



SEP 20 2004

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5601
FAX (831) 644-9558 • http://www.mpwmd.dst.ca.us

APPLICATION FOR VARIANCE REGARDING WATER CONNECTION PERMITS

Rule 24 of the District Rules and Regulations states that upon request an applicant may apply for a variance from standards incorporated in the District's Rules and Regulations. Variances may be approved when: a) special circumstances exist, as defined in the Rules and Regulations; b) when strict interpretation and enforcement of any standard would cause undue hardship; and c) when the granting of such a variance will not tend to defeat the purpose of the Rules and Regulations.

In order to be considered for a variance hearing, all applicants must submit a completed application with payment of a non-refundable processing fee, and any other information necessary to evaluate the case. Applications must be received 5 weeks in advance of the next scheduled Board meeting in order to be considered for placement on the agenda. All applicants are required to provide the information requested on this form. This information will be used as the basis for finding on which the Board will support or deny your variance request. Submission of an incomplete application may constitute grounds for denial of your request.

APPLICANT INFORMATION

- 1. Applicant's Full Name: Paul E. Davis, AIA, Architect
Mailing Address: 286 Eldorado Street
City: Monterey State: CA Zip: 93940
Phone Number(s): Work (831) 373-2784 Home ()
2. Name of Agent(s) to Represent Applicant: Paul E. Davis, AIA, Architect
Mailing Address: 286 Eldorado Street
City: Monterey State: CA Zip: 93940
Phone Number(s): Work (831) 373-2784 Home ()

PROPERTY INFORMATION

- 1. Full Name of Property Owner: PRI, LLC/ Dirk Winter
Mailing Address: 2905 Burton Drive
City: Cambria State: CA Zip: 93428
Phone Number(s): Work (805) 927-6113 Home ()
2. Property Address: 406/410 Alvarado St.
City: Monterey State: CA Zip: 93940
3. Assessor's Parcel Number: 001 - 572 - 015/016
4. Property Area: Acres: Square Feet: 17,496 SF Other:
5. Past Land Use: Commercial/Hotel
6. Present Land Use: Vacant/Commercial/Hotel
7. Proposed Land Use: Apartments/Commercial/Hotel
Existing buildings? Yes X No
Types of uses and square footage: 18 Apartments/5115 SF Commerical, 69 Hotel rooms

(PLEASE PROVIDE 5 YEARS OF WATER RECORDS)

SUBMITTED BY APPLICANT

STATEMENT OF VARIANCE REQUEST

**If additional space is needed for response to any question, please continue on a separate piece of paper and attach to the back of this application.*

1. From which rule(s) are you requesting a variance?
Requirement for individual water meters for each apartment unit and Special Circumstances approval Monterey Hotel Expansion for separate meters for Spa and Laundry.

2. Please state the special circumstances which distinguish your application from all others which are subject to enforcement of this process.

Complicated downtown site with limited sidewalk space for meters and construction constraints of apartments over commercial multi-story construction.

Apartments will be 100% Affordable.

3. What difficulties or hardships would result if your variance request was denied?
Almost impossible to run separate service piping in multi-story building on commercial - with service construction constraints of cost of Affordable Housing.

4. What specific action are you requesting that the Board take?
Allow substitution of in-line water meters at each unit and Spas and Laundry - Utilities management concepts to requirements of separate metering can be maintained in spirit or ordinance and Special Circumstances

5. Please indicate if you intend to make a statement at the variance hearing, and list the names of any other individuals who may speak on your behalf.

Paul E. Davis, AIA Architect, will speak in behalf of Variance Request.

PROJECT INFORMATION

*If additional space is needed for response to any questions, please continue on a separate piece of paper and attach it to the back of this application.

1. Type of Project: XX New Construction XX Remodel/Addition

2. Proposed New Use: (Please refer to the District's current Fixture Unit/Use Category sheet for assistance with this question.)

X Residential No. Dwellings 18 Total No. Fixture Units (Residential Only) 6.8/unit

XX Commercial/Industrial/Governmental

Type of Use: Hotel and commercial Square Footage: 5115 SF Commercial

Other (Specify): 69 Hotel units

3. Current Zoning Classification: VSC - Commercial

4. Name of water company which services the property: Cal-American

5. Do you feel this project will use less water than that calculated by the District? If so, please explain how much you believe the project will use, and the basis on which you make this assumption.

Already approved Special Circumstances Monterey Hotel Addition

6. Has this project been approved by the local jurisdiction? If so, please list or attach a copy of all conditions which have been imposed on the project. (Attach a copy of these conditions and approvals received.)

Yes

7. Does the applicant intend to obtain a municipal or county building permit for the project within ninety (90) days following the granting of a water connection permit? If not, when will water be needed at the site?

Yes. Water at site for construction - Occupancy - October 2005

I declare under penalty of perjury that the information in the application and on accompanying attachments is correct to the best of my knowledge and belief.

