

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: November 13, 2014	Agenda Item No.: 1
Project Description: Consider a Design Approval of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission.	
Project Location: 48123 Highway 1, Big Sur	APNs: 419-321-010-000 and 419-321-015-000
Planning File Number: PLN140729	Owner/Applicant: WTCC Ventana Investors V LLC (Ventana Inn) Agent: Ray Parks
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: NA
Zoning Designation: VSC-D (CZ) [Visitor-Serving Commercial, with Design Control Overlay (Coastal Zone)] and WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically exempt per Section 15311 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project categorically exempt per Section 15311 of the CEQA Guidelines; and
- 2) Approve the Design Approval (PLN140729), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

Pursuant to Monterey County Code (MCC), staff initialized the proposed Design Approval as an administrative action, and on September 30, 2014, a notice of pending administrative design approval was sent to residents within 300 feet of the subject properties. Pursuant to MCC Chapter 20.44, and prior to the deadline of October 10, 2014, the County received three requests for public hearing of the subject Design Approval. Upon receipt of the requests, staff notified and Applicant and scheduled a public hearing before the Zoning Administrator for November 13, 2014.

On June 14, 2013, the California Coastal Commission (CCC), at a duly-noticed public hearing, adopted Restoration Order No. CCC-13-RO-07 (RO), which directed Ventana Inn to construct and install public access improvements on the subject properties - including on-site trail, signage, and parking improvements. The CCC-approved project involves the construction of approximately 2,700 linear feet of on-site trails, trail steps, approximately 500 linear feet of retaining walls, and 17 parking spaces (including 2 ADA-compliant spaces). The RO also specifically directed Ventana Inn to enhance and clearly mark the availability of public parking at the Cadillac Flats trailhead area, and to include the California Coastal Trail (CCT) sign emblem on trail signage. Per the RO, the CCT emblem shall remain in place until the Big Sur Coastal Trail Working Group reaches a final decision on the location of the CCT. Therefore, the County's consideration of the proposed improvements (RMA-Planning File No. PLN140729) is limited to review of the colors, materials, and design of the public access (signage and trail) improvements. The trail improvements and sign posts would use natural colors and materials (Douglas fir and cedar). The signs would use earth tone colors, except for the disabled parking (consistent with State law for such signs), trail map, and interpretive signs.

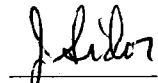
The subject properties are located within the Big Sur Valley Rural Community Center, and are zoned Visitor-Serving Commercial and Watershed and Scenic Conservation, with a Design

Control Overlay, which requires County review of projects to ensure the proposed colors, materials, and design are consistent with the surrounding environment and uses. The location and placement of the public access improvements have been directed, reviewed, and approved by the CCC, consistent with the CCC's regulatory authority and the policies of the Big Sur Coast Land Use Plan (LUP), and pursuant to coastal development permits CDP 3-82-171 and CDP 3-82-171-A, and the RO. The RO also directs that the design and content of the signage be subject to review and approval of the CCC Executive Director. However, regarding the proposed signage materials, the Big Sur Coastal Implementation Plan, Section 20.145.150.E.3.g (Public Access Development Standards), directs that accessway signs be constructed out of natural materials, such as wood and stone; yet, the signs are proposed to be made with aluminum. Moreover, LUP Policy 6.1.6.2 (Public Access - Visual Appearance) directs that stairways, ramps, and signs should be constructed of natural materials. In addition, the Big Sur Land Use Advisory Committee (LUAC) recommended the signs be made of natural materials instead of metal. Therefore, staff recommends a non-standard condition of approval to require the Applicant to request the CCC approve a change of sign material (Condition No. 1). Staff, per the Big Sur LUAC recommendations, also included a non-standard condition of approval to require the Applicant to rework the interpretive design for accuracy (Condition No. 2).

OTHER AGENCY INVOLVEMENT:

The Big Sur Land Use Advisory Committee (LUAC) reviewed the project on October 28, 2014, and voted 3 – 0 to recommend rejection of the signage design as proposed, and recommended a reduction in the number, height, and size of all signs. The LUAC did not support the inclusion of the Coastal Commission and Coastal Trail emblems, and recommended removal of the emblems from the signage. The LUAC also recommended the signs be made of natural materials (e.g., wood) instead of metal (see Project Overview discussion above). In addition, by a vote of 3 – 0, the LUAC recommended the interpretive sign be reworked for accuracy.

Note: The decision on this project is appealable to the Board of Supervisors, and is not appealable to the California Coastal Commission.



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
November 10, 2014

cc: Front Counter Copy; Zoning Administrator; Luke Connolly, RMA Services Manager; Joseph Sidor, Project Planner; WTCC Ventana Investors V LLC (Ventana Inn), Owner; Ray Parks, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Pam Conant, Interested Party; John Ramistella, Interested Party; Kenneth Wright, Interested Party; Planning File PLN140729

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site/Trail Plans and Signage Plan
Exhibit C Vicinity Map
Exhibit D Land Use Advisory Committee Minutes
Exhibit E Project Correspondence - Requests for Public Hearing

This report was reviewed by John Ford, RMA Services Manager.



EXHIBIT A

Project Information for PLN140729

Application Name: Wtcc Ventana Investors V Llc (Ventana Inn)
Location: 48123 Hwy 1, Big Sur
Applicable Plan: Coast-Big Sur
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Design Administrative
Environmental Status: Previous Environmental Review
Zoning: VSC-D(CZ)|WSC/40-D(CZ)

Primary APN: 419-321-010-000
Coastal Zone: Yes
Final Action Deadline (884): 11/17/2014
Land Use Designation: Rural Community Center

Project Site Data:

Lot Size: 160 acres
Existing Structures (sf): NA
Proposed Structures (sf): NA
Total Sq. Ft.: NA
Special Setbacks on Parcel: N

Coverage Allowed: NA
Coverage Proposed: NA
Height Allowed: NA
Height Proposed: NA
FAR Allowed: NA
FAR Proposed: NA

Resource Zones and Reports:

Seismic Hazard Zone: Relatively Unstable Uplands
Erosion Hazard Zone: Low / Moderate / High
Fire Hazard Zone: Very High
Flood Hazard Zone: X
Archaeological Sensitivity: High
Visual Sensitivity: Big Sur Critical Viewshed

Soils Report #: NA
Biological Report #: NA
Forest Management Rpt. #: NA
Geologic Report #: NA
Archaeological Report #: NA
Traffic Report #: NA

Other Information:

Water Source: NA-Well
Water Purveyor: NA
Fire District: Big Sur VFB
Tree Removal: 0

Grading (cubic yds.): NA
Sewage Disposal (method): NA - OWTS
Sewer District Name: NA

**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:

WTCC VENTANA INVESTORS V LLC (VENTANA INN) (PLN140729)

RESOLUTION NO. 14 -

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt per Section 15311 of the CEQA Guidelines; and
- 2) Approving a Design Approval of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission.

