

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 27, 2009	Time: 1:30 P.M.	Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; 2) a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; 3) a Coastal Development Permit to allow development on slope greater than 30 percent; and 4) a Design Approval.		
Project Location: 46325 Pfeiffer Ridge Road, Big Sur		APN: 419-241-017-000
Planning File Number: PLN080468		Owner: Paul Fisher and Danah Kozma Agent: Jay Auburn
Planning Area: Big Sur Coast Land Use Plan		Flagged and staked: Yes
Zoning Designation: RDR/40-D (CZ) [Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15302 of the CEQA Guidelines.		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempt PLN080468 per Section 15302 of the CEQA Guidelines, and
- 2) Approve PLN080468, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The applicant proposes to demolish an existing single family dwelling and guesthouse, and construct a new single family dwelling and guesthouse. The new structures will be located on approximately the same site as the existing structures. The structural coverage (residence, guesthouse, and pool equipment room) will increase by approximately 2,280 square feet (from 2,303 to 4,583), including 351 square feet of roof overhangs. The deck area will increase by approximately 195 square feet (from 693 to 888).

Due to the steep topography of the property, the potential building area on slope less than 30 percent is limited. Therefore, the applicant has requested a Coastal Development Permit to allow development on slope greater than 30 percent. The majority of the slope area proposed for development has been disturbed by previous development (structural, retaining wall, or landscaping). The area of the west deck has not been previously disturbed, so the west deck will be cantilevered over the slope in order to minimize disturbance. Overall, the applicant has sited the proposed development in order to minimize development on slope over 30 percent, while also minimizing private viewshed impacts to neighbors. Modifying the project design to avoid 30 percent slope would cause conflicts with policies relating to the protection of private views (LUP Policy 3.2.4.A.2).

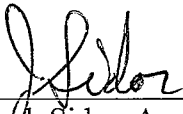
OTHER AGENCY INVOLVEMENT - The following agencies and departments reviewed this project:

- RMA - Public Works Department
- Environmental Health Division
- √ Water Resources Agency
- √ Cal-Fire Coastal (Fire Protection District)
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Cal-Fire Coastal, the Water Resources Agency, and the RMA-Planning Department have been incorporated into the Condition Compliance Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Big Sur Coast LUAC unanimously recommended approval at a public meeting held on June 23, 2009.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
August 14, 2009

cc: Front Counter Copy; Zoning Administrator; Cal-Fire Coastal (Fire Protection District); Big Sur VFB; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; Paul Fisher and Danah Kozma, Owners; Jay Auburn, Agent; Patricia Holt, Neighbor; Planning File PLN080468.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Advisory Committee Minutes

^{MN}
This report was reviewed by Mike Novo, Director, Planning Department.

EXHIBIT A
PROJECT DATA SHEET

PLN080468 – Fisher

Zoning Administrator
August 27, 2009

EXHIBIT A

Project Information for PLN080468

Project Title: FISHER PAUL S

Location: 46325 PFEIFFER RIDGE RD BIG SUR

Primary APN: 419-241-017-000

Applicable Plan: Big Sur Coast Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: RDR/40-D (CZ)

Environmental Status: Exempt

Plan Designation: RESIENTIAL

Advisory Committee: Big Sur

Final Action Deadline (884): 9/5/2009

Project Site Data:

Lot Size: 5.25 ACRES

Coverage Allowed: 25%

Coverage Proposed: 2.4%

Existing Structures (sf): 2,996

Height Allowed: 30

Proposed Structures (sf): 5,471

Height Proposed: 23

Total Sq. Ft.: 5,901

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: N/A

Biological Report #: N/A

Soils Report #: LIB090375

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: MODERATE

Geologic Hazard Zone: UNKNOWN

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: HIGH

Traffic Report #: N/A

Other Information:

Water Source: WELL

Sewage Disposal (method): SEPTIC

Water Dist/Co: RANCHO CHAPARRAL MWC

Sewer District Name: N/A

Fire District: BIG SUR VFB

Grading (cubic yds.): 1,070.0

Tree Removal: N/A

EXHIBIT B
DRAFT RESOLUTION w/
1. Conditions of Approval
2. Site Plan, Elevations, and Floor Plans

PLN080468 – Fisher

Zoning Administrator
August 27, 2009

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

FISHER (PLN080468)

RESOLUTION NO. 080468

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempting PLN080468 per CEQA Guidelines Section 15302, and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; a Coastal Development Permit to allow development on slope greater than 30 percent; and a Design Approval.

(PLN080468, Fisher, 46325 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, APN: 419-241-017-000)

The Fisher application (PLN080468) came on for public hearing before the Monterey County Zoning Administrator on August 27, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,

- Big Sur Coast Land Use Plan,
- Big Sur Coastal Implementation Plan,
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone), which allows the demolition and construction of residential units with a Coastal Administrative Permit and Design Approval, and requires a Coastal Development Permit for development on slope greater than 30 percent. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Development on slopes that exceed 30% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. (see Finding No. 7)
- e) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.12.040.C, and in accordance with the applicable policies in Section 20.64.020.C. In addition, Condition No. 9 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- f) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Big Sur Coast LUAC unanimously recommended approval, with conditions, at a public meeting held on June 23, 2009. The LUAC requested that hanging interior lights be no lower than four feet from the ceiling, that exterior lights be shielded and no higher than 18 inches above ground, and that landscape planting be effectively used to screen the structures. Condition No. 7 (Landscape Plan) has been modified to require to the applicant to use landscaping to screen the structures from the road and neighbor views to the maximum extent feasible. Condition No. 8 (Lighting) has been modified to require exterior lights to be shielded and no higher than 18 inches above ground, and to require interior lights to no lower than 4 feet from the ceiling. In addition, in order to reduce light glare at night, interior lighting shall not include hanging light fixtures or spot lights.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development found in Project File PLN080468.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal-Fire Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soil/Slope Stability. A technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed this report and concurs with its conclusions. The following report has been prepared:

- Geotechnical Report (LIB090375) prepared by Grice Engineering, Inc, Salinas, California, December 2008.

c) Staff conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080468.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Public Works Department, Environmental Health Division, Water Resources Agency, and Cal-Fire Coastal. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing development is, and will continue to be, serviced by an existing water system (Rancho Chaparral Mutual Water System) and septic system. The Environmental Health Division reviewed the project application and did not apply any conditions to project approval.

c) Preceding findings and supporting evidence for PLN080468.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on October 29, 2008, and June 23, 2009, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.

5. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302, categorically exempts the replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The applicant proposes to demolish an existing single family dwelling and guesthouse, and construct a new single family dwelling and guesthouse. The new structures will be located on approximately the same site as the existing structures. The structural coverage (residence, guesthouse, and pool equipment room) will increase by approximately 2,280 square feet (from 2,303 to 4,583), including 351 square feet of roof overhangs. Therefore, the proposed development is consistent with Section 15302.
 - c) No adverse environmental effects were identified during staff review of the development application during site visits on October 29, 2008, and June 23, 2009.
 - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
 - e) See preceding and following findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing

the existence of historic public use or trust rights over this property.

- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.
- e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, the Big Sur Coast Land Use Plan, and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

EVIDENCE: a) In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.

- b) The project includes application for development on slopes exceeding 30%. Due to the steep topography of the property, the potential building area on slope less than 30 percent is limited. Therefore, the applicant has requested a Coastal Development Permit to allow development on slope greater than 30 percent. The majority of the slope area proposed for development has been disturbed by previous development (structural, retaining wall, or landscaping). The area of the west deck has not been previously disturbed, so the west deck will be cantilevered over the slope in order to minimize disturbance. Overall, the applicant has sited the proposed development in order to minimize development on slope over 30 percent, while also minimizing private viewshed impacts to neighbors. Modifying the project design to avoid 30 percent slope would cause conflicts with policies relating to the protection of private views (LUP Policy 3.2.4.A.2).
- c) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230 of the Monterey County Code (Condition No. 5).
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.
- e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.
- f) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

EVIDENCE: a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves a project

located between the sea and the first through public road paralleling the sea, and it involves development in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt PLN080468 per CEQA Guidelines Section 15302, and
- B. Approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill, a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse, a Coastal Development Permit to allow development on slope greater than 30 percent, and a Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of August, 2009.

MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 080468 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: FISHER

File No: PLN080468

APN: 419-241-017-000

Approved by: Zoning Administrator

Date: August 27, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080468) allows the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; development on slope greater than 30 percent; and a Design Approval. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number APN 419-241-017-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 080468) was approved by the Zoning Administrator for Assessor's Parcel Number 419-241-017-000 on August 27, 2009. The permit was granted subject to fifteen (15) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, or use of the property, whichever occurs first and as applicable.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
4.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
5.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner / Applicant / Geotechnical Consultant	Prior to final inspection.	
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits. Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of	Owner / Applicant Owner / Applicant	Prior to the issuance of grading or building permits. Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	RMA - Building Services.			
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department.	Owner / Applicant	Prior to final inspection.	
7.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The landscape planting shall be located to screen the structures from the road and neighbor views to the maximum extent feasible. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner / Applicant	Prior to issuance of building permits.	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner / Applicant	Prior to occupancy.	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		<p>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR) (NON-STANDARD)</p> <p>All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior lights shall be shielded and no higher than 18 inches above ground. Interior lights shall be no lower than 4 feet from the ceiling. Interior lighting shall not include hanging light fixtures or spot lights. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.</p> <p>(RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner / Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner / Applicant	Prior to occupancy. / Ongoing	
9.		<p>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner / Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner / Applicant	Prior to occupancy or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</p> <ul style="list-style-type: none"> • The guesthouse shall not exceed 425 square feet of livable floor area • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 12 feet nor be more than one story. <p>(RMA – Planning Department)</p>				
10.		<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on August 27, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner / Applicant	As stated in the conditions of approval.	
11.		<p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	Owner / Applicant	Ongoing	
12.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	Contractor / Owner / Applicant	Prior to the issuance of a demolition permit.	

<i>Permit Cond. Number</i>	<i>Mittig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor / Owner / Applicant / Air District	During demolition.	
Monterey County Water Resources Agency						
13.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water re-circulating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <p>(Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection / occupancy	

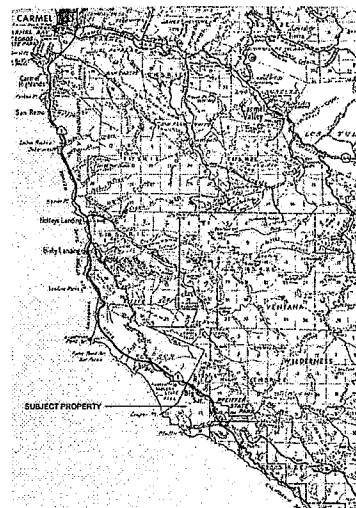
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
Fire Agency (Cal-Fire Coastal)						
14.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cal-Fire Coastal Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
15.		FIRE030 – PHOTOVOLTAIC SYSTEM PLANS (NON-STANDARD) The applicant shall submit plans independently for review of the photovoltaic system. A minimum of four (4) sets of plans for photovoltaic systems must be submitted by a California licensed contractor and approved prior to installation. (Cal-Fire Coastal Fire Protection District)	Applicant shall submit plans to the RMA-Building Services Department for review and approval.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. final inspection.	Owner / Applicant	Prior to final building inspection.	

END OF CONDITIONS

SHEET INDEX

1. PROJECT DATA, PARCEL MAP, VICINITY MAP
2. EXISTING SITE PLAN
3. EXISTING FLOOR PLAN
4. EXISTING ELEVATIONS
5. PROPOSED SITE AND ROOF PLAN
6. PROPOSED GRADING PLAN
7. PROPOSED MAIN HOUSE FLOOR PLAN
8. PROPOSED BASEMENT AND CARPENTERS UNIT
9. PROPOSED GUESTHOUSE
10. PROPOSED MAIN HOUSE NORTH AND EAST ELEVATIONS
11. PROPOSED MAIN HOUSE SOUTH AND WEST ELEVATIONS
12. GUESTHOUSE ELEVATIONS

VICINITY MAP

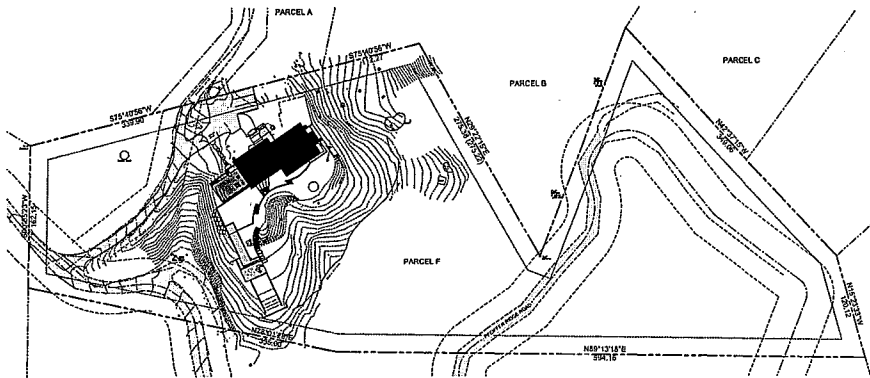


SCOPE OF WORK

DEMOLITION OF EXISTING HOUSE (FOUNDATION MAY REMAIN) AND CONSTRUCTION OF NEW TWO BEDROOM RESIDENCE IN SAME LOCATION OF EXISTING HOUSE. CONSTRUCTION OF A NEW GUEST HOUSE TO REPLACE EXISTING GUEST HOUSE. NEW CONSTRUCTION OF POOL, HOT TUB, PATIO AND PHOTOGRAPHIC SYSTEM. DEMOLITION OF EXISTING HOT TUB AND STUDIO STRUCTURE. REPAIR TO EXISTING SEPTIC SYSTEM.

