

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 12, 2013 Time: 2:00 P.M	Agenda Item No.: 4
Project Description: Consider a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 square feet of covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of four planted Cypress trees (17", 18", 20", and 21" in diameter); 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) a Design Approval.	
Project Location: 36510 Highway One, Big Sur	APN: 243-251-023-000
Planning File Number: PLN130179	Owner: Chez, Ronald L Applicant: Eric Miller Architects, Inc.
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "RDR/40-D(14)(CZ)" [Rural Density Residential/40 acres per unit-Design Control District (14 foot height limit) (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) Find the project Categorically Exempt per CEQA Section 15302; and
- 2) Approve PLN130179, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:

The applicants are proposing to demolish an existing 5,388 square foot single family dwelling and construct a 4,346 square foot new bi-level single family dwelling including covered entries, a cabana, infinity pool/spa, stone pathways/walls, new driveway and motor court. Development will generally be in the same footprint as the existing structure. Other entitlements include development within 50 feet of a coastal bluff, development within 750 feet of a known archaeological resource, and removal of four planted Cypress trees.

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
- √ Cal Fire Coastal District
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning, Cal Fire Coastal, and Water Resources Agency have been incorporated into

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the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On October 22, 2013, the Big Sur Land Use Advisory Committee recommended (5-0 vote) to approve the project with a condition that a Coastal Development Permit be eliminated for the tree removal because the Cypress trees were planted and are not native. However, pursuant to the Coastal Implementation Plan, Part 3 of the Big Sur Coast Land Use Land, Page BS-134, Monterey Cypress and Sargent Cypress trees are considered native trees. Therefore, the Cypress trees require a Coastal Development Permit for removal. Also, if removal of a planted tree could result in the exposure of structures in the critical viewshed, a Coastal Development Permit is required. Although the trees are not being used to screen the development, this parcel is located within the critical viewshed.

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

/S/ Elizabeth Gonzales

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
December 3, 2013

cc: Front Counter Copy; Zoning Administrator; Cal Fire Coastal; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Elizabeth Gonzales, Project Planner; Chez, Ronald L, Owner; Eric Miller Architects, Inc., Agent; The Open Monterey Project; LandWatch; Victoria Fash, neighbor; June Siliano, IDG Planning File PLN130179

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations,
Exhibit C Vicinity Map
Exhibit D Advisory Committee Minutes (LUAC)

This report was reviewed Bob Schubert, Senior Planner and Wanda Hickman, Planning Services Manager

EXHIBIT A

Project Information for PLN130179

Application Name: Chez Ronald L
Location: 36510 Hwy 1 Hwy, Monterey
Applicable Plan: Coast-Big Sur
Primary APN: 243-251-023-000
Advisory Committee: Big Sur Coast Advisory Committee
Coastal Zone: Yes
Permit Type: Combined Development Permit
Final Action Deadline (884): 12/28/2013
Environmental Status: Categorical Exemption
Zoning: RDR/40-D(14)(CZ)
Land Use Designation: Rural Residential

Project Site Data:

Lot Size: 3.1
Coverage Allowed: 25%
Coverage Proposed: 15.5%
Existing Structures (sf): 5388
Height Allowed: 14 FEET
Proposed Structures (sf): 5078
Height Proposed: 14 FEET
Total Sq. Ft.: 10466
FAR Allowed: N/A
Special Setbacks on Parcel:
FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: UNDETERMINED
Soils Report #: 130384
Erosion Hazard Zone: High|Moderate
Biological Report #: 130382
Fire Hazard Zone: Very High
Forest Management Rpt. #: 130383
Flood Hazard Zone: V|X (unshaded)
Geologic Report #: 130385
Archaeological Sensitivity: high
Archaeological Report #: 130381
Visual Sensitivity: None
Traffic Report #: N/A

Other Information:

Water Source: PUBLIC
Grading (cubic yds.): 1150
Water Purveyor: GARRAPATA WATER
Sewage Disposal (method): PRIVATE
Fire District: Cal Fire Coastal
Sewer District Name: SEPTIC SYSTEM
Tree Removal: CYPRESS 4

**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:
CHEZ, RONALD L (PLN130179)
RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per CEQA Section 15303 (a); and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 square feet of covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of 4 planted Cypress trees (17", 18", 20", and 21" in diameter); 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) a Design Approval.

[PLN130179, Chez, Ronald L, 36510 Highway One, Big Sur , Big Sur Land Use Plan (APN: 243-251-023-000)]

The Combined Development Permit application (PLN130179) came on for public hearing before the Monterey County Zoning Administrator on December 12, 2013. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit

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for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 square feet of covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of 4 planted Cypress trees (17", 18", 20", and 21" in diameter); 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) a Design Approval.

EVIDENCE: 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 PLN130179.

2. **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 (CIP), Part 3; and
- 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 36510 Highway One, Big Sur (Assessor's Parcel Number 243-251-023-000), Big Sur Land Use Plan. The parcel is zoned "RDR/40-D (14) (CZ)" [Rural Density Residential/40 acres per unit-Design Control District (14 foot height limit) (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site.
- c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning District, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The proposed single family dwelling has been designed and sited to minimize intrusion in the critical viewshed. Design characteristics include placing the structure back from the coastal bluff and behind the trees off of Highway 1 and out of the critical viewshed; the use of earth tone colors consisting of Carmel stone and dark brown wood, copper and glare-free windows will help the structure blend into the surrounding environment. Access to the site is provided through an existing dirt driveway. The height of the structure does not extend above any existing landforms so it would not block any ocean view.