[PLN140729, Ventana Inn, 48123 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APNs: 419-321-010-000 and 419-321-015-000)]

The WTCC Ventana Investors V LLC (Ventana Inn) application (PLN140729) came on for public hearing before the Monterey County Zoning Administrator on November 13, 2014. 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 Design Approval of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission. The trail improvements and sign posts would use natural colors and materials (Douglas fir and cedar). The signs would use earth tone colors, except for the disabled parking, trail map, and interpretive signs.
EVIDENCE:
 - a) An application for a Design Approval was submitted on September 18, 2014.
 - b) The property is located at 48123 Highway 1, Big Sur (Assessor’s Parcel Numbers 419-321-010-000 and 419-321-015-000), Big Sur Coast Land Use Plan. The parcel is zoned Visitor-Serving Commercial, with Design Control Overlay (Coastal Zone) [VSC-D (CZ)] and Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)], which allows natural colors and materials associated with signage and trail improvements with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.
 - c) On September 30, 2014, a notice of pending administrative design approval was sent to residents within 300 feet of the subject properties. Prior to the deadline of October 10, 2014, the County received three

requests for public hearing of the subject Design Approval. The County scheduled a public hearing before the Zoning Administrator for November 13, 2014.

- d) On October 30, 2014, public hearing notices were mailed to residents within 300 feet of the subject properties and to all parties that the Director has reason to know may be interested in the application. On October 30, 2014, the County placed a public hearing notice in a newspaper of general circulation within the area. On October 31, 2014, public hearing notices were posted at and near the subject properties.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140729.

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 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. See Finding No. 3.

- b) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator (due to a request for public hearing).
- c) The LUAC, at a public meeting held on October 28, 2014, recommended rejection of the signage design as proposed by a vote of 3 – 0. The LUAC, by a vote of 3 – 0, also recommended the interpretive sign be reworked for accuracy. Regarding the signage design, the LUAC recommended a reduction in the number, height, and size of all signs, removal of the California Coastal Commission and Coastal Trail emblems, and that the signs be made of natural materials (e.g., wood) instead of metal. Two non-standard conditions of approval (Condition Nos. 1 and 2) have been applied to address sign material and accuracy of the interpretive sign. See also Finding No. 3.
- d) The project planner conducted site inspections on September 26 and October 28, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140729.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- EVIDENCE:**
- a) The location and placement of the public access improvements have been directed, reviewed, and approved by the California Coastal Commission (CCC), consistent with the CCC’s regulatory authority and the policies of the Big Sur Coast Land Use Plan (LUP), and pursuant to coastal development permits CDP 3-82-171 and CDP 3-82-171-A, and Restoration Order No. CCC-13-RO-07 (RO). The CCC’s review included siting and design considerations to ensure protection of the public viewshed, consistency with neighborhood character, and assurance of visual integrity with the surrounding area. The RO also directs that the design and content of the signage be subject to review and approval of the CCC Executive Director. However, regarding the proposed signage materials, the Big Sur Coastal Implementation Plan, Section 20.145.150.E.3.g (Public Access Development Standards), directs that accessway signs be constructed out of natural materials, such as wood and stone; yet, the signs are proposed to be made with aluminum. Moreover, LUP Policy 6.1.6.2 (Public Access - Visual Appearance) directs that stairways, ramps, and signs should be constructed of natural materials. In addition, the Big Sur Land Use Advisory Committee (LUAC) recommended the signs be made of natural materials instead of metal. Therefore, a non-standard condition of approval has been applied to require the Applicant to request the CCC approve a change of sign material (Condition No. 1).
 - b) Regarding the California Coastal Commission and Coastal Trail emblems, the adopted RO specifically directs Ventana Inn to include the emblems on the trail signage. Also, per the RO, the Coastal Trail emblem shall remain in place until the Big Sur Coastal Trail Working Group reaches a final decision on the location of the Coastal Trail for the project area.
 - c) The project planner conducted site inspections on September 26 and October 28, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140729.
4. **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 15311 categorically exempts the construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs and small parking lots.
 - b) The project involves review of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission. The physical improvements (including location) have already been directed,

reviewed, and approved by the California Coastal Commission (CCC), consistent with the CCC's regulatory authority, and pursuant to coastal development permits CDP 3-82-171 and CDP 3-82-171-A, and Restoration Order No. CCC-13-RO-07. Although not within the purview of the County's action, the public access improvements include construction of approximately 2,700 linear feet of on-site trails, trail steps, approximately 500 linear feet of retaining walls, and 17 parking spaces (including 2 ADA-compliant spaces). The County's review considers colors, materials, and design only. The trail improvements and sign posts would use natural colors and materials (Douglas Fir and cedar). The signs would use earth tone colors, except for the disabled parking (consistent with State law for such signs), trail map, and interpretive signs. Therefore, the project is consistent with the parameters of the Section 15311 categorical exemption.