[Signature] Signature of Applicant

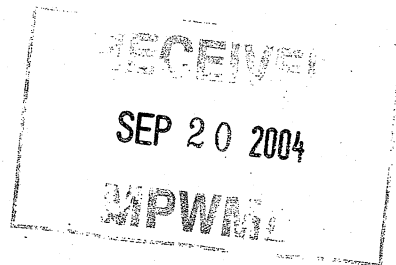
9/29 of Monterey Date/Location

NOTE TO APPLICANT: You may attach written findings for the Board to review and consider in support of the action you have requested.

Fee Paid \$250

Receipt No.

Staff Initials BSC



December 29, 2003

Paul E. Davis, AIA Architect
286 Eldorado Street
Monterey, CA 93940

Subject Property: 406/410 Alvarado Street (Monterey Hotel)
Permit Number and Type: Application 03-357 for Extension of
Use Permit 98-184; Parking Adjustment 00-195; Variance 00-278

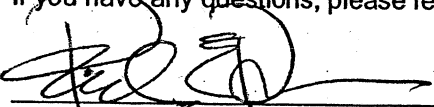
In the matter of the above-described application, the Planning Commission of the City of Monterey, on October 14, 2003, approved the granting of the above noted permit subject to the Conditions of Approval set forth on the back of this Permit.

QUALIFICATIONS

1. Signatures - The permit shall not become effective until signed and dated by both the applicant and the property owner and returned to the Community Development Department.
2. Nullification - The permit shall become null and void if not exercised or extended within twenty-four (24) months of the date of granting hereof. **It is the applicant's responsibility to track the 24-month expiration date and to request any extensions prior to that date. No renewal notice will be sent.** (This does not apply to Home Occupation Permits).
3. Revocation - The permit shall be subject to revocation for failure to comply with all Conditions of Approval stated on the back of this form.

Please return the enclosed original permit, signed and dated by the applicant and the property owner (if other than yourself) to the City of Monterey Planning Department **within ten (10) days**. (Retain the white copy for your records.) The permit will not be valid until we have received a signed copy and will be subject to revocation if not received.

If you have any questions, please feel free to contact us.



Applicant's Signature

1/2/04

Date



Property Owner's Signature

1/6/04

Date

Enclosures

cc: Monterey Hotel Group; c/o Dirk Winter; 2905 Burton Drive; Cambria, CA 93428
Building Safety & Inspection (Copy of Permit and Site Plans)
Code Enforcement (Copy of Permit)

SUBMITTED BY APPLICANT

water use from the City's water allocation program shall be reviewed and approved by the City Council.

11. The rooftop spa and pool uses shall only be approved if all water for the project spa and pool uses and the hotel rooms is provided by non-allocation water sources approved by the Monterey Peninsula Water Management District.
12. A Parking Adjustment is granted for 4 parking spaces and 9 tandem parking spaces on site. Prior to occupancy the applicant shall enter into a contract with the City of Monterey to pay parking adjustment fees for 4 parking spaces.
13. A Variance is granted for zero setbacks, 100% lot coverage and a room density of 135 square feet of lot area per room.
14. The applicant shall submit a completed application for historic overlay zoning prior to application for a building permit for the project.
15. This permit shall become null and void if not exercised or extended within one (1) year of the date of granting by the Planning Commission. It is the applicant's responsibility to track the one-year expiration date and request permit approval extensions prior to the permit expiration date. No renewal notice will be sent to the applicant.

