

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 9, 2011 Time: 1:30 P.M.		Agenda Item No.: 2
Project Description: Amendment to Coastal Development Permit (PLN050063) to allow assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. Approximately 30 performers and approximately 120 volunteers will participate in this annual event, and a maximum of 350 tickets will be sold. This year's event is centered at the Esalen Institute (Assessor's Parcel Number 421-011-005-000), Big Sur, Coastal Zone.		
Project Location: 55000 Highway 1, Big Sur		APN: 421-011-005-000
Planning File Number: PLN110199		Owner: Michael Henry Murphy TR et al (Esalen Institute) Agent: Annie Wright, Executive Administrator for Esalen Institute
Planning Area: Big Sur Coast Land Use Plan		Flagged and staked: No
Zoning Designation: : "RDR/40-D (CZ)" [Rural Density Residential/40 acre minimum-Design Control District (Coastal Zone)]		
CEQA Action: Categorically Exempt pursuant to CEQA Section 15304(e)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically Exempt pursuant to CEQA Section 15304(e);
- 2) Approve PLN110199, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

On June 9, 2005, a Coastal Development permit was approved for five years to allow Esalen Institute to hold an annual Arts Festival on the first Saturday of July. Sixty days prior to each year's event, Esalen would contact the Planning Department with the details of the event along with pre-approvals from Caltrans District 5, California Highway Patrol, Monterey County Sheriff and the Environmental Health Bureau. Then, 10 days prior to each event, staff would prepare notices, send them to the neighbors within 300 feet and have the applicant post notices at the site and the Big Sur Post Office. There have never been any issues raised from these departments or any neighbors. This year's event will be held on July 2, 2011. This amendment would grant the permit in perpetuity with a condition requiring the applicant notify Caltrans District 5, California Highway Patrol, Monterey County Sheriff, Environmental Health Bureau, the RMA Planning Department, and the neighbors within 300 feet of the parcel, and post notices at the site and the Big Sur Post Office. This shall be done 60 days prior to each annual event (Condition #4).

There are no unresolved issues.

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

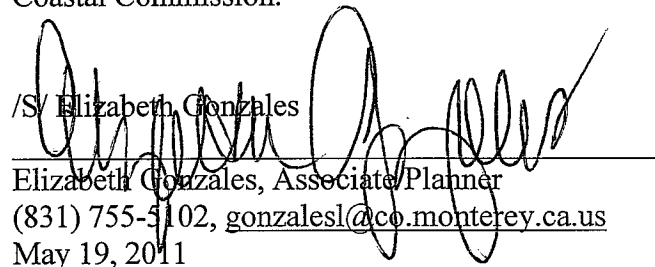
- √ RMA - Public Works Department
- √ Environmental Health Bureau

- ✓ Water Resources Agency
- ✓ CDF Coastal Fire Protection District
- California Coastal Commission
- Monterey County Sheriff
- California Highway Patrol
- Caltrans District 5

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Public Works and Environmental Health have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the South Coast Land Use Advisory Committee (LUAC) for review on May 24, 2011. The committee voted (3 to 0 vote) to approve the permit and agreed that the permit should be approved permanently for this annual event.

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

/s/ Elizabeth Gonzales

 Elizabeth Gonzales, Associate Planner
 (831) 755-5102, gonzalesl@co.monterey.ca.us
 May 19, 2011

cc: Front Counter Copy; Zoning Administrator, CDF Coastal Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Monterey County Sheriff; California Highway Patrol; Caltrans District 5; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Michael Henry Murphy TR et al (Esalen Institute), Owner; Annie Wright, Agent; Planning File PLN110199

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


This report was reviewed by Laura Lawrence, Planning Services Manager


EXHIBIT A

Project Data Sheet for PLN110199

Project Title: Esalen Institute

Location: 55000 Highway 1

Primary APN: 421-011-005-000

Applicable Plan: Big Sur Coast LUP

Coastal Zone: YES

Permit Type: Amendment to Coastal
Development Permit

Zoning: RDR/40-D (CZ)