- c) No adverse environmental effects were identified during staff review of the development application during site inspections on September 26 and October 28, 2014.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project does involve development near and within view of a scenic highway (i.e., placement of two public access signs that would be visible from Highway 1 and within the Big Sur Critical Viewshed); however, the placement of these two signs has been directed and approved by the CCC pursuant to coastal development permits CDP 3-82-171 and CDP 3-82-171-A, and Restoration Order No. CCC-13-RO-07. Furthermore, the Big Sur Land Use Plan (LUP) grants exceptions to the Critical Viewshed policies regarding development (including signage) to visitor-serving uses located in the Rural Community Centers (LUP Policies 3.2.5.A, 5.4.3.L.4, 6.1.6.2, and 6.1.6.4), and the Ventana Inn properties are located within the Big Sur Valley Rural Community Center.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140729.
- f) In addition, the CCC found that issuance of the Restoration Order to compel compliance with the Coastal Act is exempt from any applicable requirements of CEQA.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors, and not the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.44.070 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) California Coastal Commission (CCC): Sections 20.44.070 and 20.86.080.A of the Monterey County Zoning Ordinance (Title 20). Per Section 20.44.070, Design Approvals are not appealable to the CCC. Per Section 20.86.080.A, the Design Approval is not subject to appeal by/to the CCC because it does not involve development between the sea and the first through public road paralleling the sea, or within 300

feet of the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, or within 300 feet of the top of the seaward face of any coastal bluff. In addition, per Section 20.86.080.A, any development within 100 feet of a stream or development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat and development within the Big Sur Critical Viewshed) was approved by the CCC pursuant to coastal development permits CDP 3-82-171 and CDP 3-82-171-A, and Restoration Order No. CCC-13-RO-07. Therefore, these appeal criteria are not within the purview of the County's action.

DECISION

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

- 1) Find the project categorically exempt per Section 15311 of the CEQA Guidelines; and
- 2) Approve a Design Approval of the materials, colors, and design of retaining walls and signage associated with public access improvements directed by the California Coastal Commission; in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of November, 2014.

Jacqueline R. 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 _____.

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 may 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140729

1. PDSP - 001 SIGNAGE MATERIAL (NON-STANDARD)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** The Applicant shall submit a request for change of signage material to the California Coastal Commission (CCC) staff, pursuant to the Big Sur Coastal Implementation Plan, Section 20.145.150.E.3.g (Public Access Development Standards), which directs that accessway signs be constructed out of natural materials, such as wood and stone. (RMA - Planning)

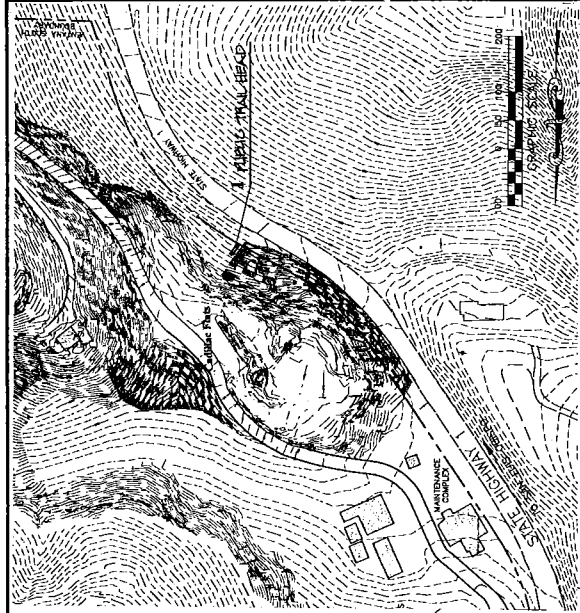
**Compliance or
Monitoring
Action to be Performed:** Prior to installation of signage, the Applicant shall submit to RMA-Planning the CCC's response regarding a change of signage material. The Applicant shall then install the signage consistent with the CCC's response.

2. PDSP - 002 INTERPRETIVE SIGN (NON-STANDARD)

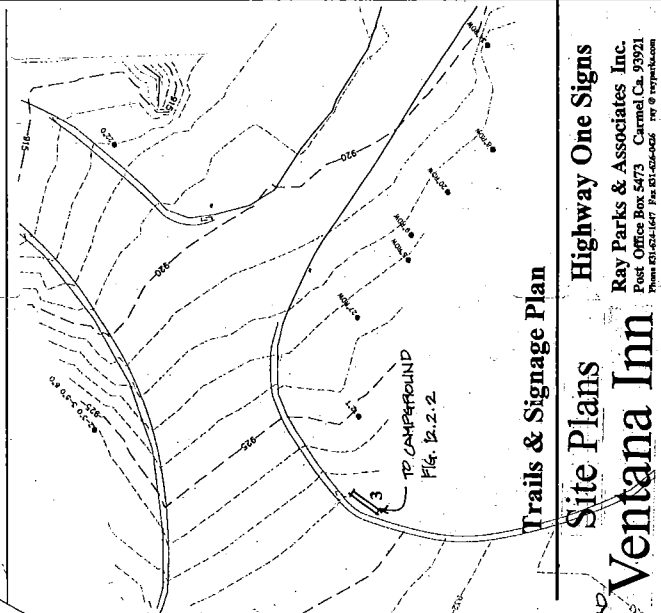
Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** The Applicant, in coordination with County staff, shall revise the proposed interpretive sign to ensure an accurate depiction of resources per the Big Sur LUAC recommendation. Specifically, the Applicant shall 1) modify the sign to eliminate the Blue whale and replace it with a species more representative of the Big Sur coast area, and 2) revise the text regarding re-introduction of the California condor to identify the role of the California Department of Fish and Wildlife. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:** Prior to installation of signage, the Applicant shall submit to RMA-Planning for review and approval an interpretive sign updated to accurately depict the identified resources.