Planning Commission
October 14, 2003

SUBMITTED BY APPLICANT

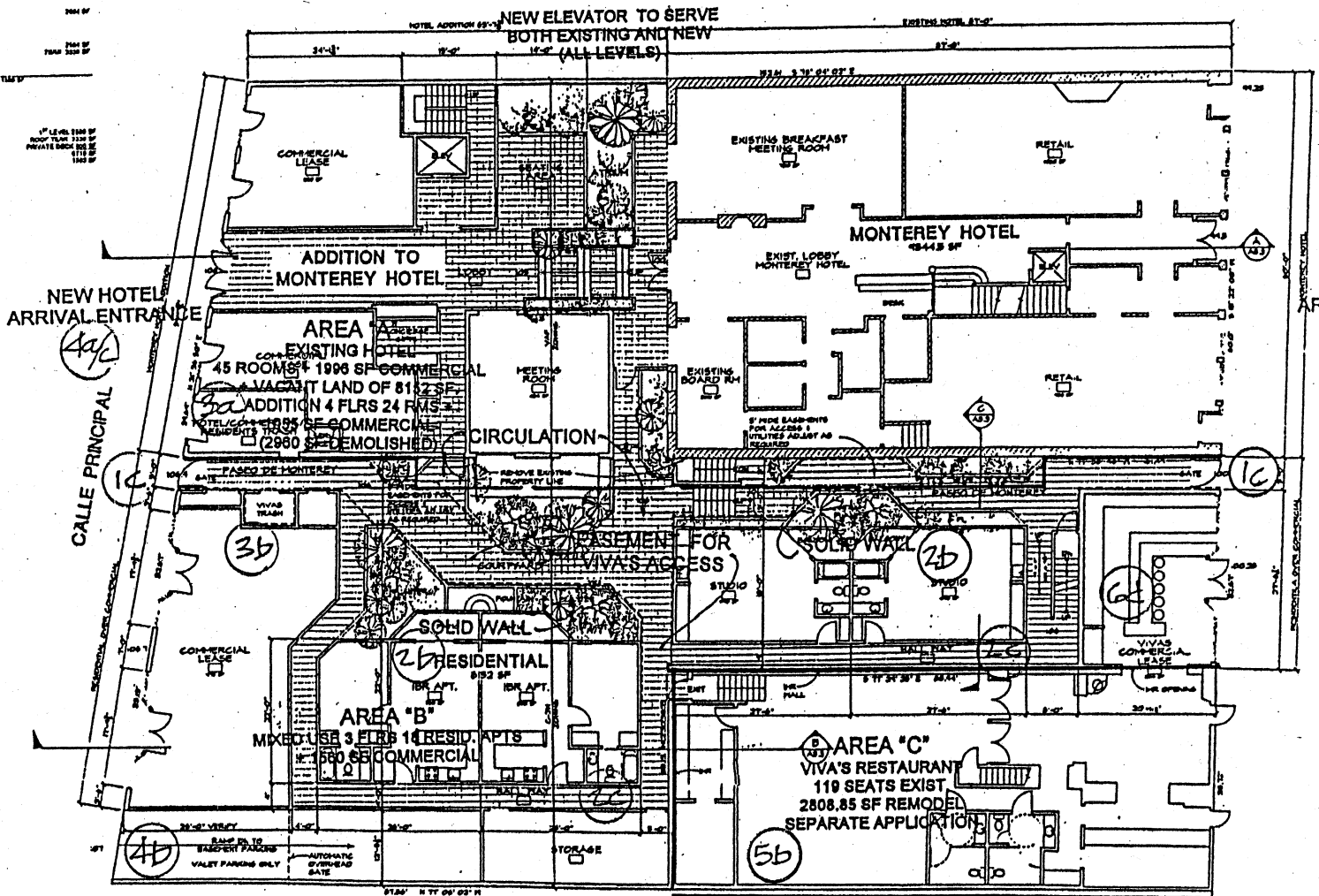
HOTEL	HOTEL			RESIDENT		RESIDENT	OPEN SPACE
	EXIST. HOTEL	NEW HOTEL	RETAIL	OPEN SPACE	RESIDENT		
EXIST. HOTEL	1717 SF						
NEW HOTEL		1717 SF					
RETAIL			1717 SF				
OPEN SPACE				1717 SF			
RESIDENT					1717 SF		
RESIDENT						1717 SF	

MONTEREY HOTEL
 406 ALVARADO ST.
 MONTEREY, CA 93940
 831-376-8844

THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS

EXISTING HOTEL
 ARRIVAL ENTRANCE

ALVARADO STREET



SITE PLAN / FIRST LEVEL FLOOR PLAN

Drawn by: S.V.
 Date: June 14, 2000
 Scale: 1/8" = 1'-0"

Project No.: 00-001
 Project Name: MONTEREY HOTEL
 Project Location: 406 ALVARADO STREET, MONTEREY, CA 93940

