

Regular Meeting Of The Marina Planning Commission

AGENDA

REGULAR MEETING OF THE MARINA PLANNING COMMISSION

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY

(HYBRID)

**Marina City Council Chambers
211 Hillcrest Avenue, Marina, CA**

6:30 PM Regular Session

Zoom Meeting URL:

[HTTPS://US02WEB.ZOOM.US/S/84287578704](https://us02web.zoom.us/j/84287578704)

**Zoom Meeting Telephone Only Participation: 1-669-
900-9128 - Webinar ID: 842 8757 8704**

Participation

You may participate in the Planning Commission meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to MARINA@CITYOFMARINA.ORG with the subject line "Public Comment Item #_" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Planning Commission will have the option to modify their action on items based on comments received.

Persons Addressing the Legislative Body. Any person making impertinent, slanderous or profane remarks, or who becomes boisterous while addressing the legislative body, shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be barred from further audience before the legislative during that meeting, unless permission to continue be granted by a majority of the body.

Members of Audience. Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall be guilty of an infraction, and upon instructions from the Presiding Officer, it shall be the duty of the Sergeant at Arms or Peace Officer to remove any such person from the room and place him under arrest or otherwise cause him to be prosecuted under the law.

Agenda Materials

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website WWW.CITYOFMARINA.ORG. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Marina website WWW.CITYOFMARINA.ORG subject to City staff's ability to post the documents before the meeting.

Vision Statement

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 – May 2, 2006)**

Mission Statement

The Planning Commission as an appointed body of the City Council will provide the

leadership in protecting Marina's natural setting while developing the City on a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. (Resolution No. 2006-112 – May 2, 2006)

Land Acknowledgement

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and Ohlone/Costanoan, their ancestors and allies - and honors these members of the community, both past and present.

1. Call To Order

2. Roll Call & Establishment Of Quorum

Chair Glenn Woodson, Vice Chair Audra Walton, Surinder Rana, Victor Jacobsen, Galia Baron, Richard St. John, Paul Cheng

3. Moment Of Silence & Pledge Of Allegiance

4. Special Announcements And Communications From The Floor

Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of three (3) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. Ex Parte Communications For Quasi-Judicial Matters

On quasi-judicial matters, Councilmembers shall verbally disclose off the record contacts relating to the item, after the item is called and before Council consideration of the matter. Disclosure shall include the identity of an individual(s) with whom the Council Member had contact and the nature of the contact.

Written ex parte communications must be forwarded to the City Clerk so they can be provided to the entire Council and to the public.

6. Consent Agenda

Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the Planning Commission may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.

. A. Approval Of Minutes

Planning Commission to approve August 28, 2025, Meeting Action Minutes. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

Documents:

7. Public Hearings

Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. Planning Commissioners will disclose any ex parte communication before making comments on each project. The applicant will then have the opportunity to make a presentation. The public will then be invited to approach the podium to provide up to three (3) minutes of public testimony and then the applicant will have a chance for a short rebuttal of any issues raised by the public.

. A. Design Review Permit - Sanctuary Beach Resort, 3295 Dunes Drive

The Planning Commission to consider adopting a Design Review permit (File No. SAD25-0006) for signage and landscaping improvements within the Sanctuary Beach Resort complex located at 3295 Dunes Dr., subject to findings, conditions of approval and CEQA exemptions 15301(h), 15303 (e), and 15311(a) pertaining to landscape maintenance, accessory structures, and on-site signs, respectively. Project Planner: Alyson Hunter, Planning Services Manager | 831-884-1251 | AHUNTER@CITYOFMARINA.ORG

Documents:

PCSR_RESO AND EX A - SANCTUARY SAD25-0006 - FINAL.PDF

8. Informational Items

9. Staff & Major Projects Updates

. A. The City Of Marina Will Be Hosting The Following Events:

- Multi-Cultural Festival on Saturday, September 20th at Vince DiMaggio Park
- Marina's 50th Anniversary on Saturday, October 18th at Vista del Camino Circle
- Salute to Veteran's Jamboree on Tuesday, November 11th at Veterans Transition Center

Documents:

MULTICULTURAL FESTIVAL SEPT 20.PNG

50TH CELEBRATION OCT 18.PNG

SALUTO TO VETERANS JAMBOREE NOV 11.PDF

10. Correspondence

11. Adjournment



Thursday, August 28, 2025

6:30 PM Regular Session

DRAFT MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

1. **Call to Order:** 6:30 PM
2. **Roll Call & Establishment of Quorum**
Present: Walton, Rana, Jacobsen, Baron, St. John, Cheng
Absent: Woodson
3. **Moment of Silence & Pledge of Allegiance**
4. **Special Announcements and Communications from the Floor**
5. **Ex Parte Communications for Quasi-Judicial Matters**
6. **Consent Agenda**
 - A. **Approval of Minutes**
Cheng motioned, (Jacobsen 2nd) to approve July 10, 2025, Meeting Action Minutes.
On a 6-0 vote the motion was approved (6-0-0-1)

Ayes (6): Walton, Rana, Jacobsen, Baron, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (1): Woodson
7. **Public Hearings**
 - A. **Minor Amendment to the Marina Municipal Code**
St. John motioned, Jacobsen 2nd to approve Resolution 2025-10 recommending that the City Council adopt the proposed amendment to Section 17.52.020 of the Marina Municipal Code (MMC) removing the phrase "male and female impersonators" from the Definition of "Adult cabaret" thereby removing this form of personal and cultural expression from uses regulated by the Adult Businesses and Massage Therapists section of the MMC. The proposed Ordinance is exempt from environmental review pursuant to Section and 15061(b)(3) of the CEQA Guidelines. *On a 6-0 vote the motion was approved (6-0-0-1)*

Ayes (6): Walton, Rana, Jacobsen, Baron, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (1): Woodson

8. Informational Items

A. Monterey-Salinas Transit (MST) Mobility Hub Site

The Planning Commission received an informational presentation on the approved Site & Architectural Design Review SAD25-005 for MST to build a mobility hub at its property on 5th Street in Marina. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

B. Innovative Housing Models in support of Housing Element Program

The Planning Commission received an informational presentation from Rincon Consulting regarding innovative housing models that can be implemented to reduce housing costs and decrease time to occupy housing units in support of Housing Element Program 2.3 (Affordable Housing Development). Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

9. Staff & Major Projects Update

Staff announced the Salute to Veteran's Jamboree event taking place at the Veteran's Transition Center on November 11, 2025.

10. Correspondence

11. Adjournment: 7:39 PM

Members of the
Planning Commission

Planning Commission Meeting
of September 25, 2025

PLANNING COMMISSION TO CONSIDER ADOPTING A DESIGN REVIEW PERMIT (FILE NO. SAD25-0006) FOR SIGNS, LANDSCAPING AND OTHER OUTDOOR IMPROVEMENTS ON THE SANCTUARY BEACH RESORT PROPERTY LOCATED AT 3295 DUNES DRIVE (APNs 033-192-040, -041, -042). THE PROPERTY IS LOCATED IN THE COASTAL ZONE. THE PROJECT IS SUBJECT TO FINDINGS, CONDITIONS OF APPROVAL AND CEQA EXEMPTIONS PERSUANT TO SECTIONS 15301(h), 15303(e), and 15311(a) OF THE CEQA GUIDELINES.

RECOMMENDED MOTION:

Staff recommends the following motion to approve the project:

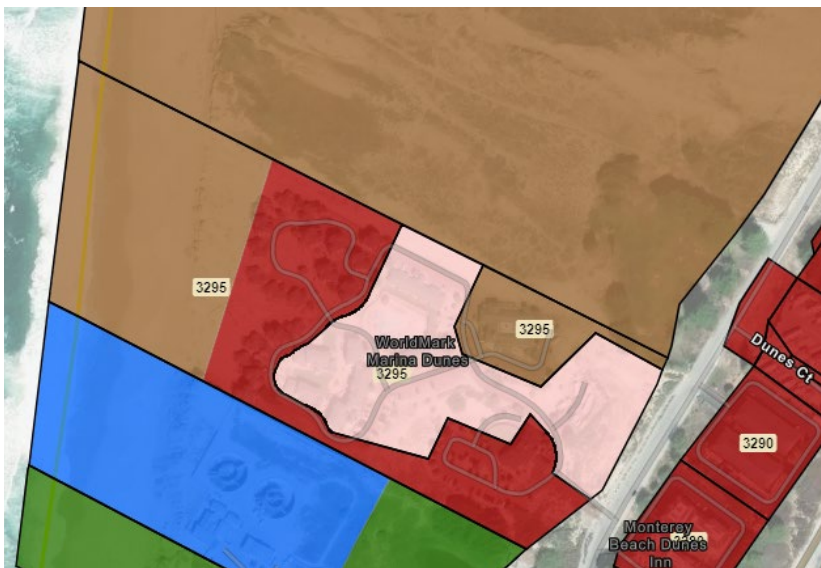
“I move to adopt Resolution 2025-11 approving a Design Review permit (File No. SAD25-0006) for signage and landscaping improvements within the Sanctuary Beach Resort complex located at 3295 Dunes Dr., subject to findings, conditions of approval and CEQA exemptions 15301(h), 15303(e), and 15311(a) pertaining to landscape maintenance, accessory structures, and on-site signs, respectively.”

SITE INFORMATION:

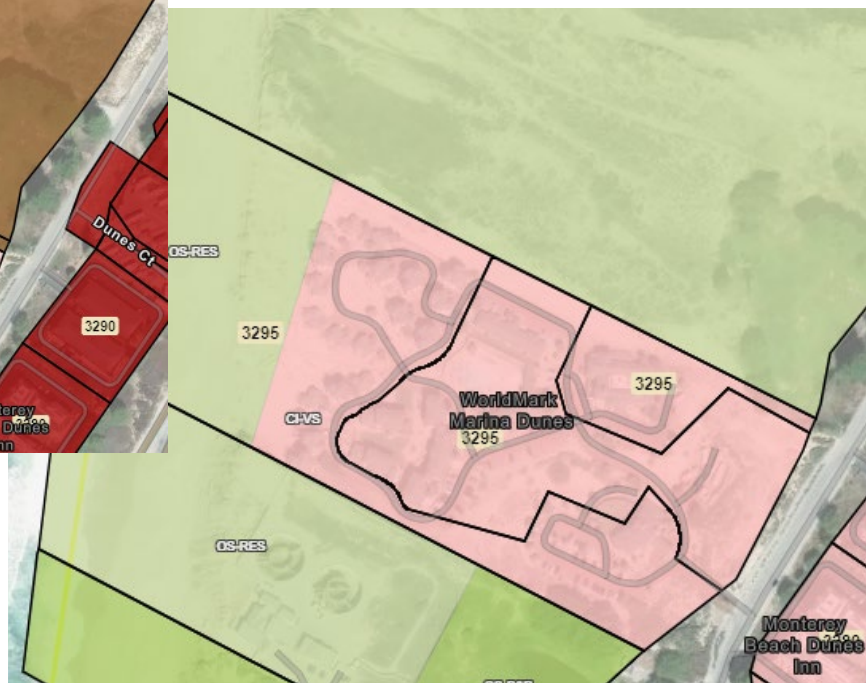
Location	Sanctuary Beach Resort, 3295 Dunes Drive
Assessor Parcel No.	033-192-040, -041, -042
General Plan Designation	Commercial, Visitor-Serving
Zoning District	Planned Commercial-Coastal Permit (PC/CP) and Planned Commercial (PC)
Parcel Size	The entire property is ± 18 acres. The project areas are ±15,000 sf (Sun Bowl) and ±5,000 sf (Lodge)
Owner / Applicant	HHM Hotels / Sylvain Briens (General Manager)
Design Firm	Julia Oberhoff of Ten Over Studio, Inc.

Table 1: Project Information

PROJECT LOCATION:



Map (above): Planned Commercial and PC-CP Zoning District



Map (right): Commercial-Visitor Serving General Plan

PROJECT DESCRIPTION:

Improvements include new plantings within reconfigured existing public gathering spaces, new concrete patio and walkways, gas fire pits, decomposed granite (DG) and sand set flagstone pathways and seating areas, minor grading, replacement of existing turf with artificial grass, decorative pedestrian-level lighting, 6' tall redwood fencing along the perimeter of the "Lodge" area, and a 10' tall wood pergola at the "Lodge". No trees are proposed for removal – all existing trees will be retained and protected in place. The following descriptions are from the Title Sheet of the application submittal:

Lodge Details

The first area of focus is the transformation of an existing open lawn adjacent to the lodge into a multi-purpose space that serves as both an event venue and a casual outdoor recreation area. The design introduces refined paving elements, integrated lighting, and low-impact planting that frames views while maintaining openness and flexibility. The existing turf lawn will be replaced with artificial turf to reduce water use and maintenance requirements. Carefully planned grading and access paths ensure seamless transitions for both intimate events and day-to-day guest use.

Sun Bowl Details

The second and larger improvement area is located closer to the shoreline, offering panoramic views of the Pacific Ocean. This space will be reimagined as a multi-functional outdoor experience zone featuring fire pits, casual seating clusters, shaded relaxation areas, and activity zones. Varied planting palettes, natural materials, and topographic sculpting enhance both comfort and visual appeal. Designed to accommodate small groups and individuals alike, this area supports daytime lounging and evening social engagement while maintaining sensitivity to the coastal environment.

Sign Detail (begins on Sheet L8.0)

A total of 58 new or replacement signs are proposed. The signs will all be externally illuminated (with the exception of the site ID pylon sign which will be internally illuminated and the two (2) "No Cars" signs (Sheet L8.5)) and constructed of Corten steel and marine grade aluminum painted to appear similar to Corten steel. Included in this number are 25 small "sensitive habitat" signs made of painted aluminum or wood to be posted within surrounding dune areas in an effort to keep visitors off these sensitive areas. The locations of each type of sign are indicated on Sheet L8.0 and the sizes of each type of sign are included on subsequent sheets.

BACKGROUND:

In July 1996, the City of Marina issued a Coastal Development Permit, and other related permits, and adopted an Environmental Impact Report (EIR)¹ for the development of a mixed-use resort called The Marina Dunes Resort that included 112 vacation club units, 71 hotel units, a restaurant, meeting and conference facility, recreation facilities and public access to the beach.

The City's approval was appealed² to the California Coastal Commission (CCC) which heard the item in November 1996. The project was significantly reduced to the condition that exists today.

The two (2) gathering areas that are the subject of this Design Review application were created in their existing general layout and condition at the time of CCC approval. The CCC retains CDP authority with the City of Marina continuing to retain all other non-CDP authority. This project includes new and replacement signage. These proposed changes do not affect public access to the beach, the intensity or density of use of the resort itself, or any other approved aspects of the larger project. the proposed development will require a Coastal Development Permit (CDP) or a CDP Waiver to be issued by the

¹ State Clearinghouse #95113056

² A-3-MAR-96-094

California Coastal Commission (CCC) which retains CDP authority as a condition of approval of the original CDP in 1997 (A-3-MAR-96-094).

PROJECT CHARACTERISTICS:

DEVELOPMENT STANDARD	STANDARD (Chapter 17.40.180)	PROPOSED		COMPLIANT (YES/NO)
Lot Size				
Height	Max. building height is 35'	The proposed trellis feature at the Lodge would be 11'6" in height		n/a
Setbacks	To be determined by the review authority	n/a		n/a
Special Yards	To be determined by the review authority	n/a		n/a
Site Coverage	Building site coverage max. is 25%	n/a		n/a
Zoning Density	None specified	n/a		n/a
Parking (17.40.210)	The proposed landscaping improvements do not trigger a change in parking need	n/a		n/a
Landscaping (17.40.180G)	Min. 10% of the gross area of the building site	Total parcel size: ±18 ac Total developed area: ±7.8 ac (±340,000 sf) Total project area: ±20,000 sf or ±0.06 of the total property	Although the subject areas are <10% of the total developed area, the project represents addl native dune species and other plantings within the Sun Bowl which has heretofore been unplanted (although the space was created as part of the original development)	
Signs (17.40.290)	See Table 3 below for details			

Table 2: Project Characteristics

SITE PLAN:

See **Exhibit C** for a detailed site plan, elevations, landscaping, and lighting plans, and sign information.

Design Review

Landscaping Plan

See **Ex. C** (Sheets L6.0 and L6.1) provide the planting plans for the Lodge and Sun Bowl areas, respectively. Sheet L3.0 provides details on the proposed trellis and redwood fencing for the Lodge area. The plant species, sizes, and expected growth for the trees are included on the site plans for each locale. Included as a condition of approval, the project requires a minimum planting size of 15 gallons for the proposed “coastal canopy trees” (large trees, 4 total) and the “multi-trunk accent trees” (medium trees, 5 total). The planting palette and sizes are in general conformance with the requirements of the Citywide Design Standards & Guidelines (Guidelines) including the installation of 9 new trees. There is no tree removal required as part of the project.

Irrigation details and Model Water Efficient Landscape Ordinance (MWELo) details can be found on the plans.

Signing Plan

The project includes the replacement of the existing monument sign at the property's entrance on Dunes Dr., the replacement of a variety of onsite directional signs, and the placement of several new wayfinding signs. In the Coastal zone, signs are regulated by MMC 17.40.290³ which allow for Accessory Signs, Directional and Public Services Signs, and Freestanding/Monument Signs, among others. Furthermore, MMC 17.40.290.Q.15 allows any permitted sign type that is not clearly enumerated in the Code to be reviewed and granted by the Planning Commission.

Accessory Signs* - Sign of a secondary nature not exceeding one square foot. Such signs are not included in the maximum sign area allotment.

Directional and Public Service Signs* - signs indicating the location or direction of a place or area on the premises upon which the sign is located.

Monument/Freestanding Signs - Freestanding signs of a permanent nature not attached to any portion of a building and not projecting over or through a roof, eaves of a building or any public right-of-way. Such signs may be placed within required yard or setback areas. Site and architectural design review board approval is required. A sign permit is required.

Type of Sign	Size	Material	Illuminated	# of Signs
Accessory Signs 	1'6" x 1'6" (PC approval required to exceed standard)	Painted aluminum or painted wood	No	25
Directional and Public Services Signs 	Range from 1'6" tall x 10" wide to 1'10" wide x 5' tall	Corten steel and marine grade aluminum painted to appear as Corten steel	Yes. Lighting conditioned to meet the City's "night sky" goals including a warm temperature rating of Kelvin (<3000)	32

³ [MMC 17.40.290](#)

Monument/Freestanding Signs	Roughly 12' x 2.5' (aggregate)	Corten steel and marine grade aluminum painted to appear as Corten steel	Combination	1
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Table 3: Signs

* Site and architectural design review board approval is not required. A sign permit is not required. However, given the scope of the landscaping, signage, lighting and site improvement project, Staff included these in the PC's review for consistency with the overall plan.

Lighting Plan

See **Ex. C** (Sheet L3.1) for additional information on lighting fixture details. The three (3) types of lighting to be used in the gathering areas meet the “dark sky” requirements in terms of Kelvin (<3000), or “color temperature”, and design (downshielded, pedestrian level, etc.). The City's Design Guidelines do not specify maximum Lumens, foot candles or other lighting measurements, but rather promote “subdued” lighting that limits glare and trespass illumination which this plan does.

Additional Features

The project proposes the installation of a 10' tall, 600 sf wood trellis at the rear of the Lodge building, a 6' tall redwood fence around the perimeter of the Lodge outdoor area, contouring of sand areas within the Sun Bowl area which will be planted with native dune species, the installation of concrete and sand set flagstone pathways, the replacement of the existing grass turf at the Lodge with artificial turf, gas fire pits and seating areas throughout both locations. These accessory features will be complimentary to the overall layout and use of the resort.

Local Coastal Program (LCP) Consistency

Although the project does not include a CDP from the City, the Design Review is required to be consistent with the underlying general plan and zoning frameworks that apply to the property. The general plan designation for the entire site is Commercial-Visitor Serving (CI-VS) which allows for hotels, motels, inns, and other commercial development oriented to serving both visitors to the area and residents alike. The existing outdoor landscaped gathering spaces were included in the original development and are being upgraded and improved to better serve guests of the resort. These areas, which have been utilized and maintained for the life of the project, are ancillary and customary to the resort use. There are no known Environmentally Sensitive Habitat Areas (ESHAs) that would be affected by the proposed landscaping improvement, nor would the proposed project create barriers to public access to the coast.

As described further in the exhibits to Planning Commission Reso. 2025-11 (attached), project approval is subject to findings, conditions of approval, and CEQA exemptions per Sections 15301(h) and 15303(e) of the CEQA Guidelines. These exemptions allow for the maintenance of existing landscaping and the construction of new accessory structures, respectively.

CORRESPONDENCE:

The City has not received correspondence for this project as of this writing.

CONFLICT OF INTEREST:

Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. Staff are not aware that any Commissioner owns property within 500 feet of either project site.

EX PARTE COMMUNICATION DISCLOSURES:

In the context of any public hearing or action items that come before the Planning Commission (PC), ex parte communications are those which occur outside the formal hearing process. If such contacts do occur, the substance of the communication must be disclosed to all interested parties in advance of any public hearing or testimony to allow rebuttal. Written ex parte communications must be forwarded to the Community Development Director so that they can be disclosed to the entire Commission and the public.

ENVIRONMENTAL DETERMINATION:

The City of Marina has determined that this project qualifies for an exemption from environmental review under the California Environmental Quality Act (CEQA) per Sections 15301(h), 15303(e), and 15311(a) which allow for the maintenance of existing landscaping and the construction of new accessory structures, respectively.

CONCLUSION

This request is submitted for Planning Commission action.

Respectfully submitted,

Alyson Hunter, AICP
Planning Services Manager
City of Marina

REVIEWED/CONCUR:

Guido Persicone, AICP
Community Development Director
City of Marina

Resolution Exhibits:

- A – Findings
- B – Conditions of Approval
- C – Plans (Site, Landscaping, Lighting, Signs)

RESOLUTION NO. 2025-11

PLANNING COMMISSION TO CONSIDER ADOPTING A DESIGN REVIEW PERMIT (FILE NO. SAD25-0006) FOR LANDSCAPING AND OTHER OUTDOOR IMPROVEMENTS ON THE SANCTUARY BEACH RESORT PROPERTY LOCATED AT 3295 DUNES DRIVE (APNs 033-192-041, -042). THE PROPERTY IS LOCATED IN THE COASTAL ZONE. THE PROJECT IS SUBJECT TO FINDINGS, CONDITIONS OF APPROVAL AND CEQA EXEMPTIONS PURSUANT TO SECTIONS 15301(h), 15303(e), AND 15311(a) OF THE CEQA GUIDELINES.

WHEREAS, on July 16, 2025, the Sanctuary Beach Resort applied for Site and Architectural Design Permit (File No. SAD25-0006) for landscaping improvements to two (2) existing outdoor gathering areas that were developed as part of the original resort. Improvements include new lighting, new gas fire pits, a new wood trellis, paved and pervious walkways, and other typical tree and plant installations;

WHEREAS, the combined size of the two (2) areas to be improved, referred to as the “Lodge” and the “Sun Bowl”, is approximately 20,000 sq. ft. The entire property, which the Sanctuary Beach Resort shares with WorldMark Marina Dunes (a Wyndham Club timeshare development), is approximately 18 acres in size;

WHEREAS, the proposed development will require a Coastal Development Permit (CDP) or a CDP Waiver to be issued by the California Coastal Commission (CCC) which retains CDP authority as a condition of approval of the original CDP in 1997 (A-3-MAR-96-094);

WHEREAS, the proposed development does not impact undisturbed areas within the resort property, nor will it result in an increase in the density or intensity of the existing resort use. The project will not affect Environmentally Sensitive Habitat Areas (ESHA) or impede public access to the coast;

WHEREAS, the subject property is planned and zoned for Commercial-Visitor Serving uses including, but not limited to, hotels and motels, restaurants, recreation and coastal access, campgrounds, and coastal recreation-related equipment rentals. Landscaping and the development of outdoor gathering and recreation areas is considered ancillary and customary to the primary use;

WHEREAS, the findings and conclusions made by the Planning Commission in this resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed amendment, which is incorporated herein by this reference. The findings are not based solely on the information provided in this resolution;

WHEREAS, the findings for the Design Review Permit (SAD25-0006) are included herein as **Exhibit A** and conditions of approval are included as **Exhibit B**;

WHEREAS, the site plan and architectural drawings, landscaping, lighting plans and sign specifications are included herein as **Exhibit C**;

WHEREAS, the City of Marina has determined that this project qualifies for exemptions from environmental review under the California Environmental Quality Act (CEQA) per Sections 15301(h), 15303(e), and 15311(a) which allow for the maintenance of existing landscaping, the construction of new accessory structures, and installation of new onsite signs, respectively.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission has exercised its independent judgment and reviewed and considered the Staff Report and the administrative record and finds that each recital set forth above is determined to be true and correct and included herein as if set forth in their entirety.

BE IT FURTHER RESOLVED that the Planning Commission, based on findings, conditions of approval, and the CEQA exemptions referenced herein, does hereby approve the Design Review Permit (SAD25-0006) as proposed and as conditioned herein.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the ____ day of ____ 2025, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

RECUSED, COMMISSIONERS:

Glenn Woodson, Chair

ATTEST:

Guido Persicone, AICP
Community Development Director
City of Marina

Exhibits:

- A. Findings
- B. Conditions of Approval
- C. Site Plans, Landscaping, Architectural Elevations

EXHIBIT A

FINDINGS

Marina Municipal Code (MMC) Sec. 17.56.040 - Site and architectural design review board

The project will not: be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.

The proposed landscaping and outdoor gathering space improvements are located within the interior of an existing, fully developed resort within the Marina dunes complex. There are no residential uses nearby and the areas under review are nominally visible from outside the Sanctuary Beach Resort property. The proposed improvements are consistent with the LCP as they will not result in an increase in the density or intensity of the existing resort use, negatively effect ESHA, or impede public access to the coast. The project will not adversely affect the orderly and harmonious development of the City or the general welfare of the community.

LCP Land Use Plan Goals and Policies

- Visitor-Oriented Commercial Uses (Pg. 3-10, LUP)

“In the event of termination of sand mining and infeasibility of other coastal dependent uses, visitor-oriented commercial uses should be allowed on the properties with frontage on the west side of Dunes Drive.” (Pg. 4-12, LUP)⁴

The resort was developed in the mid-1990s as an allowed visitor-oriented commercial use after the termination of the former onsite sand mining operation. The existing landscaping and outdoor gathering spaces to be improved are ancillary and compatible with the approved resort use.

- Land Use - North of Reservation Rd. Planning Area (Pg. 4-10, LUP)

“In approval of appropriate activities, a number of factors must be considered, such as: retaining uninterrupted lateral access along the sandy beach frontage; restricting new uses to areas already disturbed by sand mining operations; retaining parcel sizes adequate in size, location and accessibility for uses defined in the Coastal Conservation and Development designation or where none of these uses are feasible, viable visitor-oriented uses; all parcels must contain adequate shoreline frontage; identification and protection of rare and endangered plants and animals and their habitats found on the site at the time of reuse; visibility of new uses from Highway 1 and from the water’s edge; public safety and vulnerability to wave erosion; tsunami and other Coastal hazards; and protection and continued provision of public access from the nearest public roadway to the ocean.” (Pg. 4-10, LUP)

These considerations were included in the City’s and Coastal Commission’s permit review, CEQA analysis, and ultimate conditional approval of the original development.

⁴ <https://www.cityofmarina.org/DocumentCenter/View/14301/Clean-Reformatted-LUP>

- Coastal Access – Dunes Drive (Pg. 5-5, LUP)

*“Three identified accesses are proposed: Lake Court and Reservation Road (on State Beach lands) and **Dunes Drive (in private ownership)**. The City will encourage specific beach uses appropriate to each of the three locations. This will allow each accessway to be developed according to its own natural character and constraints while offering beach users several different choices for beach experiences in close proximity.” (Pg. 5-2, LUP)*

As required by the original entitlement, the subject property is developed with a signed, public, pedestrian accessway to the beach through the approved development and includes designated public parking spaces within close proximity. The proposed landscaping project will have no effect on the existing public accessways.