Environmental Status: EXEMPT

Plan Designation: Residential

Advisory Committee: South Coast LUAC

Final Action Deadline (884): July 19, 2011

Project Site Data: THIS IS AN ANNUAL EVENT THAT REQUIRES NO DEVELOPMENT

Lot Size: 27 ACRES

Coverage Allowed: N/A

Coverage Proposed: N/A

Existing Structures (SF): N/A

Height Allowed: N/A

Proposed Structures (SF): N/A

Height Proposed: N/A

Total SF: N/A

Floor Area Ratio Allowed: N/A

Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone: Relatively stable area

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: III

Archaeological Report #: No development

Geologic Report #: N/A

Fire Hazard Zone: moderate

Traffic Report #: N/A

Other Information:

Water Source: Existing water system on site

Sewage Disposal (method): Septic System

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: CDF Coastal

Total Grading (cubic yds.): 0

Tree Removal: N/A

**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:

**MICHAEL HENRY MURPHY TR ET AL (ESALEN INSTITUTE) (PLN110199)
RESOLUTION NO. ----**

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting pursuant to CEQA, Section 15304(e);
- 2) Approving Amendment to Coastal Development Permit (PLN050063) to allow assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. Approximately 30 performers and approximately 120 volunteers will participate in this annual event, and a maximum of 350 tickets will be sold.

[PLN110199, MICHAEL HENRY MURPHY TR ET AL (ESALEN INSTITUTE), 55000 HIGHWAY 1, BIG SUR, BIG SUR COAST LAND USE PLAN (APN: 421-011-005-000)]

The Amendment to Coastal Development Permit application (PLN110199) came on for public hearing before the Monterey County Zoning Administrator on June 9, 2011.

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 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan Part 3
- 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 55000 Highway 1, Big Sur (Assessor's Parcel Number 421-011-005-000, Big Sur Coast Land Use Plan. The parcel is zoned "RDR/40-D (CZ)" [Rural Density Residential/40 acre minimum-Design Control District (Coastal Zone)], which allows assemblages of people not exceeding 10 days and not involving construction of permanent facilities with a conditional use permit. Therefore, the project is an allowed land use for this site.
 - c) On June 9, 2005, a Coastal Development Permit (PLN050063) was approved for five years to allow Esalen Institute to hold an annual Arts Festival on the first Saturday of July. Sixty days prior to each year's event, Esalen would contact the Planning Department with the details of the event along with pre-approvals from Caltrans District 5, California Highway Patrol, Monterey County Sheriff and the Environmental Health Bureau. Then 10 days prior to each event, staff would prepare notices, send them to the neighbors within 300 feet and have the applicant post notices at the site and the Big Sur Post Office. During the previous five years, there have never been any issues raised from these departments or any neighbors.
 - d) This amendment (PLN110199) grants the permit in perpetuity with a condition requiring the applicant notify Caltrans District 5, California Highway Patrol, Monterey County Sheriff, Environmental Health Bureau, the RMA Planning Department and the neighbors within 300 feet of the parcel, and post notices at the site and the Big Sur Post Office. This shall be done 60 days prior to each annual event (Condition #4). The details of the event do not change. It allows assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. Approximately 30 performers and approximately 120 volunteers will participate in this annual event, and a maximum of 350 tickets will be sold.
 - e) The project planner conducted a site inspection on June 16, 2010 to verify that the project on the subject parcel conforms to the plans listed above. There is no development proposed for the annual event. Staff site visit concluded no issues are involved with ESHA, viewshed and archaeological resources.
 - f) The project was referred to the South Coast Land Use Advisory Committee (LUAC) for review on May 24, 2011. The committee voted (3 to 0 vote) to approve the permit and agreed that the permit should be approved permanently for this annual event.
 - 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 PLN110199.

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, CDF Coastal, Public Works, Environmental Health Bureau, Water Resources Agency, Monterey County Sheriff, California Highway Patrol and Caltrans and California Coastal Commission. 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 determined at a site visit that there are no potential impacts or physical or environmental constraints that would indicate that the site is not suitable for the use proposed. During the previous five years, there have never been any issues raised from these departments or any neighbors.
- c) Staff conducted a site inspection on June 16, 2010 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 PLN110199.

