

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 4
Project Description: Consider a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval (to clear violation 12CE00258) for the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks.	
Project Location: 48320 Highway 1, Big Sur	APNs: 420-171-043-000 420-171-044-000
Planning File Number: PLN130608	Owners: Susan LeCraw and County of Monterey Applicant: Susan LeCraw Agent: Aengus Jeffers, Esq.
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: NA
Zoning Designation: RDR/40-D (CZ) [Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15305 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt per CEQA Guidelines Section 15305; and
- 2) Approve a Coastal Development Permit and an after-the-fact Design Approval (PLN130608), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The Applicants propose a minor lot line adjustment between two legal lots of record (identified as Lots 3 and 4 on the Lot Line Adjustment Map), resulting in an equal exchange of 0.53 acres. The current configuration and legality of the lots has been confirmed via Volume 3, Cities and Towns, Page 46, of the Coastlands Tract No. 1 subdivision, recorded October 3, 1927. In addition, the County issued and recorded an Unconditional Certificate of Compliance for Parcel Two (Assessor's Parcel Number 420-171-044-000) on May 3, 1989. On January 5, 1988, the zoning for both parcels changed from SC-2.5 [Scenic Conservation, 2.5 acre minimum lot size] to the current zoning classification of RDR/40-D (CZ). The change in zoning resulted in both parcels becoming legal nonconforming regarding minimum lot size. The proposed lot line adjustment would not change the existing lot sizes or the legal non-conforming nature of either parcel. The County's practice has been to allow lot line adjustments as long as the lots' non-conformity are not increased and the resulting parcels are compatible with, and do not obstruct, the objectives and policies of the zoning and applicable plans. The proposed lot line adjustment satisfies these requirements (see **Exhibit B**, Draft Resolution, Finding Nos. 2, 6, and 8).

The structural improvements that occurred on Parcel One, and would be entitled and cleared by the Design Approval, included only minor demolition and construction. There are no identified impacts to environmental resources, and Parcel Two (County parcel) would be retained in open space. The existing site coverage on both the existing and reconfigured Parcel One is within the

development standards for property zoned Rural Density Residential, and the lot line adjustment would not intensify the level of development allowed on the parcels. The existing and reconfigured Parcel One is already developed with a single-family dwelling, and zoning and slope density constraints preclude future subdivision of the parcel or development of an additional main dwelling unit.

The 0.53 acre area transferred from Parcel Two to Parcel One in the proposed lot line adjustment contains structural and utility improvements associated with Parcel One that existed when both parcels were under common ownership prior to 1989. The lot line adjustment would place these pre-existing improvements on the reconfigured Parcel One. The reconfigured Parcel Two still allows the County to fulfill the intent of the 1994 purchase (i.e., preservation of the Big Sur Critical Viewshed by eliminating the development potential of the parcel). In addition, the reconfigured Parcel Two provides the County an opportunity to preserve a biologically superior wildlife corridor. Therefore, the lot line adjustment corrects a condition that existed at the time of the County's purchase of Parcel Two in 1994, rectifies this oversight, and improves an existing sub-standard situation. The Coastal Development Permit to allow the lot line adjustment will be contingent upon Board of Supervisors authorization regarding disposition and acceptance of the subject land areas; therefore staff has applied Condition No. 7 identifying that the permit shall not take effect until the Board authorizes the disposition of the 0.53 acres and acceptance of the 0.53 acres, as described in the LLA. In addition, staff will process a scenic and conservation easement for the reconfigured Parcel Two.

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

- RMA-Public Works Department
- County Counsel
- Environmental Health Bureau
- Water Resources Agency
- √ CALFIRE Coastal Fire Protection District
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning and CALFIRE Coastal have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. The LUAC, at a public meeting held on August 26, 2014, voted (2-1-1) to support the project with changes (**Exhibit D**).

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



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
December 2, 2014

cc: Front Counter Copy; Planning Commission; CALFIRE Coastal Fire Protection District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luke Connolly, RMA Services Manager; Joseph Sidor, Project Planner; Susan LeCraw, Owner; Aengus Jeffers, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130608

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

This report was reviewed by  Luke Connolly, RMA Services Manager.