- Rare and Endangered Species and Wetlands Protection (Pg. 3-1, LUP)

“Primary habitat areas shall be protected and preserved against any significant disruption of habitat values and only uses dependent on those resources shall be allowed within those areas.” (Pg. 3-2, LUP)

“Development in wetlands shall be prohibited.” (Pg. 3-2, LUP)

As part of the Environmental Impact Report (EIR) prepared for the original project and the Coastal Commission’s CDP, a full analysis of potential environmental impacts was prepared and requisite mitigation measures completed to the best of City staff’s knowledge. There are no known wetlands or vernal ponds within 100’ of the areas subject to this Design Review permit.

- Signs (Pg. 5-9, LUP)

“Proper identification is an important aspect of public beach access, even where intensive beach use is not intended. In Marina there is a need for directional signs from regional access routes to local access trails. There is also a need for informational signing to point out features such as the head of a trail, parking and no-swimming areas. Signs should be distinctive and uniform in design, color material to make the access signs easy for the uninitiated to follow.”

The only references to signage in the LUP pertain to coastal public access wayfinding signs which are not a part of this project other than the new “Beach Front” mini-monument (Sheet L8.3) which would be located within the development at the existing public coastal access path to the beach. This sign would replace an existing sign at the same location.

LCP Implementation Plan (Zoning) Standards – MMC 17.40.180

MMC 17.40.180.C - Uses permitted in the Planned Commercial (PC) zoning districts shall include but not be limited to visitor-oriented retail and service uses, and accommodations and public access.

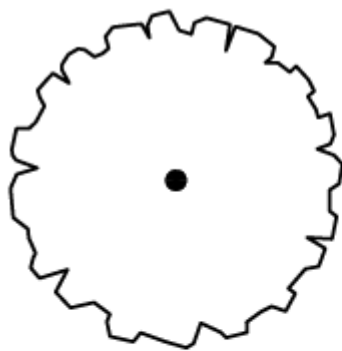
The proposed landscaping and other outdoor gathering space improvements are considered ancillary and complimentary to the existing visitor-oriented accommodations and access uses.

Citywide Design Standards and Guidelines

As the project consists solely of landscaping improvements to existing outdoor gathering and recreation areas, only the Landscape and Exterior Lighting Guidelines and Standards sections of the Design Guidelines⁵ were considered.

Landscape Policy (portion) – *The native landscape in and surrounding the city includes a diverse assemblage of plant species adapted to our unique environment. Use of selected native species in our urban landscape can have benefits in preservation of elements of our area’s natural heritage, reduction in the need for irrigation, fertilizer, and pesticides, and add a unique character to our city.*

Approximately 1/3 of the proposed planting materials are native to California. The plan includes an irrigation plan (Sheets L4.0 and L4.1) with MWEL0 and irrigation details (L5.0), and the proposed planting layouts for each area. The “Sun Bowl” area includes a Native/Dune Palette for areas which are currently unplanted but will be contoured into features that follow the natural surroundings of the property. **There is no water restriction in this area of the City and no tree removal is proposed.** The project includes the planting of nine (9) medium and large canopy trees selected from the following species. The conditions of approval require that these trees be of a minimum 15 gallon size.



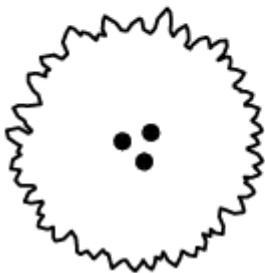
COASTAL CANOPY TREE

2" cal min, such as:

Banksia speciosa / Showy Banksia

Leptospermum laevigatum / Australian Tea Tree

Lyonothamnus floribundus asp. / Catalina Ironwood



MULTI-TRUNK ACCENT TREE

6' - 7' ht. multi min, such as:

Arbutus marina / Starwberry Tree

Lagerstroemia indica / Crepe Myrtle

Melaleuca nesophila / Pink Melaleuca

Myrica californica / Pacific Wax Myrtle

Lighting Performance Objectives/Design Criteria - *Exterior lighting should accomplish a generally subdued and uniform lighting pattern with a minimum potential for glare with combinations of multiple indirect lighting sources as opposed to fewer, more powerful direct lighting sources.*

The proposed lighting consists of string lights immediately adjacent to the existing Lodge building and new trellis, ground level pathway lights, and pedestrian-oriented pathway lights (24" in height). All three (3) of these light styles have a Kelvin (K) color temperature of 2700 which is considered a “warm” color temperature. The lights will be down-shielded and will not

⁵ <https://www.cityofmarina.org/DocumentCenter/View/1234/design-guidelines?bidId=>

create a nuisance to offsite development. The project is conditioned to ensure that sign illumination also meets the <3000K standard.

CEQA Determination

The City of Marina has determined that this project qualifies for exemptions from environmental review under the California Environmental Quality Act (CEQA) per Sections 15301(h), 15303(e), and 15311(a) which allow for the maintenance of existing landscaping, the construction of new accessory structures, and installation of new onsite signs, respectively.

EXHIBIT B

CONDITIONS OF APPROVAL

1. Substantial Conformance. The project shall be developed in substantial conformance to the plans submitted on July 22, 2025, as modified, except as conditioned herein. Any deviation from approvals must be reviewed and approved by staff and may require Planning Commission approval and further CEQA review.
2. Indemnification. The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
3. Tree Planting Size. All nine (9) of the proposed large and medium-sized trees to be planted shall be a minimum size of 15 gallons. These are the “coastal canopy trees” (large trees, 4 total) and the “multi-trunk accent trees” (medium trees, 5 total). Tree species shall be from the City’s approved tree list or comparable if verified more appropriate for this coastal setting by a qualified individual.
4. Final Landscaping Plan. Prior to issuance of any grading or building permits, the applicant shall submit a final landscaping plan to the Community Development Dept. (CDD) for approval. The Plan shall include at a minimum:
 - a. Species, sizes, location, and quantities of plants, trees and groundcover to be installed;
 - b. Plan shall provide for a minimum of 65% drought tolerant planting and the majority of tree and plant species are either native to the Monterey Peninsula or considered to be non-invasive by the California Native Plant Society (Manual of CA Vegetation)⁶; and
 - c. Irrigation and maintenance plan consistent with City’s MWEL Ordinance, MMC 8.04.310
5. Building Permits. Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a Building Permit. Any work taking place in the public right-of-way shall require an Encroachment Permit prior to issuance of the Building Permit. This includes, but may not be limited to, electrical, plumbing for natural gas and water, and structural permits.
6. Grading Permit. Any person(s) conducting grading work disturbing at least 50 cubic yards or 2,500 square feet of a property within the City is required to obtain a Grading Permit. Permit requirements shall meet all requirements of MMC 8.46.130 regarding stormwater retention.
7. Permit Expiration. This permit will expire and be null and void unless a valid building

⁶ [Manual of California Vegetation, CNPS](#)

permit has been applied for within twenty-four (24) months from the date of approval by the final approval body. The CDD Director is authorized to renew any community development permit that would otherwise expire after two years. Renewals shall be for one year with a maximum of two (2) renewals. No renewal notice will be sent to the applicant or property owner.

8. Terms and Conditions. These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all permittees of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the Planning Commission or if applicable the City Council approves, any such amendments pursuant to the Zoning Code regulations.
9. Conditions of Approval on Plans. All conditions of approval for the Planning permit shall be included on the second page of the construction plan set submitted to the Building Department. If the conditions cannot fit on the second page then they may extend to the third page of the plan set.
10. Lighting. The Community Development Director or designee shall retain the right to require reduction in the intensity of illumination after the installation of any illuminated sign if said illumination creates any undue public nuisance per MMC 17.46.160.C. All lighting relating to sign illumination, pedestrian and wayfinding lighting and all other lighting established by this permit shall be <3000 Kelvin on the warmth scale.
11. Utilities–Underground. All new utility and distribution lines shall be placed underground.
12. Archeology and Inadvertent Discovery. When human remains or other cultural artifacts are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission selects the Most Likely Descendant (MLD) from a rotating list of MLDs. The MLD has 24 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the MLD.
13. Cultural and/or Archaeological Artifacts. If such artifacts are unexpectedly discovered during ground disturbing activities, work shall be halted until the item(s) can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation will be formulated, with the approval of the lead agency, and implemented prior to recommencement of work.
14. Road, Sidewalk, and Landscape Condition. All affected roads, sidewalks, and landscape shall be restored to original or better condition.
15. Permit Authorization and Signature. The Design Review is not valid, and construction shall not commence until the below affidavit is signed and approved by the General Manager of the Sanctuary Beach Resort. Conditions are returned to the Community Development Department.

- a. I attest to the truth and correctness of all the facts, exhibits, maps, and attachments presented with and made a part of the application for the Sanctuary Beach Resort project located at 3295 Dunes Dr., Marina.
- b. I understand and agree to implement all conditions throughout the duration of the project.
- c. I acknowledge that any changes to the conditions of approval would require modification of the conditional use permit by the approval authority.

Applicant's Name:_____

Applicant's Signature:_____Date:_____

- d. I am the owner/owner's representative (General Manager) of the property involved in this project, and I authorize the person named above to act on my behalf throughout the duration of the project.

Property Owner's Name:_____

Property Owner's Signature:_____Date:_____

EXHIBIT C

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./L.F	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED,
CONN	CONNECTION		CONTRACTOR INSTALLED
CONST	CONSTRUCTION		OWNER PROVIDED,
CONT	CONTINUOUS		OWNER INSTALLED
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	REA	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

CALIFORNIA CODE REFERENCES

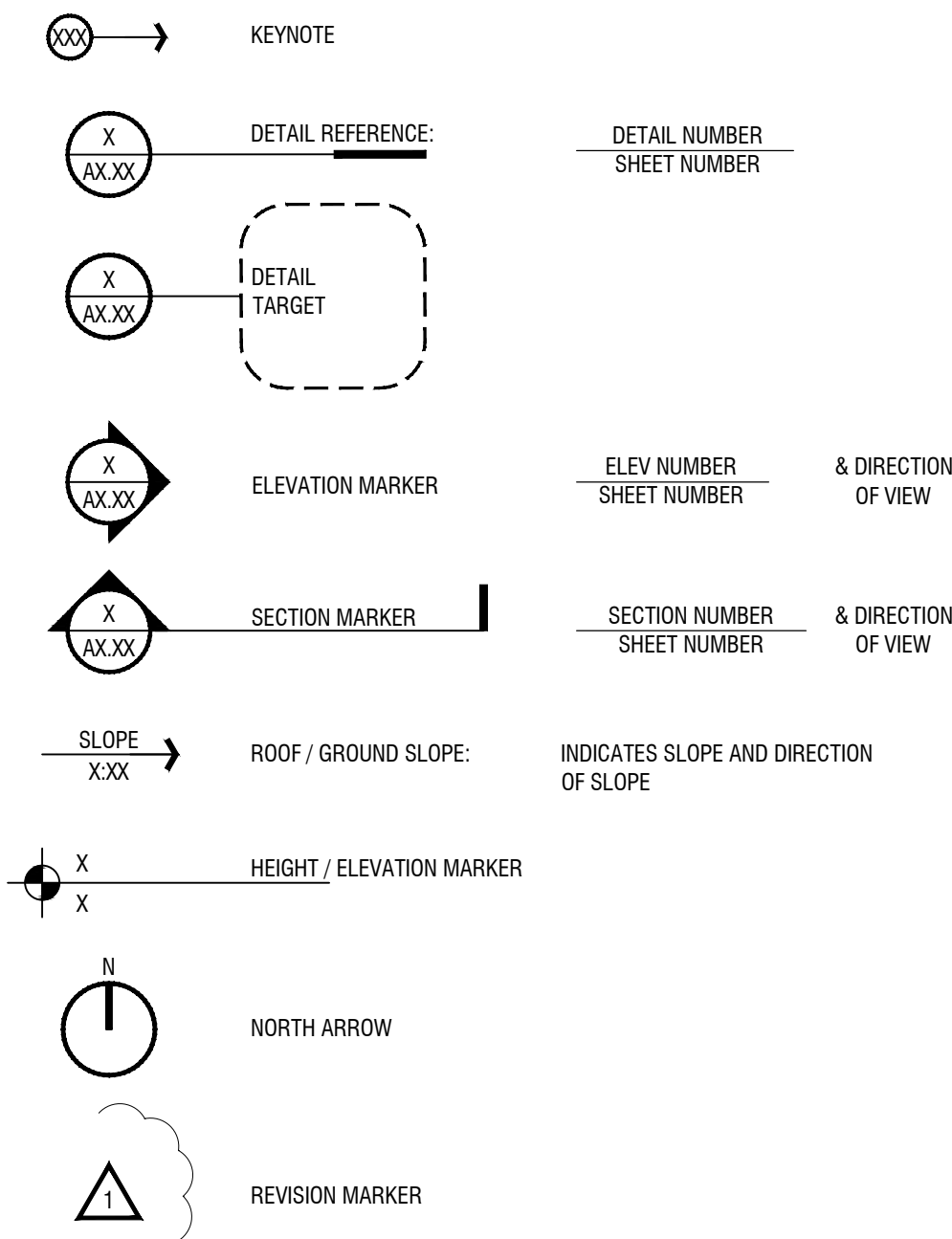
THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE

SANCTUARY BEACH RESORT LANDSCAPE IMPROVEMENTS



3295 DUNES DRIVE, MARINA, CA

DRAWING SYMBOLS



LAND USE REQUIREMENTS

ADDRESS	3295 DUNES DRIVE, MARINA, CA 93933			
APN	033-192-041 & 033-192-042			
ZONING	PC - Planned Commercial			
OVERLAY ZONES				
SPECIFIC AREA DESIGN GUIDELINES				
CURRENT USE	HOTEL / RESORT			
PROPOSED USE	HOTEL / RESORT			
ALLOWED USE IN ZONE	YES			
ENTITLEMENTS/USE PERMIT REQUIRED	YES			
LOT SIZE	574,844 SF 13.192 Acre			
MAX SITE COVERAGE	ALLOWABLE	NO CHANGE	PROPOSED	NO CHANGE
FAR	ALLOWABLE	NO CHANGE	PROPOSED	NO CHANGE
DENSITY	ALLOWABLE	NO CHANGE	PROPOSED	NO CHANGE
HEIGHT LIMIT	ALLOWABLE	NO CHANGE	PROPOSED	NO CHANGE
ADJACENT ZONES	NORTH	CD		
	EAST	PC		
	SOUTH	PF		
	WEST	CD		
SETBACKS	FRONT	85'-0"		
	SIDE	50'-0"		
	REAR	AS SHOWN		
PARKING	REQUIRED		PROPOSED	NO CHANGE
PARKING DIMENSION	STALL	9X18'	DRIVEWAY WIDTH	24'-0"

AGENCIES

CITY OF MARINA		
211 HILLCREST AVE		
MARINA, CA 93933	PH:	831.884.1278
CITY OF MARINA - BUILDING DEPARTMENT		
211 HILLCREST AVE		
MARINA, CA 93933	PH:	831.884.1285
CITY OF MARINA - PLANNING DEPARTMENT		
211 HILLCREST AVE		
MARINA, CA 93933	PH:	831.884.1237
CITY OF MARINA - PUBLIC WORKS DEPARTMENT		
211 HILLCREST AVE		
MARINA, CA 93933	PH:	831.884.1212
CITY OF MARINA - FIRE DEPARTMENT		
211 HILLCREST AVE		
MARINA, CA 93933	PH:	831.384.5321

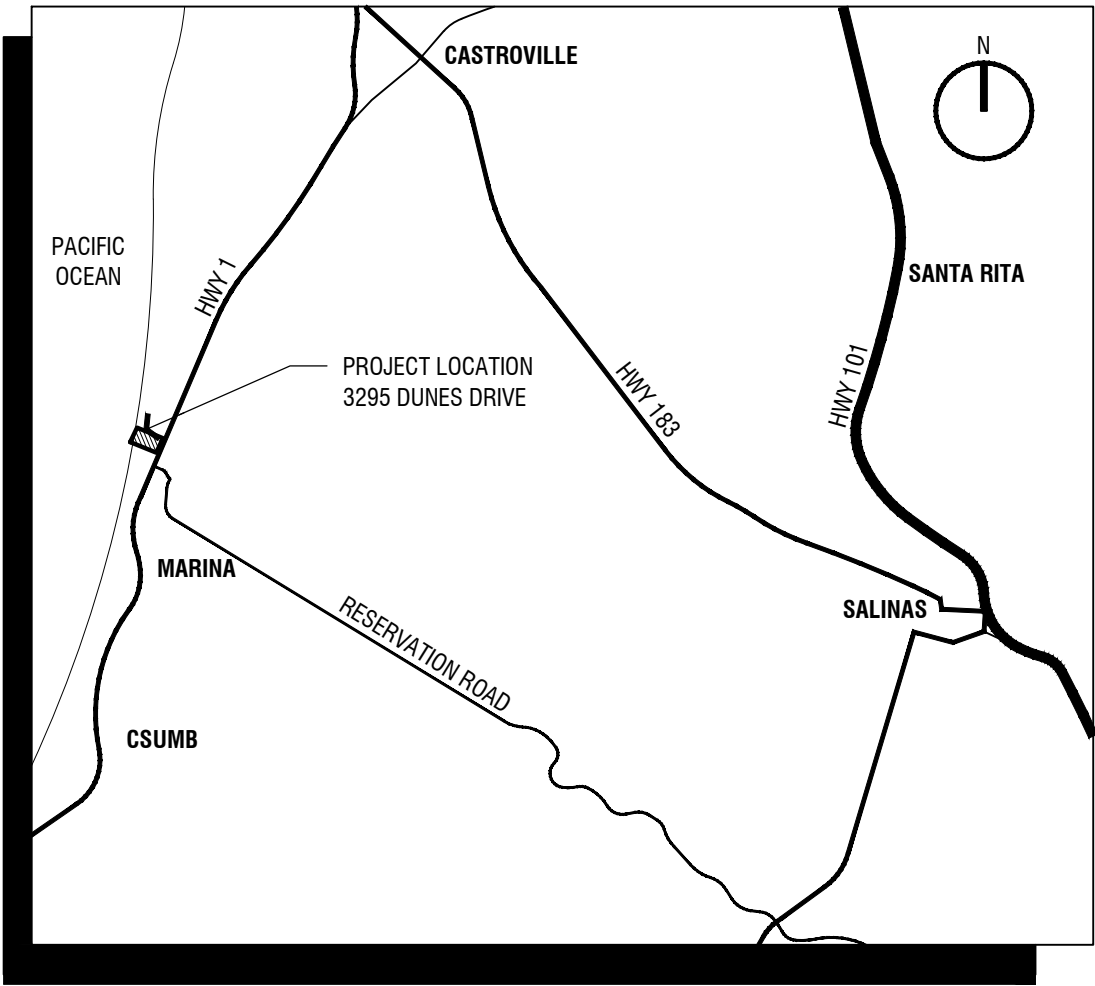
SHEET INDEX

Sheet Number	Sheet Title
T1.0	TITLE SHEET
C1.0	SITE SURVEY
C1.1	SITE SURVEY
L1.0	OVERALL EXISTING SITE PLAN
L1.1	DEMOLITION PLAN - THE LODGE
L1.2	DEMOLITION PLAN - SUN BOWL
L2.0	SITE & GRADING PLAN - THE LODGE
L2.1	SITE & GRADING PLAN - SUN BOWL
L3.0	LANDSCAPE ELEVATIONS
L3.1	PRODUCT CUT SHEETS
L4.0	LANDSCAPE IRRIGATION PLAN - THE LODGE
L4.1	LANDSCAPE IRRIGATION PLAN - SUN BOWL
L5.0	LANDSCAPE IRRIGATION DETAILS
L6.0	LANDSCAPE PLANTING PLAN - THE LODGE
L6.1	LANDSCAPE PLANTING PLAN - SUN BOWL
L7.0	PLANT PALETTE
L8.0	WAYFINDING SIGNAGE PROGRAM
L8.1	WAYFINDING SIGNAGE PROGRAM
L8.2	WAYFINDING SIGNAGE PROGRAM
L8.3	WAYFINDING SIGNAGE PROGRAM
L8.4	WAYFINDING SIGNAGE PROGRAM
L8.5	WAYFINDING SIGNAGE PROGRAM

PROJECT DIRECTORY

RESORT GENERAL MANAGER:		
SYLVAIN BRIENS	CONTACT:	SYLVAIN BRIENS
395 DUNES DRIVE	PH:	831.883.5525
MARINA, CA 93933	EMAIL:	syvain.briens@nhmhotels.com
ARCHITECT:		
TEN OVER STUDIO, INC.	CONTACT:	JULIA OBERHOFF
539 MARSH STREET	PH:	805.541.1010
SAN LUIS OBISPO, CA 93401	EMAIL:	jimd@tenoverstudio.com
SURVEY:		
MILLMAN NATIONAL LAND SURVEYS		
4111 BRADLEY CIRCLE NW	PH:	800.520.1010
CANTON, OH 44718	EMAIL:	landsurveyors@millmanland.com

VICINITY MAP



PROJECT DESCRIPTION

SANCTUARY BEACH RESORT – LANDSCAPE IMPROVEMENTS

THIS LANDSCAPE ARCHITECTURE ENTITLEMENT PACKAGE OUTLINES PROPOSED IMPROVEMENTS TO TWO KEY OUTDOOR SPACES AT SANCTUARY BEACH RESORT, LOCATED ALONG CALIFORNIA'S CENTRAL COAST. THE DESIGN VISION ENHANCES THE RESORT'S GUEST EXPERIENCE BY PROVIDING FUNCTIONAL, FLEXIBLE, AND AESTHETICALLY REFINED OUTDOOR ENVIRONMENTS THAT EMBRACE THE SITE'S COASTAL SETTING AND NATURAL BEAUTY.

MULTI-USE EVENT AND RECREATION LAWN (ADJACENT TO THE LODGE)

THE FIRST AREA OF FOCUS IS THE TRANSFORMATION OF AN EXISTING OPEN LAWN ADJACENT TO THE LODGE INTO A MULTI-PURPOSE SPACE THAT SERVES AS BOTH AN EVENT VENUE AND A CASUAL OUTDOOR RECREATION AREA. THE DESIGN INTRODUCES REFINED PAVING ELEMENTS, INTEGRATED LIGHTING, AND LOW-IMPACT PLANTING THAT FRAMES VIEWS WHILE MAINTAINING OPENNESS AND FLEXIBILITY. THE EXISTING TURF LAWN WILL BE REPLACED WITH ARTIFICIAL TURF TO REDUCE WATER USE AND MAINTENANCE REQUIREMENTS. CAREFULLY PLANNED GRADING AND ACCESS PATHS ENSURE SEAMLESS TRANSITIONS FOR BOTH INTIMATE EVENTS AND DAY-TO-DAY GUEST USE. THIS SPACE IS ENVISIONED AS A SIGNATURE FEATURE FOR ARRIVALS AND GATHERINGS.

CENTRAL GATHERING SPACE FOR GUESTS CENTERED AMONG THE EXSITING COTTAGES

THE SECOND AND LARGER IMPROVEMENT AREA IS LOCATED CLOSER TO THE SHORELINE, OFFERING PANORAMIC VIEWS OF THE PACIFIC OCEAN. THIS SPACE WILL BE REIMAGINED AS A MULTI-FUNCTIONAL OUTDOOR EXPERIENCE ZONE FEATURING FIRE PITS, CASUAL SEATING CLUSTERS, SHADED RELAXATION AREAS, AND ACTIVITY ZONES. VARIED PLANTING PALETTES, NATURAL MATERIALS, AND TOPOGRAPHIC SCULPTING ENHANCE BOTH COMFORT AND VISUAL APPEAL. DESIGNED TO ACCOMMODATE SMALL GROUPS AND INDIVIDUALS ALIKE, THIS AREA SUPPORTS DAYTIME LOUNGING AND EVENING SOCIAL ENGAGEMENT WHILE MAINTAINING SENSITIVITY TO THE COASTAL ENVIRONMENT.

THE OVERALL LANDSCAPE IMPROVEMENTS ARE DESIGNED TO ENHANCE RESORT OPERATIONS, SUPPORT GUEST PROGRAMMING, AND REFLECT THE UNIQUE CHARACTER AND SETTING OF THE SANCTUARY BEACH RESORT. THE PROJECT COMPLIES WITH APPLICABLE COASTAL DEVELOPMENT GUIDELINES AND ALIGNS WITH THE RESORT'S LONG-TERM VISION FOR SUSTAINABLE, GUEST-ORIENTED DESIGN.

SADR REVIEW PLAN SET

SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRAWN BY: JD
CHKD BY: JO / HS

DATE	SUBMITTAL
06.13.2025	SADR SUBMITTAL

TITLE SHEET

T1.0

CHICAGO TITLE INSURANCE COMPANY COMMITMENT
NO. FWMN-TO15001277 - SCHEDULE A - EXHIBIT "A":

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Parcel 3, as shown on that certain Parcel Map filed March 2, 1998, in Volume 20 of Parcel Maps, at Page 51, Monterey County Records.

PARCEL 1 (A):

Non-exclusive easements for access, ingress and egress of emergency vehicles, public utilities and private road, over and across Parcel 2, as shown on the above referred to map, as reserved in the Grant Deed from John E. King et ux, recorded May 29, 1998, as instrument number 9833868, Monterey County Records.

PARCEL 1:

Parcel 1, as shown on that certain Parcel Map filed March 2, 1998, in Volume 20 of Parcel Maps, at Page 51, Monterey County Records.

PARCEL 1 (A):

Non-exclusive easements for access, ingress and egress of emergency vehicles, public utilities and private road, over and across Parcel 2, as shown on the above referred to map, as reserved in the Grant Deed from John E. King et ux, recorded May 29, 1998, as instrument number 9833868, Monterey County Records.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT
NO. FWMN-TO15001277 - SCHEDULE B - SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

15. Matters contained in that certain document

Entitled: Boundary Line Agreement
Executed by: Monterey Sand Co. and State of California

Recording Date: July 1, 1968

Recording No.: In Reel 563, at Page 586 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - ORDINARY HIGH WATER MARK ALONG COAST LINE)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of California

Purpose: Highway slopes

Recording Date: October 19, 1972

Recording No.: In Reel 804, at Page 832 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - DEED CONVEYS PORTIONS OF LOTS 92-95 IN LOCKEPADDON COMPANY'S BAYSIDE SUBDIVISION, VOLUME 2, PAGE 15 TO STATE OF CALIFORNIA - PLOTTED AND SHOWN HEREON FOR REFERENCE)

17. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to County/City/State: State of California

Name of Street or Highway: Highway No. 1

Recording Date: October 19, 1972

Recording No.: In Reel 804, at Page 832 of Official Records

(BENEFITS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

18. Matters contained in that certain document

Entitled: Department of the Army Permit

Executed by: Monterey Sand Company, Inc. and U.S. Army Engineers

Recording Date: July 28, 1981

Recording No.: In Reel 1496, at Page 301 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - SAND EXTRACTION ALONG THE COAST OF MONTEREY BAY)

19. Matters contained in that certain document

Entitled: Deed Restrictions

Executed by: John E. King, Carole King and California Coastal Commission

Recording Date: November 13, 1997

Recording No.: 9767232 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plot: Parcel Map

Recording Date: March 2, 1998

Recording No.: In Volume 20 of Parcel Maps, at Page 51

Purpose: 24' Private Road; Centerline of 15' Road for Public Utilities; 15' Private Road; Centerline 15' Strip of Land for Access, Ingress, and Egress of Emergency Vehicles; and Centerline of 24' Strip of Land for Access, Ingress and Egress

Affects: as stated thereon

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marina

Purpose: Easement for Public Access

Recording Date: March 2, 1998

Recording No.: 9811545 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

22. Matters contained in that certain document

Entitled: Easement Grant Deed

Executed by: John E. King and Carole King

Recording Date: March 2, 1998

Recording No.: 9811545 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marina

Purpose: Easement for habitat conservation

Recording Date: March 2, 1998

Recording No.: 9811547 of Official Records

Affects: as stated thereon

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

25. Matters contained in that certain document

Entitled: Memorandum of Agreement

Executed by: City of Marina, John E. King and Carole King dba King Ventures and Trendwest Resorts

Recording Date: March 2, 1998

Recording No.: 9811567 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trendwest Resorts, Inc., an Oregon corporation

Purpose: non-exclusive easement for access, ingress and egress of emergency vehicles and public utilities 15 feet and 24 feet in width and private road 15 feet, 24 feet and 36 feet in width

Recording Date: May 29, 1998

Recording No.: 9833868 of Official Records

Affects: as stated thereon

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation and Pacific Bell, a California corporation

Purpose: Utilities

Recording Date: April 7, 1999

Recording No.: 9926898 of Official Records

Affects: as stated thereon

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON - SEE SHEET 2)

28. Matters contained in that certain document

Entitled: City of Marina Encroachment

Executed by: City of Marina and Marina Dunes Resort, LLC

Recording Date: December 1, 1999

Recording No.: 9988391 of Official Records

Reference is hereby made to said document for full particulars.