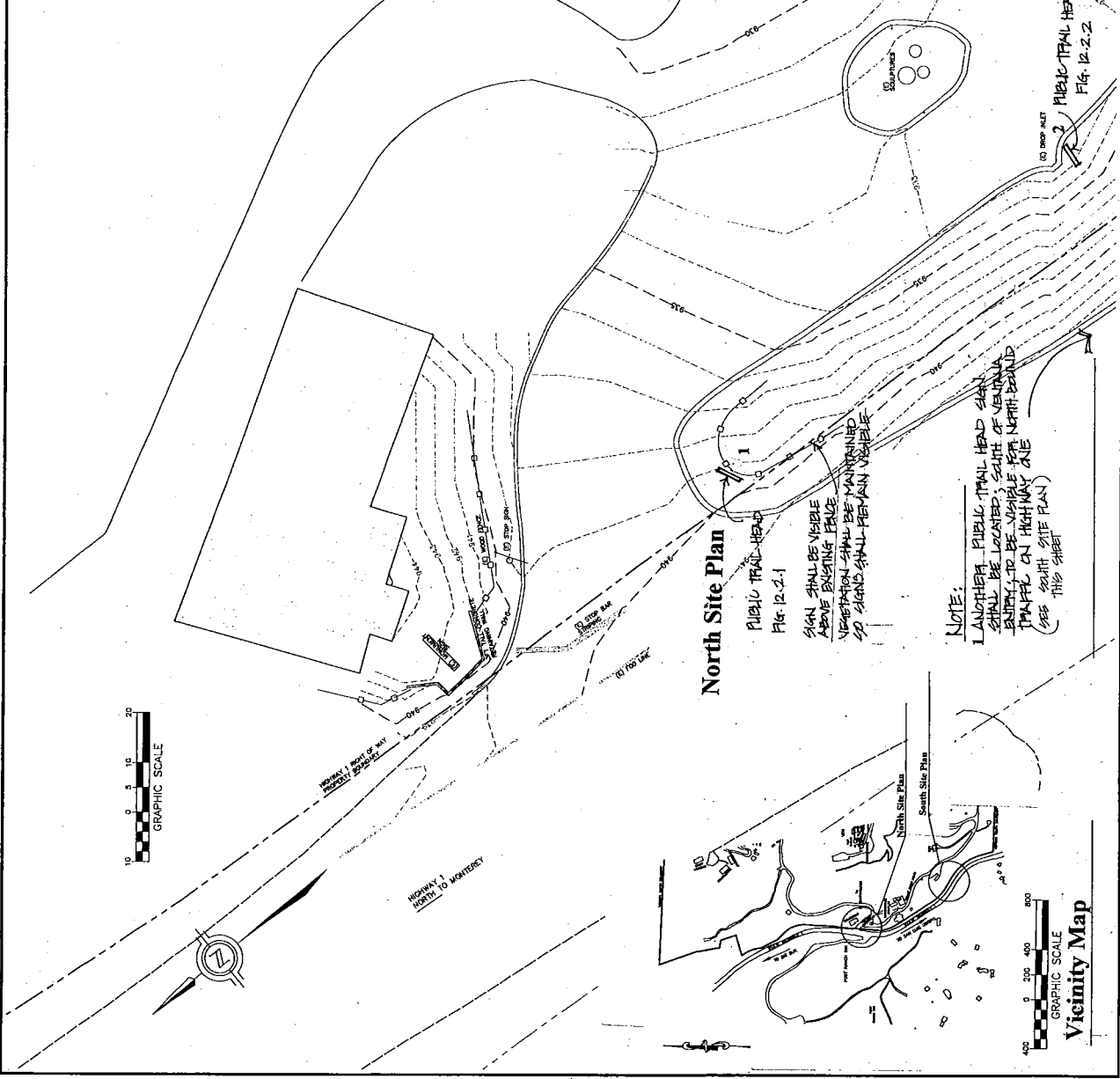
South Site Plan



North Site Plan

PUBLIC TRAIL HEAD
 FIG. 12-2.1
 SIGN SHALL BE VISIBLE
 ABOVE EXISTING FENCE
 VEGETATION SHALL BE MAINTAINED
 SO SIGNS SHALL REMAIN VISIBLE

NOTE:
 1. ANOTHER PUBLIC TRAIL HEAD SIGN
 SHALL BE LOCATED, SOUTH OF VENTANA
 BUILDING TO BE VISIBLE FROM NORTH BOUND
 TRAFFIC ON HIGHWAY ONE
 (SEE SOUTH SITE PLAN)
 (SEE THIS SHEET)

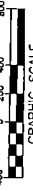


Trails & Signage Plan

Site Plans

Ventana Inn

Vicinity Map



Highway One Signs
 Ray Parks & Associates Inc.
 Post Office Box 5473 Carmel Ca. 93921
 Phone 831.424.1477 Fax 831.424.0426

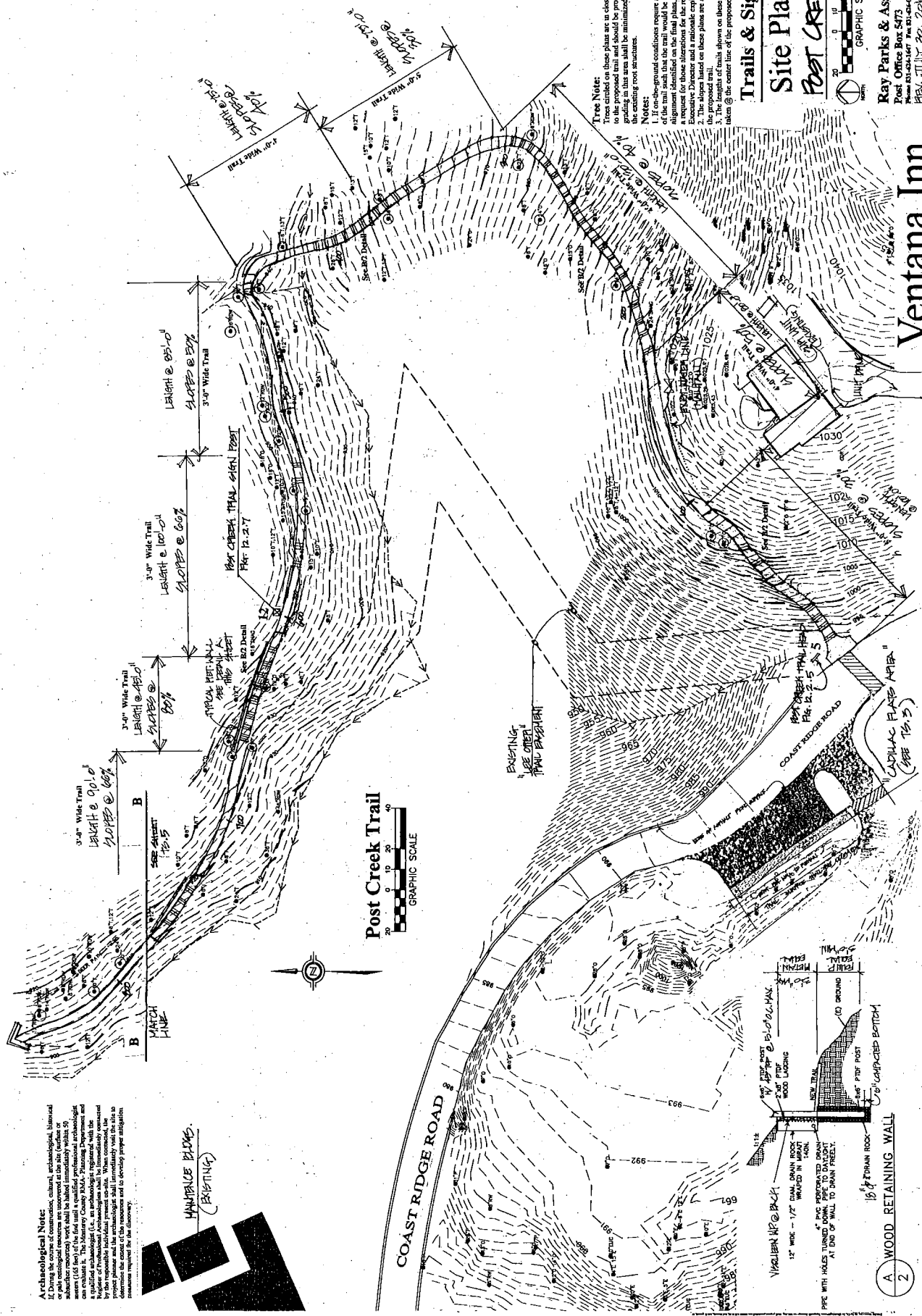
Archaeological Note:
 If, during the course of construction, cultural, archaeological, historical or paleontological resources are discovered within the project area, the contractor shall immediately halt all activities within 50 feet of the discovery and notify the County Planning Department and the Monterey County Historical Society. The Monterey County Historical Society will evaluate the discovery. If the discovery is determined to be significant, the contractor shall be immediately notified by the responsible individuals present on-site. When notified, the contractor shall suspend all activities within the project area and shall await further instructions required for the discovery.