- d) Rocky Point Exemption The Big Sur Coast Land Use Plan (LUP) and Coastal Implementation Plan (CIP) provide standards for development in the critical viewshed which allow the preservation of Big Sur's scenic resources. LUP Key Policy 3.2.1 and Section 20.145.030 of the CIP prohibit development visible from Highway 1. However, the LUP and CIP provide for exceptions to the key policy (Section 3.2.5.F) for the Rocky Point area. This exception allows development of vacant parcels in the Rocky Point area pursuant to LUP Section 3.2.4. and CIP section 20.145.030.B.6, which establish development policies and standards for land not in the critical viewshed. The RMA Planning Department's interpretation of the LUP is that development on Rocky Point area parcels is also allowed provided that intrusion in the critical viewshed is minimized to the greatest extent feasible. This project site is located in the Rocky Point Area of the highly scenic Big Sur Coast. Views of the coastal hills and bluffs, Pacific Ocean, and rock outcroppings are predominant in the area. There is an existing house that will be replaced. The existing house cannot be seen from any public viewing areas. The proposed structure will be tucked back more into the existing vegetation; and therefore, will not be visible from nearby public vista points and public coastal access points along Highway 1. The existing Cypress trees on the property are taller than the height of the proposed structure. Accordingly, the proposed structure meets the policies and regulations for development in the Critical Viewshed contained in the Big Sur Coast Land Use Plan and Implementation Plan.
- e) Cultural Resources According to Monterey County GIS system, the project site is identified as an area of high archaeological sensitivity and located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.145.120 (CIP), a Supplementary Archaeological Assessment was prepared on June 20, 2013. The report concludes that although there were recorded sites located within 750 feet of the proposed project, there was no evidence of historic period resources noted on the project site. The report recommended that construction not be delayed. Staff has incorporated a Condition of Approval to ensure that if any archaeological resources or human remains are accidentally discovered, work shall halt and the appropriate measures be taken. (Condition #4)
- f) Coastal Bluff. Pursuant to Section 20.145.080.A.1.b.2, "Regardless of a parcel's seismic hazard zone, a geologic report shall also be required for any development project located within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle above horizontal from the face of a cliff, whichever is greater. The parcel is located between Highway 1 and the ocean. A Geologic Investigation was prepared by Easton Geology on August 15, 2013. The report states that soil conditions are suitable and risks for the subject property are low over an assumed design lifetime of 100 years if the recommendations provided by the project engineer are followed in the report. Staff has incorporated a Condition of Approval to ensure that recommendations are followed. (Condition #6)
- g) Tree Removal The project proposes to remove four planted Cypress trees (17", 18", 20", and 21" in diameter). There is a Native Tree List

on the back of the Coastal Implementation Plan, Part 3 of the Big Sur Coast Land Use Plan, which includes the Monterey Cypress and the Sargent Cypress as Native trees. Therefore, a Coastal Development Permit is required for the removal of these four trees (*See Finding #7*).

- h) The project planner conducted a site inspection on May 1, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- i) On October 22, 2013, the Big Sur Land Use Advisory Committee recommended (5-0 vote) to approve the project with a condition that a Coastal Development Permit be eliminated for the tree removal because the Cypress trees were planted and are not native. However, pursuant to the Coastal Implementation Plan, Part 3 of the Big Sur Coast Land Use Land, Page BS-134, Monterey Cypress and Sargent Cypress trees are considered native trees. Therefore, the Cypress trees require a Coastal Development Permit for removal. Also, if removal of a planted tree could result in the exposure of structures in the critical viewshed, a Coastal Development Permit is required. Although the trees are not being used to screen the development, this parcel is located within the critical viewshed.
- j) 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 PLN130179.

3. **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, 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 Forest Resources, Archaeological Resources and Soils/Slope Stability. The following reports have been prepared:
 - “Tree Assessment/Forest Management Plan” (LIB130383) prepared by Frank Ono, Pacific Grove, CA, June 11, 2013.
 - “Supplementary Archaeological Assessment” (LIB130381) prepared by Archaeological Consulting, Salinas, CA, June 20, 2013.
 - “Geologic Investigation” (LIB130385) prepared by Easton Geology, Santa Cruz, CA, August 15, 2013.
 - “Geotechnical Investigation-Design Phase” (LIB130384) prepared by Rock Solid Engineering, Inc., Watsonville, CA, August 16, 2013.
 - “Biological Assessment” (LIB130382) prepared by Califauna (Jeffrey B. Froke), Monterey, CA, June 8, 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on May 1, 2013 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 PLN130179.

4. **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, CDF Coastal, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 and existing. They will be provided by Garrapata Water District, a private mutual water system and an existing septic system.
 - c) See Preceding Findings #1, #2, and #3 and supporting evidence.
 - d) Staff conducted a site inspection on May 1, 2013 to verify that the site is suitable for this use.
 - e) 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 PLN130179.

5. **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 May 1, 2013 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 PLN130179.

6. **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 or reconstruction of existing structures and facilities 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 project proposes to demolish an existing single family dwelling and construct a new single family dwelling within the same footprint. There are no adverse environmental resources that would be affected by the replacement of the existing single family dwelling.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 1, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) See Preceding Findings #1, #2, #3, #4, and #5 and supporting evidence.
 - f) 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 PLN130179.

7. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of four Cypress trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) A Tree Assessment/Forest Management Plan (FMP) was prepared by Frank Ono, Certified Arborist and Forester in June, 2013.
 - c) Measures for tree protection during construction have been incorporated as a condition of approval and include tree protection zones, trunk protection, exclusionary fencing, and appropriate sedimentation control measures. (Condition #8)
 - d) A Biological Report, prepared by J.B. Froke, (Califauna), was received on June 8, 2013. The report analyzed the project site and also searched for evidence of raptors and arboreal nests of local species, i.e., cooper's Hawk and Red-shouldered Hawk, in the top canopy of the planted Cypress woodland. None of these species were detected.
 - e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Originally, a Landmark tree was proposed for removal for the purpose of providing a new parking space. However, pursuant to 20.145.060.D.1 "Landmark trees of all species shall not be permitted to be removed." This parcel is located within the Rocky Point Area, one exception for Development in the Critical Viewshed, specifically states."Driveways kept as narrow as possible, shall avoid paving where practical and shall be consolidated where possible." Therefore, the applicant relocated the future driveway to avoid the removal of the 36 inch Cypress Landmark tree. In order to consolidate the driveways, the entrance to the existing paved driveway will be closed off and will only be available for emergency access