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marina

Purpose: public access

Recording Date: November 3, 2000

Recording No.: 200072772 of Official Records

Affects: as stated thereon

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Dunes Drive, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 3295 Dunes Road, Marina, California.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Commitment No. FWMN-TO15001277 with a Commitment date of August 17, 2015.

PARKING:

- 204 Parking Spaces
- 8 Handicapped Spaces
- 212 Total Parking Spaces

BASIS OF BEARING:

The basis for all bearings shown hereon is the Parcel Map of Marina Dunes Resort recorded in Volume 20 of Parcel Maps, at Page 51, Monterey County Records, having a reference line of the northeastern line thereof known as being S 61°50'11" E (N 61°50'11" W) per said Parcel Map.

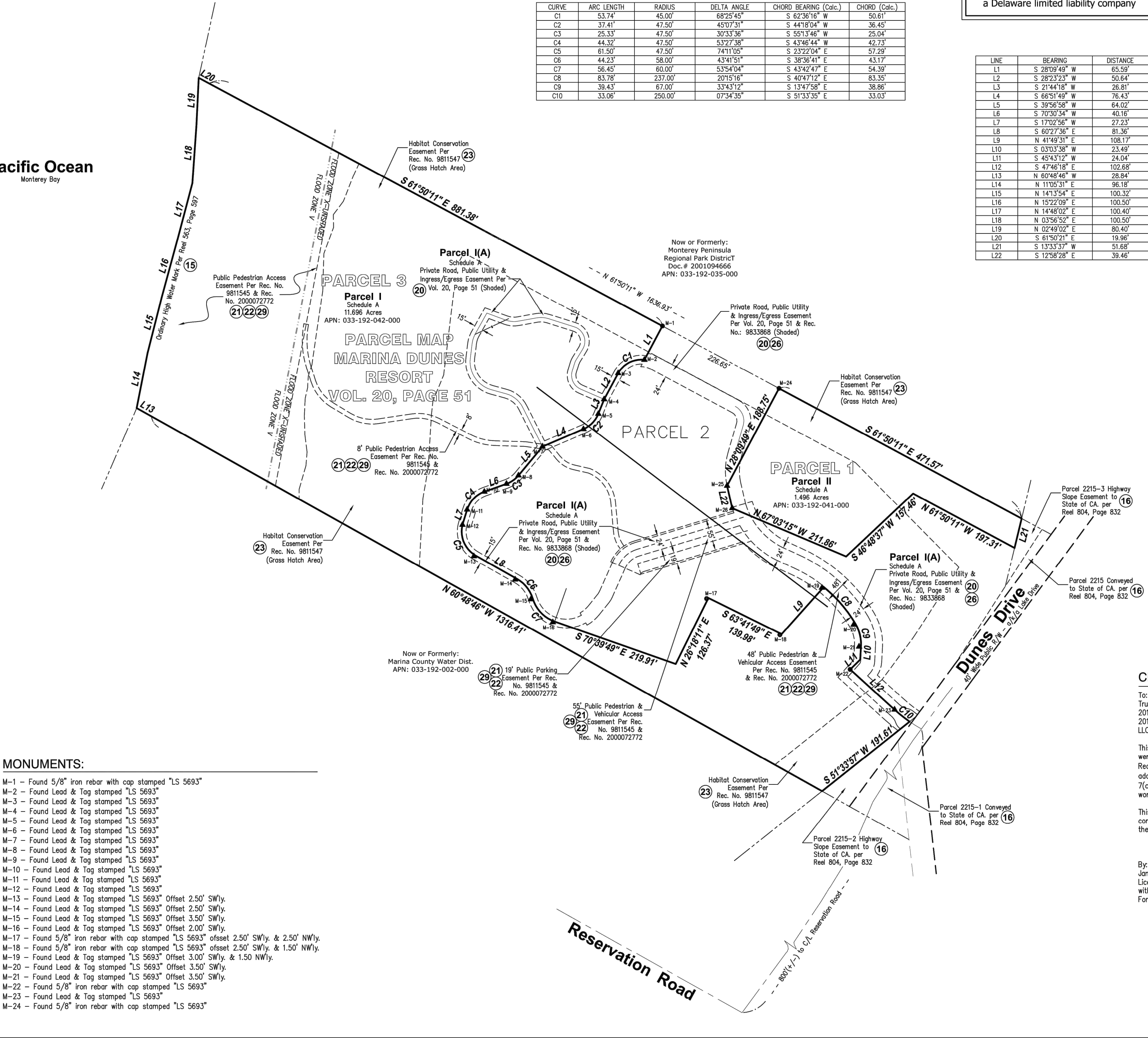
SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) & partially in Zone V (Special Flood Hazard Area; Coastal flood with velocity hazard (wave action); No base flood elevations determined.) according to the Flood Insurance Rate Map for the County of Monterey, in the State of California, Community Panel No. 06053C01856, Effective Date April 2, 2009.

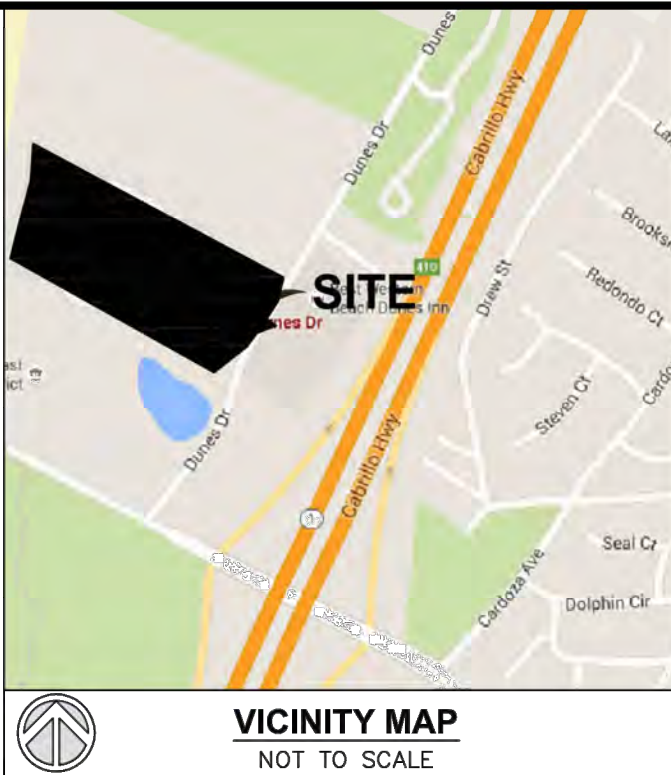
Pacific Ocean
Monterey Bay



FEE VESTED IN:
MARINA RESTAURANT, LLC,
A California Limited Liability Company
Doc. # 2014001574

TOTAL LAND AREA:
1,084,096 Square Feet
24.887 Acres

PARCELS I(A) & II(A)
EASEMENT INTEREST OWNED BY:
MDR-TMI, LLC,
a California limited liability company
MDR-MVW, LLC,
a California limited liability company
MDR-TFTP, LLC,
a California limited liability company
MDR-WCO, LLC,
a California limited liability company
TFTA, LLC,
a Delaware limited liability company



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W P/L - Right-of-Way
- Adj - Adjointer Property Line
- Centerline - Centerline
- No. of Regular Parking Spaces
- No. of Handicap Parking Spaces
- Curb Inlet Basin w/ Grate
- Catch Basin
- Cleanout
- Sanitary Manhole
- Fire Hydrant
- Water Stand Pipe
- Water Valve
- Water Meter
- Water Backflow Preventer
- Water Vault
- Gas Meter
- Electric Transformer
- Handicap Space
- Sign
- Wall (As Noted)
- Light Pole
- Wood Fence (As Noted)
- Grease Trap
- Irrigation Control Valve
- No Parking Area
- Building Area

CERTIFICATION:

To: Wells Fargo Bank, N.A., Deutsche Bank Trust Company Americas, as Trustee for the Registered Holders of WRBS Commercial Mortgage Trust 2014-LC14, Commercial Mortgage Pass-Through Certificates, Series 2014-LC14 and their successors and assigns, HRLP Sanctuary Associates, LLC, Fidelity National Title Company and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 15, 16, 17, and 18 of Table A thereof. The field work was completed on September 25, 2015.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act of the request of Hersh Hospitality on October 6, 2015.

By: James W. McNeely, PLS
Licenses Land Surveyor No. 5158
within the State of California
For and on behalf of Millman Surveying, Inc.

millman
National Land Services

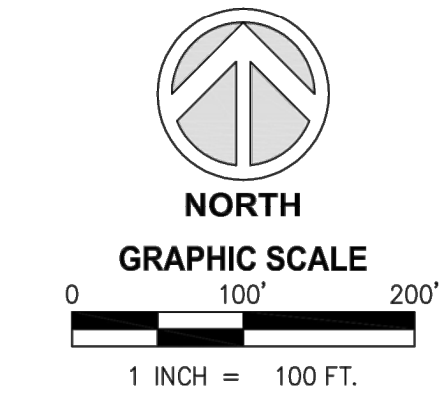
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY AND
ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

HERSHA
HOSPITALITY
510 Walnut Street
Ninth Floor
Philadelphia, Pennsylvania 19106
Phone: (215) 238-1046

millman
virtualsurveyor
for more information
visit http://mmeo.com/25774136

Sanctuary Beach Resort
3295 Dunes Road
City of Marina
County of Monterey
State of California



Surveyor's Seal

REVISION HISTORY

BY:	DATE:	COMMENT:

MSI Project No. 36814

PC/PM: DJ/PF Drafter: PF/UO

NOTE:

SURVEY IS INCLUDED IN DRAWING SET FOR REFERENCE ONLY.

NOT FOR CONSTRUCTION

SADR REVIEW PLAN SET

SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRAWN BY: JD
CHKD BY: JO / HS

DATE SUBMITTAL

06.13.2025 SADR SUBMITTAL

SITE SURVEY

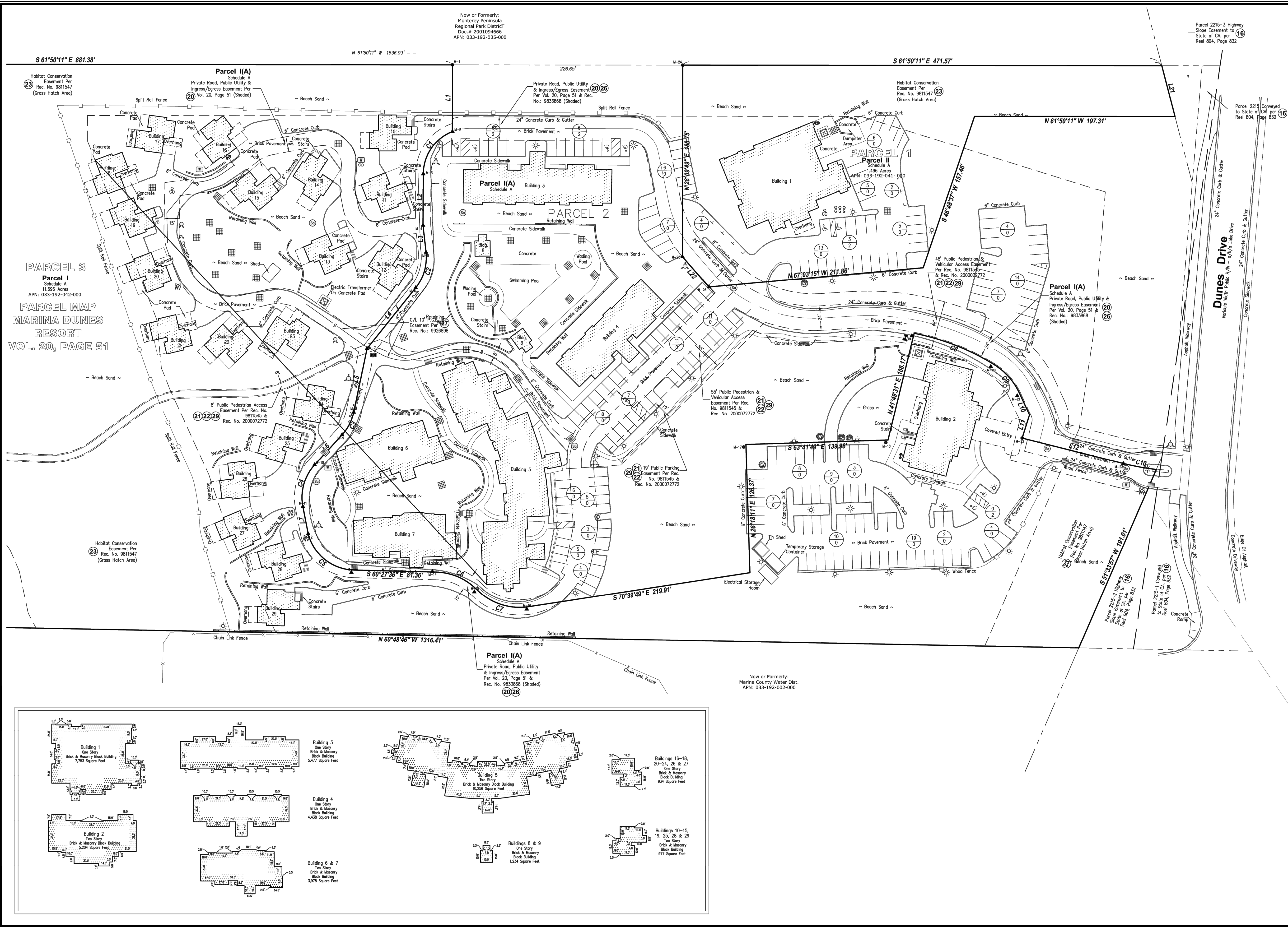
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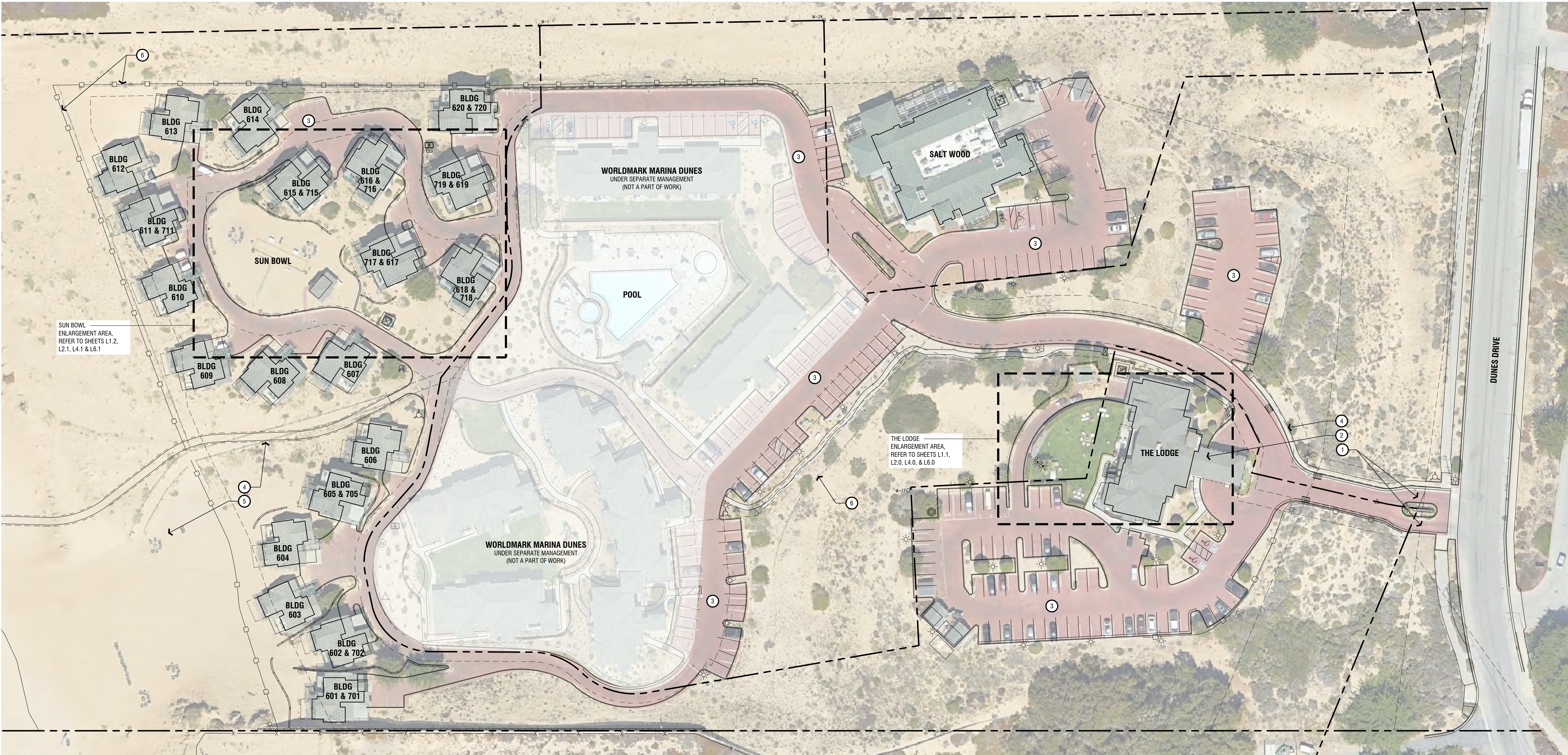


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1 OVERALL EXISTING SITE PLAN

DEMOLITION NOTES

- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK AND NOTIFY LANDSCAPE ARCHITECT OF ANY UTILITIES PREVENTING CONSTRUCTION/INSTALLATION PER PLAN.
- ALL TREES SHALL REMAIN WITHIN THE LIMIT OF WORK, PROTECT IN PLACE.

KEYNOTES

- | DESCRIPTION |
|----------------------------------|
| 1 ENTRY DRIVEWAY FROM DUNES DR. |
| 2 PORTE COCHERE & LOBBY ENTRY |
| 3 (E) PARKING AREA TO REMAIN |
| 4 (E) PUBLIC ACCESS TRAIL |
| 5 SITTING AREA W/ VIEWS OF BEACH |
| 6 (E) FENCE TO REMAIN |

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	EASEMENT LINE, REFER TO SURVEY ON SHEET S1.0 & S1.1 FOR COMPLETE EASEMENT INFORMATION
	PROPERTY LINE
	(E) TREES AND SHRUBS TO REMAIN, PROTECT IN PLACE
	ACCESSIBLE PARKING SPACE

NOT FOR CONSTRUCTION

SADR REVIEW PLAN SET

SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRWN BY: JD
CHKD BY: JO / HS

DATE: 06.13.2025
SUBMITTAL: SADR SUBMITTAL

OVERALL EXISTING SITE PLAN

L1.0

10

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LICENSED ARCHITECT
JAMES M. DUFFY
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C-30770
7.31.2027
RENEWAL
STATE OF CALIFORNIA

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1 DEMOLITION PLAN

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
(E) CONCRETE TO REMAIN, PROTECT IN PLACE	
(E) CONCRETE TO BE REMOVED	
(E) TURF TO BE REMOVED	
(E) VEGETATION TO BE REMOVED, CLEAR AND GRUB	
REMOVE (E) GRAVEL, EDGING AND STAKES	
(E) FENCE TO BE REMOVED	
SAWCUT (E) PAVEMENT	

KEYNOTES

DESCRIPTION
1 (E) LAWN TO BE REMOVED
2 (E) CONDENSER UNITS, PROTECT IN PACE.
3 PROTECT & RELOCATE (E) BEVERAGE TRAILER FOR FUTURE USE.
4 (E) LANDSCAPE BOULDERS TO BE REMOVED
5 (E) HEDGE TO BE REMOVED, CLEAR & GRUB ALL STUMPS AND PLANT MATERIAL
6 (E) IRRIGATION CONTROLLER, PROTECT IN PLACE
7 (E) PALM TREE TO REMAIN, PROTECT IN PLACE
8 (E) CONCRETE STEPS, PROTECT IN PLACE
9 (E) FIRE PIT TO BE REOCATED, SALVAGE AND PROTECT
10 ARCHITECTURAL ROOFLINE ABOVE, TYP.

DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL MAINTAIN AND LEAVE THE PROJECT AREA IN A CLEAN, SAFE AND ORDERLY CONDITION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SAFELY CAP, SEAL OR TERMINATE ALL PLUMBING, MECHANICAL OR ELECTRICAL COMPONENTS AS NECESSARY AT AREAS OF DEMOLITION.
- ALL ITEMS TO BE REUSED AND SALVAGED TO OWNER SHALL BE MAINTAINED IN GOOD CONDITION. ALL ITEMS TO BE REMOVED SHALL EITHER BE REMOVED AND RECYCLED OFF-SITE OR DELIVERED TO AN APPROPRIATE DUMPSITE. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AGENCY REQUIREMENTS.
- NO WORK SHALL BE PERFORMED UNTIL ALL UTILITIES ARE SHUT OFF, REMOVED, DISCONNECTED, OR CAPPED TO INSURE WORKERS' SAFETY AND ABILITY TO PERFORM PROPOSED DEMOLITION.
- PRIOR TO DEMOLITION, ANY EROSION CONTROL METHODS REQUIRED SHOULD BE INSTALLED AND SUFFICIENTLY VERIFIED BY THE GENERAL CONTRACTOR, WHERE REQUIRED.
- HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. VERIFY WITH CITY OF MARINA PRIOR TO START OF WORK.
- PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3303.
- DUST CONTROL MEASURES SHALL BE IN EFFECT CONTINUOUSLY DURING DEMOLITION AS TO LIMIT THE AMOUNT OF AIRBORNE DEBRIS AND DUST. PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
- MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE SUFFICIENTLY COVERED OR TARPED AS TO NOT ALLOW ANY MATERIAL TO LEAVE THE VEHICLE WHILE ON ANY PUBLIC RIGHT-OF-WAY AND SHALL BE RECYCLED OR DISPOSED OF IN MEANS APPROVED BY JURISDICTION.
- SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CBC CHAPTER 33, COMBUSTIBLE CONSTRUCTION DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED DAILY.
- VERIFY ALL ITEMS TO BE DEMOLISHED WITH OWNER PRIOR TO COMMENCING DEMOLITION/REMOVAL.
- PRIOR TO CONSTRUCTION/DEMOLITION, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE EXISTING CONDITIONS.



1 DEMOLITION PLAN

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	(E) PAVERS & EDGING TO BE REMOVED
	(E) VEGETATION TO BE REMOVED, CLEAR AND GRUB
	(E) TREE / LARGE SHRUB TO REMAIN, PROTECT IN PLACE

KEYNOTES

DESCRIPTION
① (E) STORAGE BUILDING, PROTECT IN PLACE
② (E) BLOCK STEPS TO BE REMOVED, (E) WALLS TO REMAIN
③ (E) BLOCK WALLS TO REPAIRED/REFACED, PROTECT IN PLACE
④ (E) CONCRETE CURB TO REMAIN, PROTECT IN PLACE
⑤ (E) FIRE HYDRANT, PROTECT IN PLACE
⑥ (E) TRANSFORMER AND ENCLOSURE TO REMAIN, PROTECT IN PLACE
⑦ (E) SEWER MANHOLE TO REMAIN, PROTECT IN PLACE
⑧ (E) BOCCO COURT TO BE REMOVED - REMOVE BASE ROCK, WOOD BORDER AND POSTS

DEMOLITION NOTES

1. REFER TO SHEET L1.1 FOR COMPLETE DEMOLITION NOTES

NOT FOR CONSTRUCTION

SADR REVIEW PLAN SET
SANCTUARY BEACH RESORT
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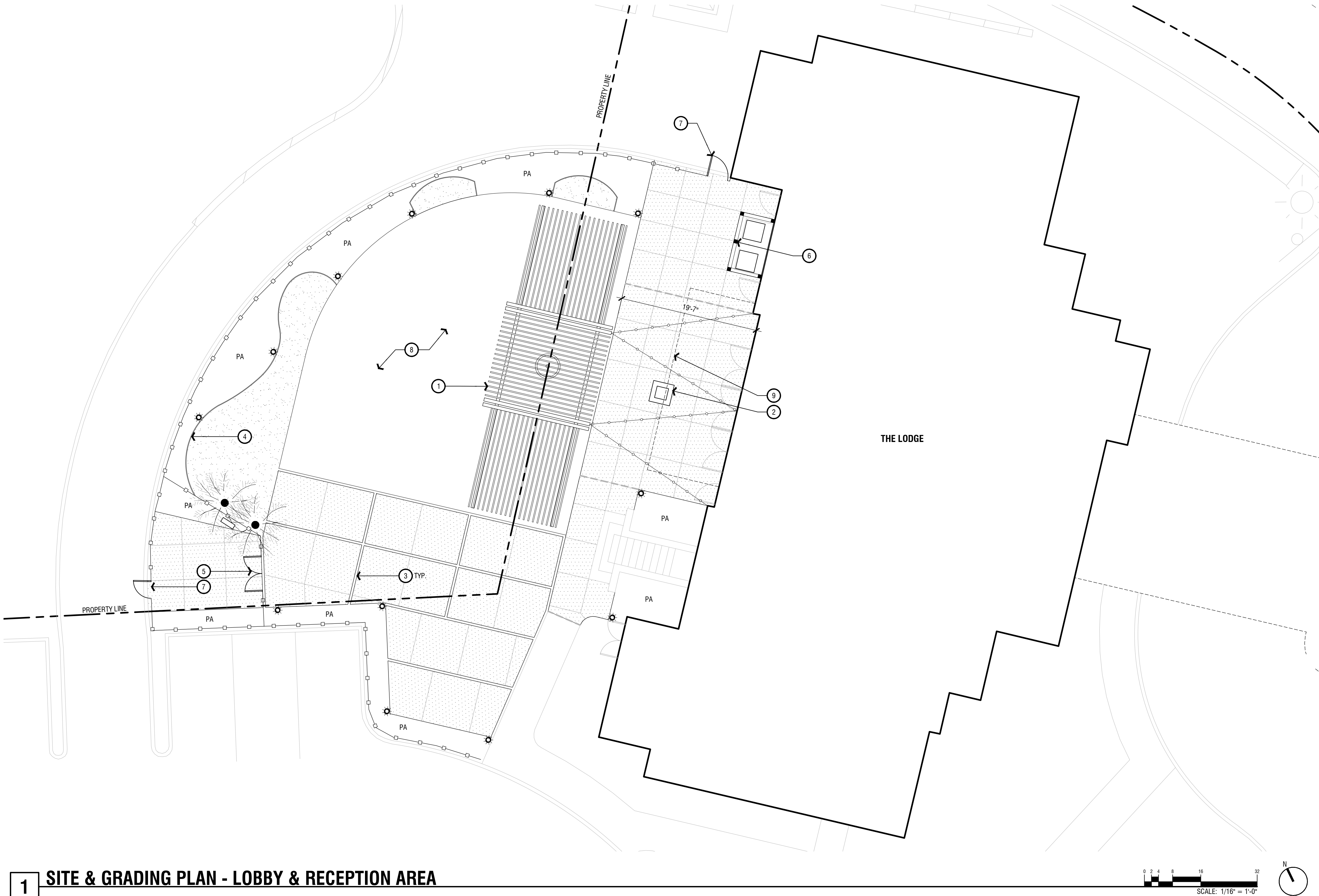
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PROJ #: 2024-037
DRWN BY: JD
CHKD BY: JO / HS

DATE SUBMITTAL
06.13.2025 SADR SUBMITTAL

DEMOLITION PLAN -
SUN BOWL

L1.2



1 SITE & GRADING PLAN - LOBBY & RECEPTION AREA

PERGOLA NOTES

HEIGHT = 10'-0"
COVERAGE AREA = 604 SF
MATERIAL: WOOD, PAINTED FINISH
FOOTING TYPE: CONCRETE EMBEDDED STEEL POST BASE

LANDSCAPE TABULATIONS

IMPERVIOUS SURFACE CALCULATIONS	
CURRENT IMPERVIOUS PAVEMENT TO BE REMOVED & REPLACED	446 SF
NEW IMPERVIOUS PAVEMENT	1,644 SF
NET INCREASE OF IMPERVIOUS PAVEMENT	1,198 SF

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING COLOR: PALOMINO FINISH: TOPCAST 01
	DECOMPOSED GRANITE PAVING COLOR: CALIFORNIA GOLD
	6'-0" HT. WOOD FENCE, REFER TO SHEET L3.0 FOR ELEVATIONS

STANDARD SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTER AREA	R	RISER
SIM	SIMILAR	EQ	EQUAL
	ALIGN	CL	CENTERLINE
TYP	TYPICAL	SQ	SQUARE
(E)	EXISTING		DOWN ARROW

JOINT LEGEND

SYMBOL	DESCRIPTION
	SAWCUT CONTROL JOINT
	EXPANSION JOINT

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY	DETAIL
	SHIELDED PATH LIGHT	13	1 / L3.1
	CAFE STRING LIGHTS	85 LF	3 / L3.1
	PERGOLA CHANDELIER (CUSTOM)	1	-

KEYNOTES

DESCRIPTION
1 10'-0" HT. MAX. WOOD PERGOLA, REFER TO 1, 2, 5 & 6 / L3.0
2 RELOCATED (E) GAS FIRE PIT
3 CONCRETE PADS W/ DG BORDER
4 METAL LANDSCAPE EDGING
5 SERVICE AREA W/ (2) 36" GATES
6 NEW UTILITY ENCLOSURE
7 36" W. GATE, TO MATCH FENCE
8 ARTIFICIAL TURF AREA (1,750 SF)
9 ARCHITECTURAL ROOFLINE ABOVE, TYP.

