

July 7, 2010

Michael Watson California Coastal Commission 725 Front Street Suite 300 Santa Cruz, CA 95060

RE: City of Monterey Waterfront Master Plan

Dear Mr. Watson,

I wanted to thank you and Dan Carl for taking the time to meet with myself and Kimberly Cole, our managing Principal Planner, last Monday, June 28, 2010 to talk about the City's efforts towards creating a master plan for its waterfront. Our staff began background analysis and public outreach on the Waterfront Master Plan in January, 2010, with the goal of creating a far-reaching, visionary plan for improvements to the portion of the waterfront between San Carlos Beach to the west and the eastern portion of Monterey Bay Park (Window on the Bay) at Sloat Avenue to the east.

During our meeting we discussed the components of the master plan concepts that resulted from three Waterfront Master Plan public workshops, each of which were well attended by over 100 participants representing project area stakeholders and community members. One alternative plan concept includes the relocation of the Del Monte Beach House, Monterey Bay Kayaks, and dry boat storage uses from their current locations on the east side of Figueroa Street. In this plan concept, the dry boat storage would be relocated to an area between the passenger depot and the parking lot that serves the boat ramp. A new building would be constructed at the foot of Wharf #2 to house the beach party and kayak uses. This alternative concept achieves the goal of opening up views east of Figueroa, while preserving existing coastal dependent and recreational uses that further public access and enjoyment of the coast and Monterey Bay.

Another alternative plan concept is to relocate to the south side of Del Monte Avenue existing parking that is now located adjacent to the harbor. Staff has recently completed a parking lot use and capacity analysis that identifies available capacity in the two Custom House parking lots. In this concept, the existing waterfront parking lots would be converted to open space that would allow recreational and temporary uses that increase coastal access for pedestrians and cyclists along the waterfront. This change would improve the overall appearance of the waterfront, improve the physical and visual linkage between Wharf #1, Wharf #2 and Monterey Bay Park, and create more activity and increased visits to existing and improved amenities by locals and visitors.

We also discussed the possible increase in coastal-related commercial and educational opportunities along Wharf #2 and along the "outer wall," which would require improvements that would increase public access to that portion of the harbor. We are pleased that you voiced support for each of these plan concepts and we will continue to

evaluate the feasibility of the concepts based on cost and possible regulatory and physical constraints.

We also discussed the need to update the City's Local Coastal Land Use Plans (LUP). You stated that your preferred approach would be to collapse all five LUPs into a single document that would continue to address area-specific policies and objectives. With this suggestion, however, you also recognized the importance of maintaining the momentum of the Waterfront Master Plan process. Ideally, the City's LUPs would be updated and adopted concurrent with the Waterfront Master Plan, using the Waterfront Master Plan as an implementation tool. You agreed that some preliminary research on the part of your office staff would be necessary to gauge whether a comprehensive LUP update could be achieved in a time-efficient manner.

Alternatively, if your staff identifies issues within our current LUPs that require substantial policy shifts, you would support our efforts towards completing and adopting the Waterfront Master Plan consistent with our existing LUPs (or with possible minor amendments). In this event, City staff would develop a work plan and schedule and assign the appropriate staff time and resources at a later date to pursue Local Coastal Program certification, including development of a comprehensive updated LUP and associated Implementation Plan and environmental review for adoption by the City Council and submittal to the Coastal Commission.

Finally, we discussed our City staff's involvement with the southern Monterey Bay regional group that is studying effects and possible mitigations to coastal erosion and sea level rise. Since reaching group consensus on a region-wide solution is years away, the City's approach is to develop and incorporate possible sea level rise mitigation strategies into the Waterfront Master Plan. The strategies would likely be phased to react to specific triggers caused by future stages of sea level rise, and may include sea walls, beach nourishment, groin structures, and pump systems.

We look forward to hearing from you in August regarding your sense of the level of effort the LUP update will require. We will also continue to notify you of future Waterfront Master Plan public workshops. To access our Waterfront Master Plan work and meeting products to date, please visit the Waterfront Master Plan website at http://monterey.org/waterfrontmasterplan.

Sincerely,

Elizabeth Caraker, AICP

Principal Planner

Cc: Monterey City Council

Fred Meurer, City Manager

Chip Rerig, AICP, Monterey Chief of Planning, Engineering, and Environmental

Compliance

Kimberly Cole, AICP, Managing Principal Planner

Elizabeth Caraker - RE: Response to letter

From:

"Michael Watson" <mwatson@coastal.ca.gov>

To:

"Elizabeth Caraker" < Caraker@ci.monterey.ca.us>

Date:

01/21/2011 12:43 PM Subject: RE: Response to letter

Hi Elizabeth: sorry about the delay in responding. It was very helpful to meet with you and Kim to go over the waterfront improvement plan concepts and to discuss options for updating the City's LUPs. We fully support the City's plan to combine the LUP subarea elements into one single LUP and preparation of a Waterfront Master Plan that provides additional, more specific policies that will guide development along the City's shoreline. With respect to future planning along the waterfront, we also are very interested in master plan concepts that remove/relocate existing development along Del Monte Beach and the Harbor in order to create greater opportunities for public access and to enhance visual access along this exceptionally scenic stretch of shoreline. Though we would need to understand more fully what that would mean including wrt any impacts on the public's ability to park and access the coast, the concept of relocating parking and reuse of the existing parking lots for higher priority uses such as coastal dependent and public recreation appear to be supported by the Coastal Act. Similarly, removal/relocation of existing structures on Del Monte Beach that will enhance public views of the shoreline, address potential future shoreline hazards, and expand public access and recreation at this location appear to also be consistent with Coastal Act goals. Accordingly, we look forward to continued coordination with the City on appropriate and necessary refinements to the LUP and ultimately certification of the City's implementation plan that will enable the vision for the waterfront to be implemented. If I can be of further assistance, please do not hesitate to contact me.

Mike

Mike Watson, Coastal Program Analyst California Coastal Commission Central Coast Office v. 831/427-4898 725 Front Street, Suite 300 Santa Cruz, CA 95060 f. 831/427-4877 mwatson@coastal.ca.gov

From: Elizabeth Caraker [mailto:Caraker@ci.monterey.ca.us]

Sent: Friday, January 14, 2011 1:12 PM

To: Michael Watson

Subject: Response to letter

HI Mike,

Did you get a chance to give any thought to my request for a response? Short and sweet would be fine.

Thanks,

Elizabeth Caraker, AICP Principal Planner