PROJECT DATA

CLIENT:	Paul Fisher & Danae Kauma c/o Carver + Schickelanz Architects
ARCHITECT:	Carver + Schickelanz Architects P.O. Box 2094 Carmel, California 93921 Phone: 831-824-2304 Fax: 831-824-0364 Email: jay@carver-schickelanz.com Contact: Jay Auburn
SURVEYOR:	Reasmussen Land Surveying P.O. Box 3125 Monterey, California 93942 Phone: 831-375-7240 Fax: 831-375-2345
PROPERTY ADDRESS:	40325 Pfeiffer Ridge Road Big Sur, CA 93920
APN:	419-241-017
PARCEL SIZE:	5.25 Acres (228,939.7 sq. ft.)
ZONING:	RDR040 (CZ)
EXISTING SQUARE FOOTAGE:	Main House: 1774 sq. ft. Guest House: 360 sq. ft. Studio: 103 sq. ft.
PROPOSED SQUARE FOOTAGE:	Main House: 2443 sq. ft. 1st Floor: 1902 sq. ft. Lower Floor: 3515 sq. ft. Total: 4297 sq. ft. Guest House: 428 sq. ft. Pool Equipment Room: 262 sq. ft.
BUILDING HEIGHTS:	Main House: 8'31/2" Average Natural Grade: 10'13/4" (9'4" ABOVE AVERAGE NATURAL GRADE) Maximum Height Allowed: 10'00" Guest House: 8'7" Average Natural Grade: 9'10" (12" ABOVE AVERAGE NATURAL GRADE) Maximum Height Allowed: 9'10"
EXISTING BUILDING SITE COVERAGE:	Residence: 1774 sq. ft. Decks: 442 sq. ft. Guest House: 360 sq. ft. Decks: 261 sq. ft. Studio: 103 sq. ft. Total: 2940 sq. ft. 2096 sq. ft./228,939.7 sq. ft. (9.25 Acres) = 1.21% Existing Building Site Coverage
PROPOSED BUILDING SITE COVERAGE:	Residence: 3545 sq. ft. 374' Overhang: 331 sq. ft. Wall Deck: 783 sq. ft. Kitchen Deck: 195 sq. ft. Guest House: 428 sq. ft. Pool Equipment Room: 262 sq. ft. Total: 4744 sq. ft. 584 sq. ft./228,939.7 sq. ft. (9.25 Acres) = 2.41% Proposed Building Site Coverage
EXISTING FLOOR AREA RATIO:	Residence: 1774 sq. ft. Guest House: 360 sq. ft. Studio: 103 sq. ft. Total: 2237 sq. ft. 2708.5 sq. ft./228,939.7 sq. ft. (9.25 Acres) = 1.08% Existing F.A.R.
PROPOSED FLOOR AREA RATIO:	Residence: 3545 sq. ft. Overhangs: 690 sq. ft. Pool Equipment Room: 262 sq. ft. Total: 4744 sq. ft. 4297 sq. ft./228,939.7 sq. ft. (9.25 Acres) = 1.88% Proposed F.A.R.
CUT	561 CU. YARDS
FILL	509 CU. YARDS
WATER SOURCE:	Rancho Chaparral Mutual Water Company
SEWER SYSTEM:	Existing Septic
TREES TO BE REMOVED:	2 (1) 5" OAK & (1) 8" DOUBLE TRUNK FRUIT TREE



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



EXISTING STUDIO



EXISTING GUEST HOUSE



EXISTING RESIDENCE, SOUTH WEST ELEVATION



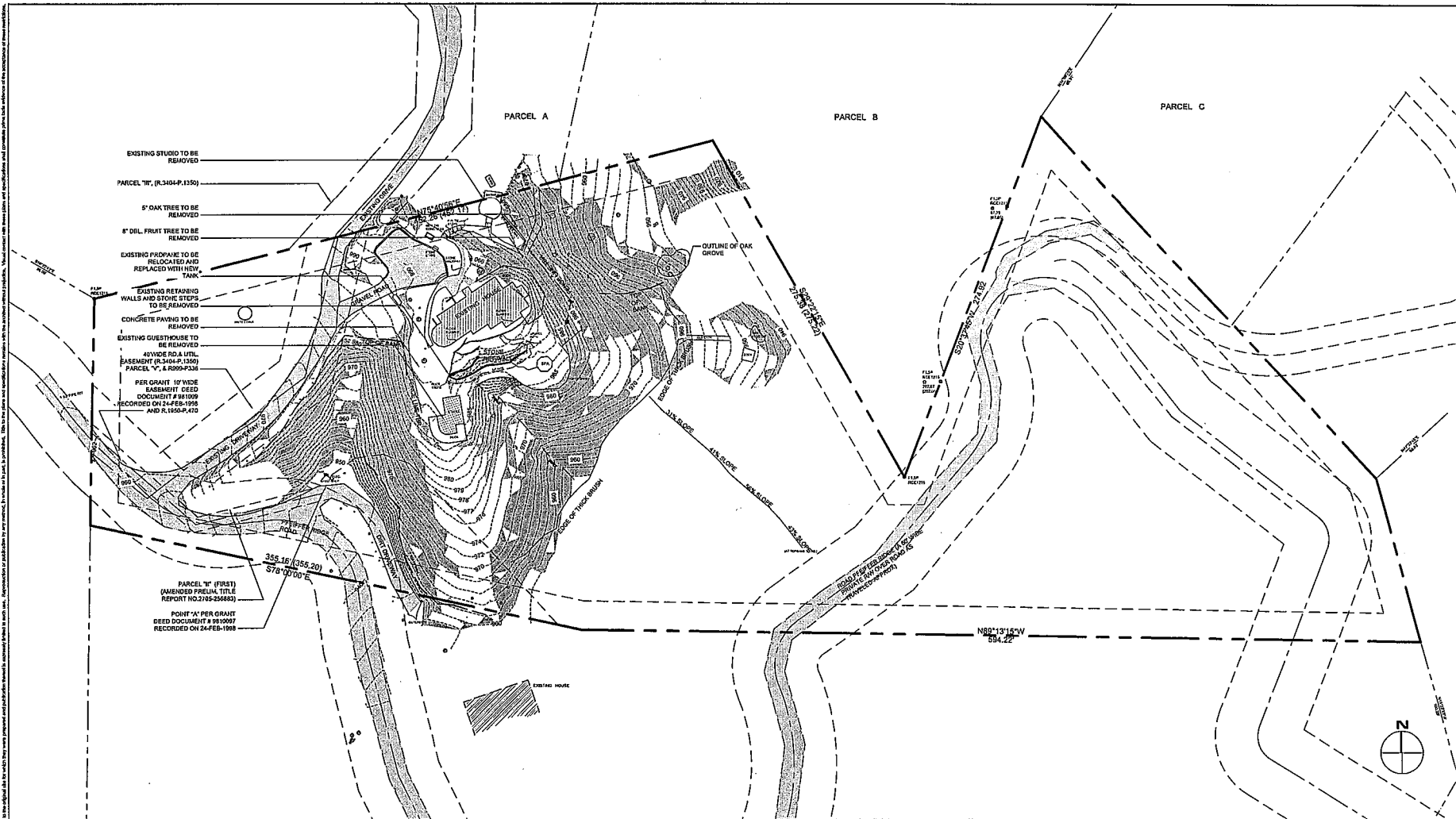
EXISTING RESIDENCE, NORTH ELEVATION

DATE	07 JULY 2009	TITLE	PROJECT DATA, PARCEL MAP, VICINITY MAP
SCALE	AS NOTED	<p>Fisher Residence 40325 PFEIFFER RIDGE RD • BIG SUR, CA, 93920</p>	
DRAWN	DVD		
JOB	0812		



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DATE	07 JULY 2009	TITLE	EXISTING SITE PLAN
SCALE	1/2"=1'-0"	Fisher Residence 4335 PEPPER RIDGE RD • BIG SUR, CA, 93920	
DRAWN	DJD		
JOB	0812		