- pursuant to the requirements of the Fire Department (CDF Coastal).
- f) Removal of native trees other than directly necessary for the proposed development shall be limited to that required for the overall health and long-term maintenance of the forest, as verified in the Forest Management Plan (20.145.060.D.3 CIP). The FMP states a successful design requiring only four Cypress trees to be removed due to their location within the building footprint. Remaining Monterey Cypress trees adjacent to the proposed construction will be retained in order to preserve their vegetative screening from Highway One with Monterey Cypresses along the driveway area requiring some root pruning as well.
 - g) Native trees to be removed which are 12 inches or more in diameter, shall be replaced on the parcel. Replacement shall be at a rate of one tree of the same variety for each tree removed, except where demonstrated in the Forest Management Plan that this would result in an over-crowded, unhealthy forest environment. According to the FMP, it is not recommended that replacement of removed trees be undertaken, because currently the site is overcrowded with trees. If replacement planting is necessary, trees should be planted in the area just to the north of the proposed structure that are occupied by Myoporum bushes and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Site visit confirms there are no sufficient location for replanting.
 - h) Staff conducted site inspection on May 1, 2013 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
 - i) 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 PLN130179.

8. **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 PLN130179.
 - e) The project planner conducted a site inspection on May 1, 2013.
 - f) 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 PLN130179.

9. **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 the 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:

1. Find the project Categorical Exempt per CEQA Section 15302; and
2. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 square feet of covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of 4 planted Cypress trees (17", 18", 20", and 21" in diameter); 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of December, 2013 upon motion of

Jacqueline Onciano, 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 _____.

(Coastal Projects)

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

Chez (PLN130179)

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. 11-06-2013

Monterey County Planning Department
DRAFT Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN130179

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 square feet of covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of four planted Cypress trees (17", 18", 20", and 21" in diameter); 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) a Design Approval.

The project is located at 36510 Highway One, Big Sur (Assessor's Parcel Number 243-251-023-000) in the Big Sur Coast Land Use Plan. 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)

Compliance or Monitoring Action to be Performed: 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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 243-251-023-000 on December 12, 2013. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
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)

Compliance or Monitoring Action to be Performed: 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.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three years, to expire on December 12, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a 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.

6. PD008 - GEOLOGIC CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geological Consultant shall submit certification by the geological consultant to RMA - Planning showing project's compliance with the geological report.

7. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to RMA-Building Services showing project's compliance with the geotechnical report.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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 RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

11. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

12. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, Applicant or owner shall incorporate specification into design and enumerate as Fire Department Notes on plans.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

13. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, Applicant or owner shall incorporate specification into design and enumerate as Fire Department Notes on plans.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

14. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

15. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

16. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

17. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

18. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

19. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (CAL-FIRE Coastal)

**Compliance or
Monitoring
Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

CHEZ RESIDENCE

36510 HIGHWAY 1 BIG SUR, CA 93923



REVISION	NO.

CONSULTANT:

OWNERSHIP NOTES

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PROJECT DATA

PROJECT LOCATION:	36510 HIGHWAY 1 BIG SUR, CA 93923
ASSESSOR'S PARCEL NUMBER:	245-251-023-000
ZONING:	RDR / HO-D (H) (CZ)
LOT SIZE:	84,144.71 SF (3.1 ACRES)
ALLOWABLE GROUND COVER:	99,600.11 SF, 25%
BUILDING HEIGHT:	14 FT. MAX.
SETBACKS:	FRONT SETBACK: 30' REAR SETBACK: 20' SIDE SETBACKS: 20'
AVERAGE NATURAL GRADE:	478.0
HIGHEST NATURAL GRADE:	494.0
LOWEST NATURAL GRADE:	469.5
MINIMUM ALLOWABLE HEIGHT:	4.225

PROJECT INFORMATION

OWNER:	36510 HIGHWAY 1 BIG SUR, CA 93923
ADDRESS:	36510 HIGHWAY 1 BIG SUR, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 11550 RAVENWOOD DRIVE, SUITE 100 PACIFIC GROVE, CA 93950 PH: 831-572-0410
OWNER:	11550 RAVENWOOD DRIVE, SUITE 100 PACIFIC GROVE, CA 93950 PH: 831-572-0410

SHEET INDEX

ARCHITECTURAL	TITLE SHEET
A-01	1 TOPOGRAPHIC SURVEY
A-02	2 PROPOSED SITE PLAN
A-03	3 BLANKED SITE PLAN
A-04	4 LOWER LEVEL FLOOR PLAN
A-05	5 ROOF PLAN
A-06	6 EXTENSION ELEVATIONS
A-07	7 EXTERIOR ELEVATIONS
A-08	8 RENDERING
A-09	9 CIVIL
A-10	10 PRELIMINARY FOUNDATIONS & BRANCHED PLAN
A-11	11 LANDSCAPE
A-12	12 CONCEPT LANDSCAPE CONSTRUCTION PLAN
A-13	13 PLANTING PLAN
A-14	14 IRRIGATION PLAN