A1.1

RECEIVED

SUBMITTED BY APPLICANT

AUG 04 2000

ATTACHMENT 3

CITY OF MONTEREY
 PLANNING DIVISION

MONTEREY HOTEL
 406 ALVARADO ST.,
 MONTEREY, CA. 93946
 831-375-3364

THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS

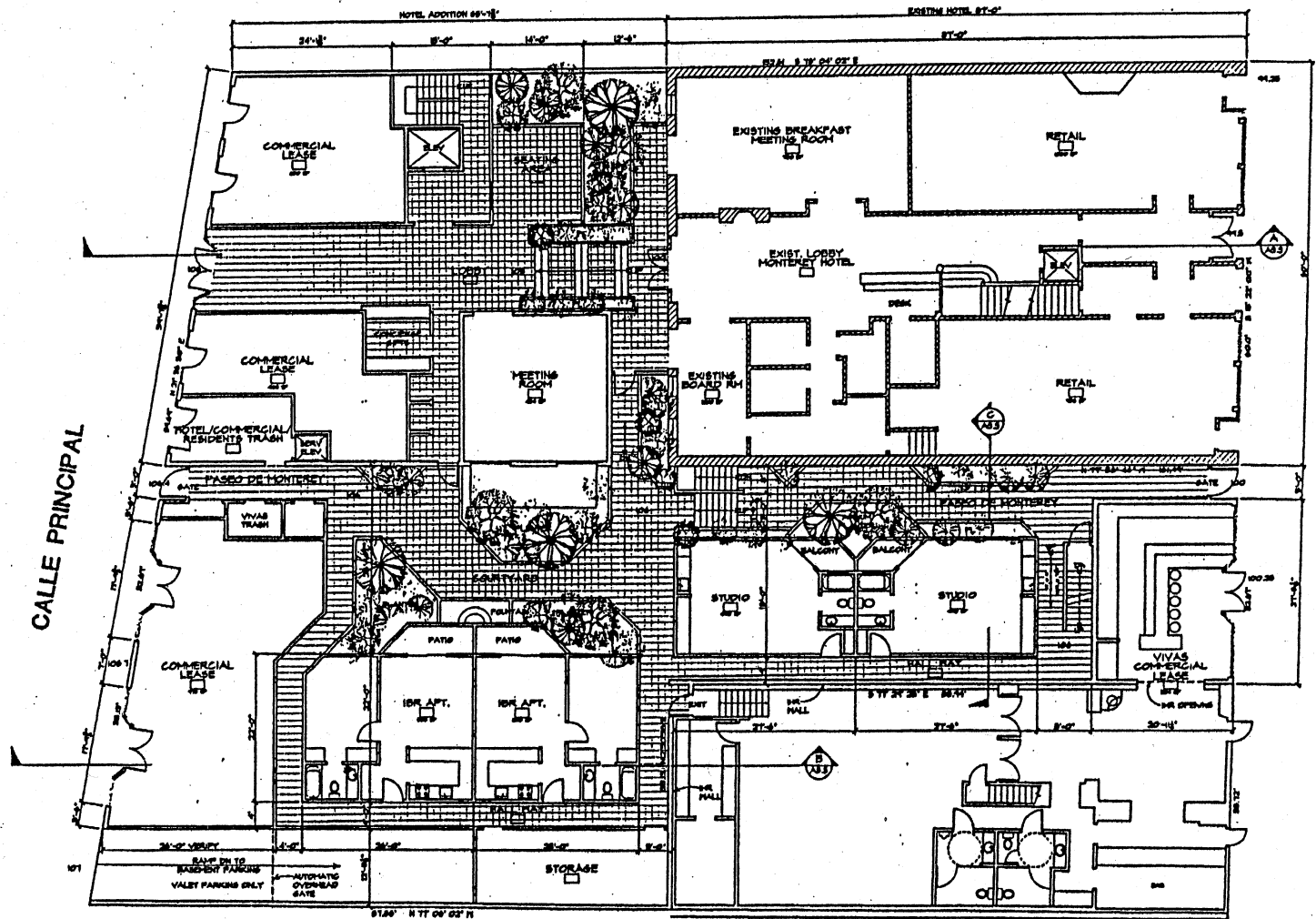
Drawn by: S.V.
 Date: June 14, 2000

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

Sheet Title:
 FIRST LEVEL FLOOR PLAN

Sheet Number:

A2.2



FIRST LEVEL FLOOR PLAN

RECEIVED

AUG 04 2000

CITY OF MONTEREY
 PLANNING DIVISION

SUBMITTED BY APPLICANT

ADDITION TO
MONTEREY HOTEL
 456 ALVARADO ST.
 MONTEREY, CA. 93948
 831-378-3144

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS

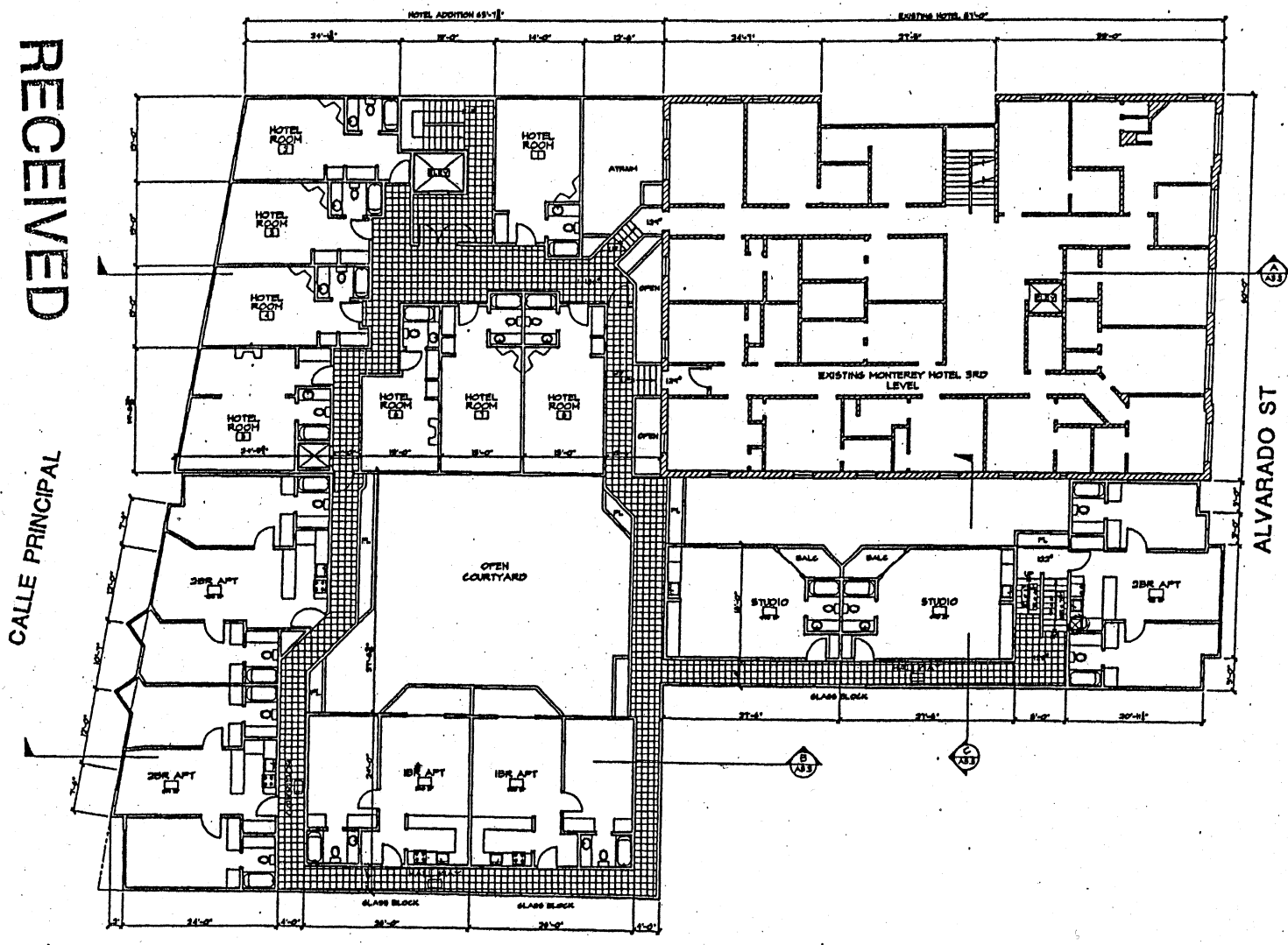
300 ELWOOD STREET, MONTEREY, CA 93940
 MONTEREY, CA 93940 TEL: (831) 378-3144 FAX: (831) 378-3144

Drawn By: G.V.
 Check Date: June 14, 2000
 Not Bound for Construction

The use of these plans and specifications is restricted to the project and site for which they were prepared. No part of these plans and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Sheet Title:
**THIRD LEVEL
 FLOOR PLAN**

Sheet Number:
A2.4



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

RECEIVED

AUG 04 2000

CITY OF MONTEREY
 PLANNING DIVISION

SUBMITTED BY APPLICANT

ADDITION TO
MONTEREY HOTEL
 408 ALVARADO ST.
 MONTEREY, CA, 93948
 831-375-8164

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

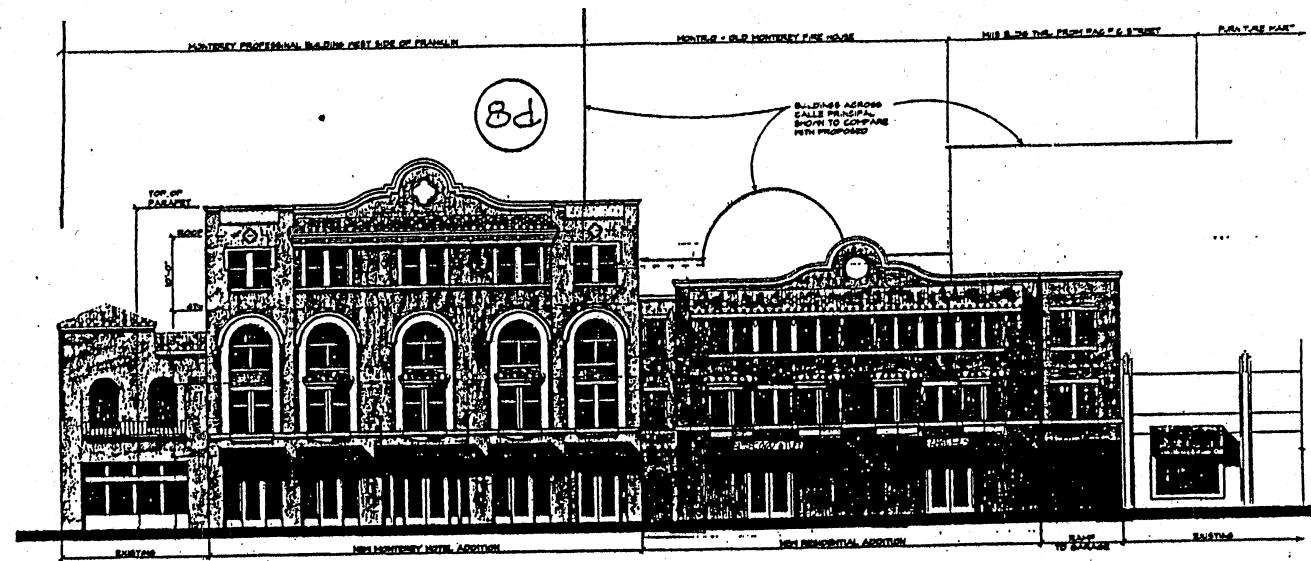
Drawn by: P.V.
 Drawing Date: FEB. 3, 2000
 Date issued for Construction:

This drawing is the property of The Paul Davis Partnership. It is to be used only for the project and site identified on the title block. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of The Paul Davis Partnership.

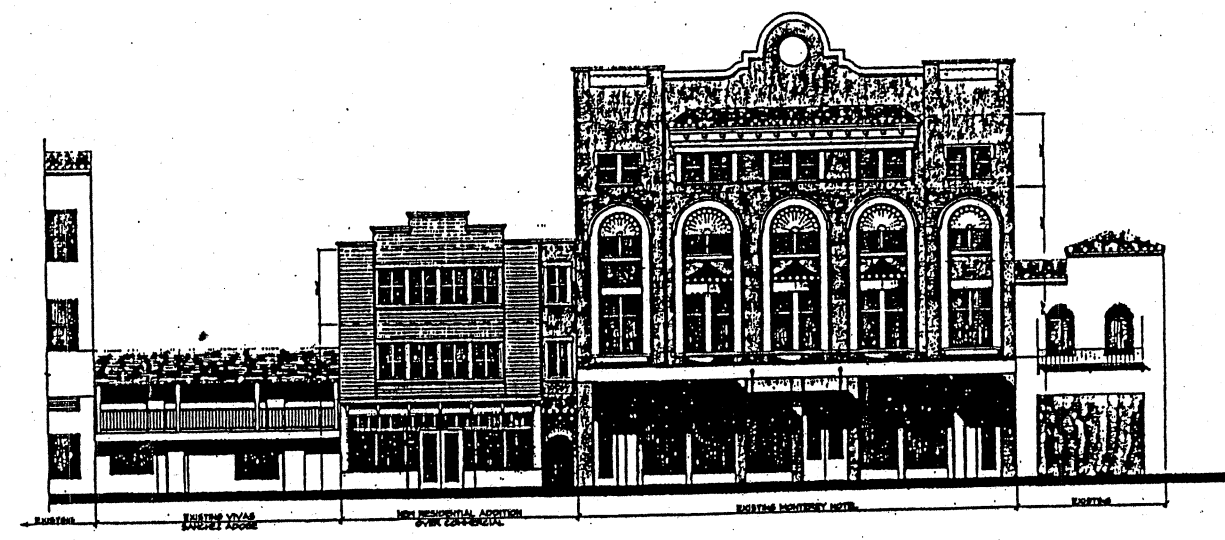
From the
 EXTERIOR
 ELEVATIONS

Sheet Number

A3.1



CALLE PRINCIPAL ELEVATION



ALVARADO STREET ELEVATION

SUBMITTED BY APPLICANT

CITY OF MONTEREY
 PLANNING DIVISION

AUG 04 2000

RECEIVED

Project / Name:
**ADDITION TO
 MONTEREY HOTEL**
 408 ALVARADO ST.
 MONTEREY, CA. 93940
 831-878-8184

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS
 300 ELIZABETH STREET, 10th
 FLOOR, SAN FRANCISCO, CA
 94104-3115

Drawn By: **G.V.**
 Drawing Date: **June 14, 2000**
 Not to be used for
 Construction

Revisions:
 For use of this plan and specifications to comply with all applicable codes and regulations, the applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect and planner are not responsible for the accuracy of the information provided by the applicant or for the consequences of any errors or omissions in this plan.

