural Resources, potential impacts to archaeological and paleontological resources are substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project regarding *Geology and Soils Resources* in that the Permits and Inspections Services Division requires the submittal of a geotechnical report and demonstration with all applicable seismic construction standards to the satisfaction of the Building Official. Because of this standard requirement, the impact will be substantially mitigated by uniformly applicable development policies. The Planning, Engineering, and Environmental Compliance Division requires the submittal of detailed stormwater control plans to demonstrate compliance with all applicable stormwater regulations. Because of this requirement, potential impacts to *Geology and Soils Resources* are substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project to *Hydrology* and Water Quality Resources in that the proposed construction of the new structure involves a modest amount of grading and will provide for drainage facilities according to approved plans, subject to City review for consistency with local, regional and state standards. These

activities and improvements are not anticipated to significantly affect drainage patterns or water quality. All improvements will be built in compliance with any applicable storm water management and low-impact design requirements as is required by substantially mitigated by uniformly applicable development policies. The Monterey Peninsula Water Management District has created a system to evaluate water credits as projects are converted from one use to another. The site has been credited by the Water District credited the site with 7.047 acre feet of water based on historic commercial uses on the site. The proposed project requires a maximum water allocation of 2.727 acre feet of water per year as noted in a March 20, 2014 letter from the Water District to Wald, Ruhnke & Dost Architects, LLP. This is a net reduction of 4.320 acre feet, which is a beneficial impact to the groundwater basin. Therefore, the impacts to water supply were previously evaluated in the General Plan EIR (Draft EIR Pages 2-133 thru 2-136 and Final EIR Pages 3-5 thru 3-6 and Mitigation Monitoring Program) and the proposed project would not result in a new, significant impact associated with water supply. The potential impact associated with water quality is substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project on persons' exposure to Noise in that the General Plan Noise Element has Goals and Polices to allow new construction only where existing or projected noise levels are acceptable or can be mitigated. Table 8 of the Noise Element establishes the noise standards for new development, and requires adequate sound insulation for all new residential and other noise sensitive development in areas exposed to noise levels from CNEL 65-69. Additionally, Table 8 requires sound insulation as necessary to achieve interior noise levels of CNEL 45 or below. In this manner, the project is required to incorporate the appropriate insulation and use of materials to achieve these standards of the General Plan. The applicant has acknowledged this responsibility. Therefore, the potential impact of exposure to excessive noise to the new residents (from within their apartments) and potential impacts of excessive noise from the project to the surrounding area are considered substantially mitigated by uniformly applicable development standards. Project construction could create or expose people to temporary noise during construction. Construction will be limited to City policy for construction hours. Therefore, these potential impacts are considered substantially mitigated by uniformly applicable development standards;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project to the provision of *Recreational Resources* in that the proposed project is intended for commercial use and is located on land zoned by the city for commercial uses. Therefore, the proposed project is not population inducing such that it would result in substantial physical deterioration of the city's recreation facilities. The project would be located within the existing development footprint of an existing building adjacent to visitor-serving uses, with the target user population already included in the visitor sector associated with the Monterey Bay Aquarium; therefore, there would not be an increase in the use of nearby recreation facilities (including the adjacent recreation trail) such that substantial physical deterioration of the facility would occur or be accelerated. Furthermore, the project proposes improvements adjacent to the trail which include passive recreation features. These features will be beneficial to the city's recreational resources. Therefore, the project is substantially mitigated by uniformly applicable development standards;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project to Transportation/Traffic Resources in that projects are required to pay the Regional Transportation Impact Fee and pay a pro-rata share of the development's impact on the transportation system as prescribed in the General Plan and Multi-Modal Mobility Plan (MMMP). According to the Citywide Transportation and Parking Study, most Cannery Row/Lighthouse Avenue intersections and roadway segments presently operate at acceptable levels of service ranging from LOS A to LOS C. The two exceptions are: Foam/Reeside which operates at D/E (existing/future) and David/Lighthouse which operates E/F (existing/future). According to the Traffic Report, the project would generate approximately 181 fewer daily trips than the existing use for school programs, 186 fewer trips than the existing use for summer programs and 24 fewer trips than the existing use for Saturdays. In addition, 54% of the education staff participate in a full time Alternative Transportation Program (ATP). Therefore, the Project's local impacts to traffic load and capacity have been substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project to Utilities and Service System Resources in that the project is within the growth projects of the General Plan and Cannery Row Land Use Plan. Therefore, the impact to Utilities and Service Systems were previously evaluated in the General Plan Environmental Impact Report (Draft EIR Pages 2-133 thru 2-136 and Final EIR Pages 3-5 thru 3-6 and Mitigation Monitoring Program) and the Cannery Row Land Use Plan. The proposed building will be required to be built in compliance with any applicable storm water management and low-impact design requirements as is required by uniformly applicable development policies. The Monterey Peninsula Water Management District has created a system to evaluate water credits as projects are converted from one use to another. The proposed project will use approximately 4.320 acre feet less than the historic uses on the site. Therefore, the impact to water supply were previously evaluated in the General Plan EIR (Draft EIR Pages 2-133 thru 2-136 and Final EIR Pages 3-5 thru 3-6 and Mitigation Monitoring Program) and the proposed project would not result in a new, significant impact associated with water supply. The potential impact associated with water quality is substantially mitigated by uniformly applicable development policies. The project provides adequate solid waste facilities and will comply with applicable regulations. The project impact was substantially mitigated by uniformly applicable development policies;