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 RMA - Planning Department, CDF Coastal, Public Works, Environmental Health Bureau, Water Resources Agency, Monterey County Sheriff, California Highway Patrol and Caltrans and California Coastal Commission. 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. During the previous five years, there have never been any issues raised from these departments or any neighbors.
- b) Necessary public facilities will be provided by Esalen's existing standard water filtration and delivery system. Also, bottled water will be made available to participants. Based on the number of attendees anticipated, Esalen will provide a total of 13 toilets. Ten of them are permanent and three additional portable toilets will be rented for the event. All necessary food and safety permits will also be provided by the Environmental Health Bureau.
- c) Preceding findings and supporting evidence for PLN110199. See Findings #1 and #2.

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 a site inspection on June 16, 2010 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 PLN110199.

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 15304 (e) categorically exempts minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.
 - b) The educational festival encourages workshop participants to perform and exhibit their creative endeavors by providing crafts and food for sale, music and event performances throughout the day. There will be no permanent construction and therefore, the event meets the criteria for a categorical exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 16, 2010.
 - d) 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 2 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 PLN110199
 - e) The project planner conducted a site inspection on June 16, 2010.

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

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because project involves development that is

permitted in the underlying zone as a conditional use and it is located between the sea and the first through public road paralleling the sea, which is Highway 1.

DECISION

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

- A. Categorically exempts pursuant to CEQA Section 15304(e);
- B. Approves Amendment to Coastal Development Permit (PLN050063) to allow assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. Approximately 30 performers and approximately 120 volunteers will participate in this annual event, and a maximum of 350 tickets will be sold, 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 9th day of June, 2011

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 / IS NOT 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 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 03-28-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110199

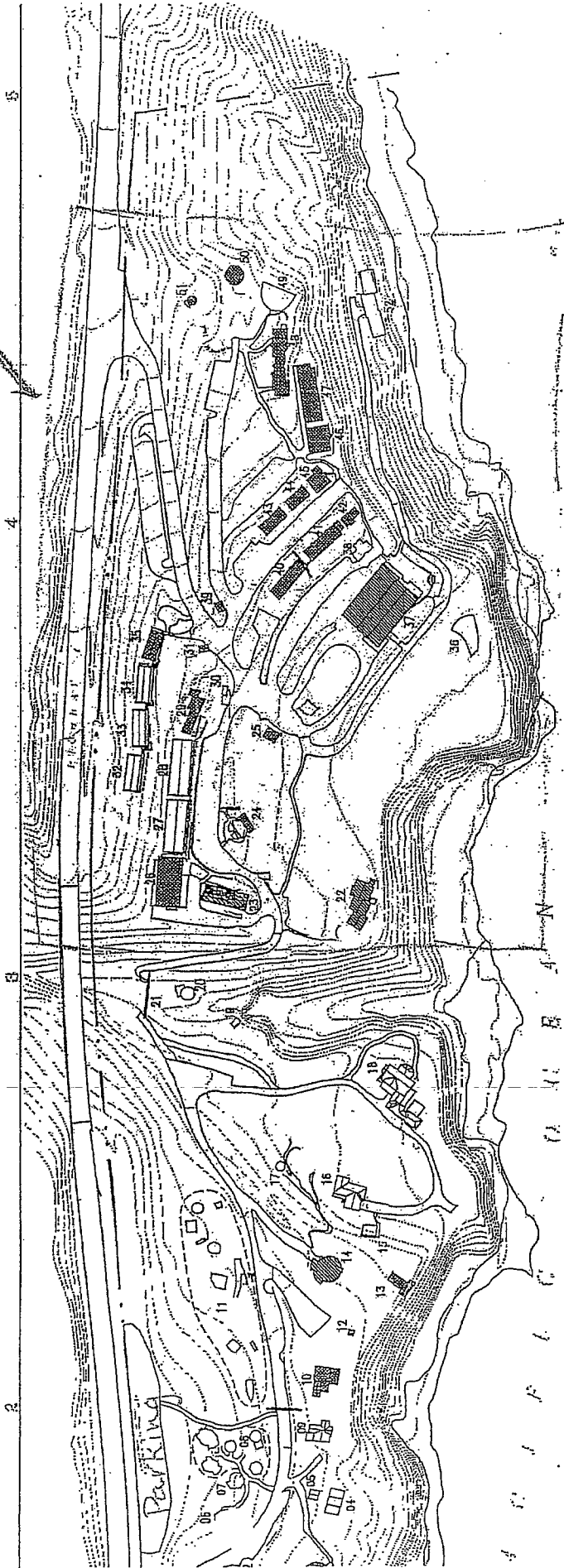
Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>1. PD001 - SPECIFIC USES ONLY</p> <p>This permit allows an Amendment to Coastal Development Permit (PLN050063) to allow assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. Approximately 30 performers and approximately 120 volunteers will participate in this annual event, and a maximum of 350 tickets will be sold. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. Any use or construction 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. 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. (RMA - Planning Department)</p>	Planning	The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