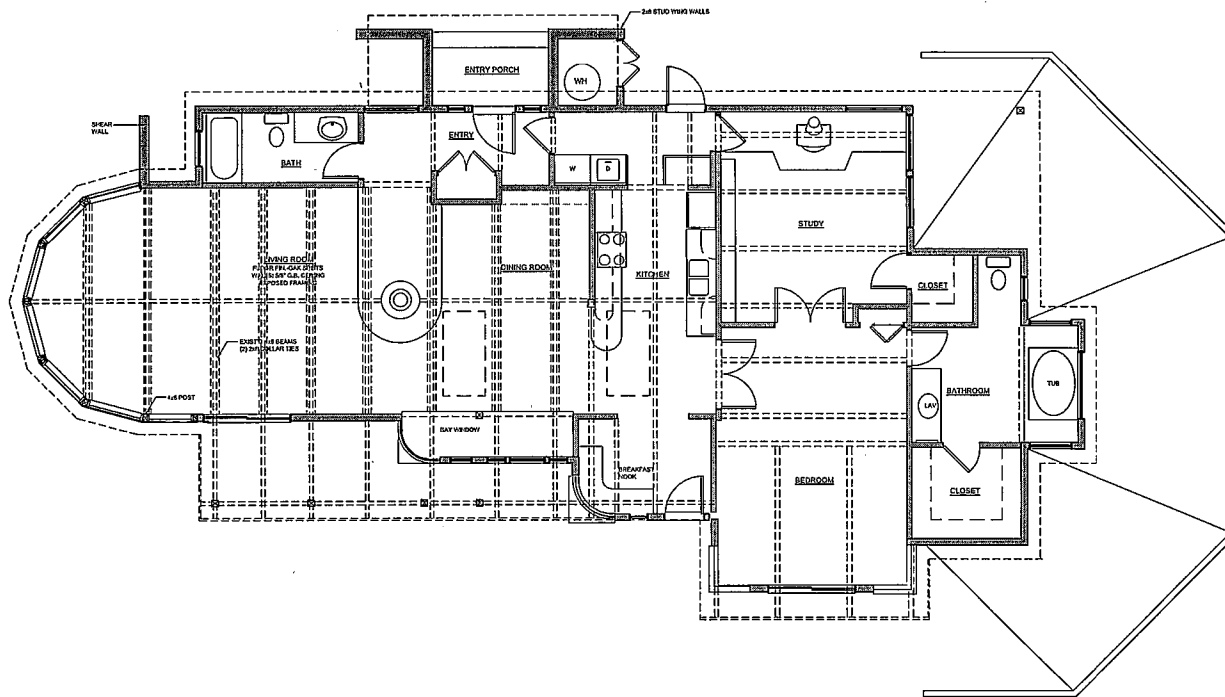
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SHEET

2

All of these plans and specifications shall be subject to the approval of the local authority having jurisdiction. The user of these plans and specifications shall be responsible for obtaining all necessary permits and approvals from the appropriate local authority.



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE	07 JULY 2009
SCALE	1/4" = 1'-0"
DRAWN	LB
JOB	0812

TITLE	EXISTING FLOOR PLAN
Fisher Residence	
48223 PEPPER ROAD RD • BIG SUR, CA, 93920	

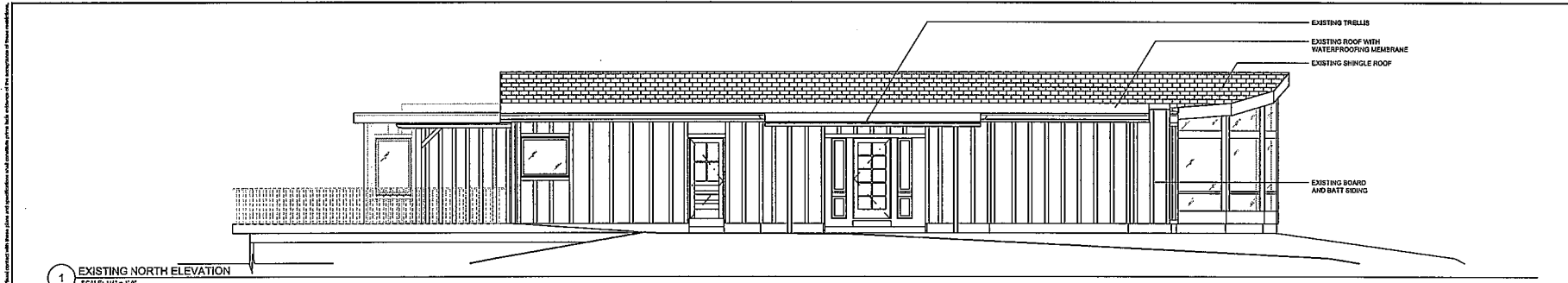


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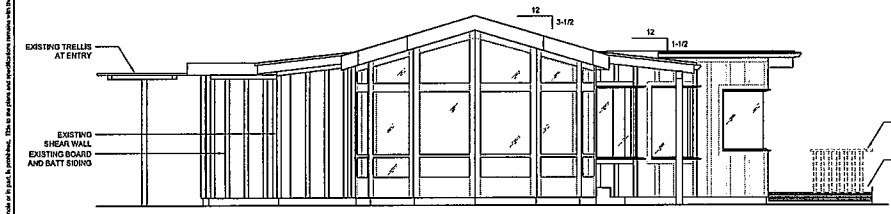
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SHEET	3
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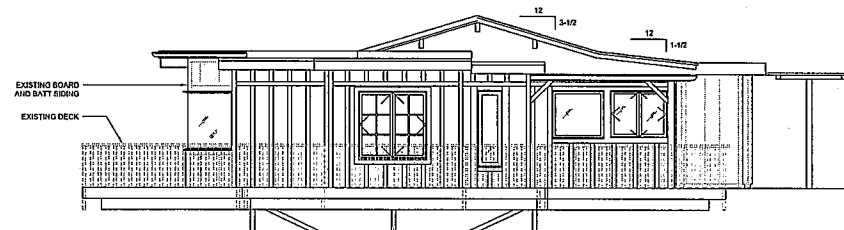
Date of Plans: Plans and specifications are subject to change without notice. All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the center of the member unless otherwise noted.



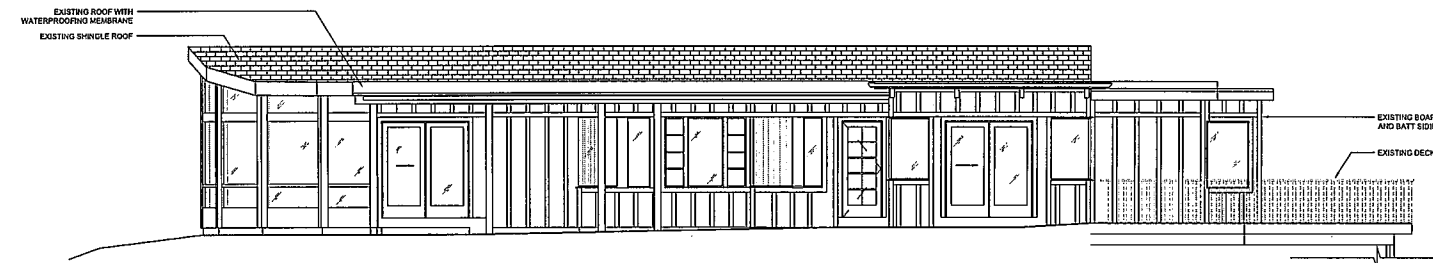
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DATE	07 JULY 2009	TITLE	EXISTING ELEVATIONS
SCALE	1/4"=1'-0"	Fisher Residence 4335 PEPPER RIDGE RD • BIG SUR, CA, 93920	
DRAWN	DJD		
JOB	0812		



