








MAJOR PROJECT STATUS REPORT (This report is for summary purposes only and does not confirm development rights. See City property files for development permit details.)				
Site Photograph	Project Name	Project Address/Location	Planning Permit(s) Status	Building Permit Status
	Monterey Hotel Expansion	406 Alvarado	Planning permits approved.	Framing complete.
	<i>Description:</i> Twenty-four (24) hotel room addition with 4,611 square feet of retail space and eighteen (18) residential/apartment units.			
	Regency Theater	426 Alvarado	Planning permits approved.	Awaiting Building permit submittal.
	<i>Description:</i> 1,419 square feet of retail space; 3,883 square feet of restaurant space; 6,338 square feet of office space; Eleven (11) residential units.			
	Work Site	459 Alvarado	No planning permits submitted.	N/A
	<i>Description:</i> The building was destroyed by fire. The City is waiting for an application to be submitted.			
	475 Alvarado	475 Alvarado	Planning permits approved.	Building permit issued.
	<i>Description:</i> Existing commercial space converted to 2,600 square feet of mixed use with the upper floor converted to three (3) residential apartments.			






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	300 Cannery Row	300 Cannery Row, 258/270 Foam St.	Planning review in process.	N/A
<p><i>Description:</i> Rehabilitation of former Aeneas Cannery with eleven (11) residential condominiums and 1,570 square feet of retail space within the existing footprint.</p>				
	Ocean View Plaza	480 Cannery Row	Planning permits approved.	Awaiting Building permit submittal.
<p><i>Description:</i> Mixed use project with 87,362 square feet of commercial use, 30,000 square feet of restaurant space, 8,408 square feet of coastal/community use, 38 market-rate condominiums, and 13 inclusionary housing units.</p> <p>City Council approved supplemental EIR on alternatives and project on June 1, 2004. The applicant proposed a Community Services District (CSD) for a desalination plant. The City Council approved the CSD on November 15, 2005 and LAFCO approved it on December 27, 2005. The Coastal Commission approved the project on August 7, 2008.</p>				
	Del Monte Beach Resubdivision	Del Monte Beach	Some properties in planning review process.	Some properties in Building permit process.
<p><i>Description:</i> The Del Monte Beach Resubdivision Project involved re-subdividing multiple lots into 14 single-family lots.</p> <p>Grading permits have been issued for all lots. Grading and planting is 90% complete. The beach access boardwalk has been completed, but not open for public use.</p> <p>All 11 lots on Spray Avenue have received Architectural Review Committee approval and 4 building permits have been issued. Of the 3 lots on Dunecrest Avenue, all have received Architectural Review Committee approval and building permits, and 2 have been finalized.</p>				





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	McDonalds	610 Del Monte Avenue	Planning permits approved.	Building permit issued.
<i>Description:</i> Demolish existing fast-food structure and build new fast-food structure with patio, parking, and signage.				
	2611 Garden Road	2611 Garden Road	Planning permits approved.	Awaiting Building permit submittal.
<i>Description:</i> 30,676 square-foot commercial office building.				
	2711 Garden Road	2711 Garden Road	Planning permits approved.	Awaiting Building permit submittal.
<i>Description:</i> 23,080 square-foot commercial office building.				
	Strangio Apartments	600 Irving Avenue	Planning review in process.	N/A
<i>Description:</i> 4,078 square-foot, two-story, five-unit apartment building with demolition of the existing single-family dwelling.				
	5 Lower Ragsdale Drive	5 Lower Ragsdale Drive	Planning permits approved.	Awaiting Building permit submittal.
<i>Description:</i> 44,000 square-foot commercial office building.				





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	2969 Monterey Salinas Hwy.	2969 Monterey-Salinas Highway	Planning permits approved.	N/A
<p><i>Description:</i> Two (2) commercial office buildings with commercial condominiums. Building A will be one-story and encompass 23,808 square feet. Building B will be two stories with 35,712 square feet. Total floor area for all proposed construction is 59,520 square feet.</p>				
	Calvary Chapel	3001 Monterey-Salinas Highway	Planning permits approved.	Awaiting Building permit submittal.
<p><i>Description:</i> 25,932 square-foot building.</p>				
	Greek Orthodox Church	3051 Monterey-Salinas Highway	Planning permits approved.	Awaiting Building permit submittal.
<p><i>Description:</i> 8,300 square-foot building.</p>				
	595 Munras (Previous Site of Valero Gas Station)	595 Munras Avenue	Planning review in process.	Demolition permit issued; Building removed.
<p><i>Description:</i> 5,600 square feet of commercial space and ten (10) residential apartment units.</p>				

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Site Photograph	Project Name	Project Address/Location	Planning Permit(s) Status	Building Permit Status
	10-20 Ryan Court	10-20 Ryan Court	Planning permits approved.	Building permit in process.
<p><i>Description:</i> Automobile storage facility (108,000 square feet) and office space (9,800 square feet).</p>				
	30-40 Ryan Court	30-40 Ryan Court	Planning permits approved.	Building permit issued.
<p><i>Description:</i> Two office/industrial research buildings (45,760 square-feet).</p>				
	2 Upper Ragsdale Drive	2 Upper Ragsdale Drive	Planning review in process.	N/A
<p><i>Description:</i> 66,173 square-foot medical office building (core and shell only) is currently under review for Parcel 4 of Lot 27 at Ryan Ranch.</p>				
	78 Wharf No. 1	78 Wharf No. 1	Planning review in process.	N/A
<p><i>Description:</i> Major use change proposed that involves the number of boats, number of water spaces (boat parking spaces), storage under Wharf No. 1, and floating dock extension.</p>				