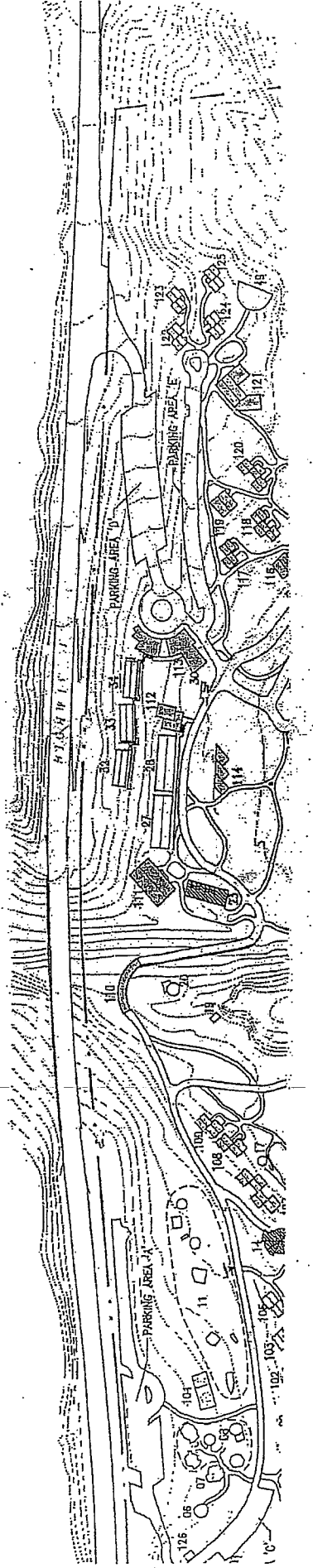
Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number _____, from the Zoning Administrator, for Assessor's Parcel Number 421-011-005-000), on June 9, 2011, and the statements "The permit was granted subject to 5 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."</p> <p>Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Planning	<p>Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.</p>
<p>3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)</p>	Planning	<p>The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>
<p>4. ANNUAL NOTICING</p> <p>The applicant shall notify Caltrans District 5, California Highway Patrol, Monterey County Sheriff, Environmental Health Bureau, the RMA Planning Department and the neighbors within 300 feet of the parcel of the details of the annual July festival. They shall post notices at the site and the Big Sur Post Office. This shall be done 60 days prior to each annual event. (RMA Planning Department)</p>	Planning	<p>60 days prior to each annual event the applicant shall provide evidence to the RMA Planning Department 1) notification to affected agencies, 2) evidence of noticing to the neighbors, 3) posting at the site and the Big Sur Post Office.</p>
<p>5. EHSP01 - PORTABLE TOILETS (NON-STANDARD)</p> <p>Pursuant to Monterey County Code Chapter 15.20.050, an adequate number of portable toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable units shall provide hand washing facility. During special events, a minimum of 1 portable toilet per 40 people shall be supplied. (Environmental Health)</p>	Env Health	<p>Owner/Applicant needs to provide an adequate number of portable toilets for special events on an on-going basis</p>