PROJECT AREAS

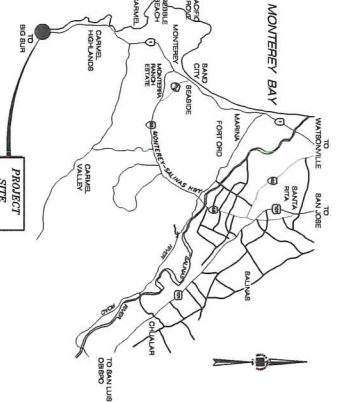
EXISTING BUILDING COVERAGE	
(A) MAIN BUILDING	5366 SF.
(B) SHEDS (2)	20565 SF.
TOTAL	55731 SF.
NEW BUILDING COVERAGE	
(A) MAIN BUILDING	2766 SF.
(B) GARAGED DRIVE	956 SF.
(C) COVERED PATIO	378 SF.
(D) ELEVATOR SHED	1419 SF.
TOTAL	4419 SF.
NEW FLOOR AREA	
(A) FIRST FLOOR-INTERIOR	2766 SF.
(B) LOWER FLOOR-INTERIOR	1505 SF.
(C) GARAGED DRIVE	956 SF.
(D) COVERED PATIO	378 SF.
(E) ELEVATOR SHED	1419 SF.
TOTAL AREA	6974 SF.
EXISTING SITE COVERAGE	
(A) ROADS	5366 SF.
(B) EXISTING DRIVE	1298 SF.
(C) EXISTING PATIO	1009 SF.
(D) EXISTING DRIVE	4409 SF.
TOTAL SITE COVERAGE	12473 SF.
PROPOSED SITE COVERAGE	
(A) BUILDING	3482 SF.
(B) SHED	1419 SF.
(C) GARAGED DRIVE	1009 SF.
(D) COVERED PATIO	378 SF.
(E) ELEVATOR SHED	1419 SF.
(F) DRIVEWAY/APPROACH	1718 SF.
TOTAL	22535 SF.
PERCENTAGE	
(NEW BUILDING COVERAGE / TOTAL SITE COVERAGE) X 100 =	42%
(PROPOSED SITE COVERAGE / TOTAL SITE COVERAGE) X 100 =	18%

UTILITY INFORMATION

UTILITIES:
1. PACIFIC GAS & ELECTRIC
2. SANITARY SEWER DISTRICT
3. PRIVATE SERVICE STREET

ESTIMATED VALUE:
THE ESTIMATED VALUE OF THE CONSTRUCTION IS \$1,500,000.00

VICINITY MAP



TITLE SHEET

PROJECT NAME: **Chez Residence**
 36510 Highway 1
 Big Sur, CA
 A.P.N. 245-251-023-000

DATE: 4/20/13
 SCALE: N.T.S.
 DRAWN: C.H.
 JOB NUMBER: 1216

A-0.1

SHEET OF

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
 157 GRAND SUITE 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

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

5 TP 00' N
 20' SURFACE PG
 (Vol. X-3-153)

A-1.1
 SHEET OF

ENLARGED SITE PLAN-NEW
 DATE: 10/20/09
 SCALE: 1/8" = 1'-0"
 DRAWN: CJM
 JOB NUMBER: 1218

JOB NAME:
Chez Residence
 8690 Highway 1
 Big Sur, CA
 A.P.N. 248-251-023-000

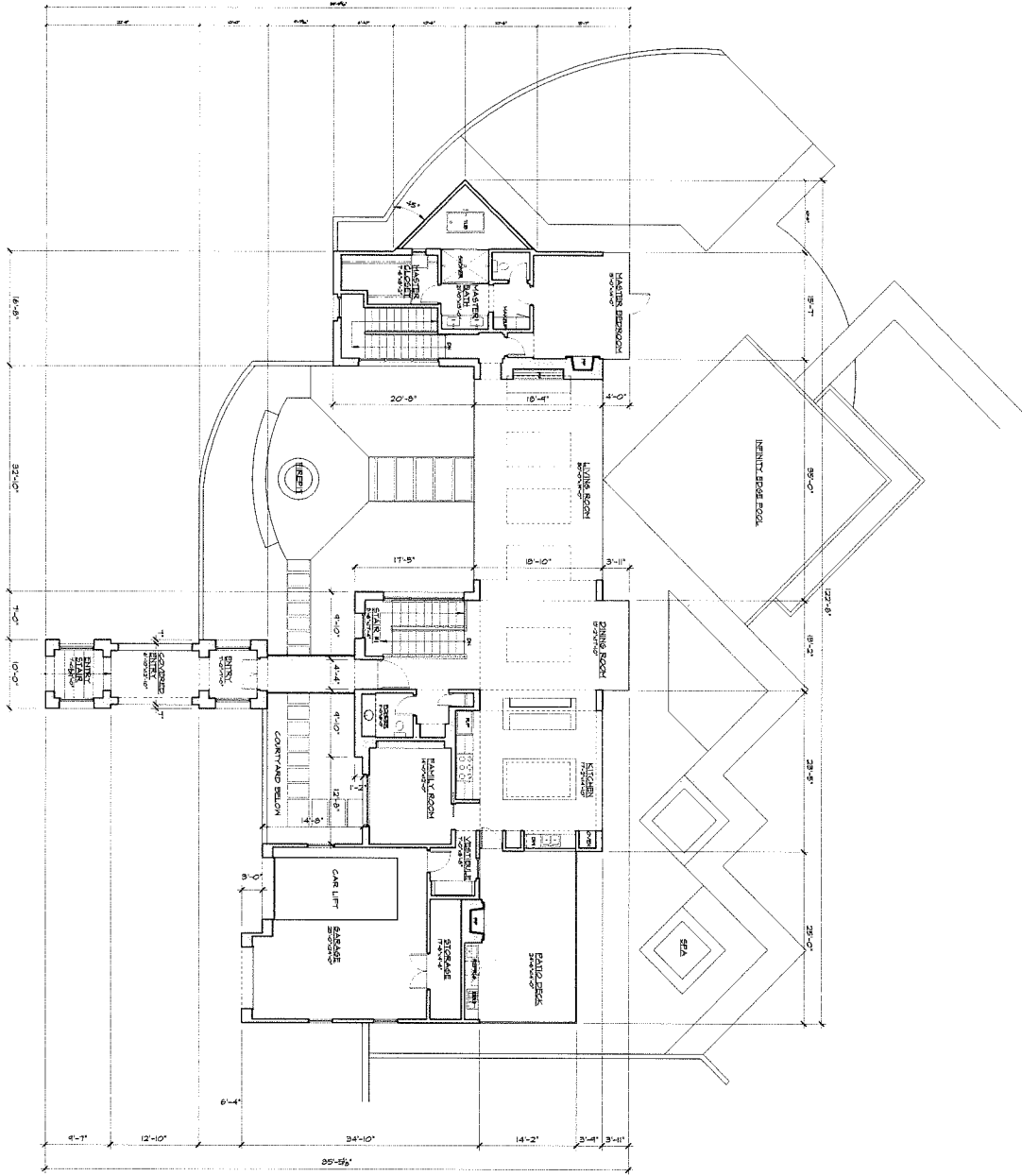
ARCHITECT
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CONSULTANT:

NO.	REVISION



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A-2.1 SHEET 07	DATE: 9/20/18
	SCALE: 1/8"=1'-0"
DRAWN: CJH	CHECKED: [Blank]
JOB NUMBER: 1218	
MAIN FLOOR PLAN	
JOB NAME: Chez Residence 36510 Highway 1 Big Sur, CA A.P.N. 243-251-023-000	

ARCHITECT

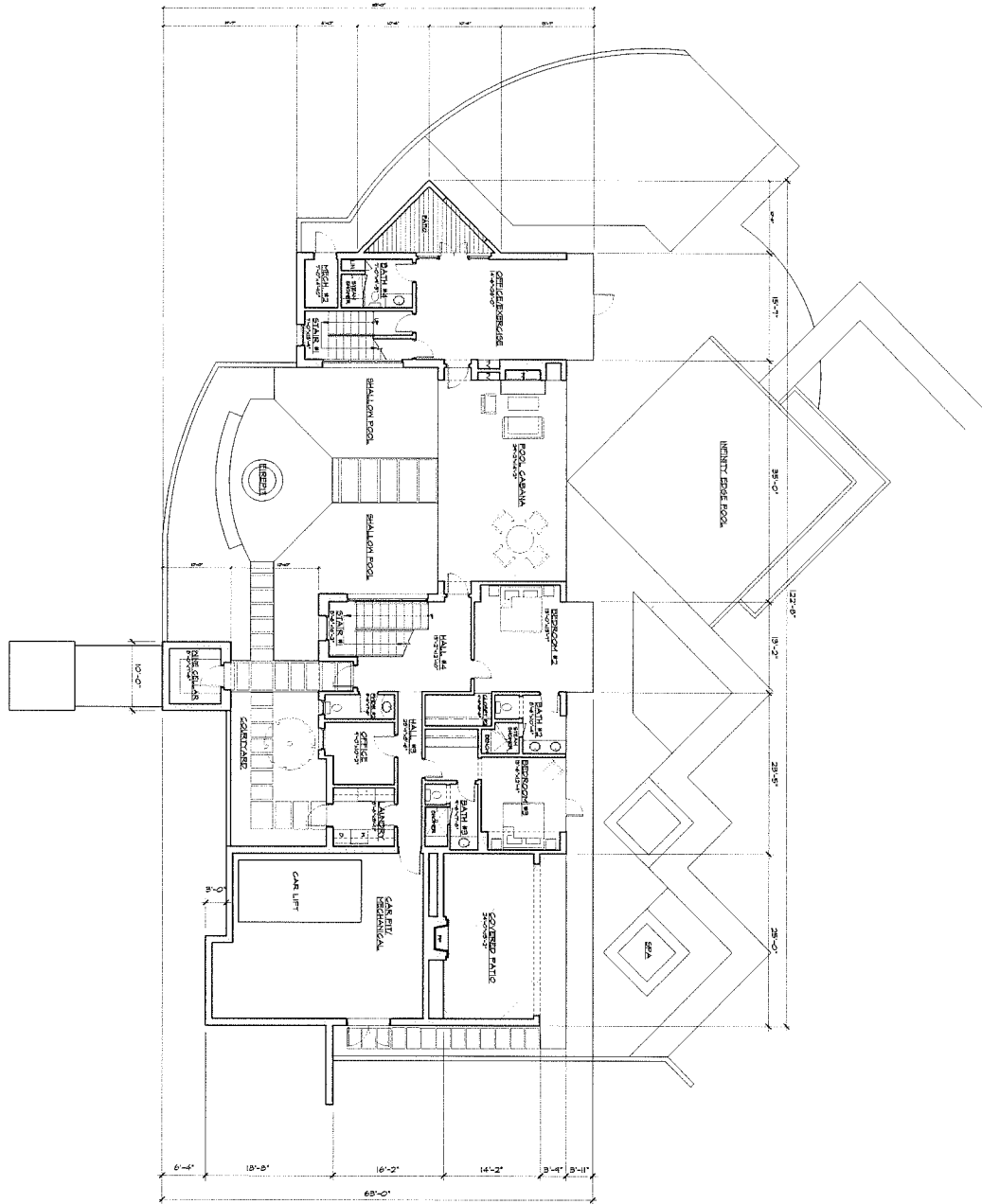
ERIC MILLER ARCHITECTS, INC.

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CONSULTANT:	
REVISION	No.