WHEREAS, the Planning Commission finds that no further (environmental) review is required as the infill project will not cause any new specific effects, or more significant effects than were previously disclosed and analyzed in the EIR for the City's General Plan, Cannery Row Local Coastal Land Use plan, and uniformly applicable development policies and standards substantially mitigate such potential effects; and,

WHEREAS, at its regular meeting of June 14, 2016, the Planning Commission reviewed and considered the proposed finding of no further review together with comments received during the public review process and finds on the basis of the whole record before it (including the Infill Environmental Checklist form {Appendix M} and any comments received), that the finding of no further review reflects the lead agency's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY directing the Lead Agency (the City of Monterey) to file a Notice of Determination that no further (environmental) review is required for the 625 Cannery Row Monterey Bay Aquarium Education Center.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY this 14th day of June, 2016, by the following vote:

AYES: 6 COMMISSIONERS:

Reed, Fletcher, Dawson, Garden, Millich, Widmar

NOES: ABSENT: **ABSTAIN:** 

RECUSED:

ATTEST:

None COMMISSIONERS: COMMISSIONERS: Davis COMMISSIONERS: None None COMMISSIONERS:

0

0

1

0

APPROVED:

Planning/Commission Chair

Project Planner

# **RESOLUTION NO. P16-011**

# A RESOLUTION OF THE PLANNING COMMISSION

#### APPROVING USE PERMIT 16-076 FOR A CULTURAL INSTITUTION, BUILDING HEIGHT THAT EXCEEDS 35 FEET (45 FEET PROPOSED), DEVELOPMENT TO ZERO LOT LINE AT HOFFMAN AVENUE, AND PARKING ADJUSTMENT OF FIVE COMMERCIAL PARKING SPACES AT 625 CANNERY ROW

WHEREAS, Stephen Lyon, applicant, on behalf of the Monterey Bay Aquarium, property owner, submitted an application for a new Education Center building at 625 Cannery Row (the project);

WHEREAS, the project includes demolition of the existing 24,149 square foot, three story commercial building located on an 8,500 square foot lot at 625 Cannery Row as well as the existing elevated walkway connecting the existing building to the building across Hoffman Avenue at 585 Cannery Row;

WHEREAS, the proposed project involves construction of a 25,500 square foot building on the site. The new building would consist of three full stories plus a partial floor (40% or full floor area), for a total of four stories. The ground floor of the building would be located at an elevation of 24 feet which will require excavation below the existing sidewalk elevation along the Cannery Row frontage. Sidewalk improvements to the Cannery Row and Hoffman Avenue frontages are also proposed (Exhibit A);

WHEREAS, the proposed use of the building has been recognized by Coastal Commission staff to be a marine research use, which is permitted under the Cannery Row Land Use Plan and the City of Monterey has classified the use as a Cultural Institution;

WHEREAS, the City of Monterey has prepared an Infill Environmental Checklist Form in compliance with Public Resources Code Section 21094.5, CEQA Guidelines 15183.5. and Article 19, Section 15332, Class 32. The Checklist documents that the project does not result in any significant impacts and that uniformly applicable development policies substantially mitigate a potentially significant effect of the infill project;

WHEREAS, the Planning Commission, at a properly noticed public hearing on June 14, 2016, carefully considered all of the information presented to it, including the Agenda Report and information submitted at the public hearing by interested persons; and,