MAINTENANCE BLOCKS
 (EXISTING)



DESIGNED BY: PAKES
 DATE: 7/13
 SCALE: 1" = 10'
 JOB NUMBER: 08-01
 LAST REVISED: 08/13
 DRAWN BY: CIS

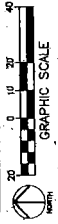
VENTANA INN
 BIG SUR, CA



Tree Note:
 Trees circled on these plans are in close proximity to the proposed trail and should be protected. Any grading in this area shall be minimized to protect these trees.

Notes:
 1. If on-ground conditions require alterations to the alignment of the trail such that the trail would be placed outside of the alignment identified on the final plans, Ventana Inn will submit a written request to the Planning Department and the Executive Director and a site plan explaining why the alignment is necessary.
 2. The slopes based on these plans are an average for the vicinity of the proposed trail.
 3. The lengths of trails shown on these plans are approximate and based on the center line of the proposed trail.

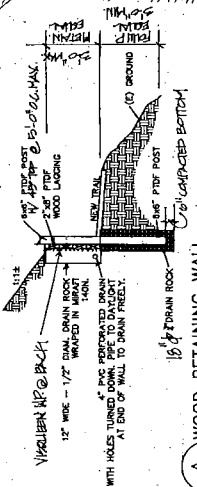
Trails & Signage Plan
Site Plan
POST CREEK TRAIL



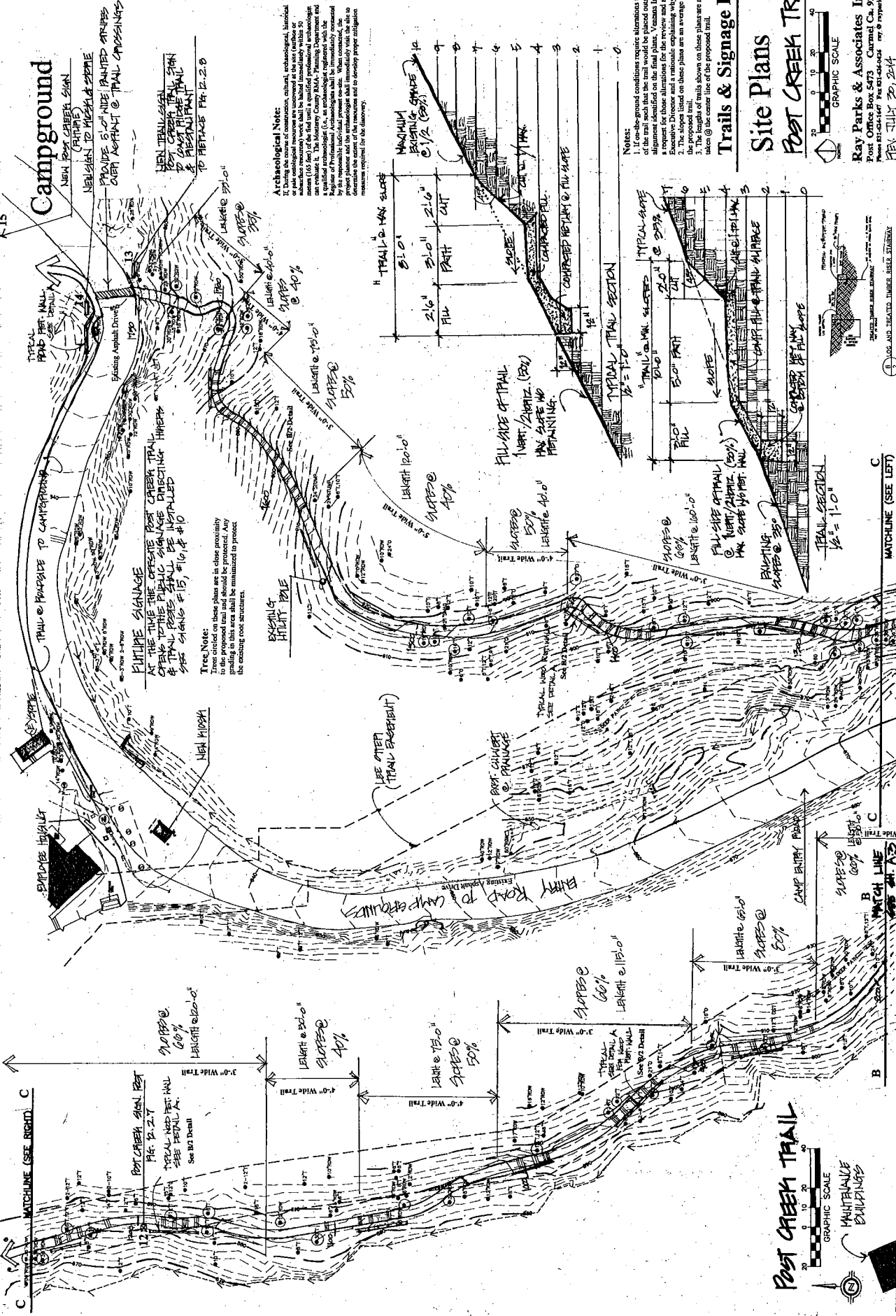
Ray Parks & Associates Inc.
 Post Office Box 5473 Carmel Ca. 95021
 Phone 831-923-1647 Fax 831-923-3276
 Web: www.rayparks.com
 PEX: JULY 20, 2014