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE CITY/COUNTY REP. FAILURE TO GIVE SUCH NOTIFICATION SHALL RESULT IN THE CONTRACTOR ASSUMING FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- SEE GRADING PLANS FOR VERTICAL CONTROL, WHERE APPLICABLE.
- CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- PRIOR TO PLACING CONCRETE OR AC, THE CONTRACTOR SHALL SUFFICIENTLY COMPACT THE SUBGRADE AND PROVIDE SUBSURFACE PREPARATION PER SPECIFICATIONS.
- CONCRETE/HARDSCAPE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- ALL CURVILINEAR WALKS, CURBS, HEADERBOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED PRIOR TO BEGINNING THAT PHASE OF WORK.
- EXPANSION JOINTS TO BE INSTALLED WHERE CONCRETE PAVING MEETS ALL VERTICAL SURFACES INCLUDING BUILDING WALLS, SEATWALLS, AND RETAINING WALLS. THESE JOINTS ARE NOT SHOWN GRAPHICALLY ON CONSTRUCTION PLANS DUE TO NEED FOR CLARITY.
- UTILITIES ARE SHOWN FOR REFERENCE ONLY, REFER TO CIVIL ENGINEERING PLANS FOR ACTUAL UTILITY LOCATIONS AND TRENCHING.
- FLOORPLANS ARE SHOWN FOR REFERENCE ONLY, REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
- ALL WORK IN PUBLIC RIGHT-OF-WAY PER CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.

1 SITE & GRADING PLAN - SUN BOWL

KEYNOTES

- DESCRIPTION
- STEPPING STONE PATH, SAND SET FLAGSTONE, REFER TO LEGEND ABOVE FOR MATERIAL INFORMATION
 - 4'-0" DIA. GAS FIRE PIT, CONTRACTOR TO RUN GAS LINE TO FIRE PIT LOCATION
 - SEGMENTAL BLOCK RETAINING WALL W/ CAP, 30" HT. MAX
 - METAL LANDSCAPE EDGING
 - 2'-4" DIA. LANDSCAPE BOULDERS, GOLD GRANITE
 - (E) WALL TO BE REFACED WITH WOOD PIERS OR SIM W/ WOOD CAP
 - OUTDOOR FOOT RINSING STATION FOR GUESTS
 - WOOD POSTS WITH ROPE RAILING
 - PRIVATE GUEST PATIOS W/ 2'-6" DIA. GAS FIRE PIT, CONTRACTOR TO RUN GAS LINE TO FIRE PIT LOCATION
 - LANDSCAPE BOULDER IN PAVING EDGE

- DESCRIPTION
- CONCRETE STEPS
 - 30" HT MAX SEGMENTAL BLOCK WING WALLS
 - STEEL HANDRAIL
 - LOW BOULDER RETAINING WALL, 30" HT. MAX

LANDSCAPE TABULATIONS

IMPERVIOUS SURFACE CALCULATIONS	
CURRENT IMPERVIOUS PAVEMENT TO BE REMOVED	82 SF
NEW IMPERVIOUS PAVEMENT	1,061 SF
NET INCREASE OF IMPERVIOUS PAVEMENT	979 SF

JOINT LEGEND

SYMBOL	DESCRIPTION
	SAWCUT CONTROL JOINT
	EXPANSION JOINT

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	SHIELDED PATH LIGHT	20
	STEP & WALL LIGHT	13

GENERAL CONSTRUCTION NOTES

1. REFER TO SHEET L2.0 FOR COMPLETE CONSTRUCTION NOTES.

STANDARD SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTER AREA	R	RISER
SIM	SIMILAR	EQ	EQUAL
	ALIGN	CL	CENTERLINE
TYP	TYPICAL	SQ	SQUARE
(E)	EXISTING		DOWN ARROW

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING COLOR: PALOMINO FINISH: TOPCAST 01
	DECOMPOSED GRANITE PAVING COLOR: CALIFORNIA GOLD
	FLAGSTONE PAVING COLOR: MONTEREY CREAM
	(E) CONCRETE TO REMAIN

NOT FOR CONSTRUCTION

SADR REVIEW PLAN SET

SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRWN BY: JD
CHKD BY: JO / HS

DATE: 06.13.2025
SUBMITTAL: SADR SUBMITTAL

LANDSCAPE
SITE & GRADING
PLAN - SUN BOWL

L2.1

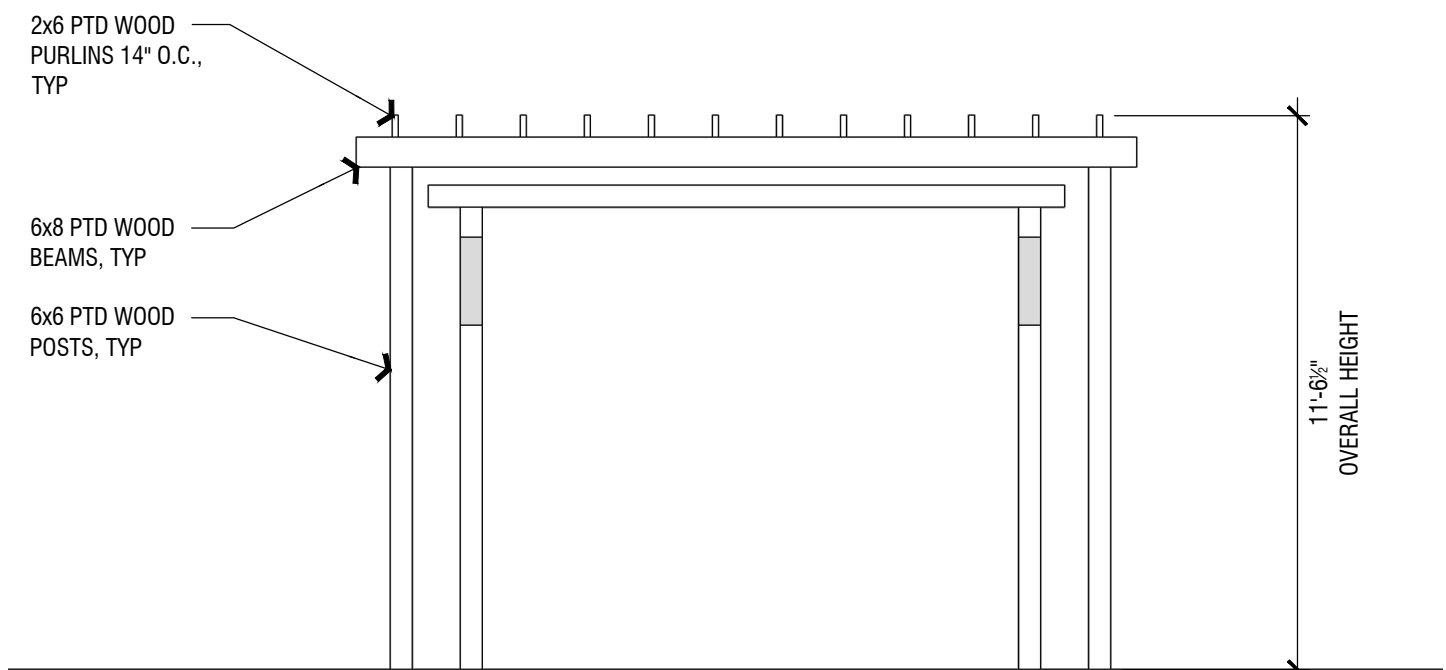
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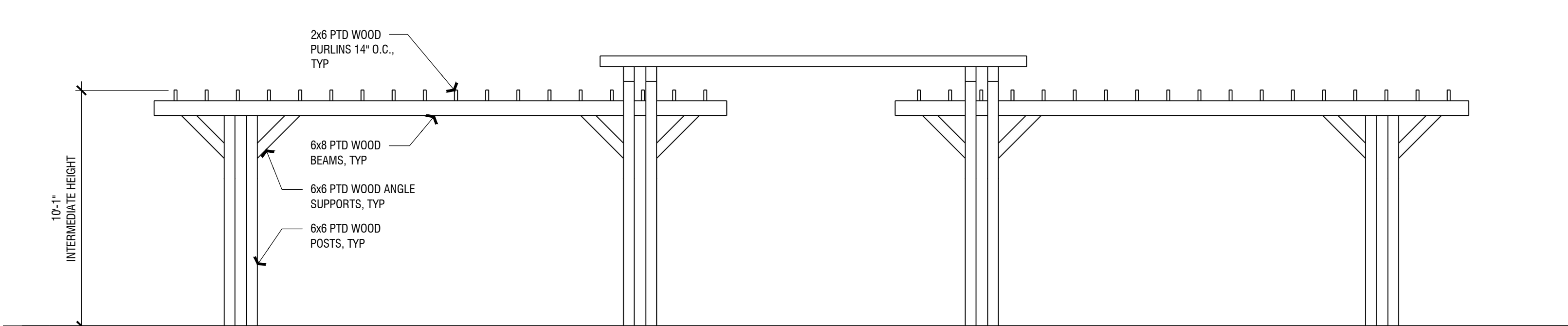
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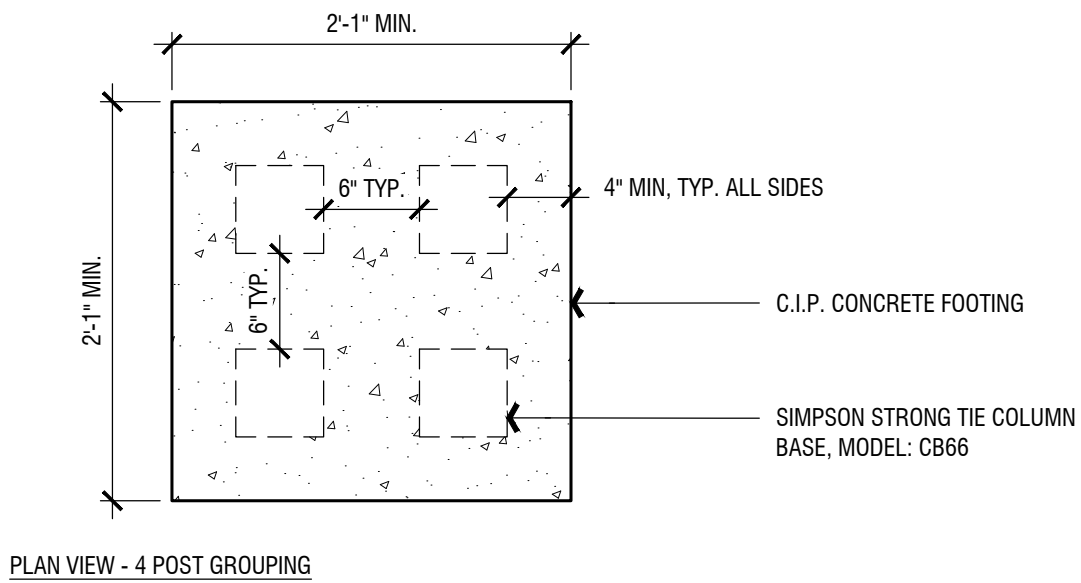
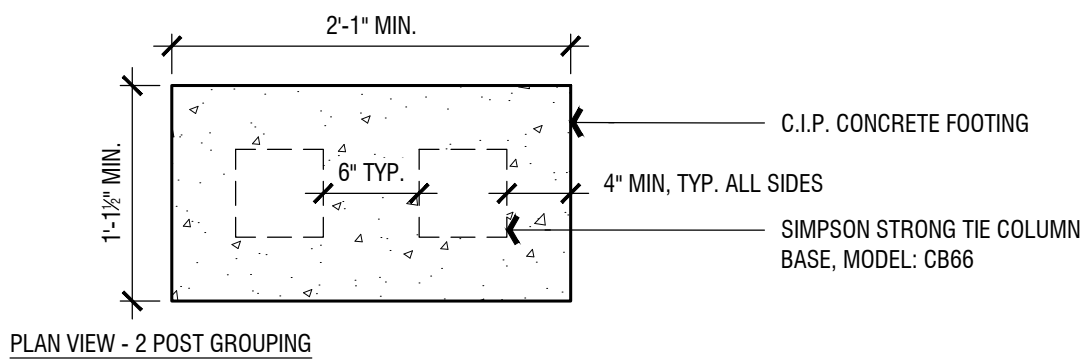
2 ELEVATION - SIDE



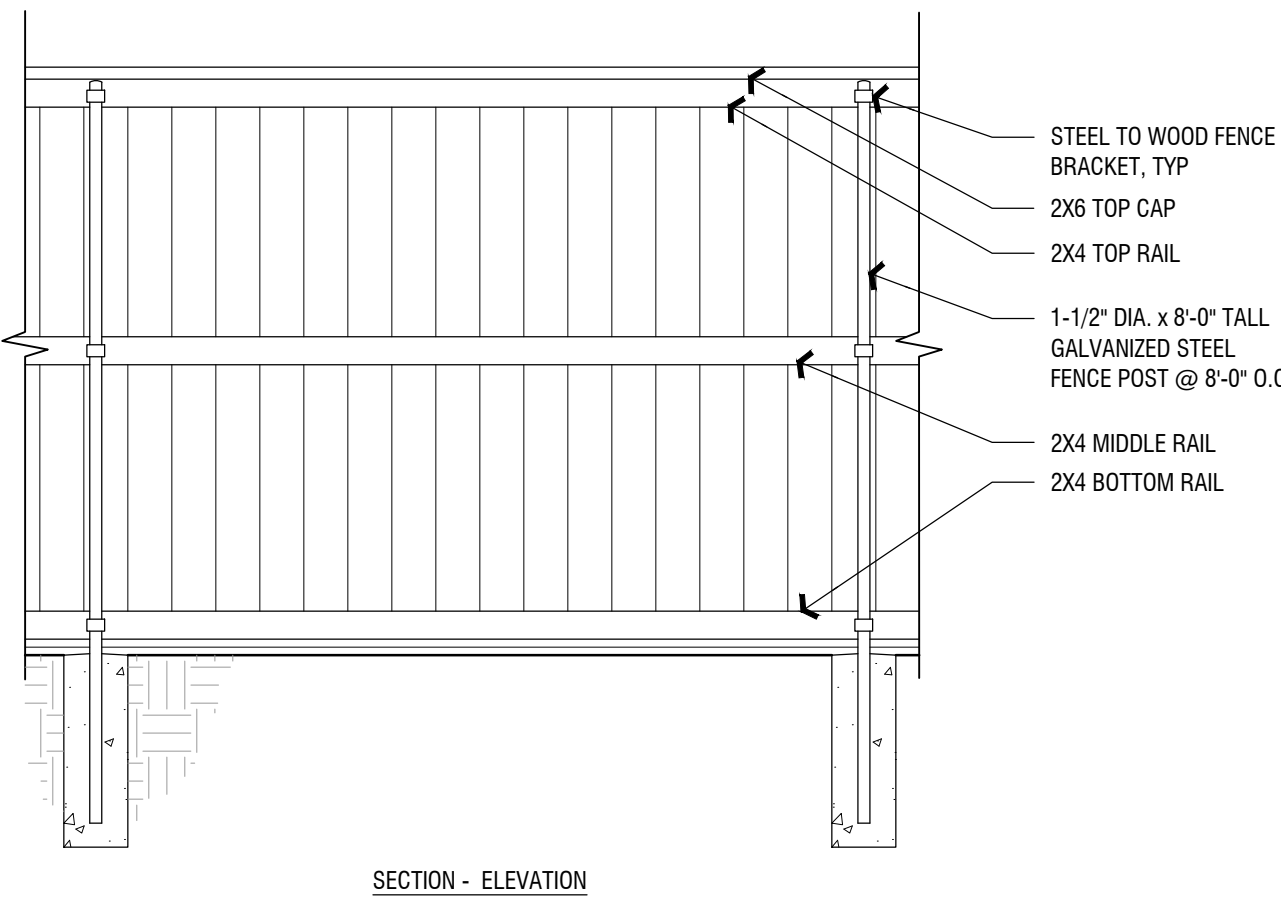
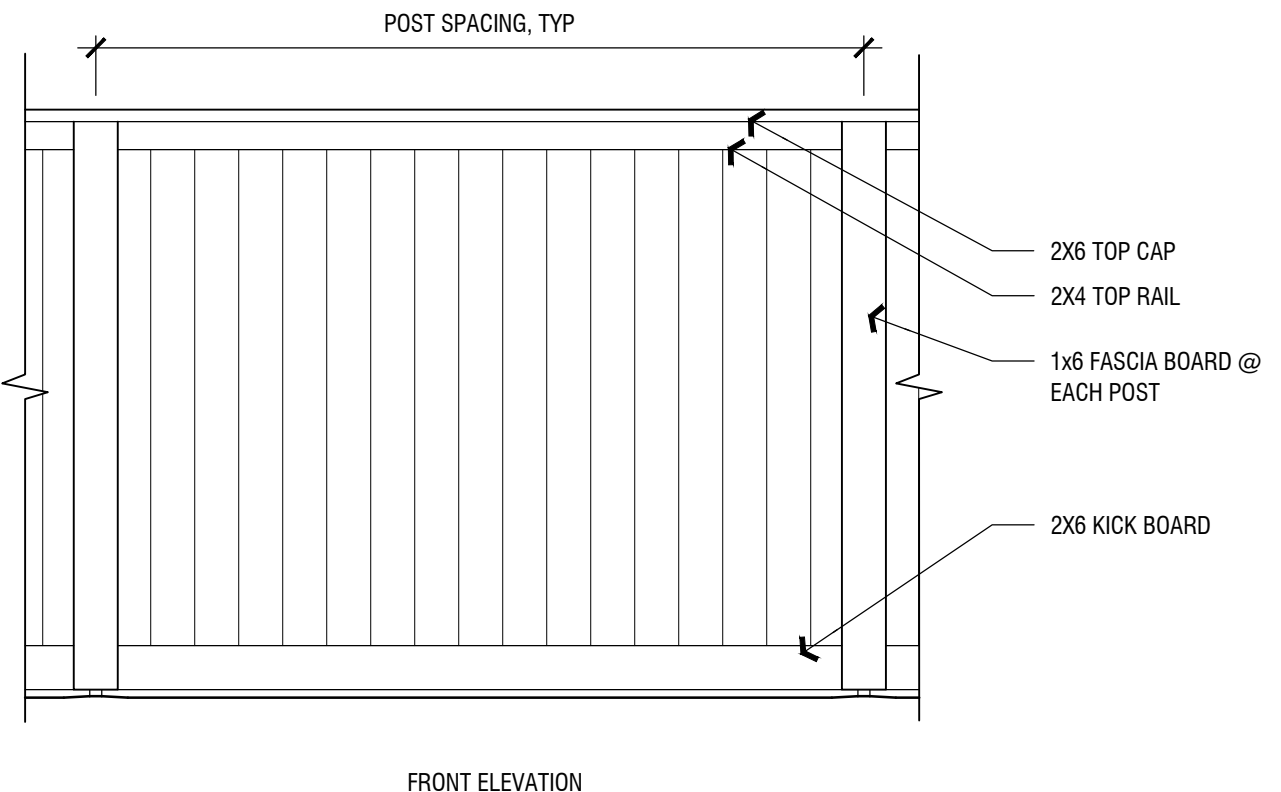
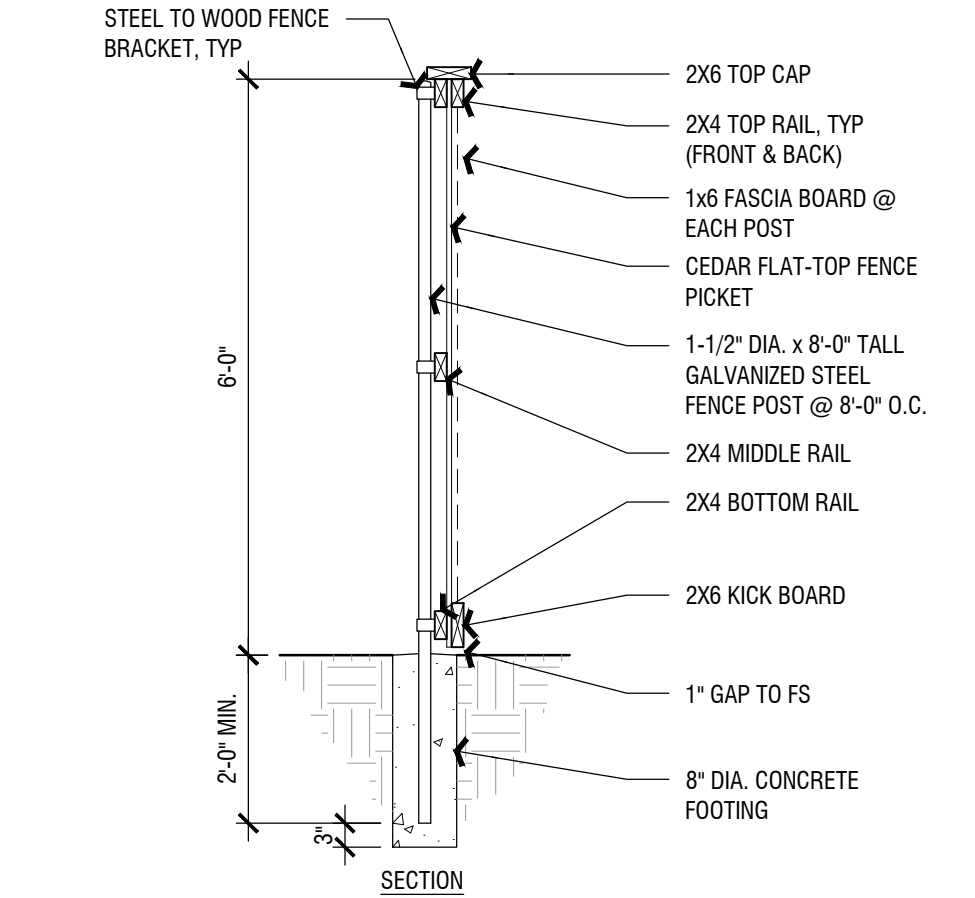
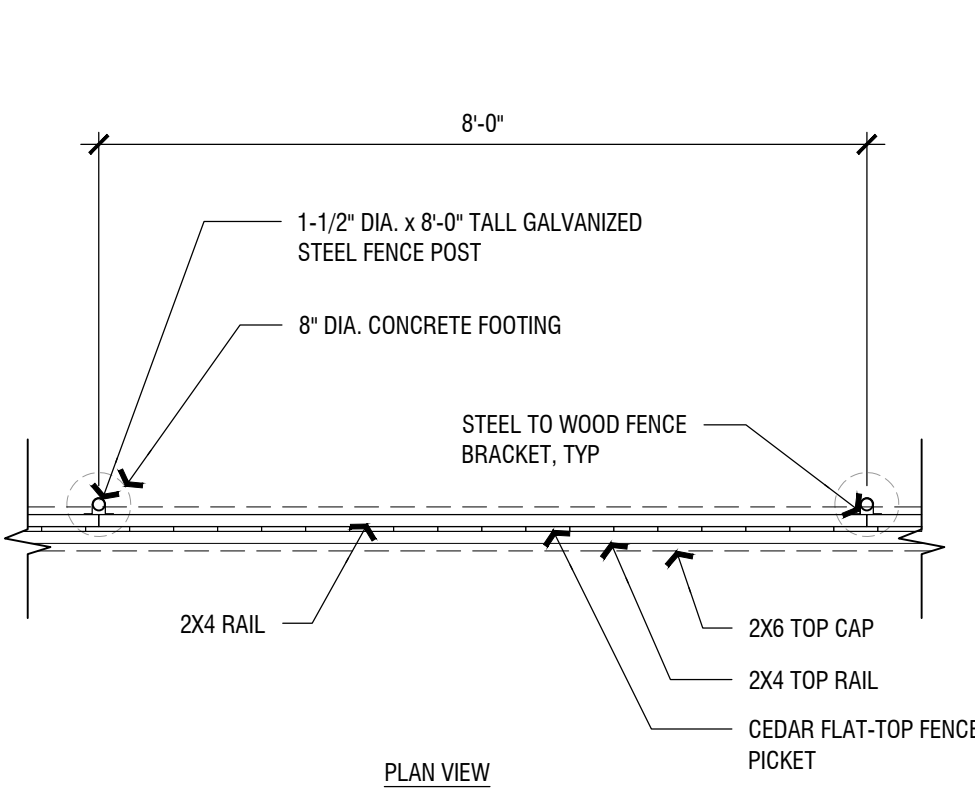
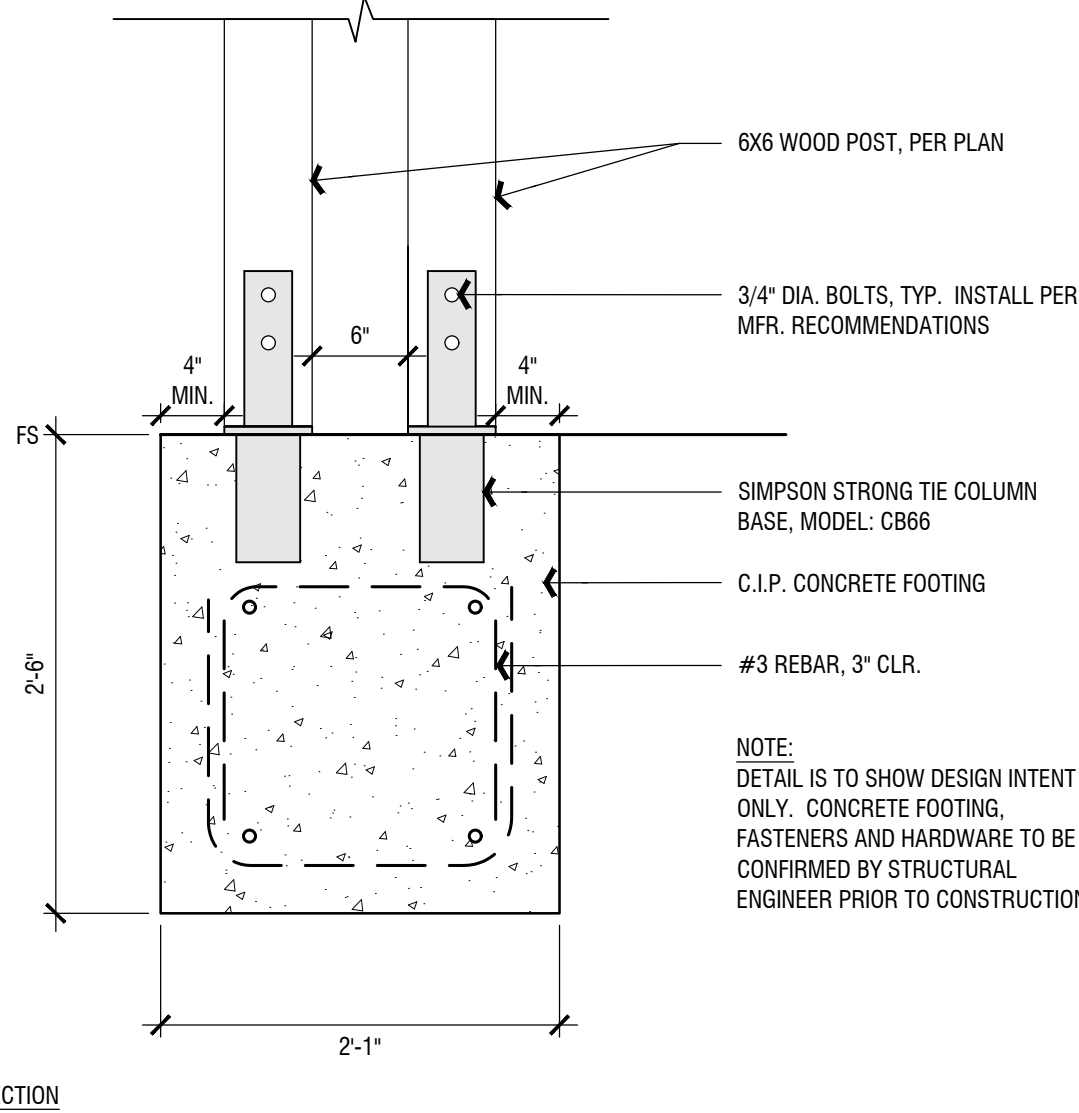
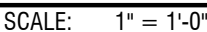
1 ELEVATION - FRONT