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A-2.2

LOWER LEVEL FLR PLAN

Chez Residence
36510 Highway 1
Big Sur, CA
A.P.N. 243-251-023-000

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

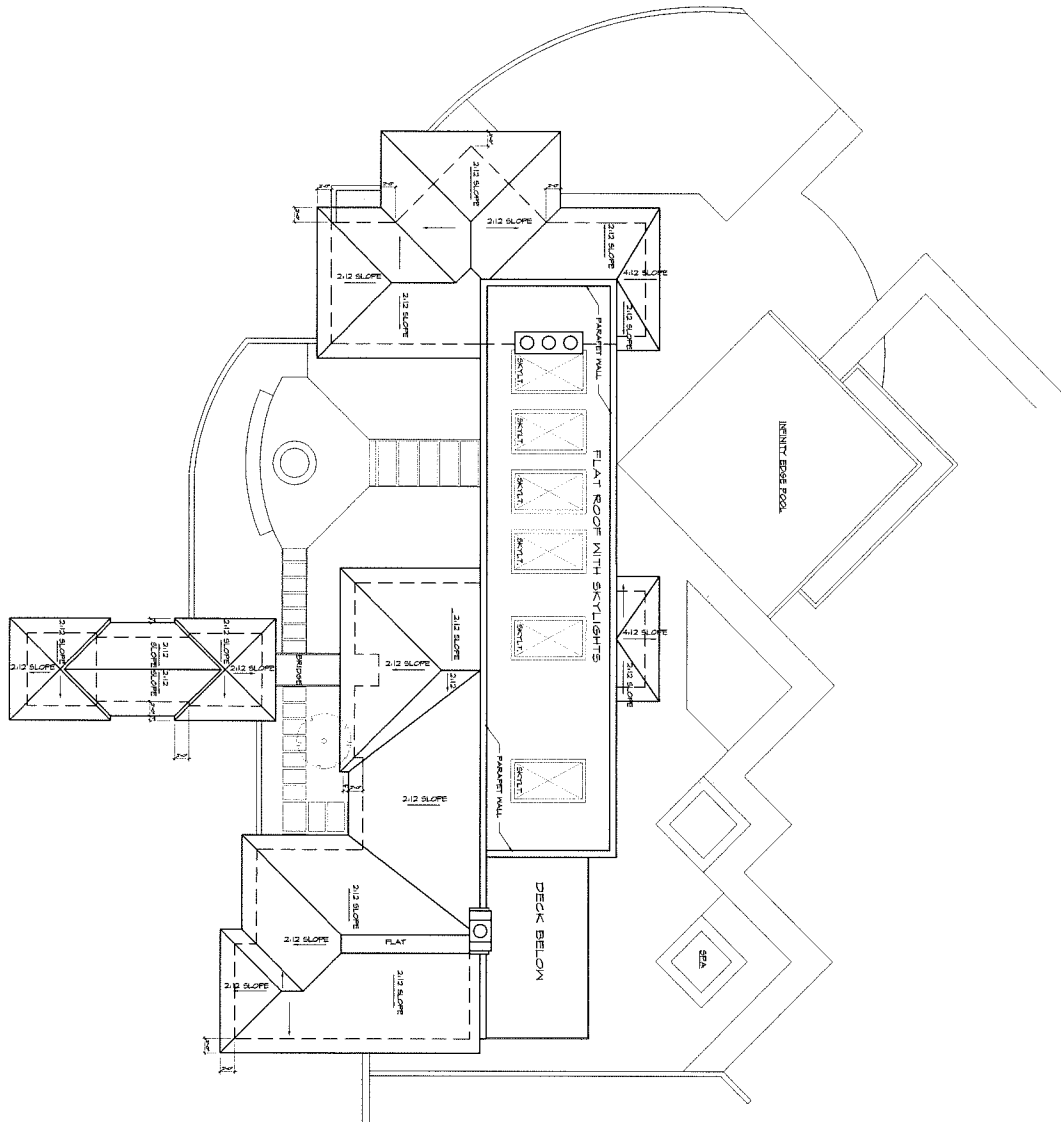
157 GRAND SUITE 106 PACIFIC GROVE, CA 93950
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CONSULTANT:

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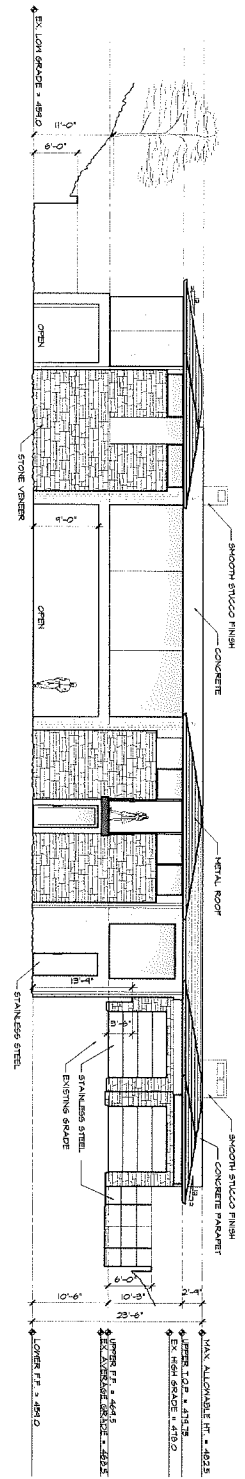
ROOF PLAN
SCALE: 1/8" = 1'-0"



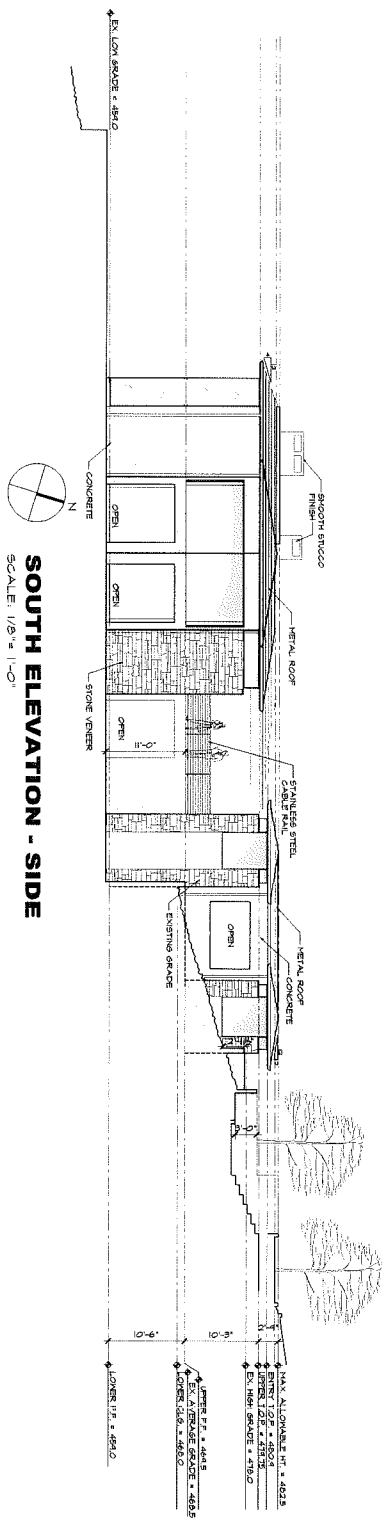
A-2.3	ROOF PLAN
	Chez Residence
	36510 Highway 1 Big Sur, CA
	A.P.N. 243-251-023-000