EXHIBIT "B"2

See Detail



- | | | |
|-------------------------------------|--------------------------------|-------------------------|
| 1. Half Housing | 107. Visitor Housing-VI | 118. Visitor Housing-VI |
| 2. Staff Housing | 108. Staff Housing-SH | 119. Visitor Housing-VI |
| 3. Office | 109. Staff Housing-SH | 120. Visitor Housing-VI |
| 4. Dining | 110. Service Bldg-S | 121. Visitor Housing-VI |
| 5. Kitchen | 111. Dining Room-VI | 122. Visitor Housing-VI |
| 6. Bath | 112. Library Center-VI | 123. Visitor Housing-VI |
| 7. Staff Yurt-VI | 113. Gateway Center-VI | 124. Visitor Housing-VI |
| 8. Staff Yurt-VI | 114. Garden & Ground Shelter-S | 125. Visitor Housing-VI |
| 9. Staff Yurt-VI | 115. Visitor Housing-VI | 126. Fuel Depot-S |
| 10. Staff Yurt-VI | 116. Staff Bunk-S | |
| 11. Staff Yurt-VI | | |
| 12. Staff Yurt-VI | | |
| 13. Gym-S | | |
| 14. Big Yurt-UR | | |
| 15. Hillside House-SH | | |
| 16. Little House-UR/VH | | |
| 17. Little House-UR/VH | | |
| 18. Big House-UR/VH | | |
| 19. Waterfall House-SH | | |
| 20. Pedestrian Bridge | | |
| 21. Point House-SH/VH | | |
| 22. Laundry-Curriculum, Proposed | | |
| 23. Garden-Greenhouse-S | | |
| 24. Garden and Grounds Shelter-S | | |
| 25. Garden and Grounds Shelter-S | | |
| 26. Maintenance-S | | |
| 27. Meadow Housing-VI/UR | | |
| 28. Meadow Housing-VI/UR | | |
| 29. Administration-A | | |
| 30. Telephone Shelter-S | | |
| 31. Telephone-S | | |
| 32. Gardenhouse-SH | | |
| 33. Gardenhouse-VI | | |
| 34. Gardenhouse-SH/VH | | |
| 35. Pool-S | | |
| 36. Lodge-S/VH/Laundry | | |
| 37. Lodge-S/VH/Laundry | | |
| 38. King & Tan-Curriculum, Proposed | | |
| 39. Fuel Depot-S | | |
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Detail