WHEREAS, notice is hereby given that decisions of the Planning Commission are appealable to the City Council within 10 days of the date of this action pursuant to Monterey City Code section 38-206.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY that it hereby Use Permit 16-076 for a Cultural Institution, building height that exceeds 35 feet (45 feet proposed), development to zero lot line at Hoffman Avenue, and parking adjustment of five commercial parking spaces at 625 Cannery Row as shown on Exhibit A attached hereto with the following findings and Conditions of Approval:

# FINDINGS:

- 1. That the proposed use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City because the project is appropriate for the site, zoning, and General Plan land use designation, and is compatible with the surrounding neighborhood.
- 2. That the project is consistent with the Commercial General Plan Land Use Designation and Cannery Row (CR) Zoning Designation because Cultural Institutions are allowed with a use permit and the proposed use of the building has been recognized by Coastal Commission staff to be a marine research use, which is permitted under the Cannery Row Local Coastal Land Use Plan (CRLUP). The project is wholly consistent with the General Plan and the CRLUP.
- 3. The Education Center, which served a dual purpose of marine research and development and the education of the community, with regards to the same, is a positive addition to the area by providing additional opportunities for the public to engage in and learn about the Monterey Bay. As a result, the proposed project is consistent with the Municipal Code objectives and purposes and is appropriate for the site.
- 4. That the building height of 45 feet appears appropriate for the area because it is compatible with a commercial district and the surrounding buildings, will be lower in height than the existing building, will undergo design review and not be detrimental to the public health, safety and welfare. No view or privacy impacts are anticipated but the design will be further evaluated for such potential impacts by the Architectural Review Committee.
- 5. That development to zero lot line on Hoffman Avenue is appropriate in that the Zoning Ordinance requires a 10-foot corner-side setback for buildings with the caveat that the Planning Commission may modify any development standard to permit a project that is of outstanding design and carries out the purpose and intent of the CRLUP. The proposed project complies with Figure 18 of the CRLUP in that the view sightlines are maintained even with no building setback. The building also is of outstanding design in that the building, while 'modern', includes 'warehouse' type detailing delineated in published design guidelines, including prominent heavy parapet forms, a large simple structural shape, and finely scaled fenestration. The glass wall at Hoffman Avenue opens the established view sightlines even wider by creating a see-through corner that lightens the perceived mass.
- 6. The project will not provide parking on-site and the project results in a net increase of 1,371 square feet. Based on the proposed use the net increase would require five parking spaces. Figure 9 in the CRLUP discourages on-site parking for this parcel and the parking requirement is permitted to be met with in-lieu fees. The removal of on-street parking spaces for a bus drop-off on Cannery Row will reduce the parking supply by up to three spaces; however, as reflected in the CRLUP the reduction in parking is minimal and does not trigger the requirement for additional parking to be constructed in the CRLUP planning area. The Monterey Bay Aquarium provides parking to its staff and volunteers through other parking lots and spaces located throughout the City, including issuing public parking permits from the City. In addition, though an aggressive alternative transportation program sponsored by the Monterey Bay Aquarium, over 75% of the education staff either walk, bike, carpool or take public transit to work. This has been documented by a recent employee survey.

# **CONDITIONS OF APPROVAL:**

# Special:

# Planning Office

- 1. That the applicant shall pay an in-lieu fee for five parking spaces and shall provide evidence that the in-lieu fee has been paid prior to occupancy.
- 2. That the glass wall along Hoffman Avenue shall permanently remain free of signs or other covering that would impair clear view through the building wall in order to maintain a visual setback and increased coastal view.

#### **Engineering Office**

3. That prior to the issuance of a Building or Grading Permit, the applicant shall record the appropriate documents required by the Engineering office for any improvements within the Recreation Trail parcel adjacent to the subject site and/or any right-of-way improvements.

#### Standard:

# **Planning Office**

- 4. That prior to the issuance of Building Permits, the project shall receive both Preliminary and Final Architectural Review approval.
- 5. That any modification to the approved plans requires review and approval by Planning staff, the Planning Commission or the Architectural Review Committee, as necessary.