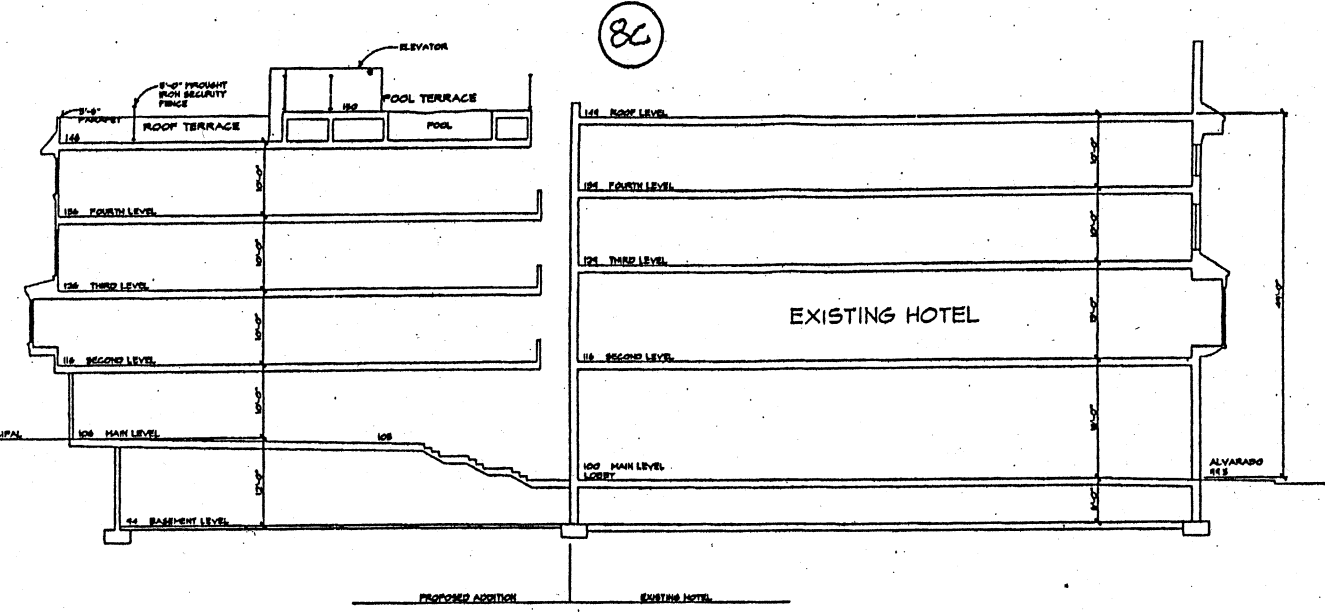
Sheet Title:
BUILDING SECTIONS

Sheet Number:
A3.3

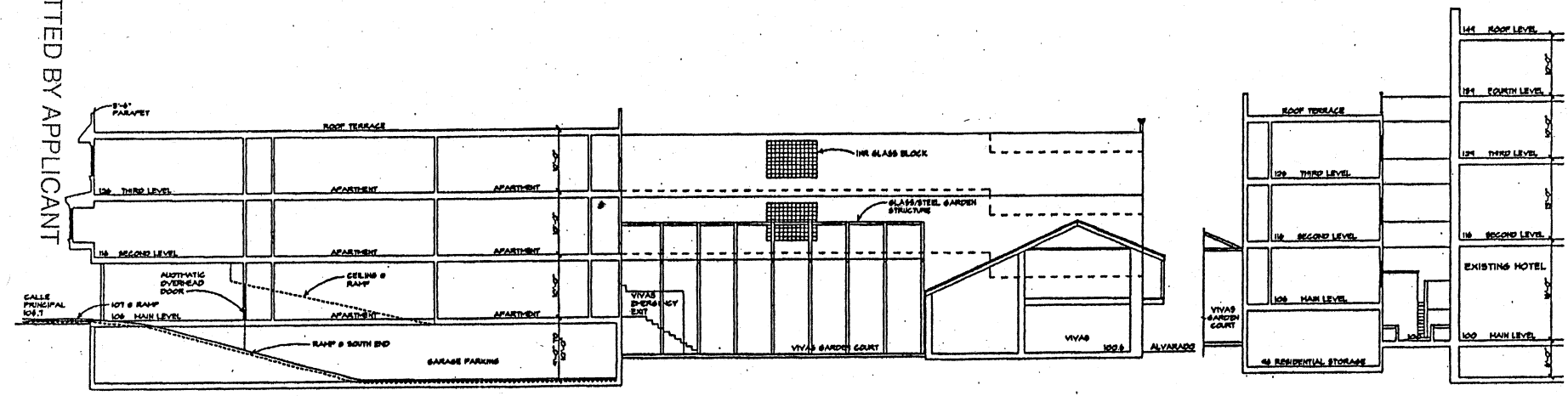
CITY OF MONTEREY
 PLANNING DIVISION

AUG 04 2000

RECEIVED



A SECTION @ HOTEL



B SECTION @ RESIDENTIAL

C SECTION BETWEEN EXIST. HOTEL & RESIDENTIAL



Monterey Peninsula Water Management District

DISCLOSURE STATEMENT
(EX PARTE COMMUNICATIONS)

Name or description of project, action, etc.: Monterey Hotel Addition/Apartments

Names and addresses of all persons authorized to communicate with the Board of Directors on this matter:

Table with 2 columns: Name, Address. Row 1: Paul E. Davis, 286 Eldorado St., Monterey.