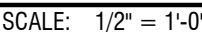
- NOTES:
- ALL EXPOSED WOOD SHALL BE STAINED, COLOR: TBD
 - ALL EXPOSED WOOD SHALL BE SEALED



6 PERGOLA FOOTING INSTALLATION



3 6' HT. WOOD FENCE



SW 7566
Westhighland White
Interior / Exterior
Location Number: 255-C3

5 PERGOLA PAINT SWATCH - SW 7566



WEATHERED REDWOOD



UNTREATED / RAW REDWOOD

4 REDWOOD PERIMTER FENCE AT THE LODGE

NOT FOR CONSTRUCTION

SADR REVIEW PLAN SET

SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

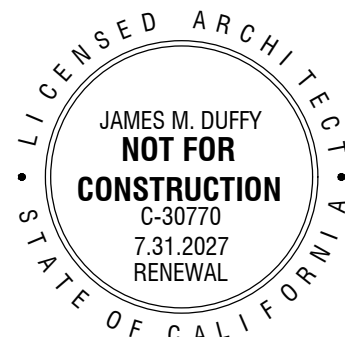
PROJ #: 2024-037
DRWN BY: JD
CHK'D BY: JO / HS

DATE: 06.13.2025
SUBMITTAL: SADR SUBMITTAL

TRELLIS
ELEVATIONS

L3.0

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10



145 West Commercial Ave.
Moonachie, NJ 07074
T: 800.528.5555
F: 800.441.7708
www.bulbrite.com



48' STRING LIGHT SET W/S14 LAMPS
Item #810002
Ordering Code STRING15/E26-S14KT
UPC 739698810058

- 15 outdoor rated medium based (E26) sockets
- 48 ft. cord (14 AWG) with 3 ft. spacing between each socket
- Maximum wattage for string run is 1200W
- Can connect up to 3 strings
- Ideal for patio lighting



TECHNICAL SPECIFICATIONS

Item #	Watts	Bulb Type	Base	Volts	Finish/Description	Beam Angle (°)	Color Temperature (CCT)
810002	11	S14	E26	120	String Light - Black N/A - Bulbs Included: 11W S14 Clear Incandescent (E5		2700K
Color	CRI	Lumens	CBCP	Average Hours	M.O.D. (inches)		Incandescent Equivalent
Warm White Light	100	75	N/A	5000	576	N/A	N/A
Energy Star	DLC	Title 24 Compliant	Safety Rated	Safety Rating	Type Enclosed Rated	Dimmable	Warranty
N	N	N	ETL	WET	N	Y	N/A

Order Multiple
QTY
1

APPLICATION SUGGESTIONS

Amusement

Outdoor Commercial

Outdoor Residential

3

CAFE STRING LIGHTS



HARDY ISLAND™

DETAILS

FINISH:	Matte Bronze
MATERIAL:	Cast Brass
GLASS:	Clear
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS

WIDTH:	8"
HEIGHT:	24"
DEPTH:	8
WEIGHT:	4lb

LIGHT SOURCE

LIGHT SOURCE:	Socketed
LED NAME:	0073-27LED-1.5
VOLTAGE:	12v
VOLT AMPS:	1.8
COLOR TEMP:	2700
LUMENS:	150
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING

LEAD WIRE:	1 X 36"
------------	---------

SHIPPING

CARTON LENGTH:	24.5
CARTON WIDTH:	10.5
CARTON HEIGHT:	5
CARTON WEIGHT:	4.5

PRODUCT DETAILS:

- A wiring kit and ground spike are supplied
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- For more information on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Hardy Island Series products carry a lifetime limited warranty
- LED Bulbs carry a 3-year limited warranty
- The Hardy Island Collection, named for the ruggedly beautiful island off the coast of British Columbia, defies the harshest environments in style with landscape lighting that features fully enclosed bulbs and a rich weathered brass finish that will mature naturally over time.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HINKLEY & R.

HINKLEY LIGHTING, INC.
13350 RINGBARK PARKWAY, J. AVON/LAKE, OHIO 44012
(419) 440-6655 / (419) 440-5555
HINKLEYLIGHTING.COM | FREDRICKRAVON.COM



NUVI 15446BZ
BRONZE

WIDTH:	5.0"
HEIGHT:	0.8"
WEIGHT:	0.3 LBS
MATERIAL:	VINYL ALLOY
SOCKET:	1.90W LED *INCLUDED
LED INFO:	
LUMENS:	140
COLOR TEMP:	2700K
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 20W
DIMMABLE:	Yes, MLV dimmer on 120VAC side of transformer.
NOTES:	RATED FOR INDOOR/OUTDOOR USE. LED COMPONENTS CARRY A 10 YEAR WARRANTY.
DEPTH:	3.0"
LEADWIRE:	60.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665154498

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE A GLOW'.

life a GLOW®

1

SHIELDED PATH LIGHT

2

WALL & STEP LIGHT

10

TEN OVER
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San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
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LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR
CONSTRUCTION
C-30770
7.31.2027
RENEWAL
STATE OF CALIFORNIA

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SADR REVIEW PLAN SET
SANCTUARY BEACH RESORT
3295 DUNES DRIVE, MARINA, CA 93933

PROJ #:
2024-037
DRWN BY:
JD
CHK'D BY:
JO / HS
DATE
06.13.2025
SUBMITTAL
SADR SUBMITTAL
LIGHTING CUT
SHEETS

L3.1



1 IRRIGATION PLAN

MWELO CALCULATION

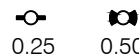
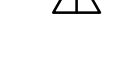
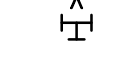
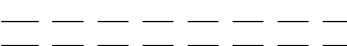
Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes			
Enter value in Pale Blue Cells			
Tan Cells Show Results			
Messages and Warnings			
Click on the blue cell on right to Pick City Name	Monterey	Name of City	
ET _a of City from Appendix A	36.00	ET _a (inches/year)	
Enter total landscape including SLA	1,091.00	LA (ft ²)	
Enter Special Landscape Area	0.00	SLA (ft ²)	
Results:			
MAWA = (ET _a) × (0.62) × [(0.55 × LA)+(0.45 × SLA)]		13,393.12	Gallons
		1,790.41	Cubic Feet
		17.90	HCF
		0.04	Acre-feet
		0.01	Millions of Gallons

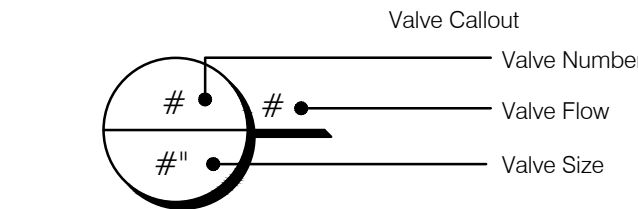
Estimated Total Water Use			
Equation:			
ETWU = (ET _a) × (0.62) × [(PF × HAE) + SLA]			
Enter values in Pale Blue Cells			
Tan Cells Show Results			
Messages and Warnings			
Enter Irrigation Efficiency (equal to or greater than 0.71)	0.81		
Irrigation Efficiency Default Value	0.71		
Plant Water Use Type			
Plant Factor			
Low			
Medium			
High			
SLA			
1.00			
Hydrozone			
Plant Water Use Type (s)			
(low, medium, high)			
(PP)			
Hydrozone Area (HA) (ft ²)			
PF x HA (ft ²)			
1	Low	0.30	450
2	Low	0.30	425
3	Medium	0.40	216
SLA			
1			
Sum			
1,091			
Results			
MAWA =		13,393	
ETWU=		9,614	Gallons
		1,285	Cubic Feet
		13	HCF
		0.05	Acre-feet
		0.01	Millions of Gallons
ETWU complies with MAWA			

IRRIGATION NOTES

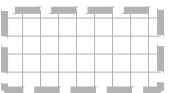
- THIS PLAN IS DIAGRAMMATIC AND INTENDED TO SHOW PROPER ZONING ONLY. CONTRACTOR SHALL DESIGN-BUILD LATERAL LINES AND HEAD LAYOUT.
- CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING LIGHT POLES, FENCING, FIRE HYDRANTS, AND OTHER SIMILAR FEATURES.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WILL BE ALLOWED WITHIN THE EXISTING TREE DRIPLINE. AIR SPACE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE TREE DRIPLINE.
- ALL IRRIGATION EQUIPMENT, LATERALS, MAINLINE AND SPRAY HEADS SHALL BE INSTALLED PER THE MUNICIPAL CITY STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL SPRAY IRRIGATION TO ACHIEVE HEAD-TO-HEAD COVERAGE AND MINIMIZE OVER SPRAY. CONTRACTOR TO VERIFY COVERAGE IN THE FIELD IS APPROPRIATE AND MAKE ANY NECESSARY ADJUSTMENTS.
- CONTRACTOR TO COORDINATE REVISIONS TO IRRIGATION CONTROLLER PROGRAMMING WITH NEW IRRIGATION DESIGN ZONES. ALL WATERING TIMES TO BE SET IN ORDER TO MAINTAIN PLANT MATERIAL IN A HEALTHY MANNER WHILE BEING AS EFFICIENT AS POSSIBLE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter RZWS-18 18in. long RZWS with installed .50 GPM bubbler options, 1/2in. swing joint for connection to 1/2in. pipe. Install 2 bubblers per tree, typ.
	Hunter ICV-A ICV Series Remote Control Valve with accu-sync adjustable pressure regulating dial.
	Hunter HQ-5RC Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 1-piece body.
	Nibco T-113 Class 125 bronze ball valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 3/4" - 3"
	Netafim TLCV050M1-B In Line Check Valve. Large Inlet Opening, and prevents back flow of water and drainage of the system into low areas. Flow rate: 0.9GPM to 4.4GPM.
	Blowout Valve Install at end of system for winterization.
	Rain Bird PSI-H40X-100 Pressure Regulation: 40 psi, Flow Range: 0.5 GPM to 35 GPM, Inlet/outlet size: 1" Female NPT X 1" Female NPT
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter HPC-400 4 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet
	Hunter MINI-CLIK Rain Sensor, mount as noted
	Point of Connection 1" Water source shall be domestic water line. Contractor to verify static pressure...
	Irrigation Lateral Line: PVC Schedule 40 Smallest pipe size shall be 3/4". No 1/2" hard pipe shall be used. All pipe shall be solvent welded.
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40 Size sleeves 2 x pipe diameter. Extend sleeves 18" beyond edge of pavement whenever possible.



IRRIGATION ZONE SCHEDULE

SYMBOL	DESCRIPTION
	Shrubs on In-Line Drip. PLD-10-12 Tubing with 1.0 GPH inline emitters at 12" on center spacing. Install tubing in shrub and groundcover areas 2" below finish grade at a maximum spacing of 18" on center.
	Tree with (2) bubbler in deep root watering tube.
	Lawn with 4" Pop-Up Spray. Ornamental lawn areas. Spray heads to be spaced to provide full coverage. Contractor TO verify system pressure prior to installation.

HYDROZONE SCHEDULE

ZONE	DESCRIPTION	AREA
1	SHRUB AREA - INLINE DRIP	450 SF
2	SHRUB AREA - DRIP	425 SF
3	TREES - BUBBLERS	216 SF
TOTAL IRRIGATED LANDSCAPE AREA		1,091 SF

NOT FOR CONSTRUCTION

10

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SADR REVIEW PLAN SET
SANCTUARY BEACH RESORT
3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRAWN BY: JD
CHK'D BY: JO / HS

DATE SUBMITTAL
06.13.2025 SADR SUBMITTAL

IRRIGATION
PLAN

L4.0



1 IRRIGATION PLAN

HYDROZONE SCHEDULE

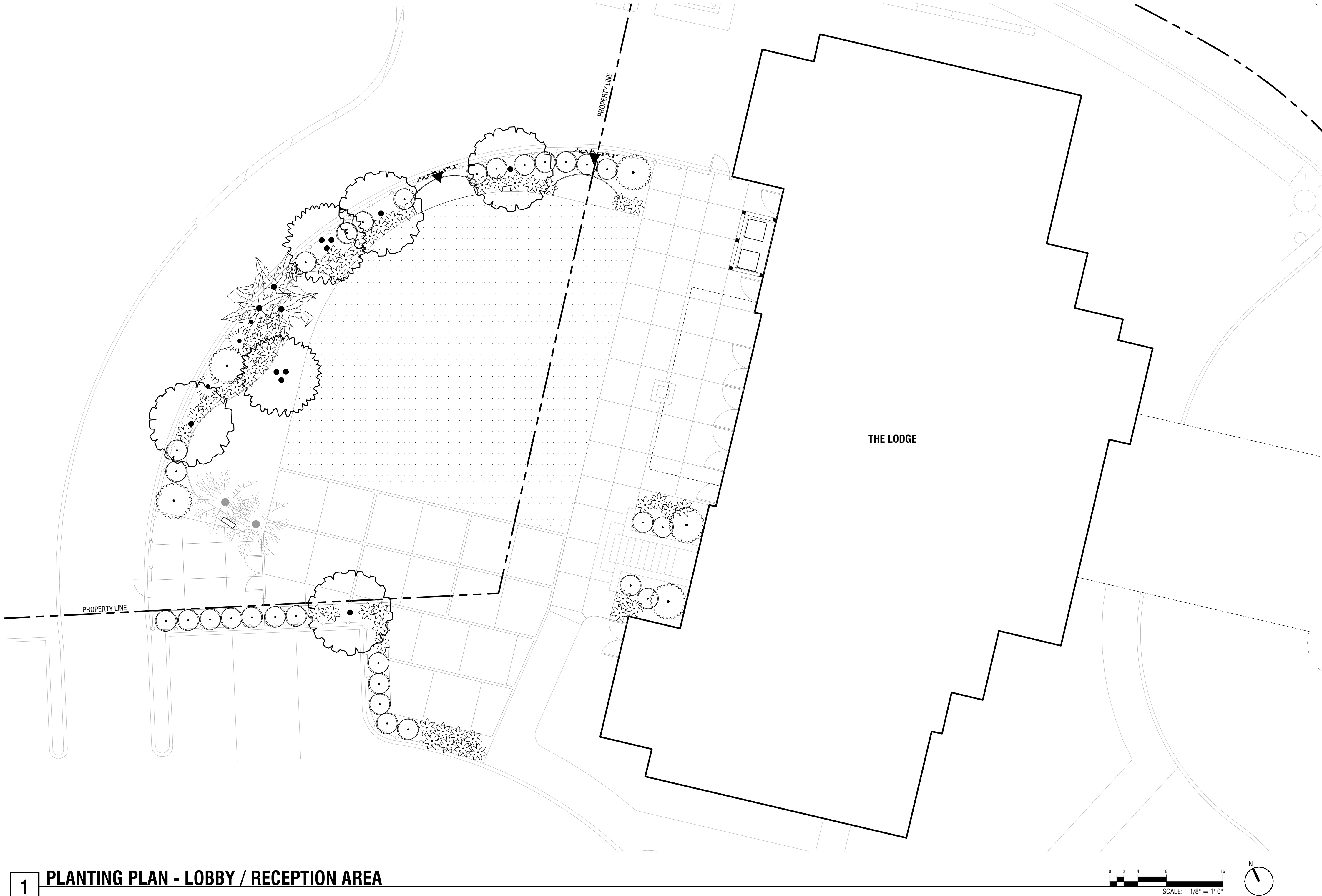
ZONE	DESCRIPTION	AREA
1	SHRUB AREA - DRIP	337 SF
2	SHRUB AREA - DRIP	1,650 SF
3	SHRUB AREA - DRIP	654 SF
4	SHRUB AREA - DRIP	900 SF
5	TREES - BUBBLERS	144 SF
6	NATIVE / DUNE SHRUB AREA - DRIP EMITTERS	785 SF
7	NATIVE / DUNE SHRUB AREA - DRIP EMITTERS	2,070 SF
8	NATIVE / DUNE SHRUB AREA - DRIP EMITTERS	3,043 SF
TOTAL IRRIGATED LANDSCAPE AREA		9,583 SF

IRRIGATION ZONE SCHEDULE

SYMBOL	DESCRIPTION
	Shrubs on In-Line Drip. PLD-10-12 Tubing with 1.0 GPH inline emitters at 12" on center spacing. Install tubing in shrub and groundcover areas 2" below finish grade at a maximim spacing of 18" on center.
	Tree with (2) bubbler in deep root watering tube.
	Point Source Drip Emitters Shrub Ares with less density, native / dune planting.

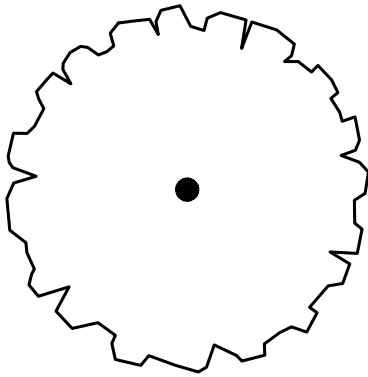
IRRIGATION NOTES

- REFER TO SHEET L4.0 FOR COMPLETE IRRIGATION NOTES.
- REFER TO SHEET L4.0 FOR SCHEMATIC IRRIGATION SCHEDULE OF EQUIPMENT.
- REFER TO 16 / L5.0 FOR MWELQ IRRIGATION CALCULATIONS.

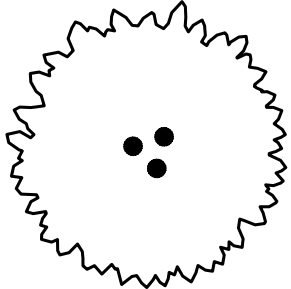


1 PLANTING PLAN - LOBBY / RECEPTION AREA

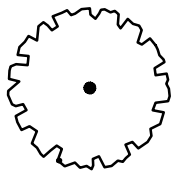
SCHEMATIC PLANT LEGEND



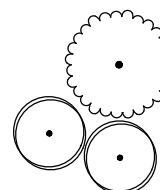
COASTAL CANOPY TREE
2" cal min, such as:
Banksia speciosa / Showy Banksia
Leptospermum laevigatum / Australian Tea Tree
Lyonothamnus floribundus asp. / Catalina Ironwood



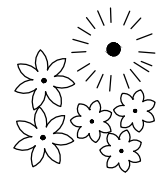
MULTI-TRUNK ACCENT TREE
6' - 12' ht. multi min, such as:
Arbutus marina / Strawberry Tree
Geijera parvifolia / Australian Willow
Melaleuca nesophia / Pink Melaleuca
Myrica californica / Pacific Wax Myrtle



LARGE SCREENING SHRUBS
30% 15 gal / 70% 5 gal, such as:
Frangula californica / California Coffeeberry
Pittosporum crassifolium / Karo
Westringia fruticosa 'Smokey' / Smokey Coast Rosemary



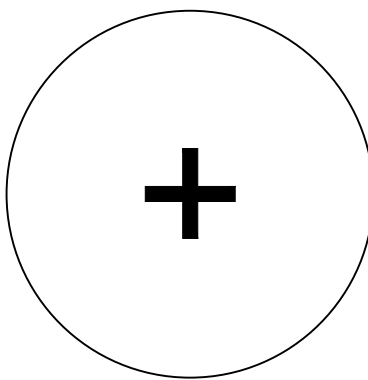
FOUNDATION SHRUBS
5 gal min, such as:
Armeria maritima / Sea Thrift
Ceanothus gris. 'Yankee Point' / Yankee Point Ceanothus
Erigeron glaucas / Seaside Daisy
Eriogonum parvifolium / Cliff Buckwheat
Salvia leucophylla 'Point Sal' / Point Sal Purple Sage



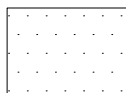
ORNAMENTAL GRASSES AND PERENNIALS
50% 3 gal / 50% 1 gal, such as:
Achillea millefolium / Common Yarrow
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
Dudleya caespitosa / Sea Lettuce
Eriophyllum staechadifolium / Seaside Woolly Sunflower
Festuca glauca / Blue Fescue
Fragaria chiloensis / Beach Strawberry
Nepeta racemosa / Catmint



VINES
Clematis armadil / Evergreen Clematis
Passiflora 'Snow Queen' / Snow Queen Passion Vine



EXISTING TREE TO REMAIN



EXISTING LAWN
REPLACE ANY LAWN AREA DAMAGED FROM CONSTRUCTION WITH IN KIND
TURF TO MATCH EXISTING

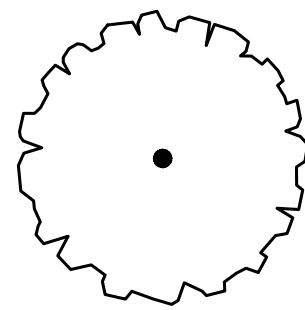
LANDSCAPE PLANTING NOTES

- THIS PLAN IS SCHEMATIC IN NATURE AND INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING AND DEVELOPMENT CODES.
- ALL PLANTING AREAS TO RECIEVE A 3" LAYER OF DARK BROWN, BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED TO ADEQUATELY AND EFFICIENTLY WATER ALL SHRUB AREAS AND TREES. IF PLANT MATERIAL FAILS TO SURVIVE, THE PROPERTY OWNER IS RESPONSIBLE FOR IMMEDIATELY REPLACING SAID PLANTS WITH AN EQUIVALENT SPECIMEN.
- IRRIGATION CONROLLER SHALL BE PROGRAMMABLE AND HAVE WEATHER-BASED CAPABILITIES.
- SOIL SHALL BE AMENDED PRIOR TO PLANTING FOR OPTIMAL HEALTH OF ALL PLANT MATERIAL. SOIL AMENDMENT SPECIFICATIONS SHALL BE DETERMINED BASED ON A SOIL TEST ANALYSIS.
- SOIL PREPARATION, GROUND COVER MATERIAL, STAKING AND IRRIGATION MUST BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A300.