#### **Permits and Inspections Office**

- 6. That the applicant shall receive any Building and Coastal Permits required for the project.
- 7. That the applicant shall submit an Erosion and Sediment Control Plan as part of the Building Permit submittal.
- 8. That the applicant shall provide a copy of these Conditions of Approval on the front page of any set of plans to be included in the Building Permit submittal, as well as the following standard regulations:
  - a. Permitted hours of construction are limited to the hours of 7:00 am to 7:00 pm Monday through Friday, 8:00 am to 6:00 pm Saturday and 10:00 am to 5:00 pm Sunday.
  - b. The project is subject to the categorical water allocation program approved by the City Council and subject to the rules and regulations as adopted by the Monterey Peninsula Water Management District. The applicant proceeds at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available for this project.
  - c. That the project is subject to the categorical water allocation program approved by the City Council and subject to the rules and regulations as adopted by the Monterey Peninsula Water Management District. The applicant proceeds at his own

risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available for this project.

- d. That the applicant shall fully comply with all provisions of Monterey City Code, Chapter 31.5, Storm Water Management, and associated City Storm Water Regulatory Permit and Management Program, including, but not limited to storm water design, installation and maintenance of all necessary best management practices and physical infrastructure required to comply with said chapter.
- e. Storm Water Development Design for New and Redevelopment Projects: Project must conform to new post-construction storm water design regulations (PCRs) for new and redevelopment projects, which include the submittal of a Storm Water Control Plan and associated storm water design plans, calculations, information and attachments. Regulations, guidelines, and templates can be found online at this MRSWMP Developers Resource webpage:

http://www.montereysea.org/resources\_developers.php.

- f. Storm Water BMP Maintenance Agreement: Prior to finalization of the Building Permit, the developer shall develop and submit an operations and maintenance plan for permanent, structural storm water BMPs constructed as a part of this project, and enter into a legal agreement or covenant with the City to provide verification of at least annual maintenance of any necessary post-construction storm water facilities constructed on the site. The legal agreement or covenant shall be subject to review and approval of the City Engineering and City Attorney. The provisions in the agreement shall run with the land and the document shall be recorded with the County Recorder.
- g. During-Construction Pollution Prevention: During construction, the developer shall employ temporary storm water best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and construction waste management practices to protect the storm drainage system and water quality as required by City Code Section 31.5-15(c), City Phase II Permit, State Water Resources Control Board (SWRCB) Construction General Permit (CGP), and MRSWMP. Plans for the implementation of duringconstruction storm water management and BMPs, such as a Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and subject to review and approval of the City Engineer and Building Official prior to issuance of a grading and/or building permit.
- h. If archaeological materials or features are discovered at any time during construction, excavation shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist (defined as one who is certified by the Society of Professional Archaeologists). If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. If human remains are discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find. The contractor shall call the Monterey County Coroner and await the Coroner's clearance. If the coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. NAHC shall notify the most likely descendent. The Native American descendent, with permission of the land owner or representative, may inspect the site of the discovery and recommend the means for treating or disposing with appropriate dignity the human remains and any associated grave goods. The Native American descendent shall complete their

inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the removal and analysis of human remains and associate items; preservation of the Native American human remains and associated items in place; relinquishment of Native American human remains and associated items to the descendants for treatment; other culturally appropriate treatment. If the NAHC is unable to identify a descendent or the descendent identified fails to make a recommendation within 24 hours, the landowner shall reinter the human remains and items associated with the Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. If the landowner and Native American descendent reach agreement on the appropriate procedure, the landowner shall follow this procedure. If the landowner and Native American descendent cannot reach agreement, the parties shall consult with the Native American Heritage Commission. The landowner shall consider and if agreeable follow the identified procedure. If the landowner and Native American descendent cannot reach agreement after consultation, the Native American human remains shall be reinterred on the property with appropriate dignity. All procedures described in California Government Code Section 65352 shall apply

- That the hours of construction shall be limited to the hours of 7:00 am to 7:00 pm i. Monday through Friday, 8:00 am to 6:00 pm Saturday and 10:00 am to 5:00 pm Sunday.
- That this approval will expire 24 months from the date of Final Architectural Review i. approval by the City of Monterey Architectural Review Committee unless the required Building Permits are issued for the project. It is the applicant's responsibility to track the expiration date and any request for extension must be made a minimum of 60 days prior to expiration. No renewal notice will be sent to the applicant or property owner.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY this 14th day of June 2016, by the following vote:

AYES:	6	COMMISSIONERS:	Reed, Fletcher, Dawson, Garden, Millich, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Davis
ABSTAIN:	0	COMMISSIONERS:	None
RECUSED:	0	COMMISSIONERS:	None
RECUSED:	0	COMMISSIONERS:	None

APPROVED:

ATTEST:

Planning Commission Chair

Project Planner

Exhibit 6 CDP 3-16-0572 (Monterey Bay Aquarium Education Center) 10 of 10