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4

DATE	07 MAY 2008
SCALE	1/8" = 1'-0"
DRAWN	DJD
JOB	0812

Fisher Residence

4515 FISHER ROAD NO. 1 - BIG SUR, CA 93920

PROPOSED GRADING PLAN



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PHONE 818.325.1234 - FACSIMILE 818.324.0466
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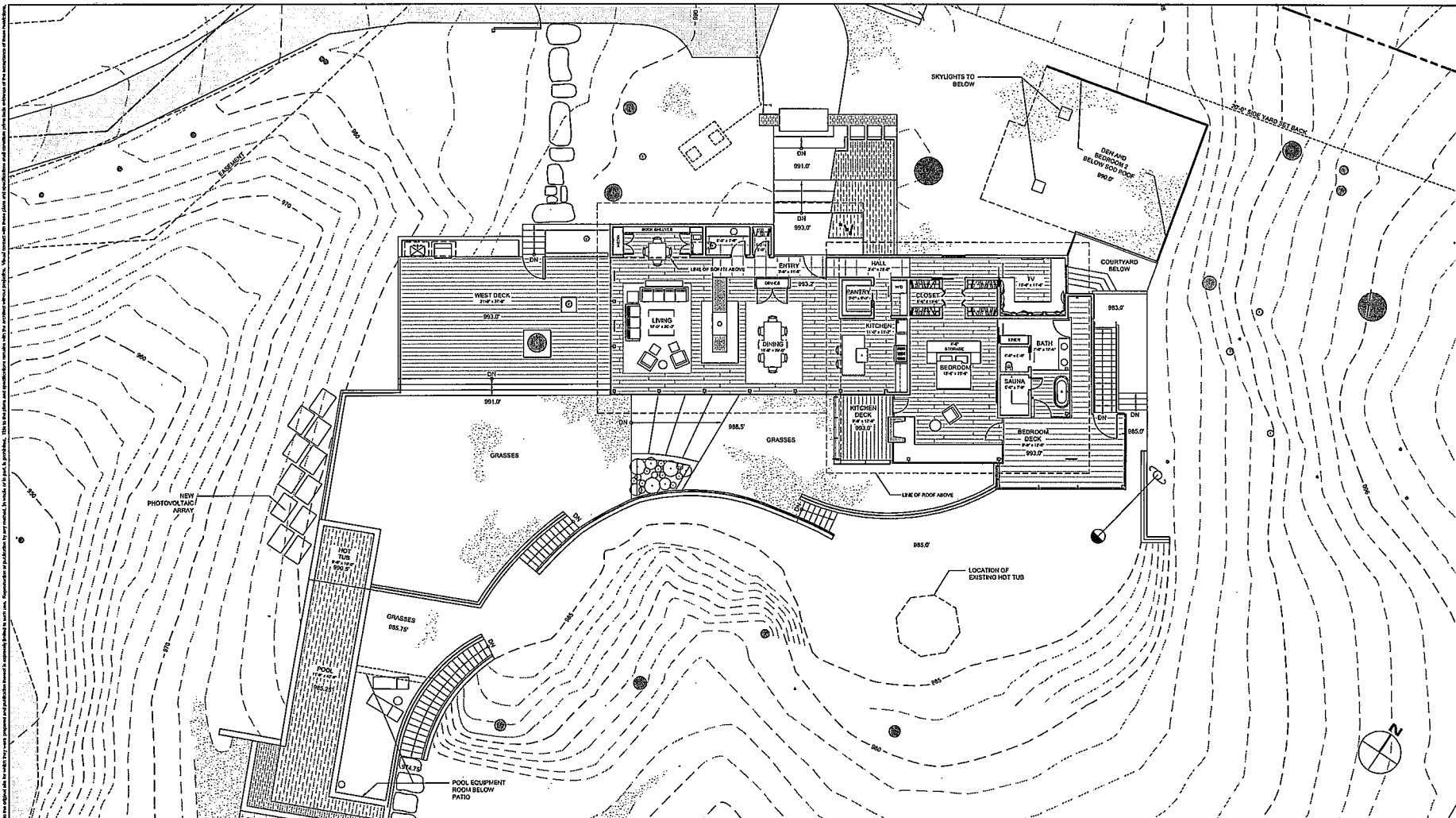


LEGEND

CUT: 5/8" DIA. FT.
FILL: 5/8" DIA. FT.

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING DRIVING ACTIVITIES SHALL BE FIRMED AND MAINTAINED THROUGH THE LIFETIME OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL ON THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - A. DISTURBED SURFACES NOT PROTECTED BY APPROVED STRAW MATS SHALL BE REVEGETATED WITHIN 90 DAYS.
 - B. RUNOFF FROM THE SITE SHALL BE DETAINED ON FILTERED BY VEGETATED FILTER STRIPS AND/OR CHECK BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - C. THESE CHANGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - D. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - E. THE BUILDING PROTECTION SHALL TO OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED.
4. ALL THINGS DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHO IS HIS OWN SUPERVISOR, SHALL MAINTAIN EROSION CONTROL MEASURES ON THE SITE. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST WHICH MAY BE A HAZARD TO THE ADJACENT PROPERTY. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST WHICH MAY BE A HAZARD TO THE ADJACENT PROPERTY. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST WHICH MAY BE A HAZARD TO THE ADJACENT PROPERTY.
5. ALL THINGS DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHO IS HIS OWN SUPERVISOR, SHALL MAINTAIN EROSION CONTROL MEASURES ON THE SITE. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST WHICH MAY BE A HAZARD TO THE ADJACENT PROPERTY. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST WHICH MAY BE A HAZARD TO THE ADJACENT PROPERTY.

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DATE	07 JULY 2009	TITLE	PROPOSED MAIN HOUSE FLOOR PLAN
SCALE	1/8"=1'-0"	Fisher Residence 4835 WEEFER ROAD RD • 810 SULF, CA, 93270	
DRAWN	DJD		
JOB	0812		

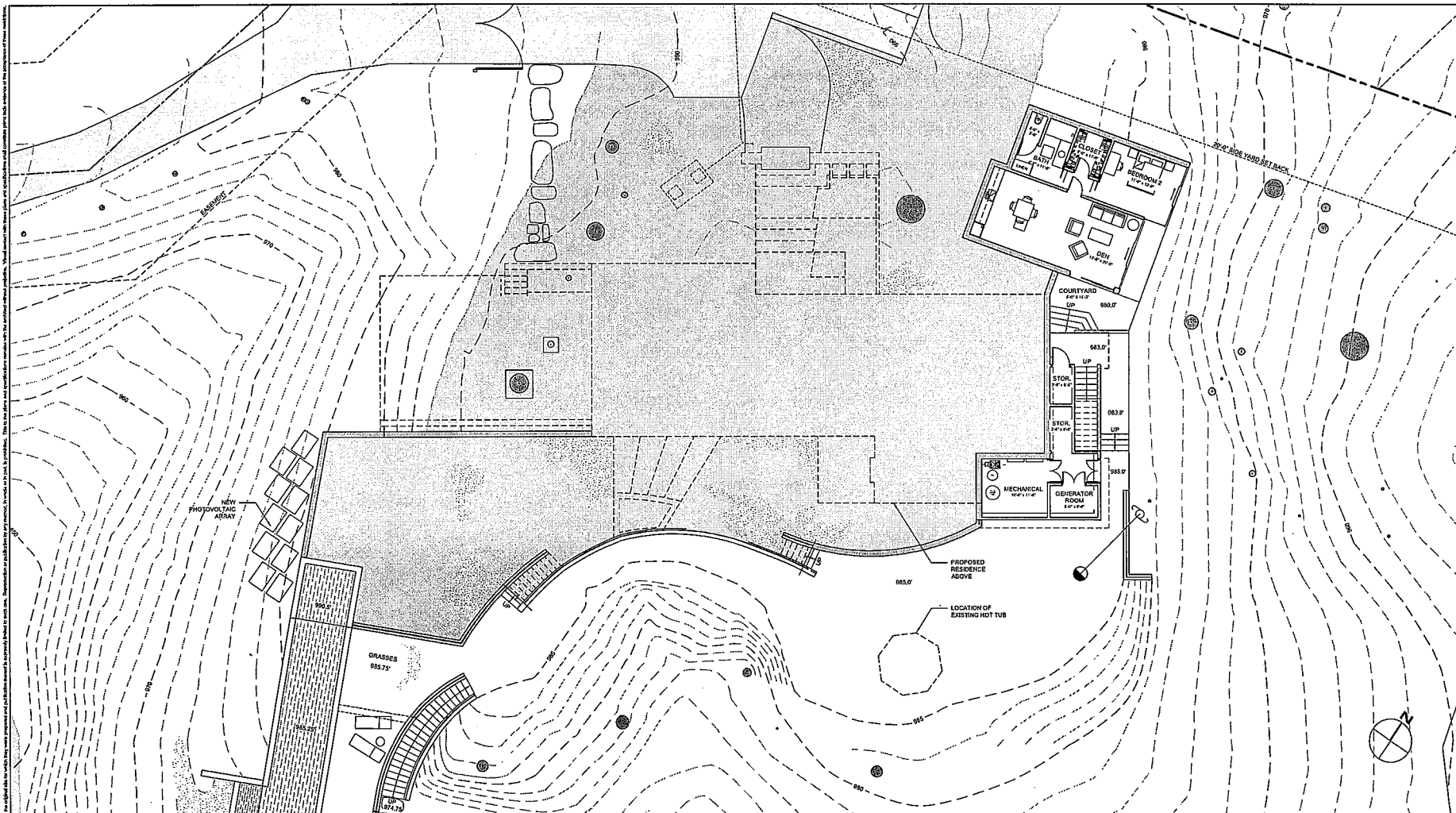


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DATE	07-JULY-2009	TITLE	PROPOSED LOWER FLOOR
SCALE	1/8"=1'-0"	<h2 style="text-align: center;">Fisher Residence</h2> <p style="text-align: center;">4433 WEFER RD. • BIG SUR, CA, 93920</p>	
DRAWN	EJD		
JOB	0812		