EXHIBIT A

Project Information for PLN130608

Application Name: Lecraw Susan Tr Et Al & County Of Monterey
Location: 48320 Hwy 1, Big Sur
Applicable Plan: Coast-Big Sur
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Coastal Development Permit
Environmental Status: Categorical Exemption
Zoning: RDR/40-D(CZ)

Primary APN: 420-171-043-000
Coastal Zone: Yes
Final Action Deadline (884): 11/9/2014
Land Use Designation: Rural Residential

Project Site Data:

Lot Size: 2.16
Existing Structures (sf): 3684
Proposed Structures (sf): 0
Total Sq. Ft.: 3684

Coverage Allowed: 9409
Coverage Proposed: 3684
Height Allowed: 30
Height Proposed: 26
FAR Allowed: NA
FAR Proposed: NA

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: RELATIVELY UNSTABLE UPLANDS
Erosion Hazard Zone: High / Low
Fire Hazard Zone: Very High
Flood Hazard Zone: X
Archaeological Sensitivity: High
Visual Sensitivity: None

Soils Report #: NA
Biological Report #: LIB140260
Forest Management Rpt. #: NA
Geologic Report #: NA
Archaeological Report #: LIB140261
Traffic Report #: NA

Other Information:

Water Source: WELL
Water Purveyor: COASTLANDS MWC
Fire District: Big Sur VFB
Tree Removal: 0

Grading (cubic yds.): 50
Sewage Disposal (method): SEPTIC
Sewer District Name: NA

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:
SUSAN LECRAW TR ET AL (PLN130608)
RESOLUTION NO. 14 -

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt per Section 15305 of the CEQA Guidelines; and
- 2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval (to clear violation 12CE00258) for the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks.

[PLN130608, Susan LeCraw TR et al, 48320 Highway 1, Big Sur Coast Land Use Plan (APNs: 420-171-043-000 and 420-171-044-000)]

The LeCraw application (PLN130608) came on for public hearing before the Monterey County Planning Commission on December 10, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval (to clear violation 12CE00258) for the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

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;
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Subdivision Ordinance (Title 19 – Coastal)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 48320 Highway 1, Big Sur (Assessor’s Parcel Numbers 420-171-043-000 and 420-171-044-000), Big Sur Coast Land Use Plan. The parcels are zoned Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D (CZ)], which allows a lot line adjustment as a conditional use with a Coastal Development Permit and minor structural improvements with a Design Approval. Therefore, upon approval of the Coastal Development Permit and Design Approval, the project is an allowed land use for this site.
 - c) Neither parcel is under Williamson Act contract or used for agricultural purposes.
 - d) The project planner conducted site inspections on February 6 and June 5, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
 - e) Legal nonconforming lots: The current configuration and legality of the lots has been confirmed via Volume 3, Cities and Towns, Page 46, of the Coastlands Tract No. 1 subdivision, recorded October 3, 1927. In addition, the County issued and recorded an Unconditional Certificate of Compliance for Parcel Two (Assessor’s Parcel Number 420-171-044-000) on May 3, 1989. On January 5, 1988, the zoning for both parcels changed from SC-2.5 [Scenic Conservation, 2.5 acre minimum lot size] to the current zoning classification of RDR/40-D (CZ). The change in zoning resulted in both parcels becoming legal nonconforming with regard to the minimum lot size (Section 20.68.060.C of the Monterey County Zoning Ordinance, Title 20 – Legal Nonconforming Building Sites). The proposed lot line adjustment would not change the existing lot sizes, circumstances, or the legal non-conforming nature of either parcel. The County’s practice has been to allow lot line adjustments as long as the lot’s non-conformity is not increased and as long as the resulting parcels are compatible with, and do not obstruct, the objectives and policies of the zoning and applicable plans. The proposed lot line adjustment satisfies these requirements.
 - f) 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 warranted referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. The LUAC, at a public

meeting held on August 26, 2014, voted (2-1-1) to support the project with changes. The LUAC recommended the County require a scenic easement on the property bordering Highway 1. As conditioned, the County will process a scenic and conservation easement for Parcel One (Condition No. 4), and the County will also process a separate scenic and conservation easement for the reconfigured Parcel Two.