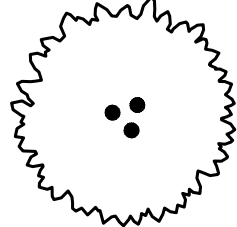


1 PLANTING PLAN - SUN BOWL

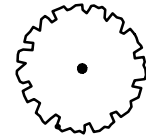
SCHEMATIC PLANT LEGEND



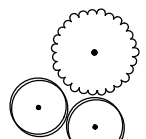
COASTAL CANOPY TREE
2" cal min, such as:
Banksia speciosa / Showy Banksia
Leptospermum laevigatum / Australian Tea Tree
Lyonothamnus floribundus asp. / Catalina Ironwood



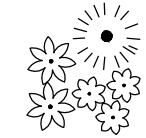
MULTI-TRUNK ACCENT TREE
6 - 12' Ht. multi min, such as:
Arbutus marina / Strawberry Tree
Gelera parvifolia / Australian Willow
Melaleuca neophila / Pink Melaleuca
Myrica californica / Pacific Wax Myrtle



LARGE SCREENING SHRUBS
30% 15 gal / 70% 5 gal, such as:
Fraxinus californica / California Coffeeberry
Pittosporum crassifolium / Karo
Westringia fruticosa 'Smokey' / Smokey Coast Rosemary



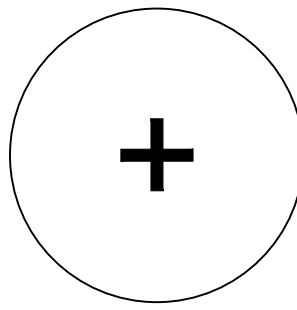
FOUNDATION SHRUBS
5 gal min, such as:
Amelita maritima / Sea Thrift
Ceanothus gris 'Yankee Point' / Yankee Point Ceanothus
Erigeron glaucus / Seaside Daisy
Eriogonum parvifolium / Cliff Buckwheat
Salvia leucophylla 'Point Sal' / Point Sal Purple Sage



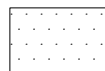
ORNAMENTAL GRASSES AND PERENNIALS
50% 3 gal / 50% 1 gal, such as:
Achillea millefolium / Common Yarrow
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Re
Dudleya cuneata / Sea Lettuce
Eriophyllum staechadifolium / Seaside Woolly Sunflower
Festuca glauca / Blue Fescue
Fragaria chiloensis / Beach Strawberry
Nepeta racemosa / Catmint



VINES
Clematis armadi / Evergreen Clematis
Passiflora 'Snow Queen' / Snow Queen Passion Vine

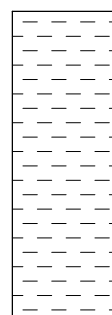


EXISTING TREE TO REMAIN



EXISTING LAWN
REPLACE ANY LAWN AREA DAMAGED FROM CONSTRUCTION WITH IN KIND
TURF TO MATCH EXISTING

NATIVE / DUNE PLANT PALETTE

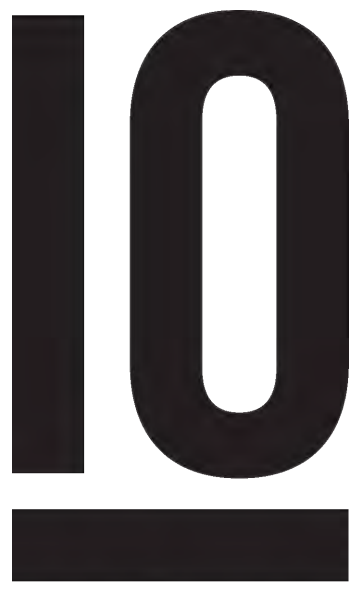


NATIVE / DUNE SHRUB AREA
Achillea millefolium / Common Yarrow
Armeria maritima / Sea Thrift
Carex pansa / Meadow Sedge
Ceanothus griseus 'horizontalis' 'Yankee Point' / Yankee Point Carmel Creeper
Eriogonum parvifolium / Cliff Buckwheat
Eschscholzia californica / California Poppy
Leptospermum laevigatum / Australian Tea Tree
Pittosporum crassifolium / Karo Pittosporum

LANDSCAPE NOTES

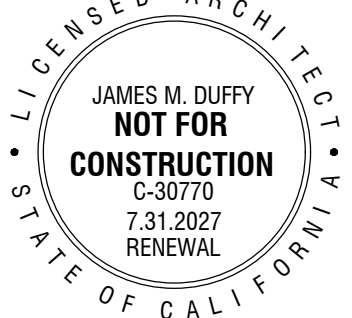
1. REFER TO SHEET L6.0 FOR COMPLETE LANDSCAPE PLANTING NOTES.

NOT FOR CONSTRUCTION



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SADR REVIEW PLAN SET
SANCTUARY BEACH RESORT
3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRAWN BY: JD
CHK'D BY: JO / HS

DATE: 06.13.2025
SUBMITTAL: SADR SUBMITTAL

PLANTING PLAN
SUN BOWL

L6.1



AUSTRALIAN WILLOW



STRAWBERRY TREE



CATALINA IRONWOOD



AUSTRALIAN TEA TREE



SHOWY BANKSIA



SMOKEY COAST ROSEMARY



KARO



CALIFORNIA COFFEEBERRY



PACIFIC WAX MYRTLE



PINK MELALEUCA



POINT SAL PURPLE SAGE



CLIFF BUCKWHEAT



SEASIDE DAISY



YANKEE POINT CEANOTHUS



SEA THRIFT



EVERGREEN CLEMATIS



SEASIDE WOOLLY SUNFLOWER



SEA LETTUCE



KARL FOERSTER FEATHER REED GRASS



COMMON YARROW

10

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C-30770
7.31.2027
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3295 DUNES DRIVE, MARINA, CA 93933

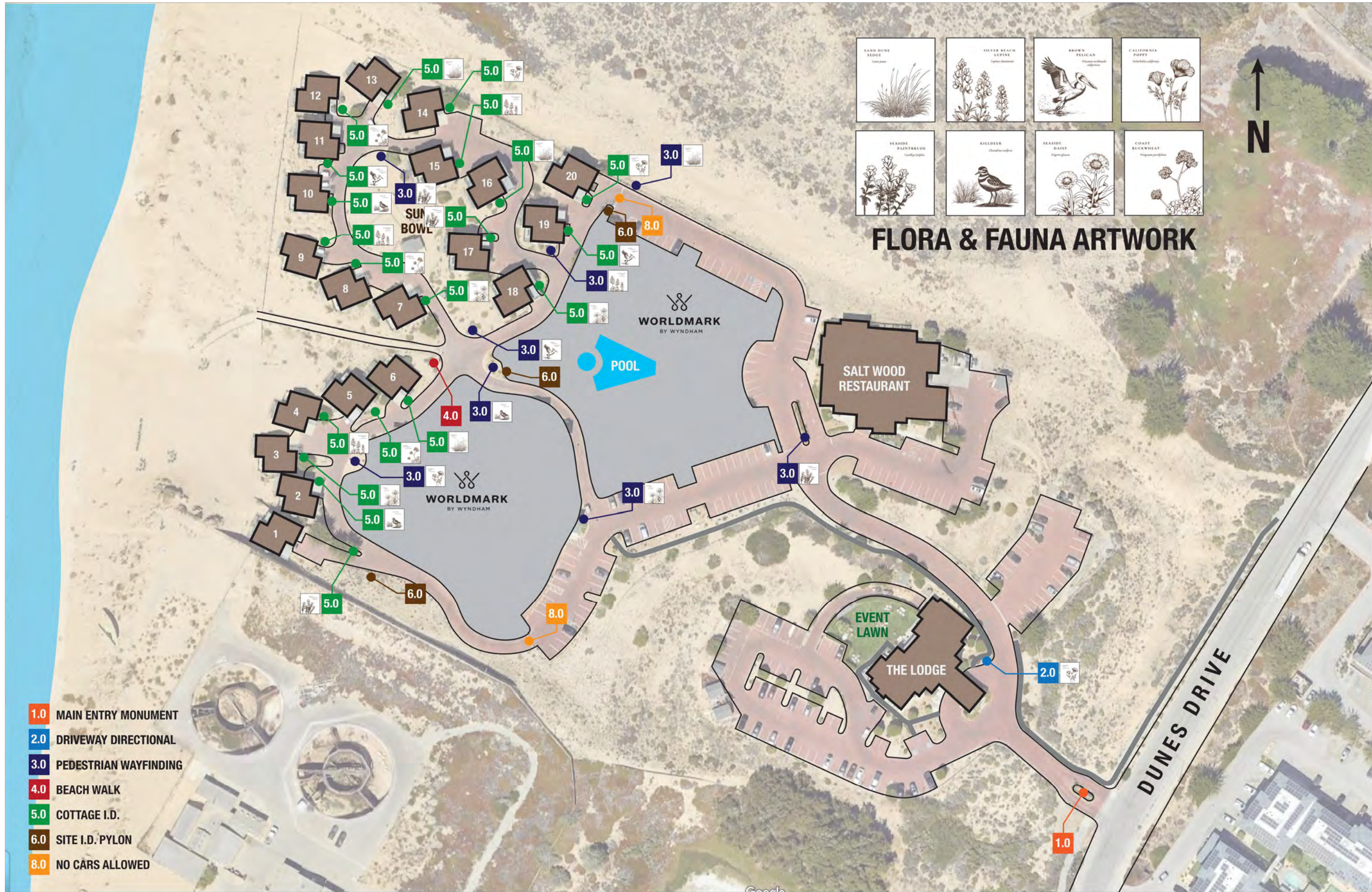
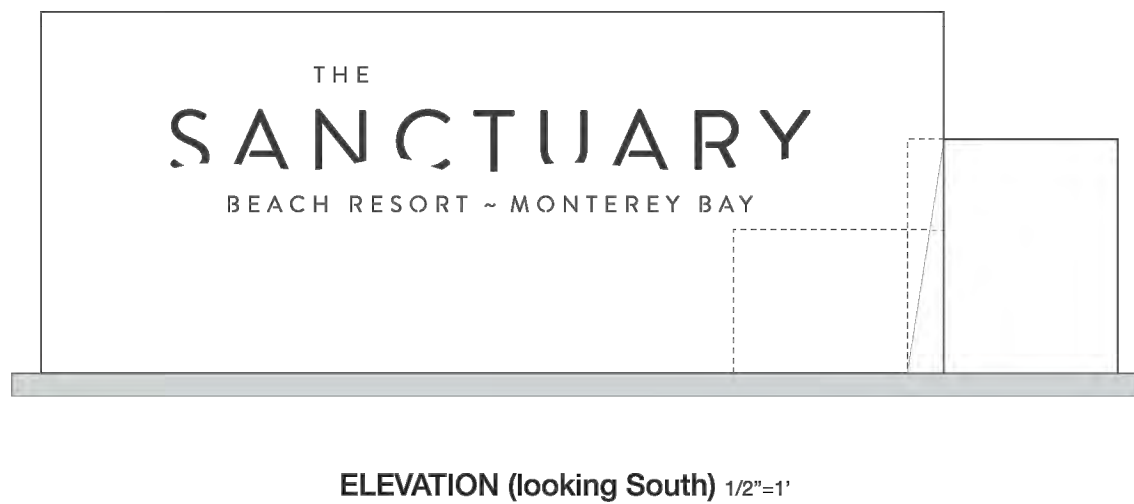
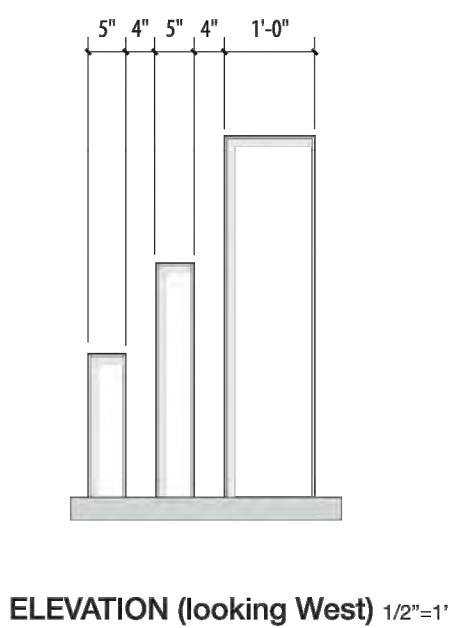
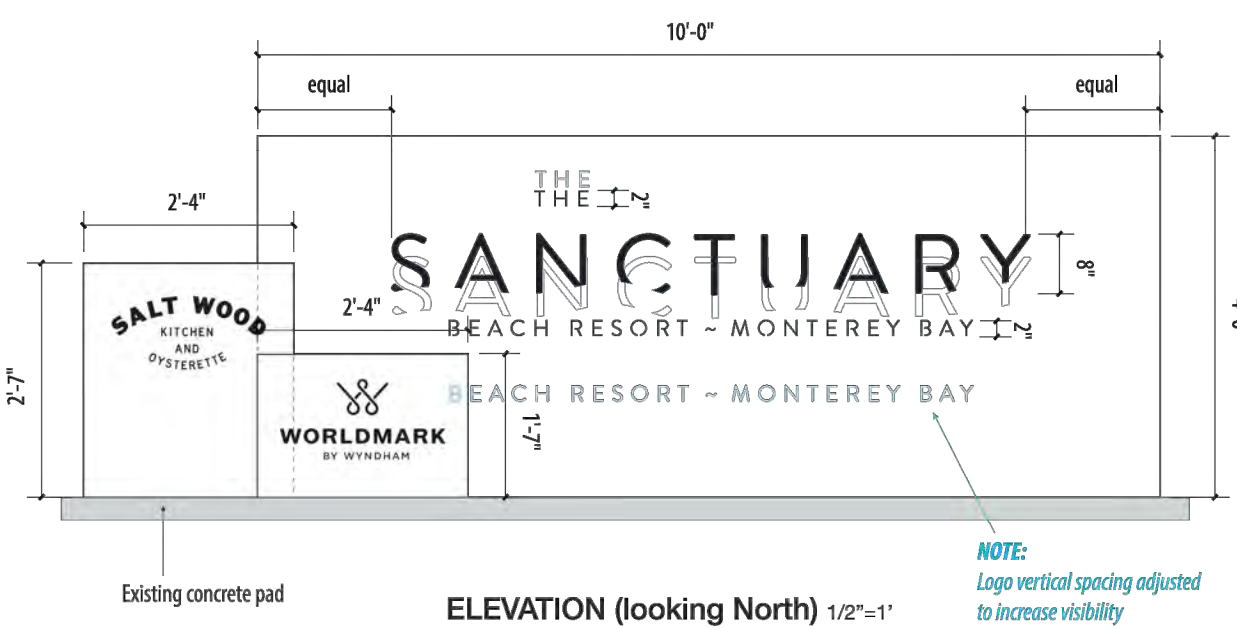
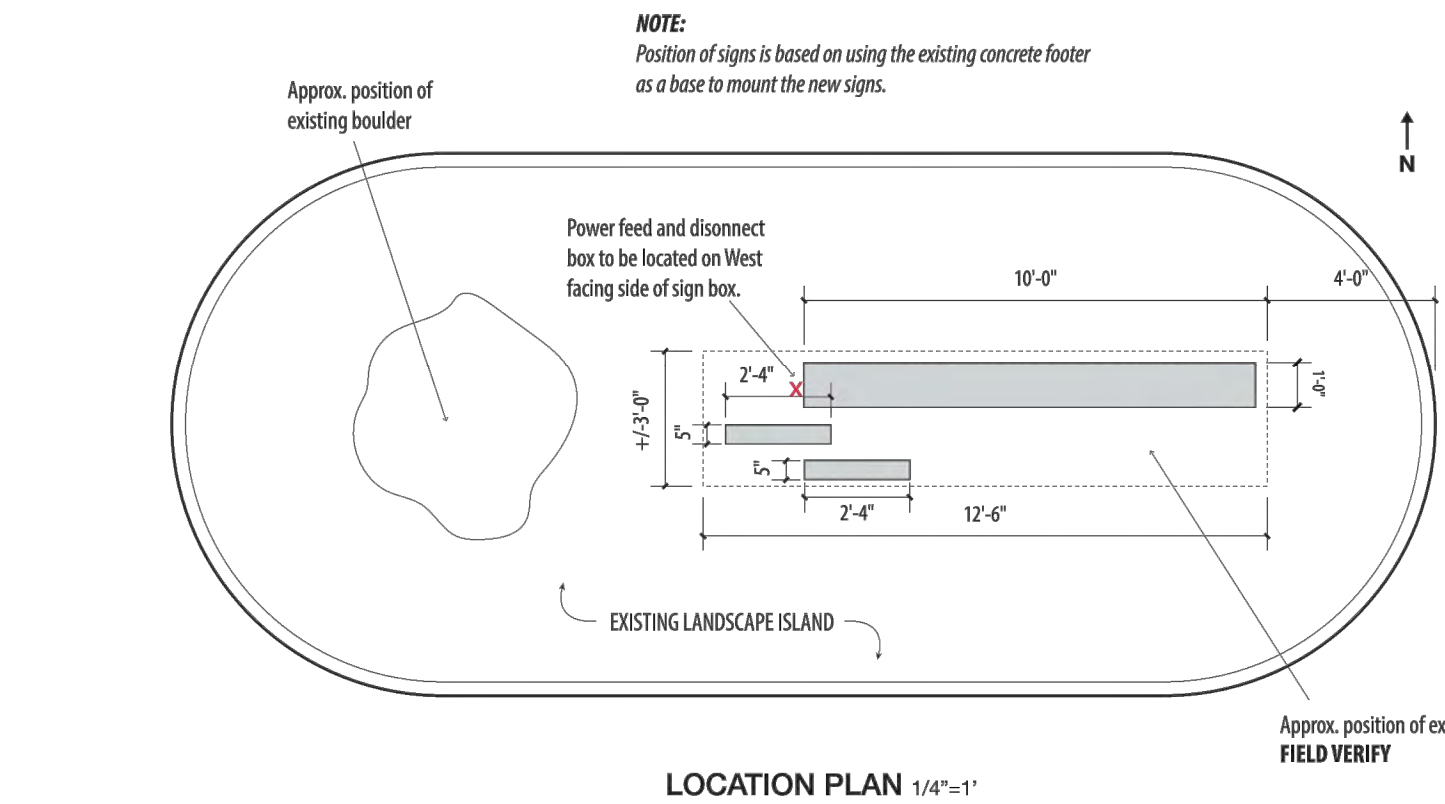
PROJ #: 2024-037
DRAWN BY: JD
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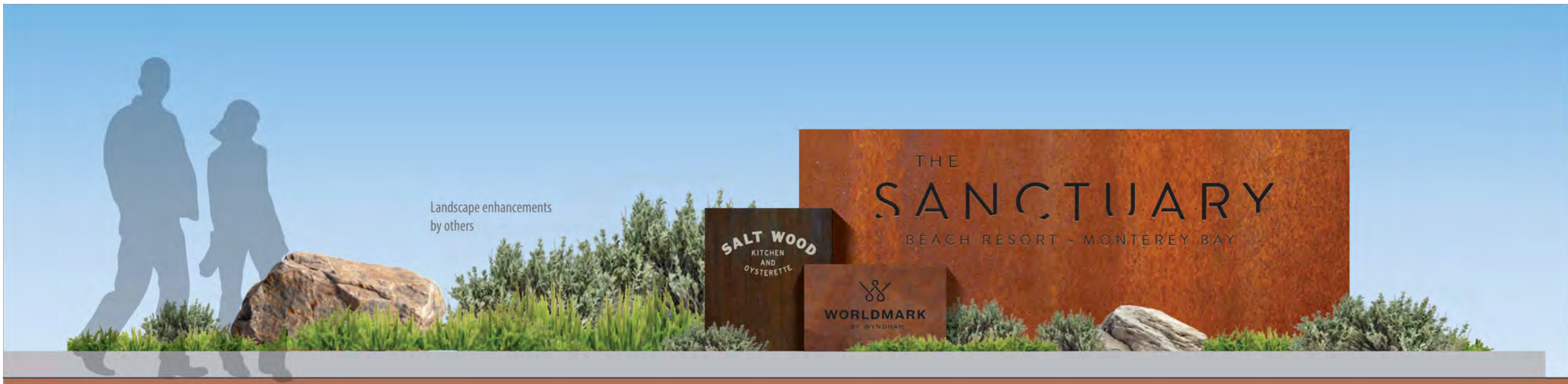
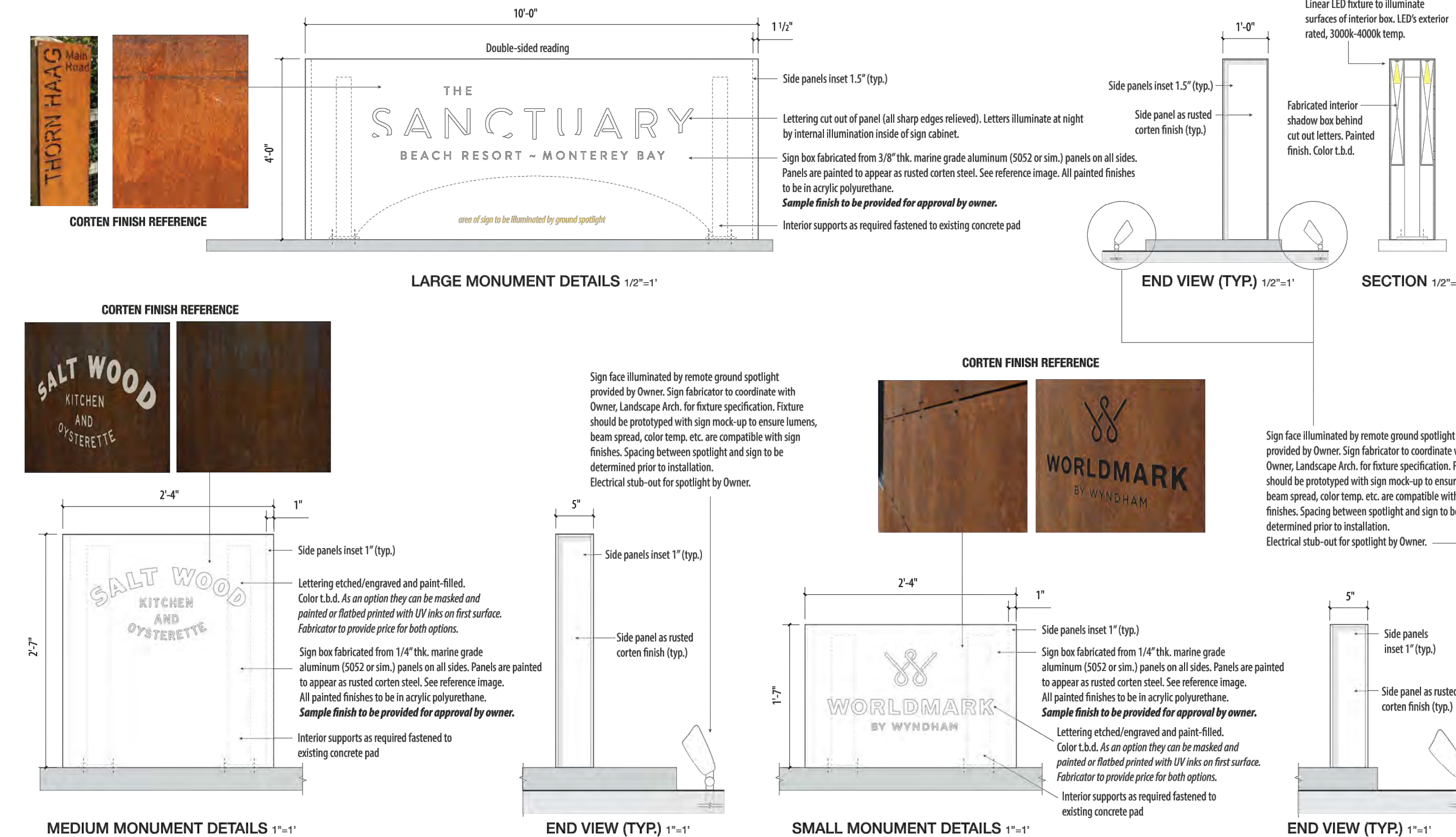
PLANT PALETTE
IMAGES

L7.0

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QUANTITY: 1



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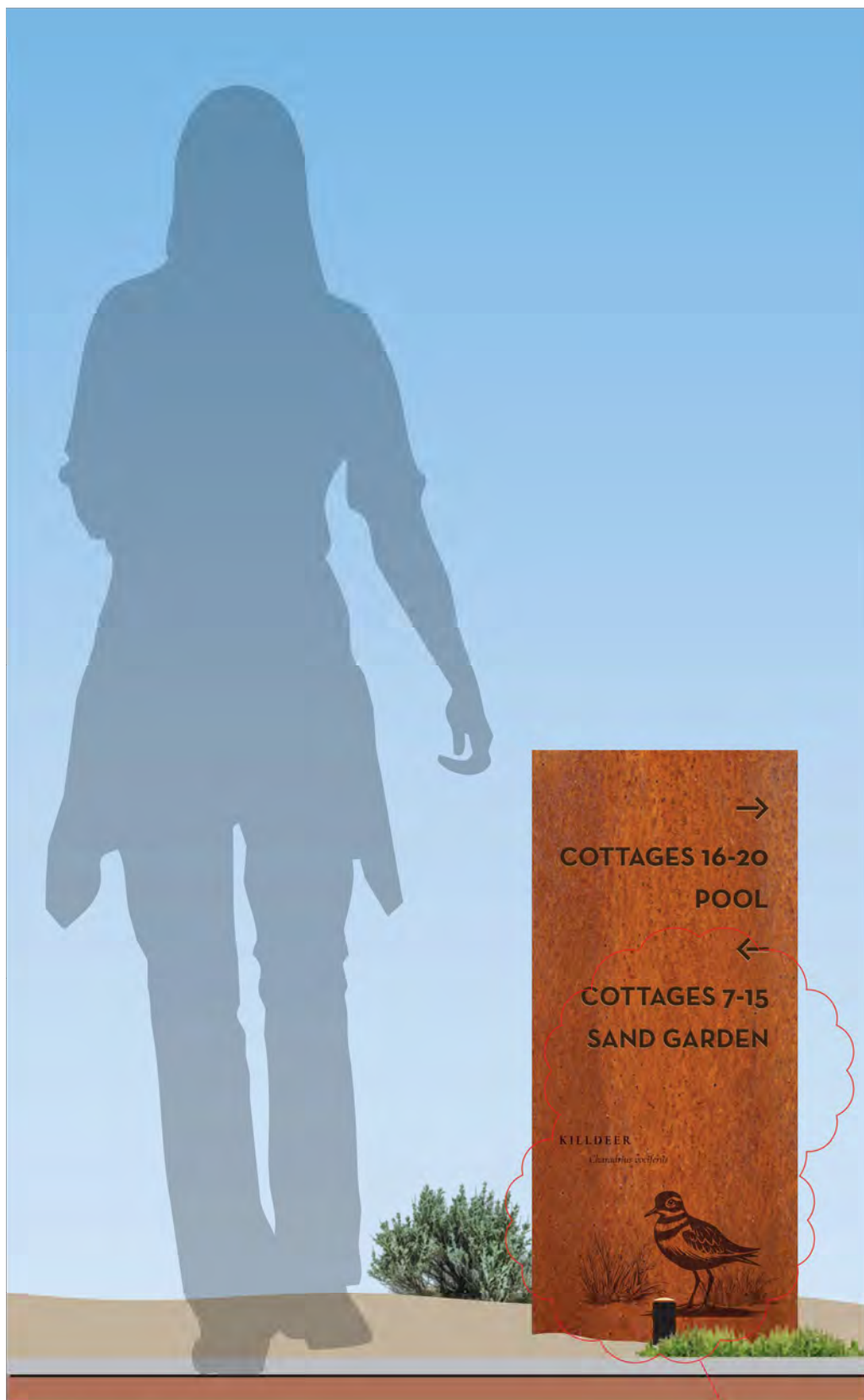
SANCTUARY BEACH RESORT