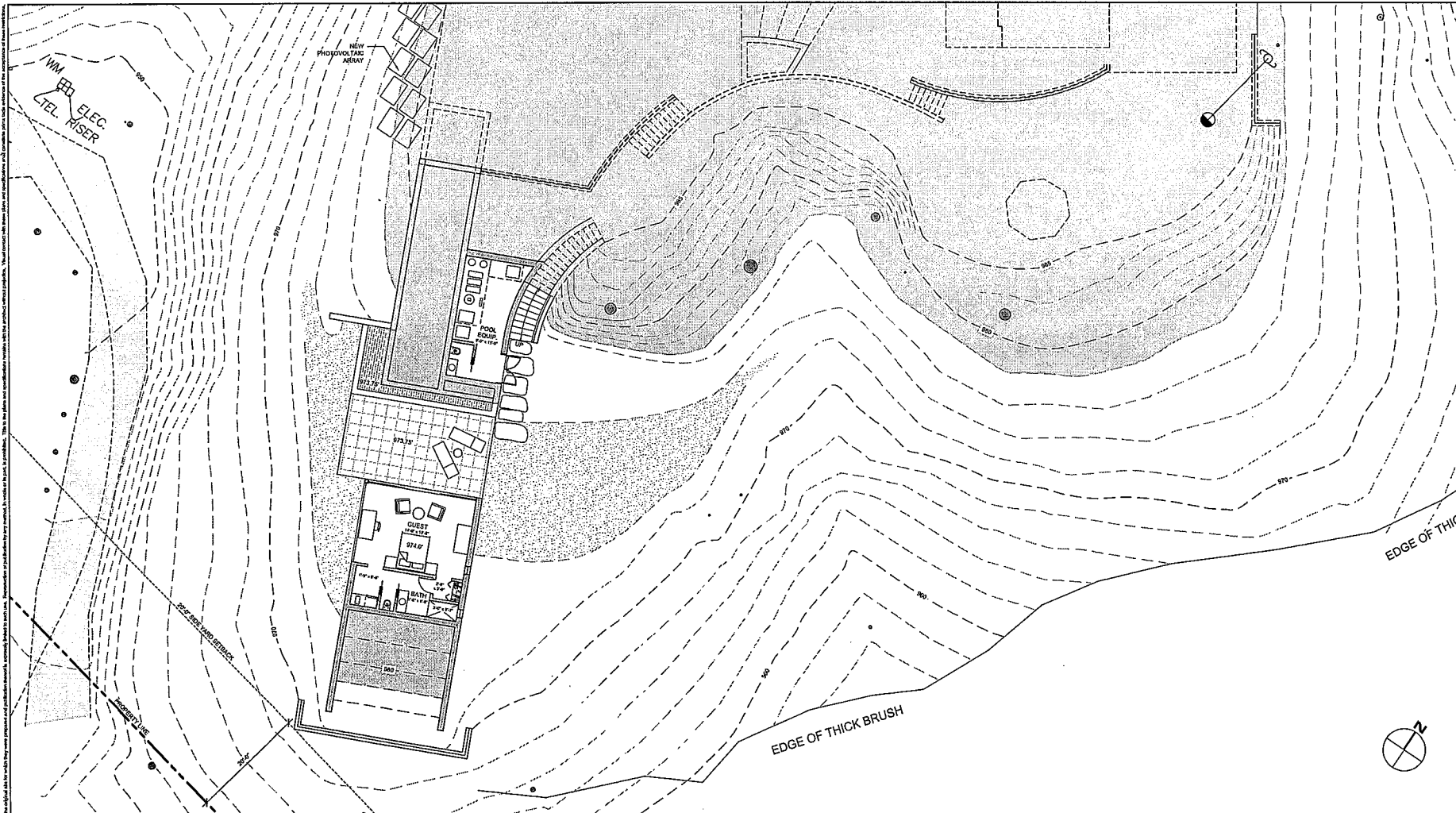
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This is a preliminary drawing and should not be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals.



DATE	07 JULY 2009	TITLE	PROPOSED GUESTHOUSE
SCALE	1/8"=1'-0"	<h2 style="text-align: center;">Fisher Residence</h2> <p style="text-align: center;">4835 PEPPERIDGE RD • BIG SUR, CA, 93920</p>	
DRAWN	DJD		
JOB	0812		



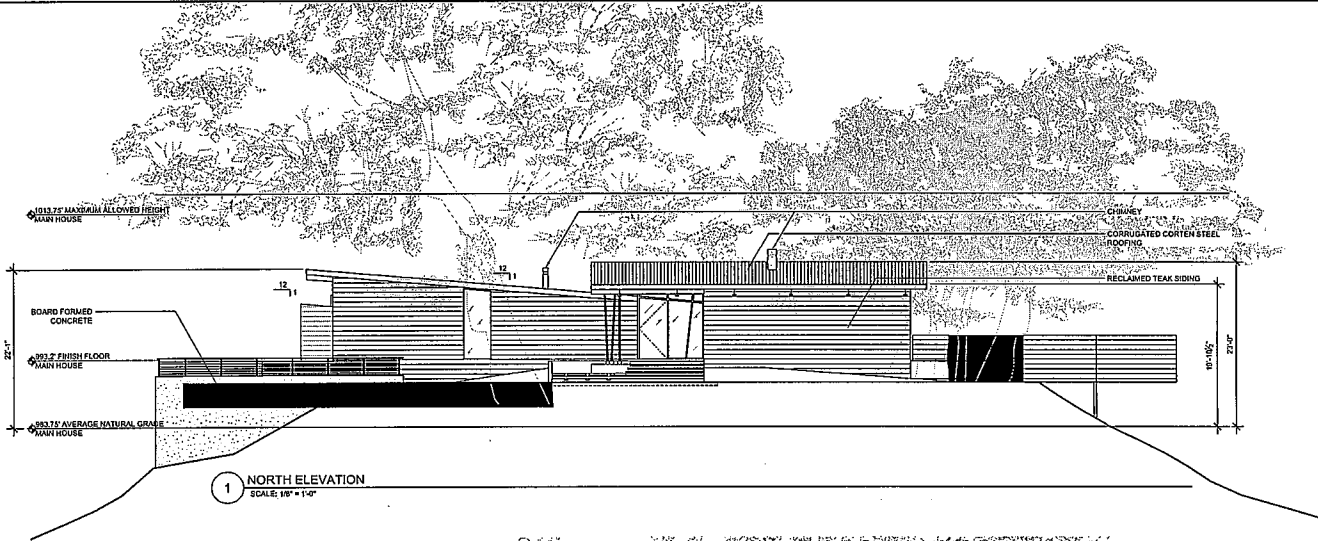
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DATE	07 JULY 2009	TITLE	PROPOSED MAIN HOUSE SOUTH AND EAST ELEVATIONS
SCALE	1/8"=1'-0"		
DRAWN	DJD		
JOB	0612		

