

Oceanic Properties Inc

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In turn:

JP  
FS  
DR

Alfred Boeke  
Vice President &  
Planning Director

October 28, 1963

Mr. Joseph Esherick  
120 Green Street  
San Francisco, California

Regarding: Program for the Lodge, The Sea Ranch

Dear Joe:

I just talked with Larry on the telephone in order for him as coordinator to convey changes etc. to several of the consultants in order not to lose time. This letter is to follow through on that conversation and apprise our full group of certain changes. I also talked directly with Jack Neville who was already thinking along the same line.

As you know, I have always felt that the proposed lodge site created an undesirably tight relationship with the highway, parking and golf course, etc. After I walked the site on Thursday and again on Friday with Larry, Charles Moore and Barbara Stauffacher, Larry and I both agreed that the lodge should move to the "center Pocket Bay".....that is, the present site of the barn and running north from the barn around the end of that bay. This change results in a number of advantages. This location frees the overall site planning in this area and provides a more generous space for condominium units. The view down the coast in a southerly direction is more dramatic and the view into the surf and rock formations more playful, particularly during the cocktail and dinner hour. There is a greater area for expansion starting at the barn, running along the end of the cove, turning 90 degrees in order to look southerly and in the future turning parallel to the first wing and again looking to the surf (see enclosed sketch) if that becomes necessary. I am oversimplifying building form and still agree to the fragmented or faceted design approach. I believe the third floor of a building in this location will also have a view of the Black Point Beach and surf and the entire building enjoys a panoramic view of the mountain area. A lovely approach to the lodge can be

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achieved by an entrance road between fairways 1 and 18. In this case, fairway 18 would run from a point north of green 1 to green 18 near the proposed lodge site. This location also brings the Black Point Beach, the proposed tennis court and the proposed stable into comfortable walking distance.

Fred and I have discussed and agreed to my proposal that we alter the lodge program to four increments of 30 rooms each, totaling 120 rooms rather than the "hotel-like" previous program for 250. I trust that Larry conveyed this on the telephone today rather than your awaiting this letter.

Please telephone me regarding any concern that you have with this change in program so that we will in no way interrupt this now critical stage of planning leading to our meetings on November 15 and 18 and December 9.

I will use this letter, since a copy is going to each of the consultants, to call their attention to the fact that you have moved your offices to 120 Green Street, San Francisco ? and I do not know whether there is a telephone change or not.

Cordially,

Original signed by

A. BOEKE

Enc:

cc: Mr. Lawrence Halprin  
Mr. Maurice Read  
Mr. Walter Brelje  
Mr. H. W. Budge  
Mr. William C. Matthews w/copy to Marion Conrad  
Mr. John Neville  
Mr. Charles Moore