3295 DUNES DRIVE, MARINA, CA 93933

PROJ #:	2024-037
DRWN BY:	JD
CHK'D BY:	JO / HS
DATE	SUBMITTAL
06.13.2025	SADR SUBMITTAL

WAYFINDING
SIGNAGE PROGRAM

L8.0



DAY RENDERING

ARTWORK & TEXT UPDATED 6.15.25

QUANTITY: 8



SIDE VIEW



NIGHT RENDERING

ARTWORK & TEXT UPDATED 6.15.25



DAY RENDERING

ARTWORK & TEXT UPDATED 6.15.25

QUANTITY: 1



SIGN LOCATION



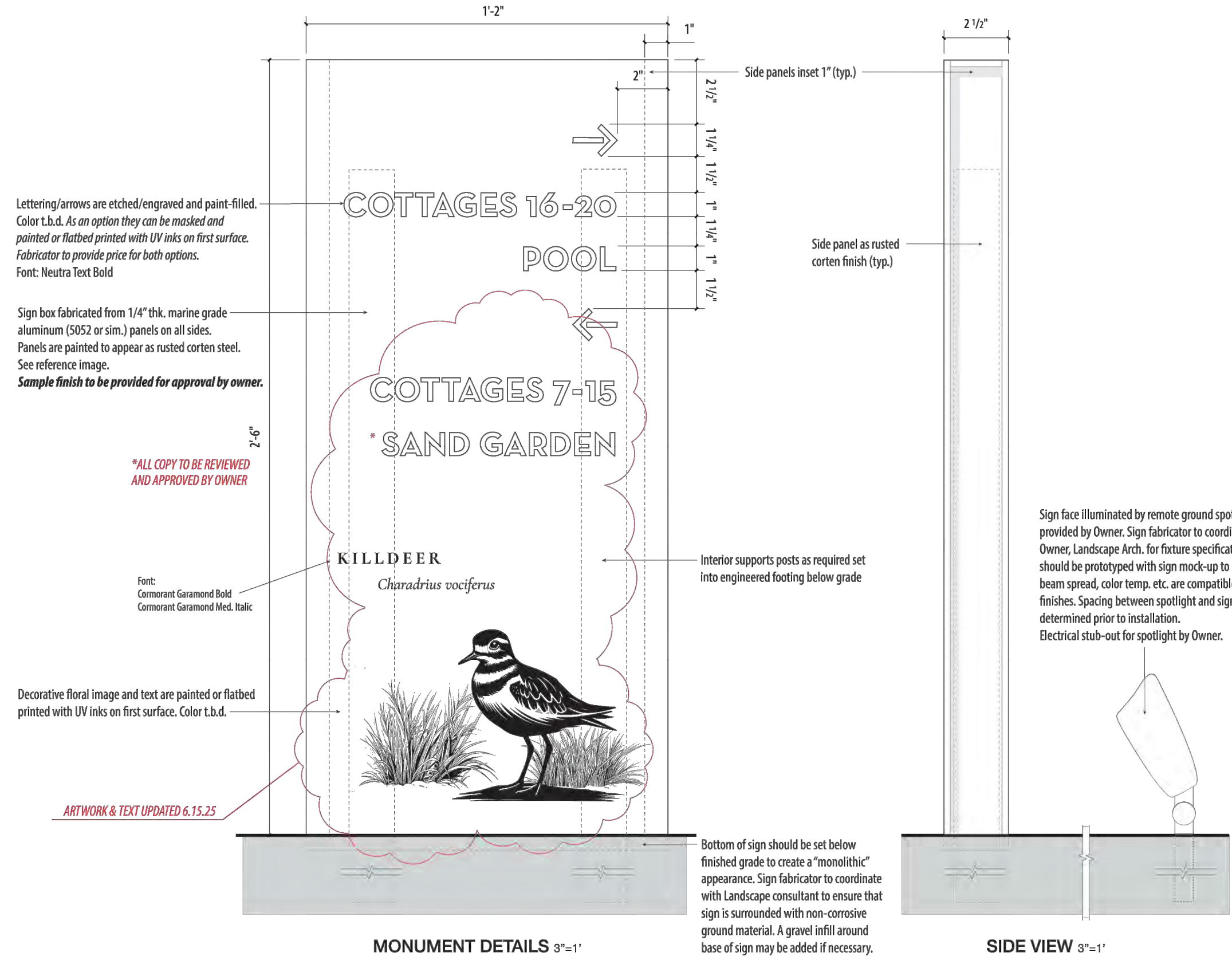
LOCATION RENDERING



NIGHT RENDERING

ARTWORK & TEXT UPDATED 6.15.25

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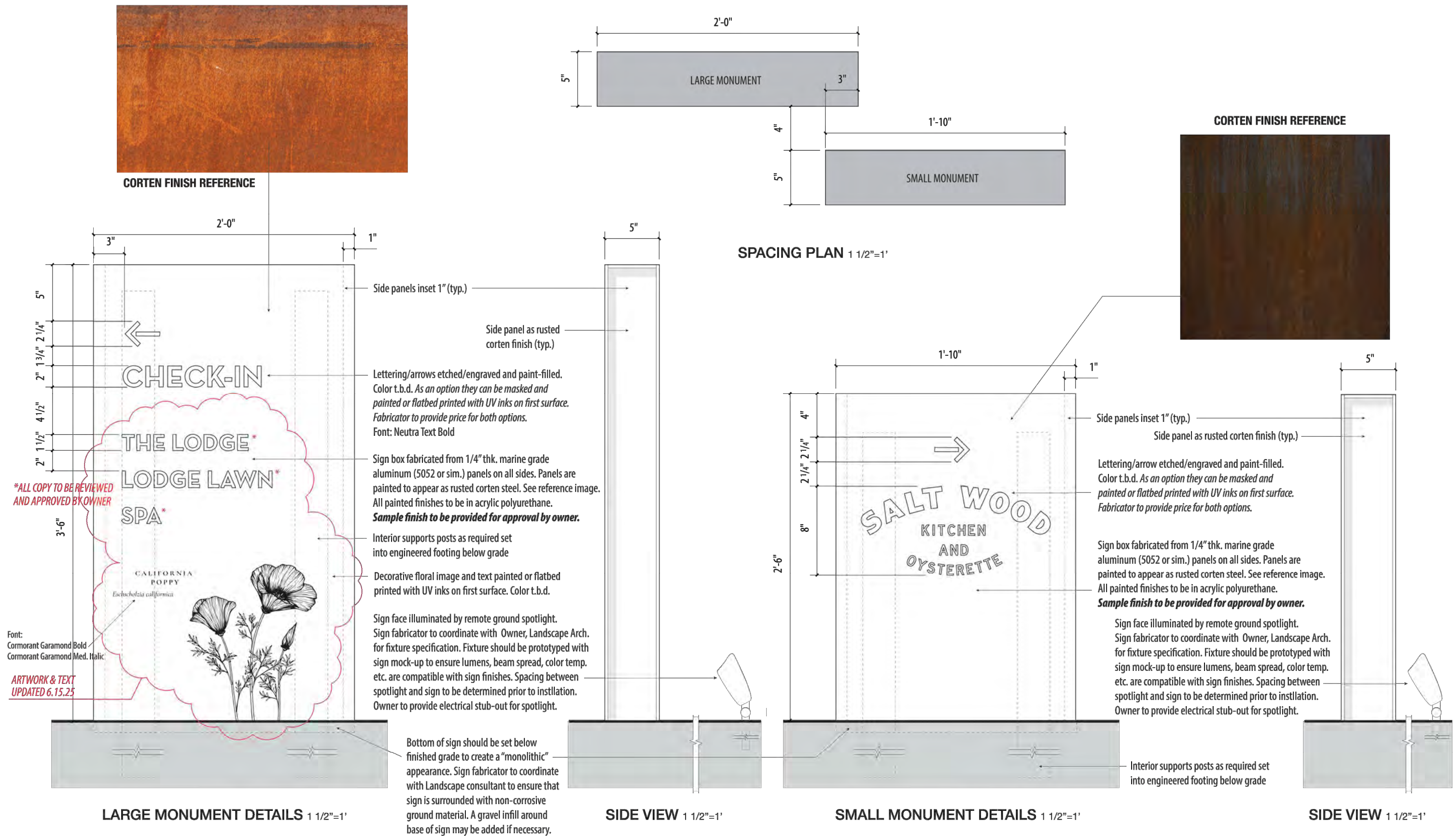


MONUMENT DETAILS 3/8"=1'

SIDE VIEW 3/8"=1'



CORTEN FINISH REFERENCE



LARGE MONUMENT DETAILS 1 1/2"=1'

SIDE VIEW 1 1/2"=1'

SMALL MONUMENT DETAILS 1 1/2"=1'

SIDE VIEW 1 1/2"=1'

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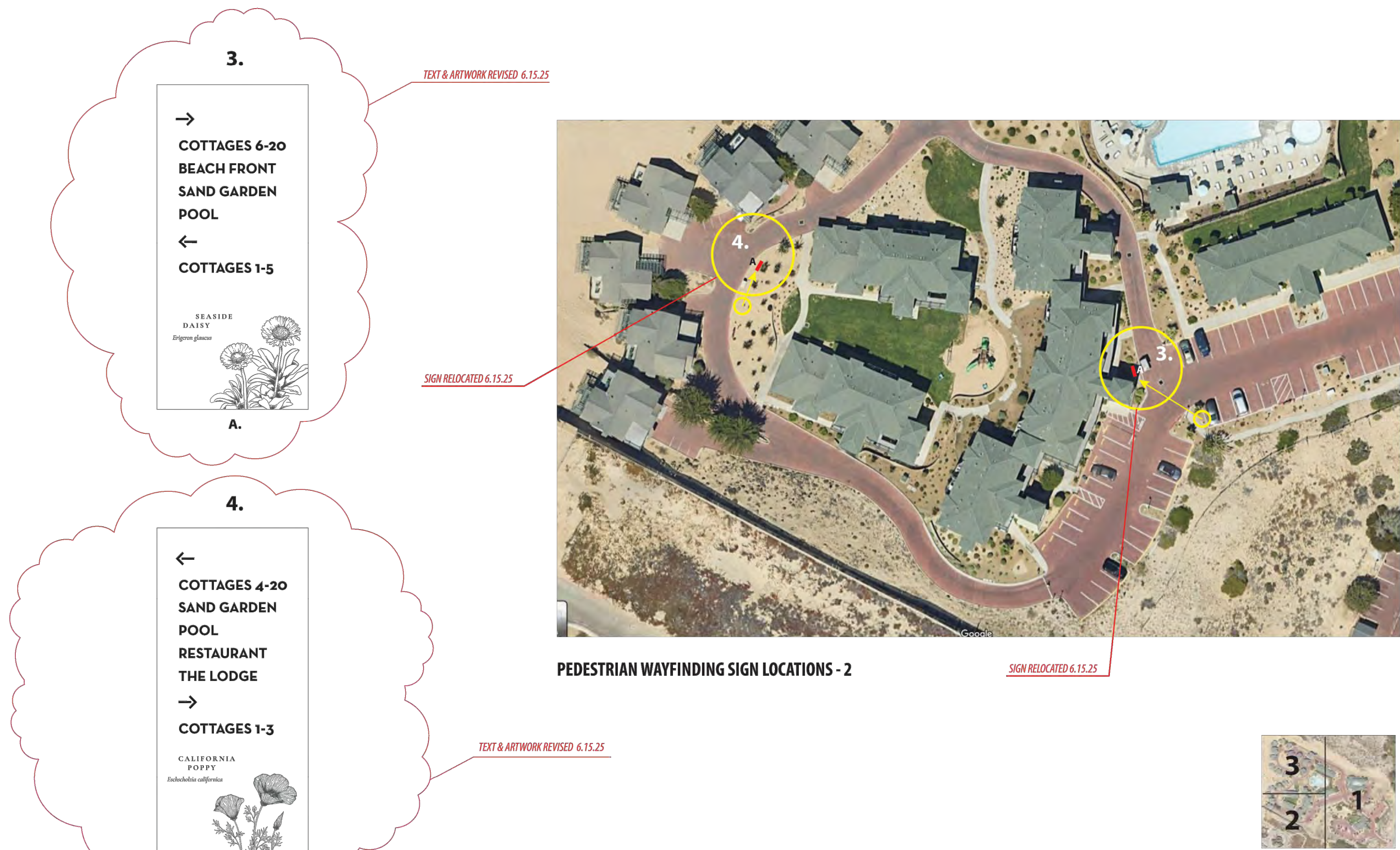
PROJ #: 2024-037
DRWN BY: JD
CHK'D BY: JO / HS

DATE SUBMITTAL

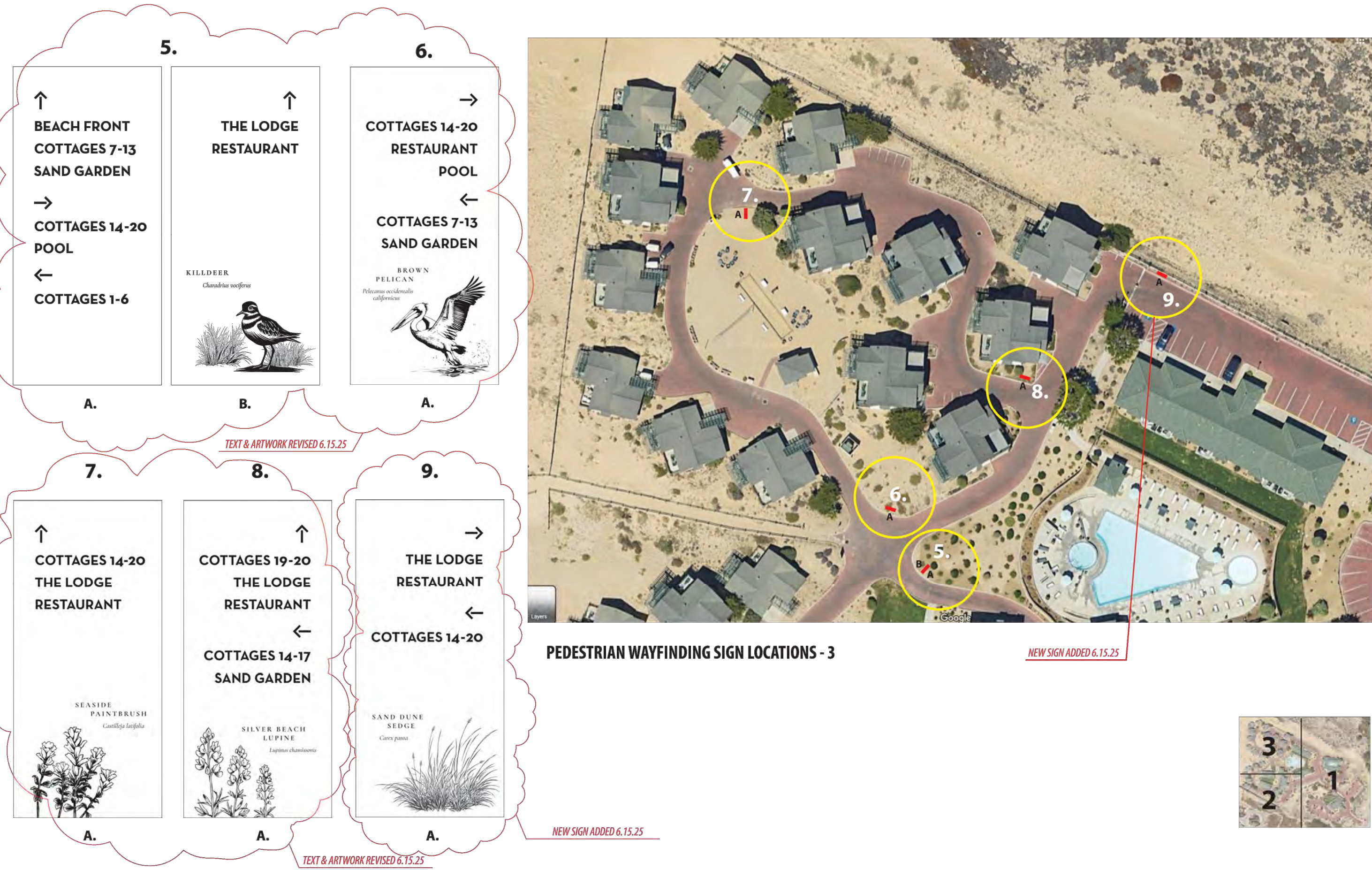
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WAYFINDING
SIGNAGE PROGRAM

L8.1



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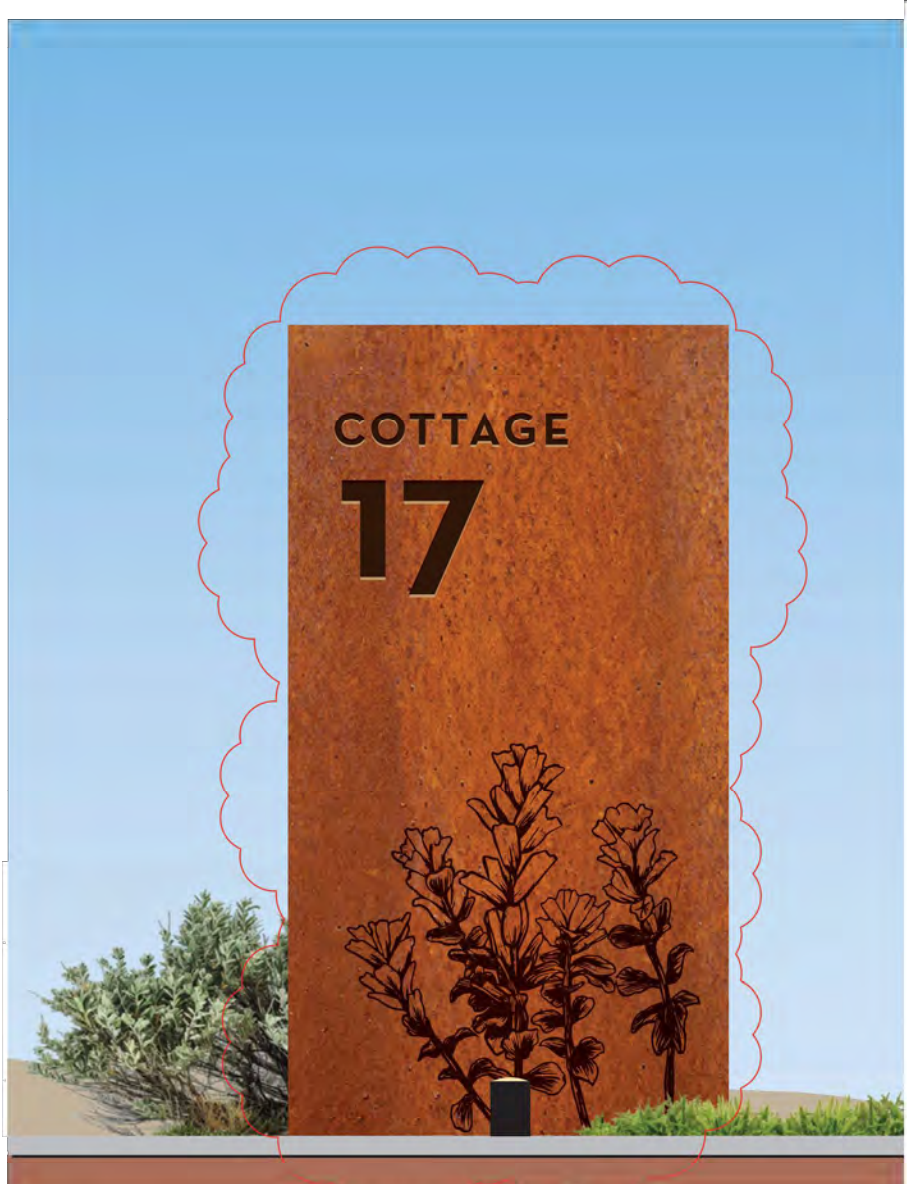
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DRWN BY: JD
CHK'D BY: JO / HS

DATE SUBMITTAL
06.13.2025 SADR SUBMITTAL

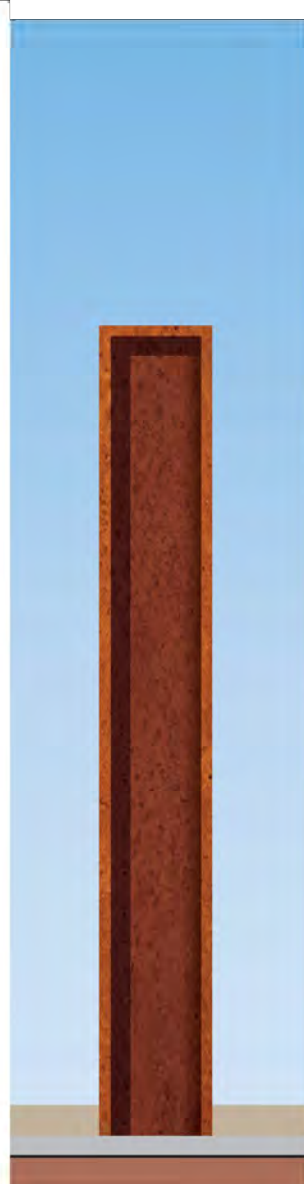
WAYFINDING
SIGNAGE PROGRAM

L8.2

QUANTITY: 20



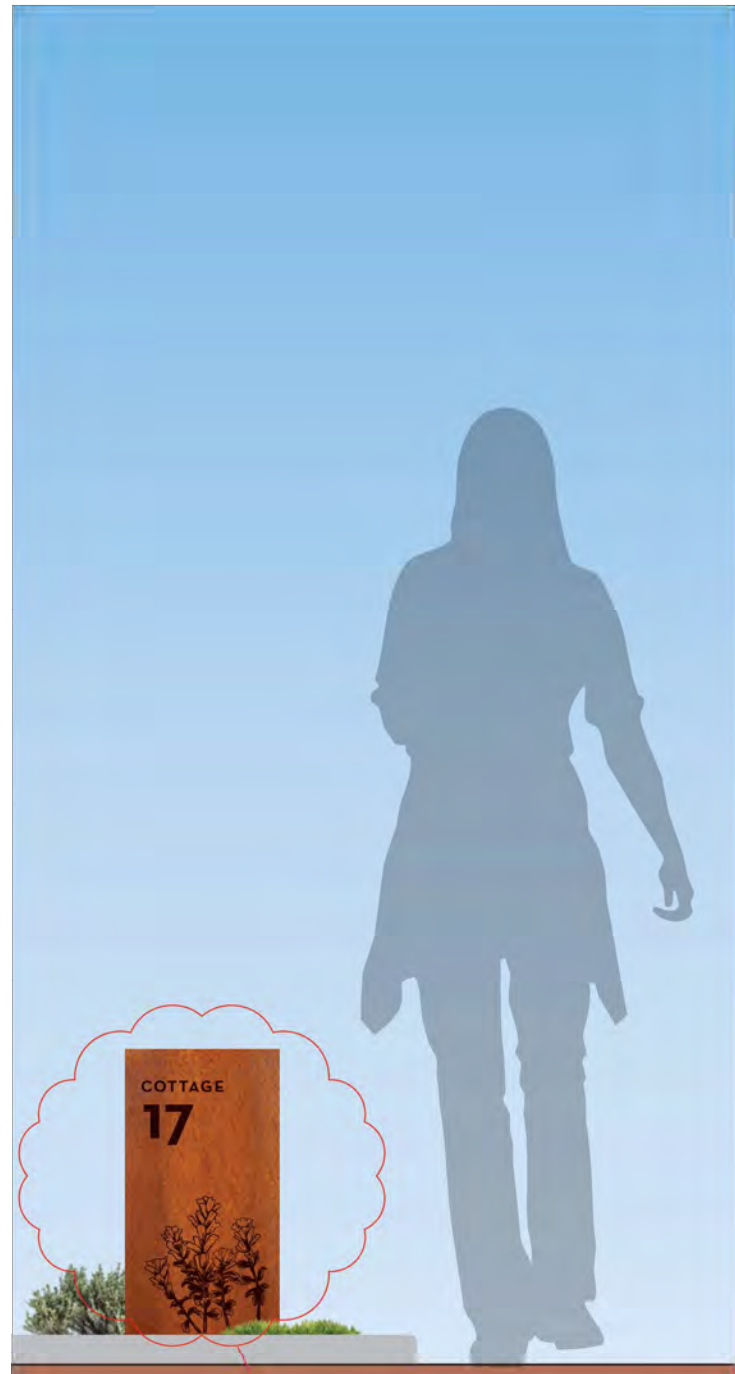
DAY RENDERING



SIDE VIEW



NIGHT RENDERING



ARTWORK & LAYOUT UPDATED 6.15.25

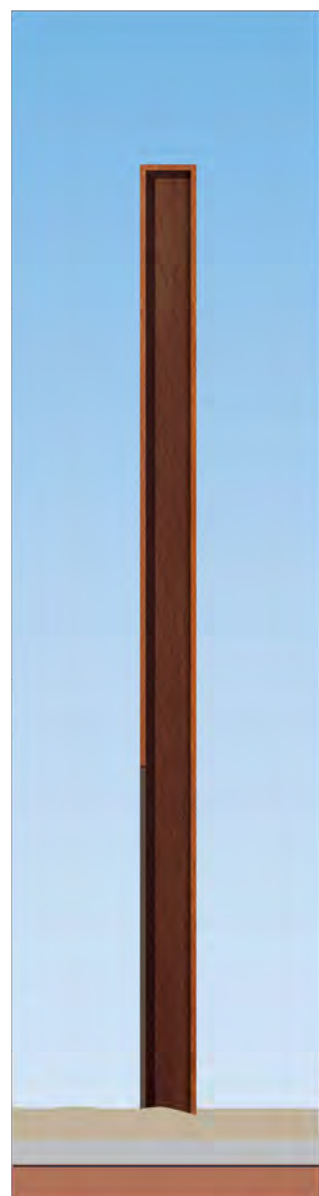


SIGN LOCATION

QUANTITY: 1



DAY RENDERING (front)