Fisher Residence

4335 WEFER RD. • 810 SUR, CA, 92970



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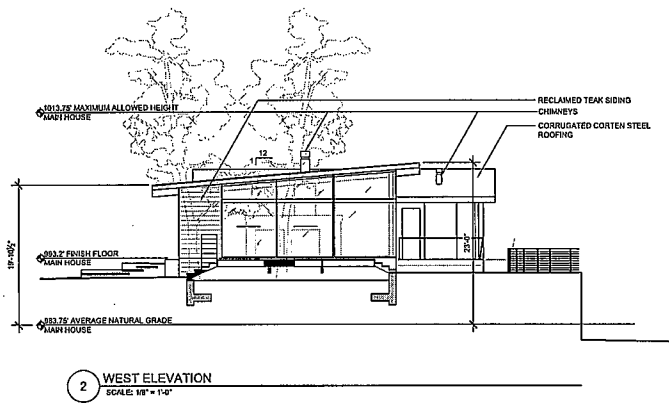
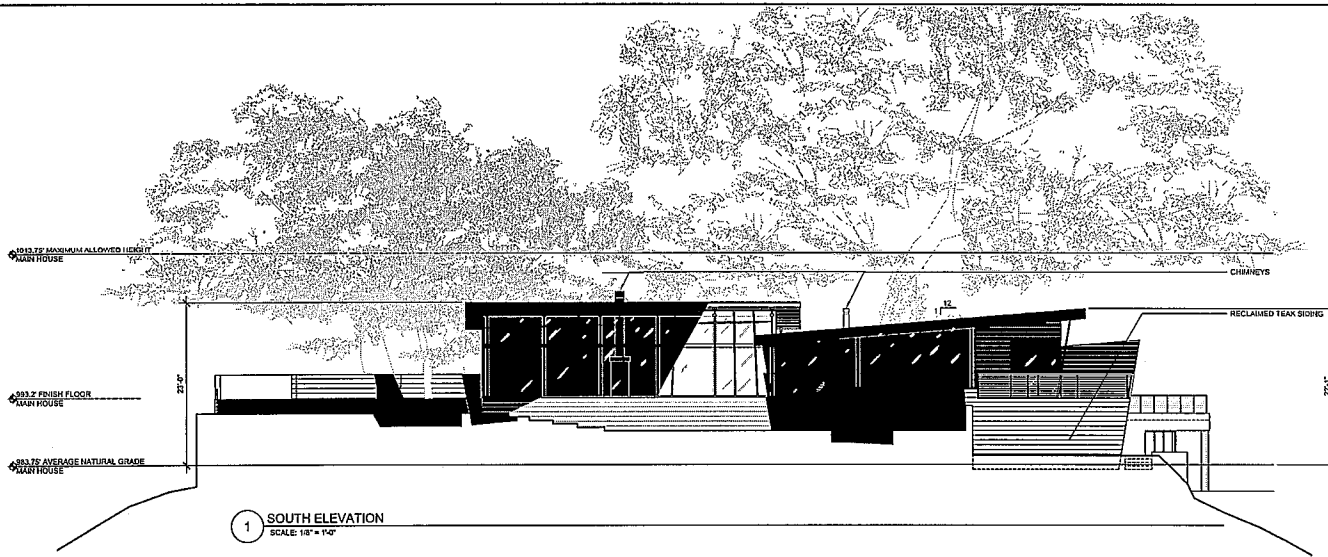
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Not for construction and not to be used for any other purpose. This is a preliminary drawing and is subject to change without notice. The architect and engineer shall be held harmless for any errors, omissions, or inaccuracies in this drawing. The architect and engineer shall be held harmless for any errors, omissions, or inaccuracies in this drawing.



DATE	07 JULY 2009	TITLE	PROPOSED MAIN HOUSE SOUTH AND WEST ELEVATIONS
SCALE	1/8"=1'-0"	Fisher Residence 4825 PEPPER RIDGE RD • BIG SUR, CA, 93920	
DRAWN	DJD		
JOB	0812		

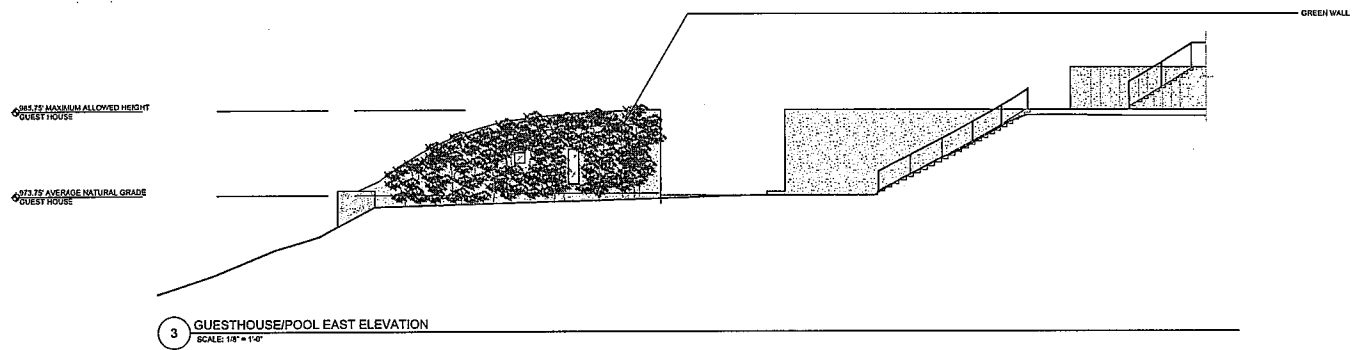
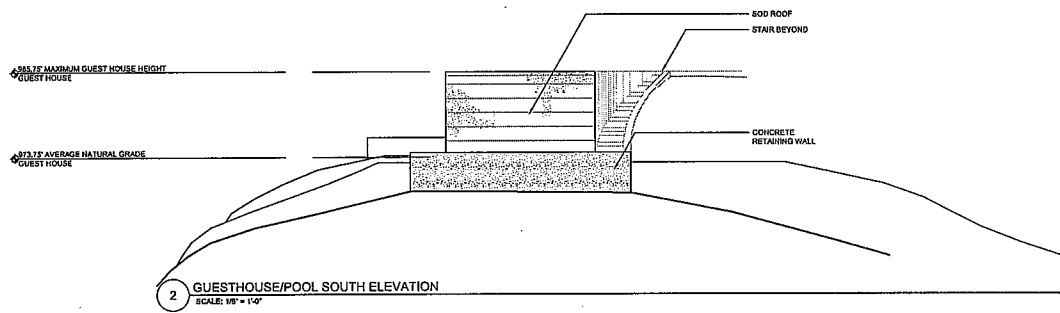
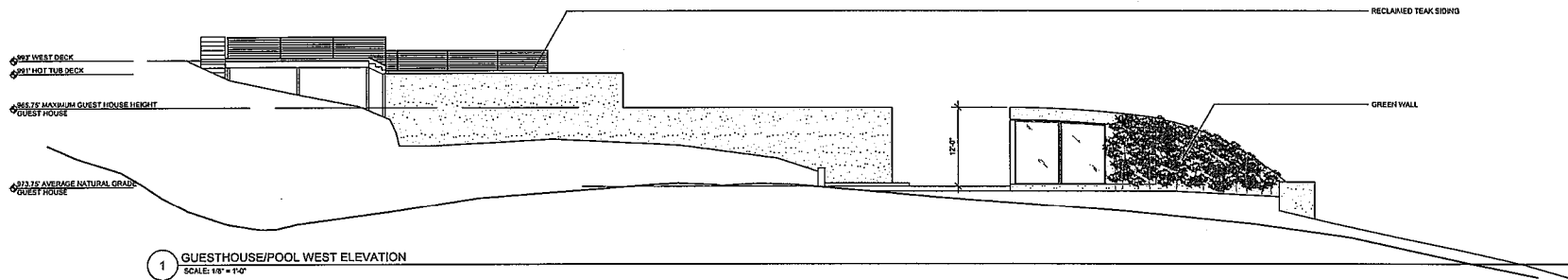


Carver + Schicketanz
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 3881 - DANIEL, GA 30231 - USA
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 CARVER@SCHICKETANZ.COM

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All dimensions are approximate and subject to change without notice. The client is responsible for providing accurate site information. This drawing is for informational purposes only and should not be used for construction.