Ventana Inn

TS.4



A WOOD RETAINING WALL



Archaeological Note:
 During the course of construction, cultural, archaeological, historical and paleontological resources may be encountered. The contractor shall be held immediately liable for any such resources. The contractor shall be held immediately liable for any such resources. The contractor shall be held immediately liable for any such resources. The contractor shall be held immediately liable for any such resources.

Notes:
 1. If on-the-ground conditions require alterations to the alignment of the trail such that the trail would be placed outside of the alignment shown on these plans, the contractor shall immediately notify the Excavative Director and a rationale explaining why the alignment is necessary. The slopes listed on these plans are an average for the vicinity of the proposed trail.
 2. The slopes shown above on these plans are approximate and users @ their own risk of the proposed trail.

Trails & Signage Plan
Site Plans
POST CREEK TRAIL

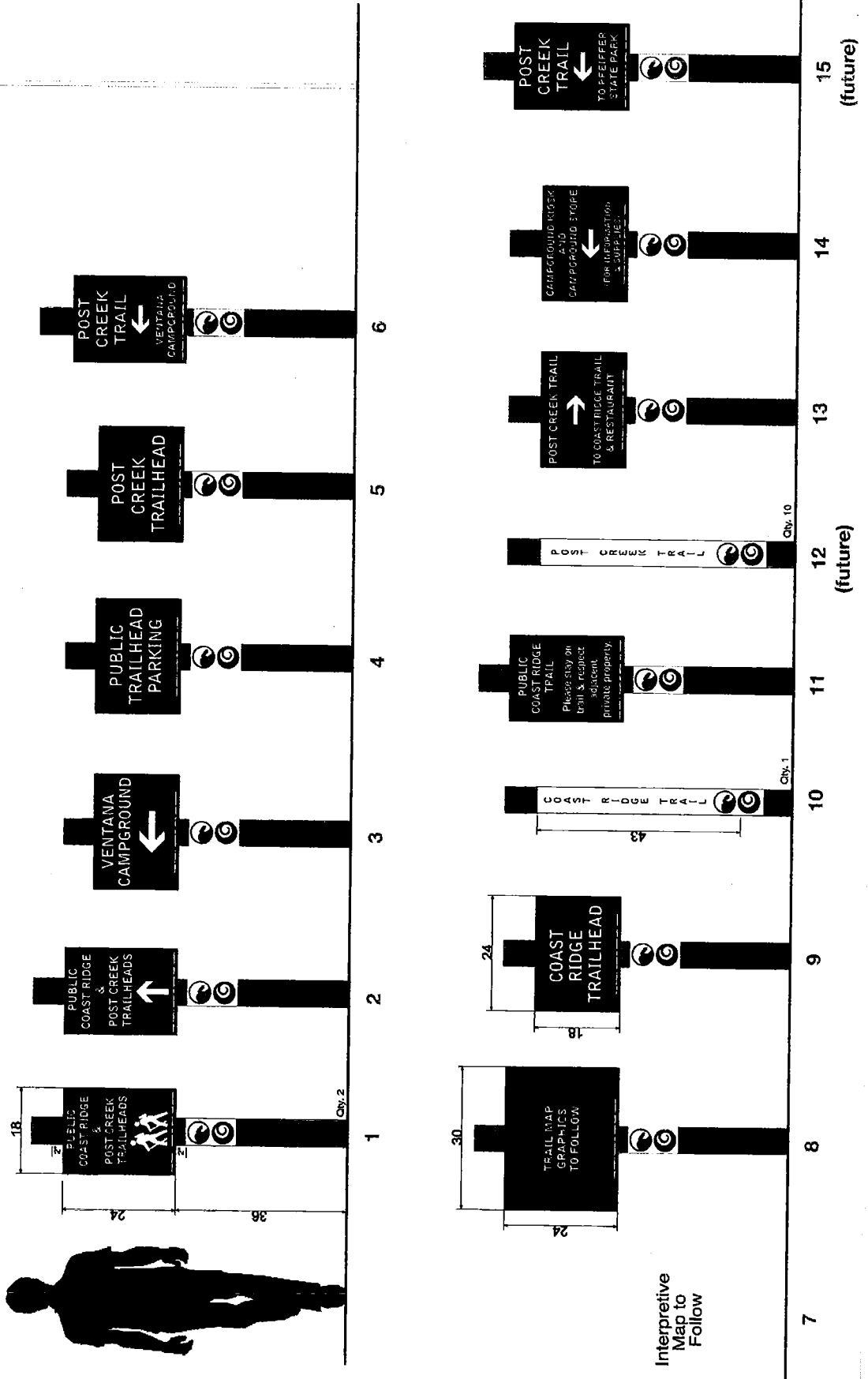


Ray Parks & Associates Inc.
 Post Office Box 5473 Carmel CA 93921
 Phone 831-426-1717 Fax 831-426-1718
 WWW.RAYPARKS.COM

TRAIL SIGN EXHIBIT

RECEIVED
 SEP 18 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT

18" x 24" x 1/4" thick Anodized Aluminum w/ Giclee Print Background and Text - Qty. 12
 24" x 30" x 1/4" thick Anodized Aluminum w/ Giclee Print Background and Text - Qty. 1
 .063 x 5 1/2" x 10 1/2" (front) aluminum "sleeves" for trail head sign posts - Qty. 12
 .063 x 5 1/2" x 48" (front) aluminum "sleeves" for trail head posts - Qty. 20
 12" x 18" & 6" x 12" digital print aluminum signs and posts - Qty. 2 each



Interpretive Map to Follow

Big Sur...where giants

Big Sur attracts waves of humans

From 1850 to 1900, California's Big Sur was a remote, rugged, and beautiful place. It was a place where people came to find peace and solitude. The area was known for its dramatic coastline, redwood forests, and spectacular views. In 1909, the first automobile road was built through the area, and in 1924, the first hotel was built. Big Sur became a popular destination for people looking for a quiet retreat. Today, it is a state park and a national monument, preserving the natural beauty and history of the area.