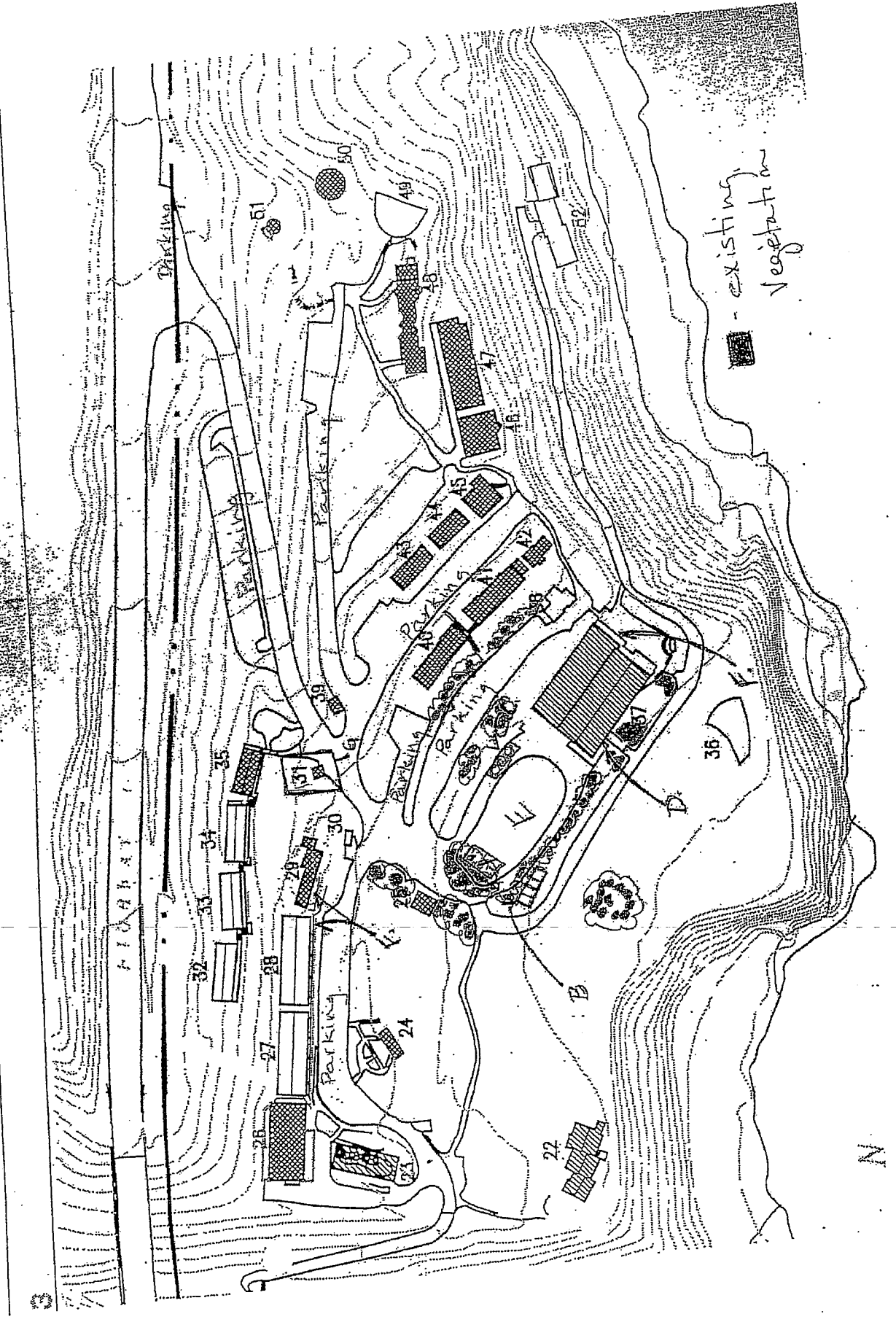
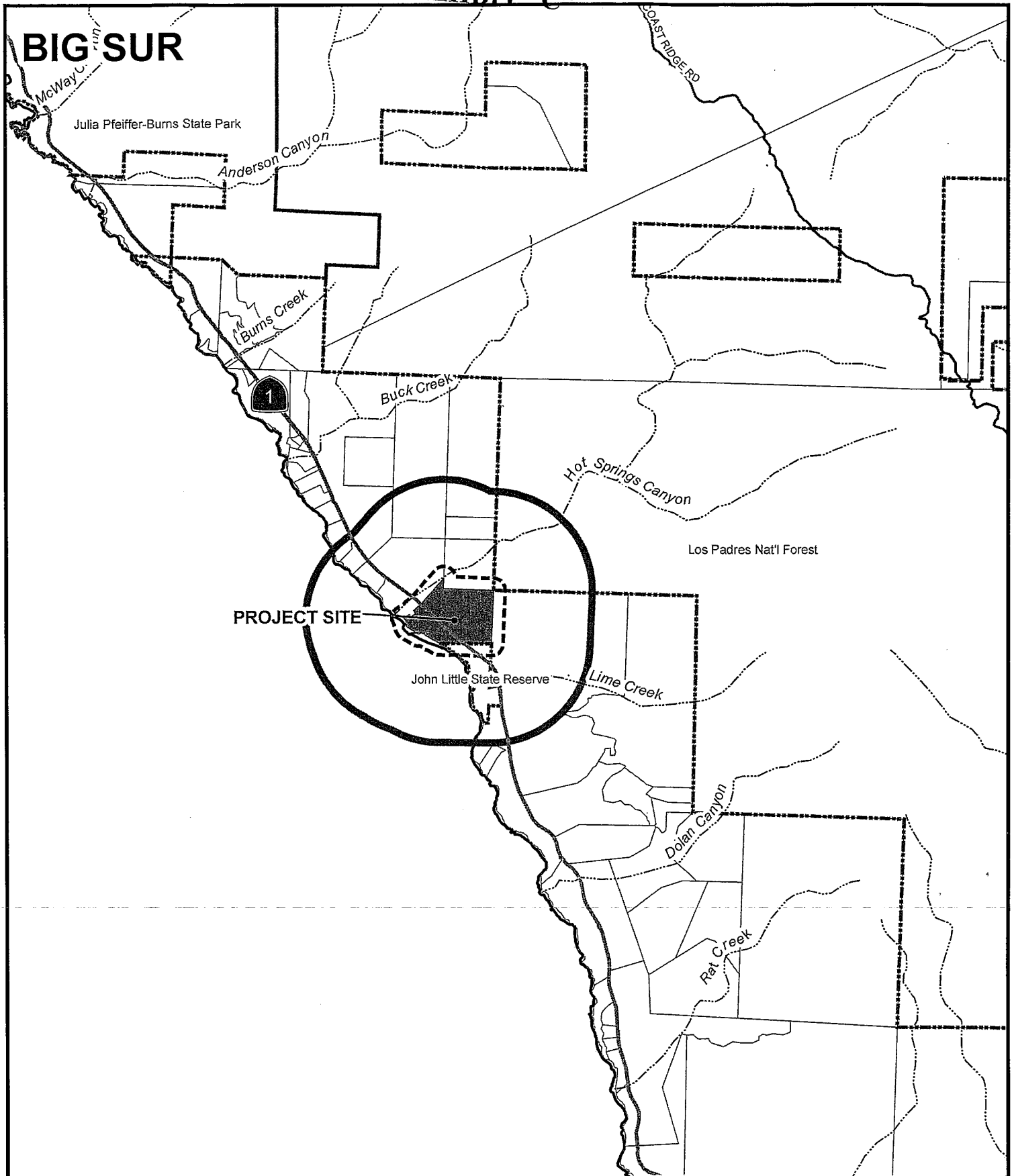