ARCHITECT	ERIC MILLER ARCHITECTS, INC.
157 GRAND	106 PACIFIC GROVE, CA 93950
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CONSULTANT:	

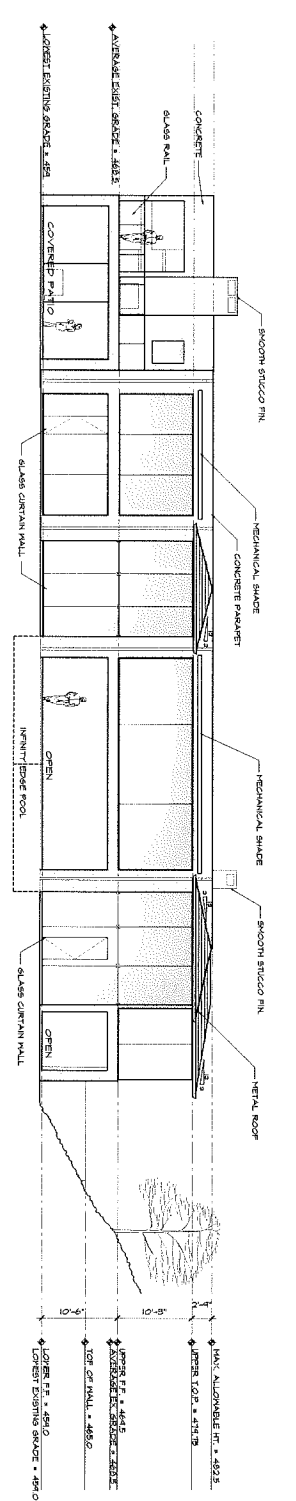


EAST ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

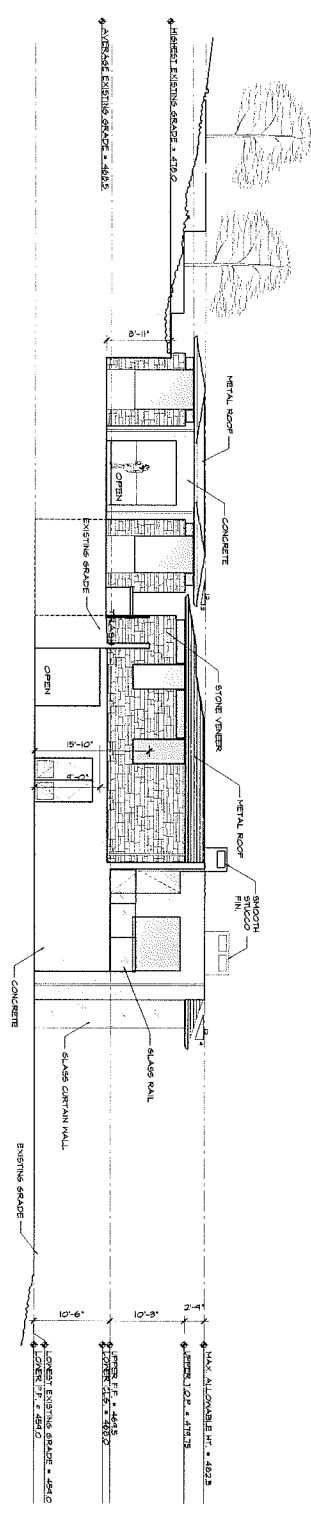


SOUTH ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

A-3.1 SHEET OF	EXTERIOR ELEVATIONS	ARCHITECT ERIC MILLER ARCHITECTS, INC.	CONSULTANT:
	DATE: 4/30/13 SCALE: 1/8" = 1'-0" DRAWN: C.M. JOB NUMBER: 1219	JOB NAME: Chez Residence 36510 Highway 1 Big Sur, CA A.P.N. 243-251-023-000	157 GRAND suite 108 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com



WEST ELEVATION - REAR
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

A-3.2 SHEET OF	EXTERIOR ELEVATIONS	
	DATE: 09/20/18	JOB NAME: Chez Residence 36510 Highway 1 Big Sur, CA A.P.N. 243-251-023-000
SCALE: 1/8" = 1'-0"	DRWING: CH	
JOB NUMBER: 1218		

ARCHITECT:	ERIC MILLER ARCHITECTS, INC.
157 GRAND sub 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	

CONSULTANT:	
REVISION	No.