Coast redwoods

are nestled in groves in protected valleys along the Pacific coast. They thrive in places where streams flow, and layers of ocean fog drip moisture onto their thirsty branches and bark. Hyperion, the tallest tree here, is about 380 feet high (115 m).

Blue whales

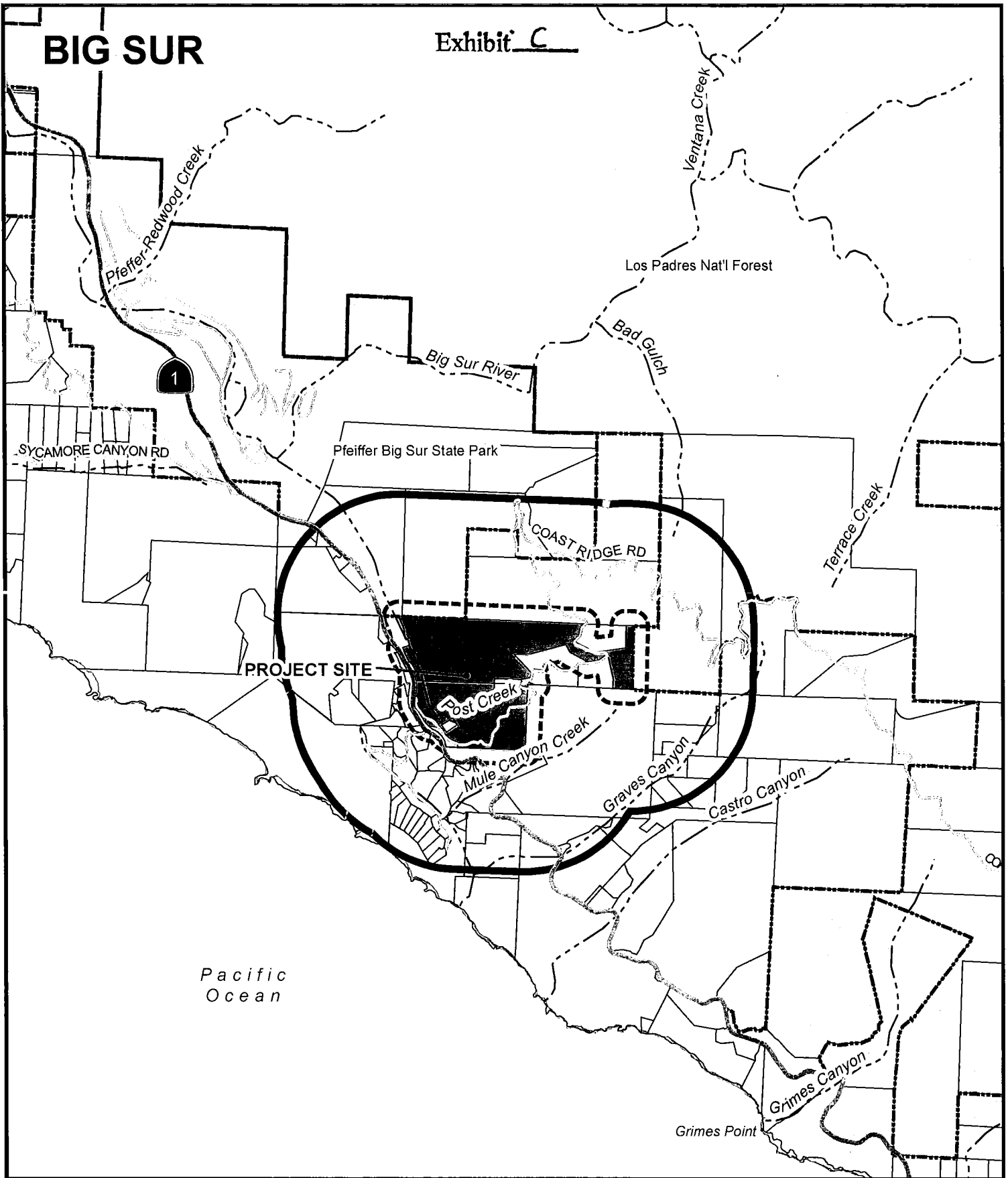
are the largest animals on earth. Almost 100 feet long and weigh more than 300,000 pounds, they were almost hunted to extinction. But after gaining protection from the International Commission on the Conservation of the Atlantic Whale in 1966, they have made a comeback. Now, an estimated 10,000 whales are in our oceans, with about 2,000 breeding in the waters along the Big Sur coast each summer.

California condors

are among the largest flying birds in the world. In the 19th century, their population steadily declined until the 1890s, when the Society took them into protective captivity. In 1937, they were reintroduced into the wild in 1932. There are now 460 California condors in the world, with an equal share here and in the Southwest. In Big Sur, they nest in abandoned hollows or in old caves, and feed on the carcasses of deer, calves and sea lions.

BIG SUR

Exhibit C

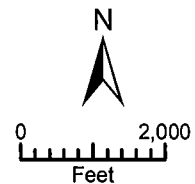


APPLICANT: WTCC VENTANA INVESTORS V LLC (VENTANA INN)

APN: 419-321-010-000 & 419-321-015-000

FILE # PLN140729

 2500' Limit  300' Limit  Water



PLANNER: SIDOR

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **October 28, 2014**

Project Title: WTCC VENTANA INVESTORS V LLC (VENTANA INN)

File Number: PLN140729

File Type: ZONING ADMINISTRATOR

Planner: SIDOR

Location: 48123 HWY 1 BIG SUR

Project Description:

Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs. The property is located at 48123 Highway 1, Big Sur (Assessor's Parcel Numbers 419-321-010-000 and 419-321-015-000), Big Sur Land Use Plan, Coastal Zone.