EXHIBIT "C"

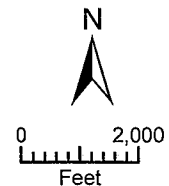


APPLICANT: MURPHY (ESALEN INSTITUTE)

APN: 421-011-005-000

FILE # PLN110199

Water 2500' Limit 300' Limit City Limits



PLANNER: GONZALES

EXHIBIT "D"
MINUTES
South Coast Land Use Advisory Committee
Tuesday, May 24, 2011

PLN 110199

FILE COPY

1. Meeting called to order by Harry Harris at 10:25 am

2. Roll Call

Members Present: K. Harlan, J. Handy, H. Harris

Members Absent: J. Provost

3. Approval of Minutes:

A. January 12, 2010 minutes

Motion: K. Harlan (LUAC Member's Name)

Second: J. Handy (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Provost

Abstain: 0

B. September 28, 2010 minutes

Motion: K. Harlan (LUAC Member's Name)

Second: J. Handy (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Provost

Abstain: 0

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MAY 24 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

general review of project

B) Announcements

None

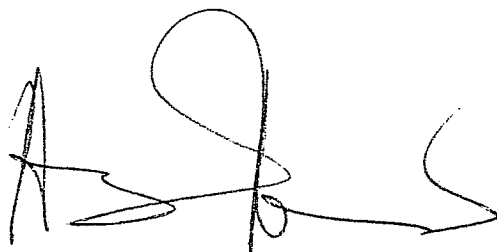
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PLANNING & BUILDING
INSPECTION DEPT.

7. Meeting Adjourned: 10:45 am/pm

Minutes taken by: H. Harris



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

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MAY 24 2011

Advisory Committee: **South Coast**

Please submit your recommendations for this application by: **May 24, 2011**

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Project Title: MURPHY MICHAEL HENRY TR ET AL (ESALEN INSTITUTE)

File Number: PLN110199

File Type: ZA

Planner: GONZALES

Location: 55000 HWY 1 BIG SUR

Project Description:

Coastal Development Permit to allow assemblages of people for an annual July Arts Festival fund raising event was approved on June 9, 2005. The permit (PLN050063) had an expiration date of five years. The festival is an educational and multicultural event, encouraging a broad spectrum of participants of all ages (30 performers and 120 employees) to perform and exhibit their creative endeavors of their respective educational programs. The fund raising event is opened to the public one day during the first week of July from 2:00 p.m. to midnight. Three hundred fifty tickets will be available for sale. This request is for an Amendment to Coastal Development Permit (PLN050063) to allow the annual July Arts Festival fund raising event to continue annually with no expiration date as originally approved with no changes to the festival details. The annual event is located at the Esalen Institute, 55000 Highway 1, Big Sur (Assessor's Parcel Number 421-011-005-000), Big Sur Coast Land Use Plan, Coastal zone.

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

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)
None		make event permanent.

ADDITIONAL LUAC COMMENTS

None

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INSPECTION DEPT.

RECOMMENDATION :

Motion by: J. Handy (LUAC Member's Name)

Second by: K. Hurdin (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 1 (Provost)

ABSTAIN: 0