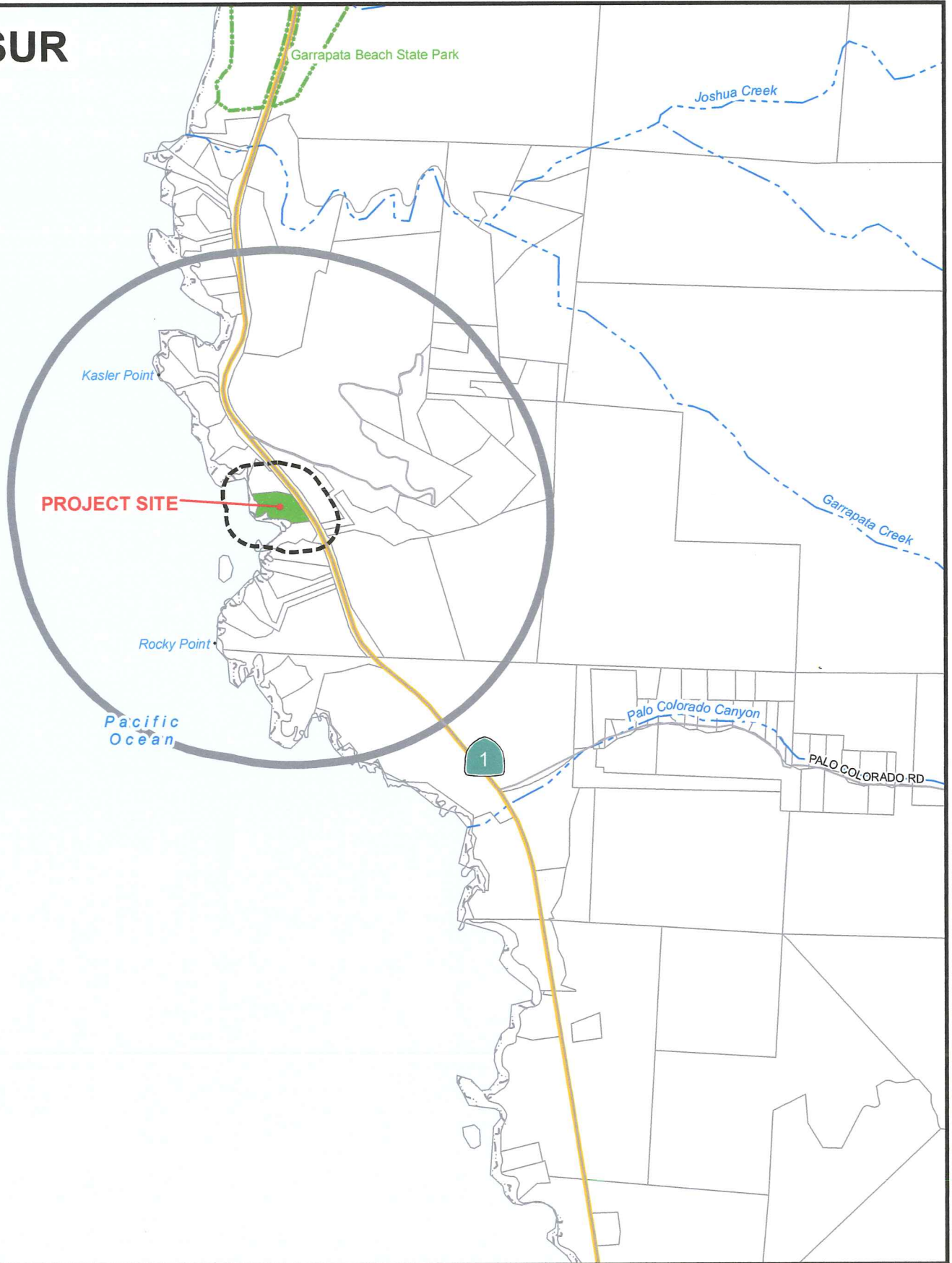


ERIC MILLER ARCHITECTS, Inc.

157 GRAND suite 106 PACIFIC GROVE, CALIFORNIA 93950 831-372-0410



BIG SUR



APPLICANT: CHEZ

APN: 243-251-023-000

FILE # PLN130179

2500' Limit 300' Limit Water City Limits

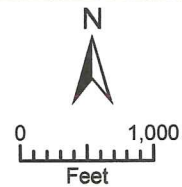
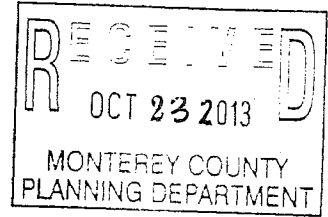


EXHIBIT C

PLANNER: GONZALES

EXHIBIT "D"

MINUTES
Big Sur Land Use Advisory Committee
Tuesday, October 22, 2013



1. Site visit at 9:00 AM at 36510 HWY 1 MONTEREY (CHEZ)

ATTENDEES: Mary Trotter, Dick Ravich, Steve Beck,
Brian Lyke, David Smiley, Eric Miller, Liz Engelen

2. Meeting called to order by Mary Trotter at 10:30 am

3. Roll Call

Members Present: Mary Trotter, Dick Ravich, Steve Beck,
Brian Lyke, David Smiley (5)

Members Absent: Dan Briano (1)

4. Approval of Minutes:

A. June 11, 2013 minutes

Motion: Dick Ravich (LUAC Member's Name)

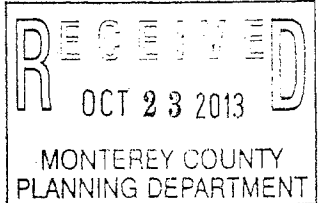
Second: Steve Beck (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1 (Priano)

Abstain: 0



B. September 24, 2013 minutes

Motion: Dick Ravich (LUAC Member's Name)

Second: Steve Becke (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1 (Priano)

Abstain: 0

5. **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.

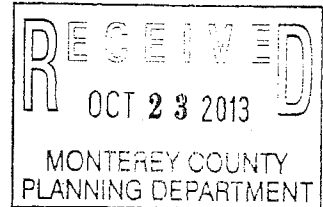
None

6. Scheduled Item(s)

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Coastal Development permit not required for removal of non-native planted trees that do not screen ~~them~~ from highway



B) Announcements

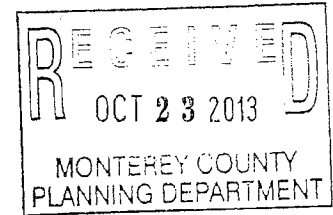
None

8. Meeting Adjourned: 10:52 am

Minutes taken by: David Smiley

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-3025



Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **October 22, 2013**

Project Title: CHEZ RONALD L
File Number: PLN130179
File Type: ZA
Planner: GONZALES
Location: 36510 HWY 1 MONTEREY

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of 3 Cypress trees (18", 21" and 36" in diameter); and 4) a Design Approval. The property is located at 36510 Highway 1, Monterey (Assessor's Parcel Number 243-251-023-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Was a County Staff/Representative present at meeting? NO _____ (Name)

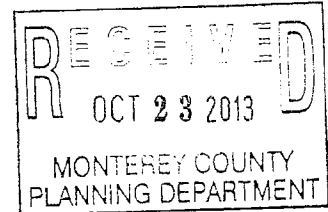
PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
See previous page		X	

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



RECOMMENDATION :

Motion by: Steve Beck @note that Coastal Development permit not necessary for tree removal (LUAC Member's Name)

Second by: Dick Parich (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5

NOES: 0

ABSENT: Dan Pramo (1)

ABSTAIN: 0