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

Bruce Card and Ray Parks (Principal Architect)
David C. Sweigert, Attorney and representative of Ventana Inn

Was a County Staff/Representative present at meeting? Joe Sidor _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Ramistella	X		Dangerous road for trail, excessive signage, to large signage, why now and not almost 30 years ago. Why handicap spaces when the trail itself is not accessible?
Pamela Conant	X		Same as above and doesn't like either Coastal Commission Logo or California Coastal trail logo on signs.
Ken Wright	X		Strongly opposes signage.

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)
Signage is excessive and too large	LUP calls for signage to be natural materials, like current Ventana signs, not metal as proposed. It also specifies that signs should not be a distraction from the scenic drive in Big Sur.	Reduce number, height and size of all signs.
Signage includes California Coastal Trail logo and Coastal Commission Logo	The California Coastal Trail has not been located through Big Sur as of this date and these signs are very premature.	Remove logos

ADDITIONAL LUAC COMMENTS

The main question was "Why are we reviewing this after the fact?" There was general agreement with the public comments and especially with a major dislike of the proposed signs. The Coast Ridge Road trail has been part of public access all along and does not need further notification (ie. Signage). There is concern that the trail from the parking location to the Coast Ridge Road gate is unnecessary since the road from the parking lot goes directly to the same location.

RECOMMENDATION :

Motion by: Steve Beck (LUAC Member's Name)

Second by: David Smiley (LUAC Member's Name)

Motion: LUAC rejects the signage design which specifically advertises the Coastal Commission twice on each sign plus the California Coastal Trail which is not currently located. In addition we reject the size of signs, other than the highway signs, as too large. Mary Trotter made a second motion seconded by Steve Beck as follows:
 Moved that the interpretive sign be reworked for accuracy. Both motions carried unanimously.

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Steve Beck, Mary Trotter, David Smiley (3)

NOES: 0

ABSENT: Richard Ravich, Dan Priano (2)

ABSTAIN: 0

Sidor, Joe (Joseph) x5262

From: Pam Conant [pamconant@aol.com]
Sent: Monday, October 06, 2014 4:59 PM
To: Sidor, Joe (Joseph) x5262
Subject: Fwd: Design approval

Begin forwarded message:

From: Pam Conant <pamconant@aol.com>
Date: October 6, 2014 at 4:47:10 PM PDT
To: Joe Sidor <sidorj@monterey.ca.us>
Subject: Design approval

Mr. Sidor,

My apologies for sending the previous email when it was still being edited.

I would like to request a public hearing regarding the design approval for Ventana Inn.

My concerns as a landowner on the Coast Ridge road have to do with safety, access, and security, as my property line is shared with the Ventana Inn property.

It will be helpful to see a map of the proposed trail construction and signage placement.

I look forward to hearing from you.

Sincerely,

Pam Conant

47701 Coast Ridge Rd.

Big Sur, Ca. 93920

Sidor, Joe (Joseph) x5262

From: Pam Conant [pamconant@aol.com]
Sent: Monday, October 06, 2014 5:00 PM
To: Sidor, Joe (Joseph) x5262
Subject: Fwd: Pending design approval

Begin forwarded message:

From: Pam Conant <pamconant@aol.com>
Date: October 6, 2014 at 4:39:36 PM PDT
To: "sidorj@monterey.ca.us" <sidorj@monterey.ca.us>
Subject: Pending design approval

Mr. Sidor,

I am following up on our conversation last week regarding the notice of pending Administrative Design Approval for the Ventana Inn.

Please send me a map of the proposed trails and sign placement that is being considered for construction in on the Ventana property.

I am a private land owner on Coast Ridge Road. Coast Ridge Road and Ventana share access roads. My land adjoins the Ventana Inn property near the back access road off Coast Ridge and we share lot line along the campground too.

I have concerns about increased pedestrian and vehicular traffic with the addition of 17 parking spaces at Cadillac Flats, as well as the proposed 2700 linear feet of trails on site.

Coast Ridge Road homeowners and Ventana inn share a common "driveway" to approach both the Coast Ridge Road, the Ventana Inn, and the Ventana Restaurant.

My concerns are about increased vehicular and pedestrian traffic that could

I am requesting that the application be scheduled for public hearing so the Coast Ridge homeowners have the opportunity for discussion and review with Ventana Inn prior to approval.

Sidor, Joe (Joseph) x5262

From: soultown@aol.com
Sent: Tuesday, October 07, 2014 11:58 AM
To: Sidor, Joe (Joseph) x5262
Subject: Project file plan 140729 {Request for Public Hrng - Ramistella}

Dear Mr. Sidor,

As the land owner adjacent to the Ventana Inn, I am highly opposed to the proposed hiking trails along the Coast Ridge Road for the following reasons.

1. The Coast Ridge Rd (C.R.R.) is a narrow, dangerous road with numerous blind curves built for forest administration and Fire protection only by right of way of private land owners. Very often while driving to and from my gate off the C.R.R., I encounter hotel guests and hikers spread out across the road and barely avoid running them down. Encouraging more tourists to hike or walk up this road is asking for a tragic accident. I do not want the liability and if this project is allowed to proceed, I will hold the county and the California Coastal Commission liable for any accident on my portion of the C.R.R.
2. The proposed parking at "Cadillac Flats" will cause an already overcrowded area to become even more congested with pedestrian and vehicular traffic on a narrow road that is the Coast Ridge Road land owners only driveway to their properties.
3. Very often I have encountered hikers walking the C.R.R. who are smoking cigarettes. The vegetation along the road is extremely dry and the risk of a fire is high. Anyone who lost their home in the 2008 fire will tell you this is asking for another Big Sur fire.
4. Although my road off the C.R.R. is posted "private no trespassing", many hotel guests and hikers often ignore the signs and wind up at my door. This is a problem since I have guard dogs.

I am hereby requesting a public hearing on this matter.

Sincerely,
John H. Ramistella aka Johnny Rivers

Exhibit E-3

October 6, 2014

Subject: PLN140729

Attention: Joe Sidor, Project Planner

I request that this project be subject to a public hearing.

Respectfully,



Kenneth R. Wright
Post Office Box 12
Big Sur, California
93920
(831) 667-2182