DATE	07 JULY 2009	TITLE	GUEST HOUSE ELEVATIONS
SCALE	1/8"=1'-0"	Fisher Residence 4833 PEEPER HEDGE RD • BIG SUR, CA, 93920	
DRAWN	DJD		
JOB	0812		



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PO BOX 8881 - CARPANEL CA 93981 - USA
 PHONE 831.824.2304 - FACSIMILE 824.0264
 CARVER@CSCKTANZ.COM

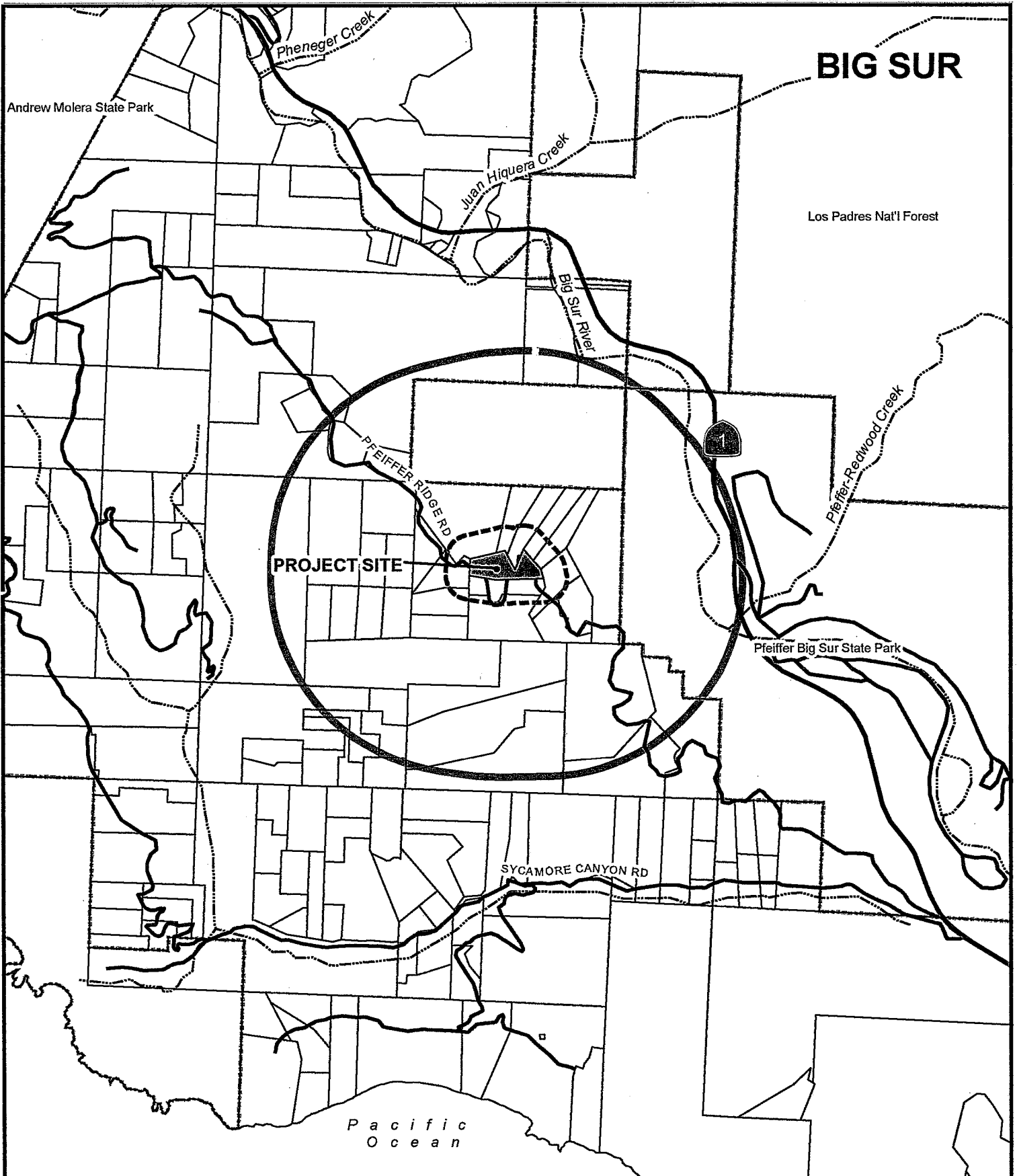
SHEET

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EXHIBIT C
VICINITY MAP

PLN080468 – Fisher

Zoning Administrator
August 27, 2009



BIG SUR

Andrew Molera State Park

Los Padres Nat'l Forest




PROJECT SITE

Pacific Ocean

APPLICANT: FISHER

APN: 419-241-017-000

FILE # PLN080468

 300' Limit
  2500' Limit
  City Limits

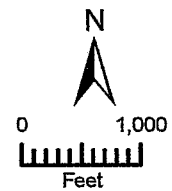


EXHIBIT D
ADVISORY COMMITTEE MINUTES

PLN080468 – Fisher

Zoning Administrator
August 27, 2009

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Big Sur

Please submit your recommendations for this application by **June 23, 2009**

Project Name: FISHER PAUL S

File Number: PLN080468

File Type: AP

Project Planner: SIDOR

Project Location: 46325 PFEIFFER RIDGE RD BIG SUR

Project Description: COASTAL ADMINISTRATIVE PERMITS FOR: 1) REMODEL OF THE EXISTING 1,774 SQUARE FOOT SINGLE STORY RESIDENCE, INCLUDING 1,269 SQUARE FEET OF ADDITIONS, A 225 SQUARE FOOT POOL EQUIPMENT ROOM, A SWIMMING POOL AND HOT TUB, PHOTOVOLTAIC SYSTEM, DEMOLITION OF THE EXISTING HOT TUB, AND REPAIR OF THE EXISTING SEPTIC SYSTEM; 2) DEMOLITION OF THE EXISTING 360 SQUARE FOOT GUESTHOUSE AND THE CONSTRUCTION OF A 425 SQUARE FOOT GUESTHOUSE; 3) CONSTRUCTION OF A 800 SQUARE FOOT CARETAKER UNIT; AND 4) A DESIGN APPROVAL. THE PROJECT IS LOCATED AT 46325 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-017-000), BIG SUR PLANNING AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Helen Morganrath - Pfeiffer Ridge #4	X		Would prefer to have home stay the same without any changes
Ray Sanborn	X		Overall visual impact to be lessor - so not to change the overall look of the area.
Patricia Holt	X		Is very pleased with the planting thus far to screen the house from her home.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

Motion - That project be recommended for approval with conditions-

#1 Interior lights never show by no hanging light fixtures - no spot lights - track lighting and lamps not to lower than 4 ft. from ceiling. All to prevent light glare at night.

#2 Exterior lights never exceed 18" from ground and lights be shielded

#3 Planting be used for road & neighborhood screening appropriate to outer 70' & beyond of 100' defensible fire zone.

RECOMMENDATION :

Motion by Barbara Woyt (LUAC Member's Name)

Second by Steve Beck (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 0