SIDE VIEW



BACK VIEW

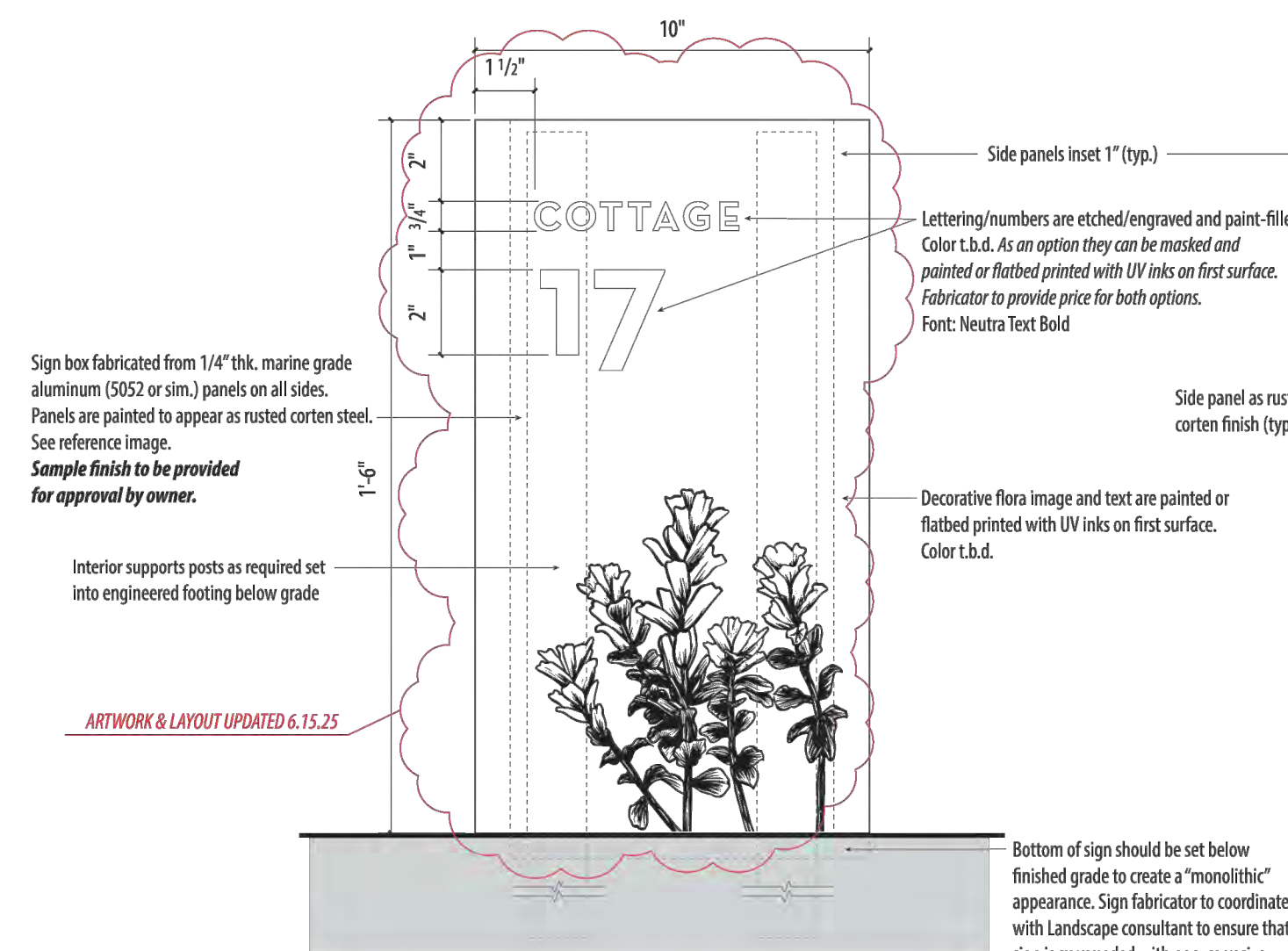


NIGHT RENDERING

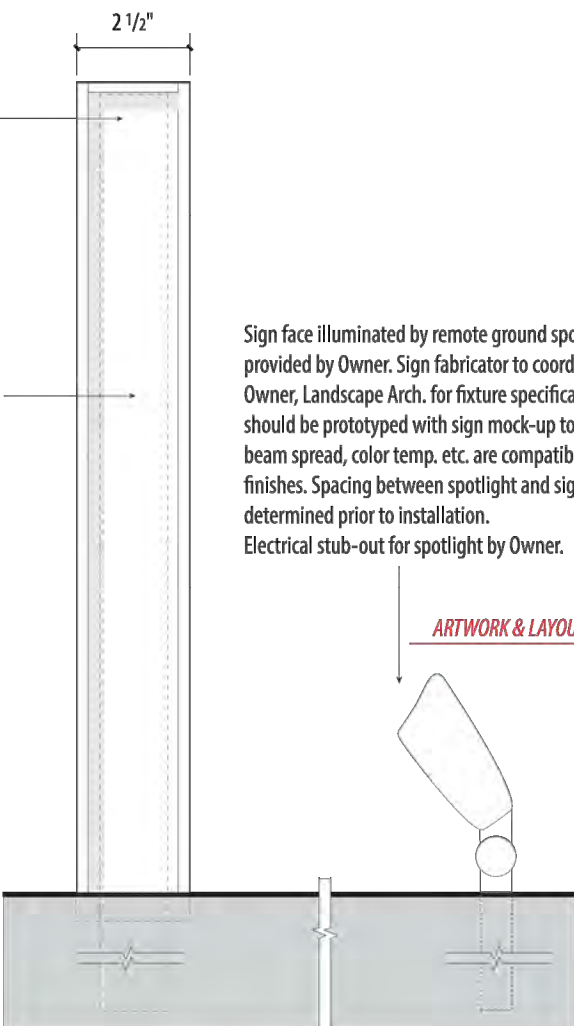
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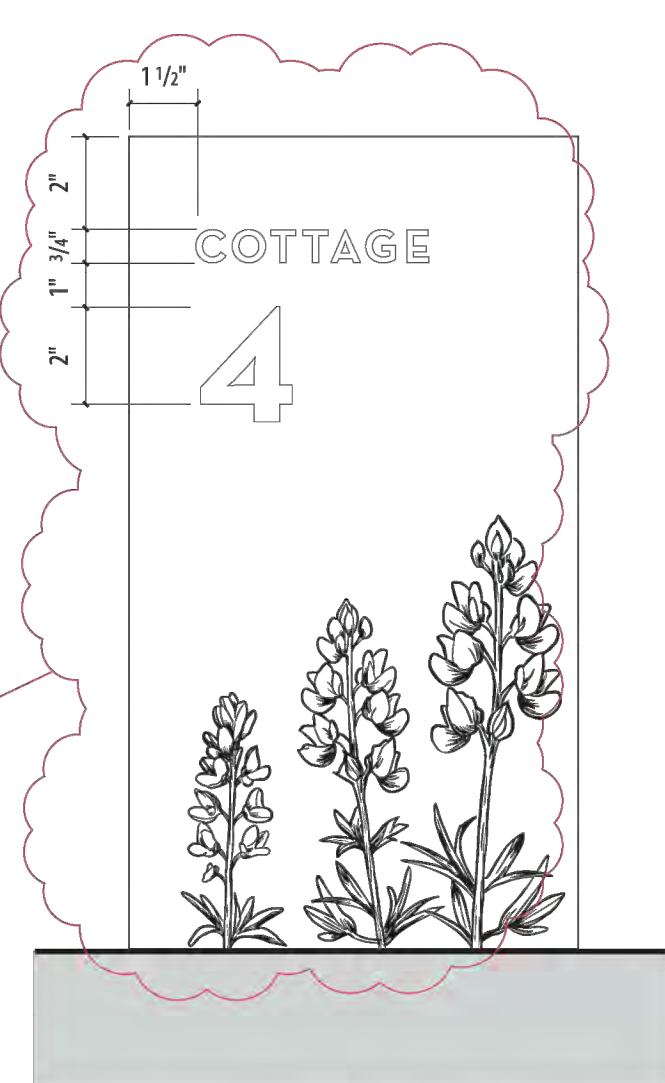
CORTEN FINISH REFERENCE



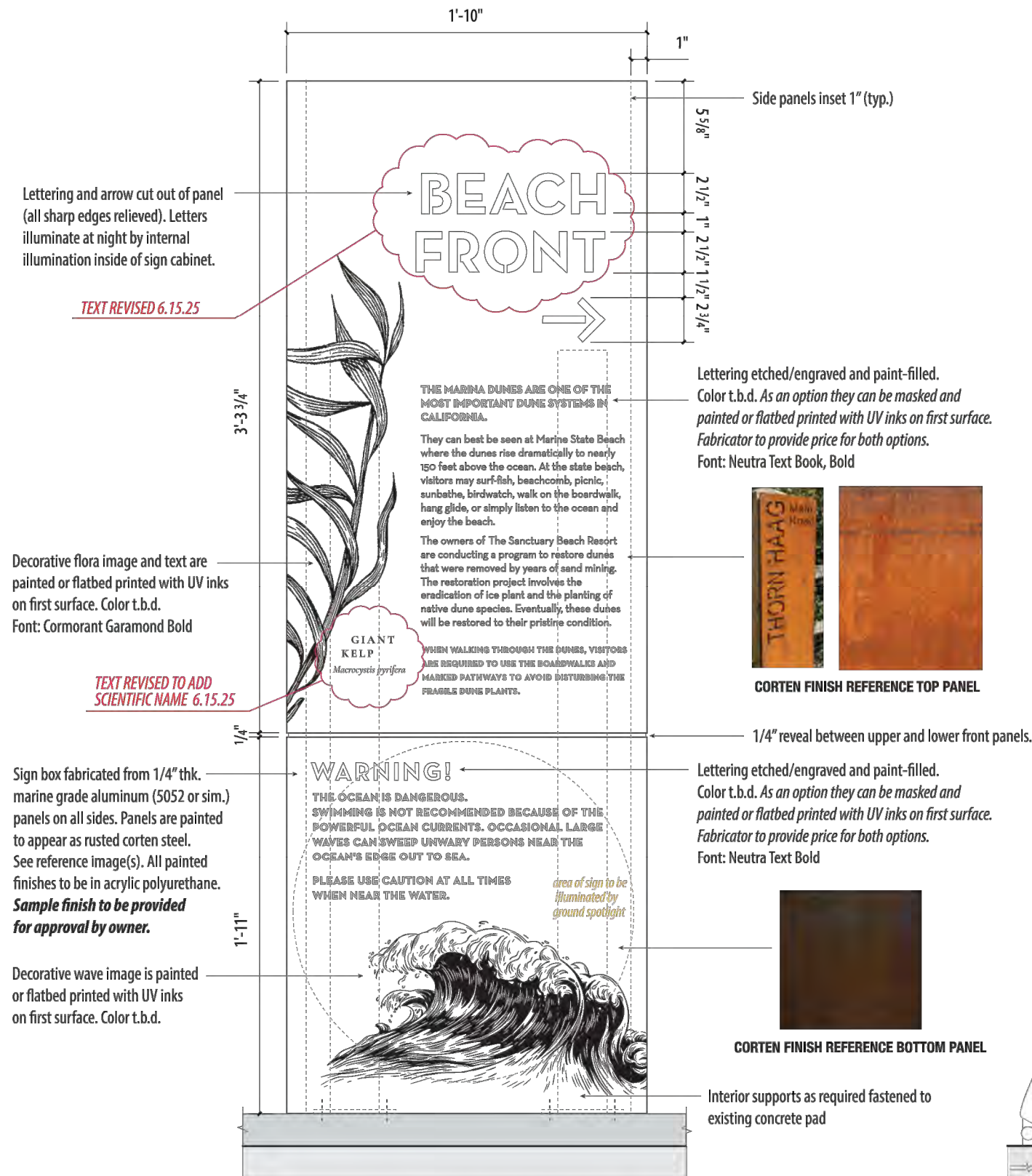
MONUMENT DETAILS 3'-1"



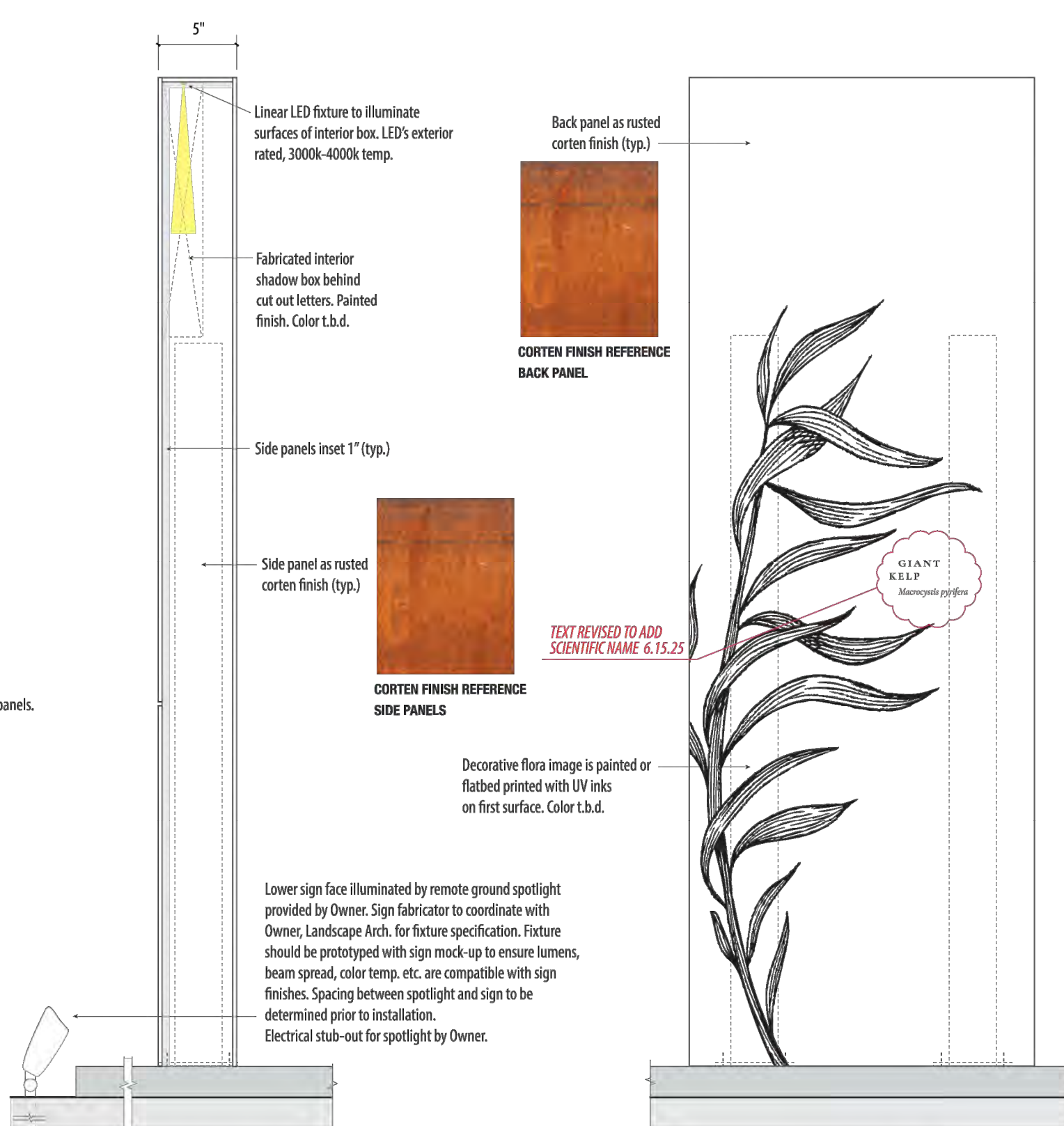
SIDE VIEW 3'-1"



ALTERNATE LAYOUT FOR SINGLE # 3'-1"



MONUMENT DETAILS (FRONT) 1 1/2'-1"



SIDE VIEW 1 1/2'-1"

BACK VIEW 1 1/2'-1"

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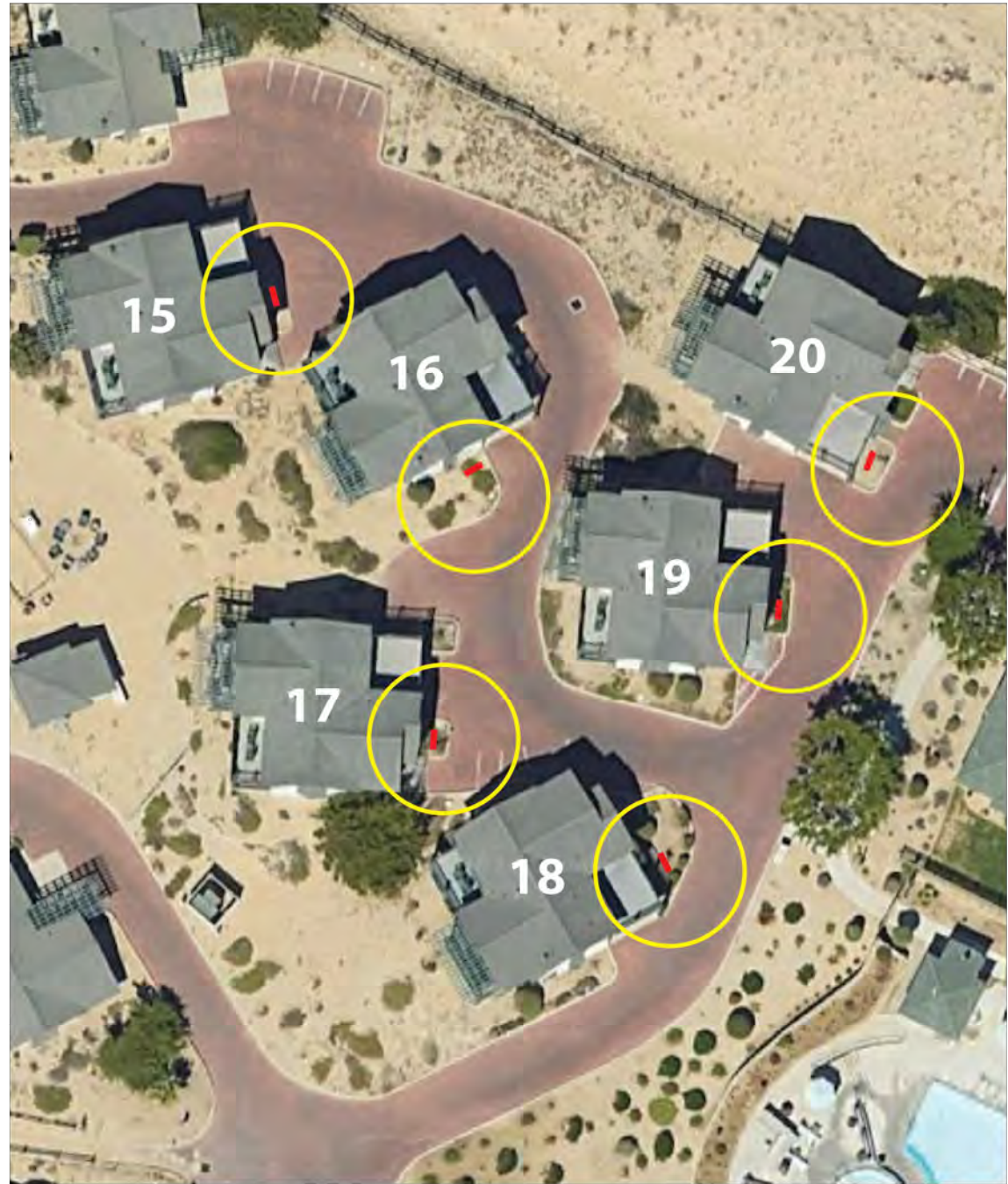
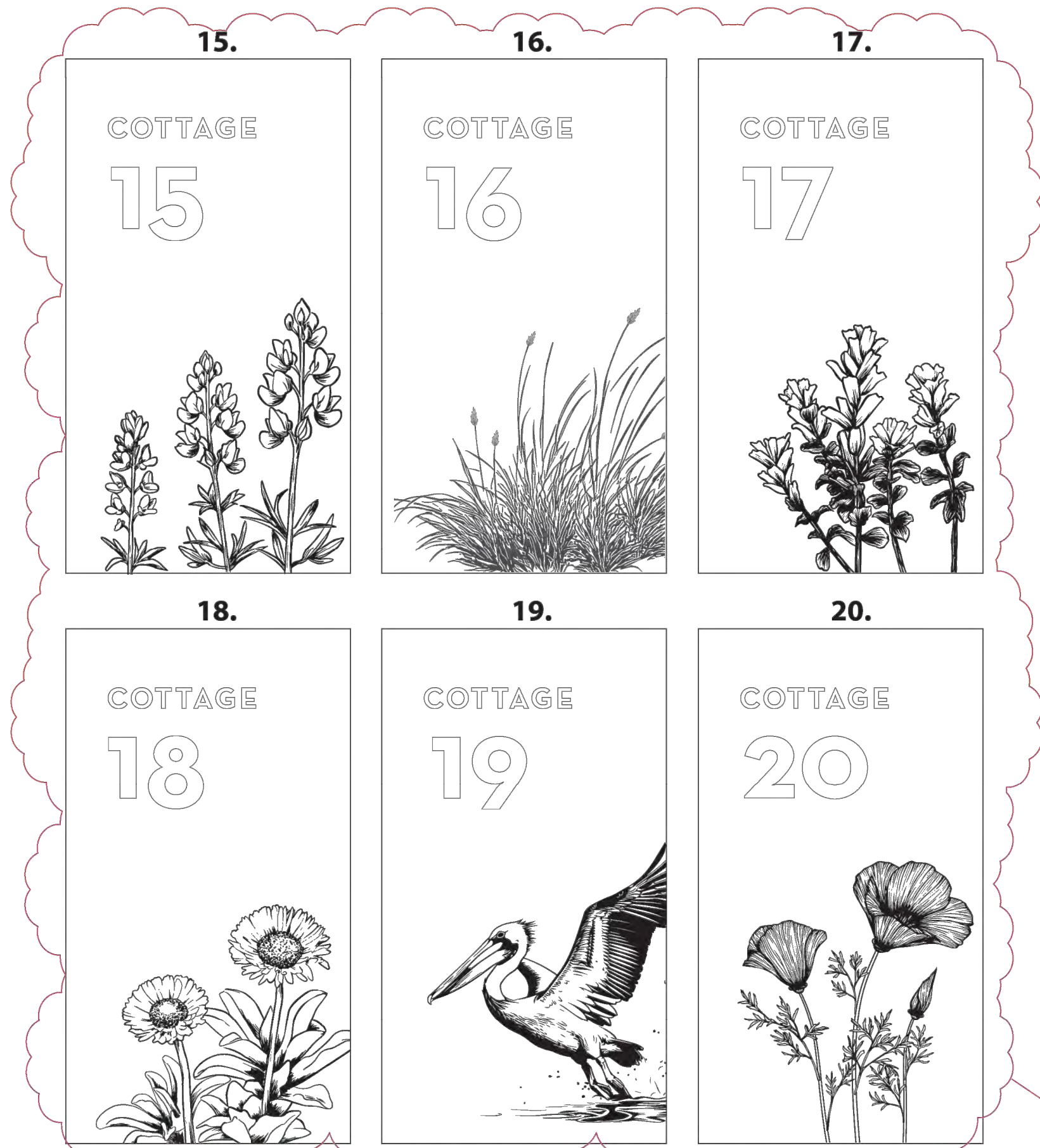
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3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRWN BY: JD
CHK'D BY: JO / HS

DATE SUBMITTAL
06.13.2025 SADR SUBMITTAL

WAYFINDING
SIGNAGE PROGRAM

L8.3



ARTWORK & LAYOUT UPDATED 6.15.25



ARTWORK & LAYOUT UPDATED 6.15.25

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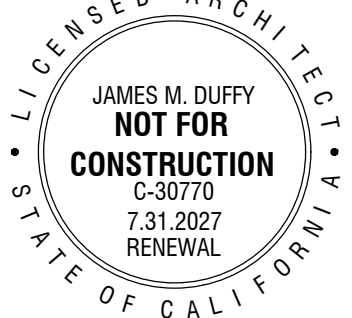
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TEN OVER
STUDIO, INC

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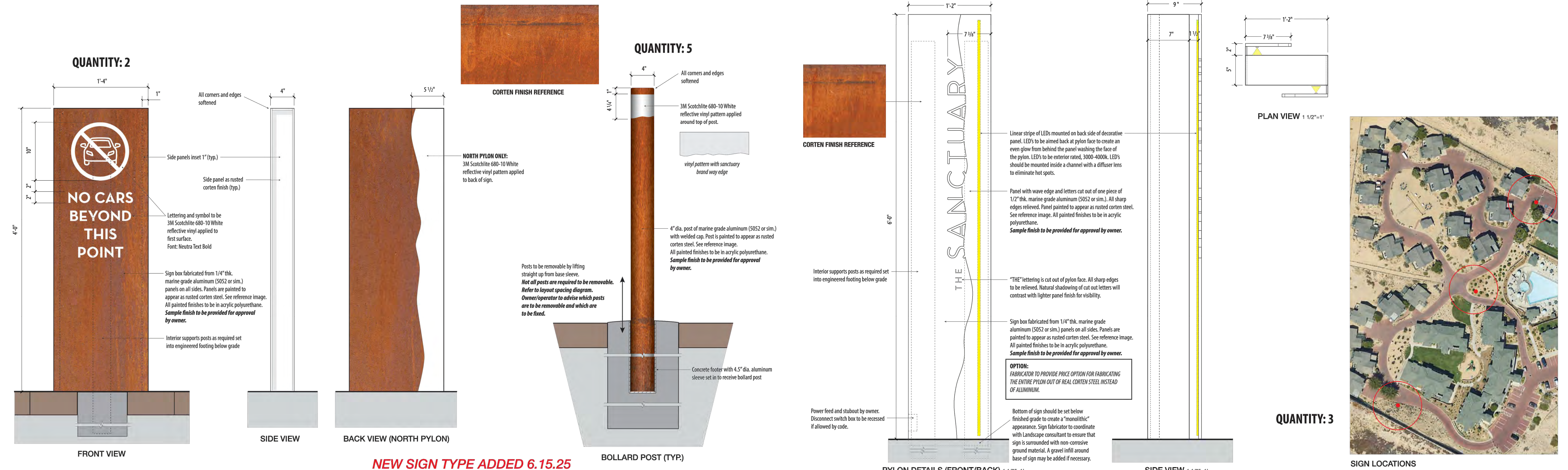
SADR REVIEW PLAN SET
SANCTUARY BEACH RESORT
3295 DUNES DRIVE, MARINA, CA 93933

PROJ #: 2024-037
DRAWN BY: JD
CHK'D BY: JO / HS

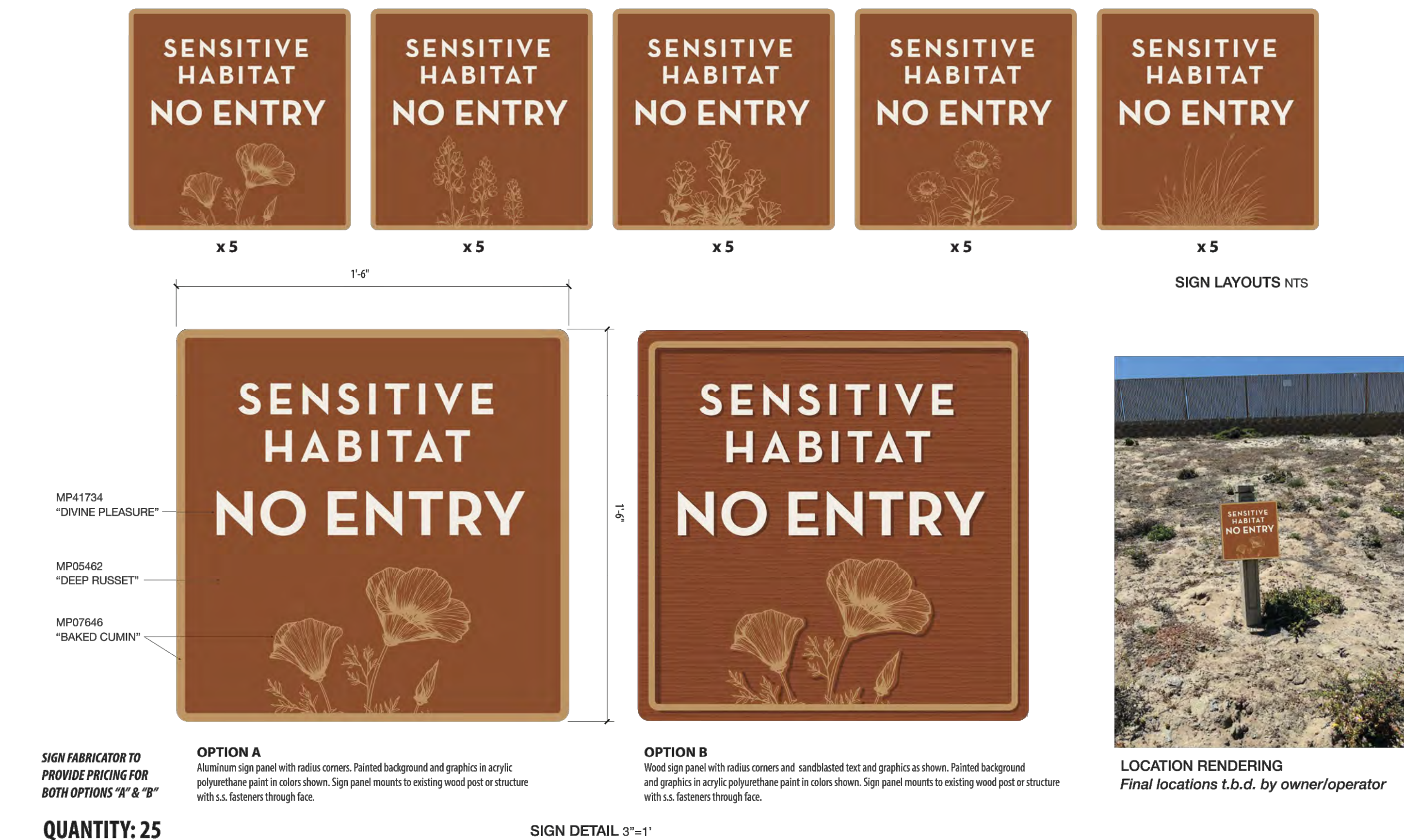
DATE SUBMITTAL
06.13.2025 SADR SUBMITTAL

WAYFINDING
SIGNAGE PROGRAM

L8.4



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CITY OF MARINA RECREATION &



CITY OF MARINA RECP





City of Marina
& Veterans Transition Center Presents:

SALUTE TO VETERANS

Tamboree

Veteran Services & Resources Available On-Site!
Free Event, Honoring Those Who Served!



TUESDAY, NOVEMBER 11, 2025

Veterans Transition Center
220 12th St. Marina, CA

11AM - 4PM



Veterans Alley

Free services & resources for Veterans

Vendors

Food, local crafts, goods and gifts

Family Fun

Classic Car show, balloon artist,
bounce houses, fire truck, police cruisers.

Live music

Enjoy local talent

Raffle Prizes

Great giveaways all day

Liberty Lounge

Mingle with the Veterans



For more info, contact:
831- 744 - 3577
events@vtcmonterey.org
VTCofcalifornia.org/VeteransDay