This Disclosure Statement is completed in my capacity as [] the Applicant for matter referenced in the first line, or as [] an authorized Agent of the Applicant. My signature evidences I am duly authorized to act on behalf of all individuals and/or entities that have an ownership interest in this matter (exceptions shall be noted by checking this box [] and providing a complete explanation as an attachment to this Disclosure Statement).

I understand this Disclosure Statement is required to list the names and addresses of all persons authorized to communicate with the Directors of the Water Management District on this matter. I further understand and agree to revise and amend this Disclosure Statement whenever any other person is authorized to communicate regarding this matter. Oral disclosure of agents shall not satisfy this requirement.

I understand and agree that failure to disclose the name of individuals who shall communicate with the District Board Members on behalf of the applicant shall subject the matter referenced above to immediate review and denial. Further, I understand that if denial is based on failure of either the applicant or of an authorized agent of the applicant to comply with these disclosure requirements, no request for approval of an identical or similar matter shall be granted for a period of twenty-four (24) months from the date this matter is denied.

I declare the foregoing to be true and correct of my own personal knowledge. I have signed this form this 20 day of Sept, 2004. This form is signed in the City of Monterey, State of Calif.

Paul E. Davis
Name (print)
[Signature]
Signature

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

November 2, 2004

Gabriella Ayala
MPWMD
5 Harris Court, Bldg. G
P.O. Box 85
Monterey, CA

Via Facsimile 644-9558

SUBJECT: Proposed Water Meters for Monterey Hotel, 406/410 Alvarado Street, Monterey, CA

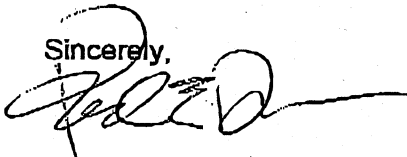
Dear Gabriella,

This letter is written at your request to modify our request for variances regarding water connection permits. Attached is a letter from Emily Whitfield of January 29, 2002, which acknowledged the variance for the meters for the laundry, pool and spas.

Therefore, the additional variance that we are requesting is limited to the individual 18 apartments. The request is because of the complicated downtown site with limited sidewalk space for meters and the construction constraints on a tight site with multi-story buildings.

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,



Paul E. Davis, AIA
Architect

286 Eldorado Street, Suite A
Monterey, CA 93940
831-373-2784 * Fax: 831-373-7459

SUBMITTED BY APPLICANT



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5601
FAX (831) 644-9558 • <http://www.mpwmd.dst.ca.us>

January 29, 2002

Mr. Paul E. Davis
The Paul Davis Partnership
286 Eldorado Street, Suite A
Monterey, CA 93940

Subject: Proposed Water Meters for the Monterey Hotel, 406/410 Alvarado Street, Monterey, CA

Dear Mr. Davis:

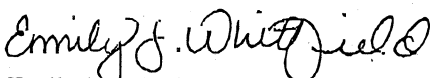
This letter responds to your letter dated December 11, 2001, asking for District concurrence with the proposed layout for the water meters required by the Special Circumstances (Rule 24 G) approval for the Monterey Hotel. Included in your correspondence was a schematic of the proposed water meters. The schematic shows one main meter (hotel house meter) read by Cal-Am, separate meters for the individual apartment units (read by Cal-Am), and several inline meters separately metering both the hot and cold of the commercial laundry, the residential laundry, the basement spa, the pool and spa on the roof, and the hotel.

After reviewing the schematic provided, the District concurs with the use of inline meters to individually meter the commercial laundry, residential laundry and the pool and spas. As a condition of the approval, the District will review the Monterey Hotel water use annually after the project is completed and occupied, and provide an informational report to the District's board for a period of five years. The District will be unable to verify through Cal-Am Water Company the water consumption of the items requiring separate meters. The District will read the individual inline meters annually as a part of review process. The applicant must agree to pay the District processing fees in the amount of \$1,400 for up to twenty hours of time and resources to review the water consumption and other conditions of this project for a period of five years. Staff time in excess of four (4) hours annually to review this project will be compensated by the property owner at the rate of \$70 per hour or as allowed by District Rule 60.

Final drawings submitted to the District for water permit processing should indicate the location of all inline meters. The District will perform a final inspection upon project completion. At that time, the inline meters will be read for the first time. The meters will subsequently be read each year after on the anniversary date of the District's final inspection.

If you have any further questions, please contact me at 658-5601.

Sincerely,



Emily J. Whitfield
Conservation Representative

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SUBMITTED BY APPLICANT