- g) Archaeological/Cultural Resources: The project is consistent with the cultural resource policies of the Big Sur Coast Land Use Plan and will not impact pre-historic resources. County records identify that the project site is within an area of high sensitivity for prehistoric cultural resources. However, the archaeological survey (LIB140261) prepared for the project site did not identify any potential impacts to prehistoric resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the inclusion of Condition No. 3.
- h) Big Sur Critical Viewshed: The project is consistent with the visual resource policies of the Big Sur Coast Land Use Plan and will have no impact on the critical viewshed. The project planner conducted site inspections on February 6 and June 5, 2013, to verify that the project site conforms to the visual resource policies of the plans listed above. The proposed development does not place any new structures within the critical viewshed (Big Sur Coast LUP Policy 3.2.2). Although the project site is located near Highway 1, a state-designated scenic highway, the existing structures are not visible from the highway or any areas within the Big Sur Critical Viewshed.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

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, CALFIRE Coastal Fire Protection District, RMA-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 cultural and biological resources. The following reports have been prepared:
 - Biological Survey (LIB140260) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, October 2013.
 - Preliminary Archaeological Assessment (LIB140261) prepared by Archaeological Consulting, Salinas, California, March 19, 2013.
 - Focused Phase I Historic Review (LIB140289) prepared by Kent Seavey, Pacific Grove, California, August 25, 2014.The above-mentioned technical reports indicated that there are no physical or environmental constraints 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 site inspections on February 6 and June 5, 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 for the proposed development are found in Project File PLN130608.

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, CALFIRE Coastal Fire Protection District, RMA - Public Works, Environmental Health Bureau (EHB), 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. The existing single-family dwelling on Parcel One (Assessor's Parcel Number 420-171-043-000) has a required wastewater system and is connected to the Coastlands Mutual Water System, will continue to use these same facilities, and will have adequate wastewater repair areas. EHB reviewed the project application, and did not require any conditions of approval. Parcel Two (Assessor's Parcel Number 420-171-044-000), as adjusted, will have a conservation easement placed over the entire parcel that will preclude future structural development on the parcel.
 - c) See Finding Nos. 2, 3, and 5, and supporting evidence.
 - d) Staff conducted site inspections on February 6 and June 5, 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 for the proposed development are found in Project File PLN130608.

5. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to applicable provisions of the County's Zoning Ordinance. Violations exist on the property. The approval of this Design Approval will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of a violation existing on the subject property.
 - b) Staff conducted site inspections on February 6 and June 5, 2013, and researched County records to assess if any violation exists on the subject property.
 - c) The proposed project corrects an existing violation (12CE00258) for unpermitted development involving the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks. When implemented, the project will bring the subject property into compliance with all rules and regulations

- d) pertaining to the property and will remove the existing violations.
- d) Zoning violation abatement costs, if any, have been paid.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

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 15305 categorically exempts minor alterations in land use limitations, such as minor lot line adjustments. The County, pursuant to Monterey County Code, Title 19 (Subdivision Ordinance – Coastal), Section 19.09.005.C, has determined that lot line adjustments which do not result in the relocation of the building area are consistent with the intent of the categorical exemption for minor lot line adjustments. This determination and application to the subject lot line adjustment is also consistent with CEQA Guidelines Section 15061(b)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- b) The applicants propose a minor lot line adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres. No new lots will be created. The previously completed structural improvements that occurred on Parcel One, and are entitled and cleared by the Design Approval, included only minor demolition and construction. There are no identified impacts to environmental resources. The existing site coverage on both the existing and reconfigured Parcel One is within the development standards for property zoned Rural Density Residential, and the lot line adjustment would not intensify the level of development allowed on the parcels. The existing and reconfigured Parcel One is already developed with a single-family dwelling, and zoning and slope density constraints preclude future subdivision or development of an additional main dwelling unit on the parcel. Any future development on Parcel One would require consistency with applicable development standards and policies of the Big Sur Coast Land Use Plan. Therefore, the proposed development is consistent with CEQA Guidelines Section 15305 and Title 19 Section 19.09.005.C.
- c) No adverse environmental effects were identified during staff review of the development application during site visits on February 6 and June 5, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, or development in a particularly sensitive environment. Although the project site is located near

Highway 1, a state-designated scenic highway, the existing structures are not visible from the highway or any areas within the Big Sur Critical Viewshed (see Finding No. 2, Evidence h).

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) Staff conducted site inspections on February 6 and June 5, 2013.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

8. **FINDING:** **LOT LINE ADJUSTMENT** – Pursuant to Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance - Coastal) of the Monterey County Code, lot line adjustments are an exclusion to the Subdivision Map Act and may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels are zoned RDR/40-D (CZ) [Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone)].
 - b) The project area is approximately 3.28 acres.
 - c) The lot line adjustment is between two contiguous parcels. The two existing parcels share a common boundary of approximately 455 feet.
 - d) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous, separate, legal parcels of record will be adjusted and two contiguous, separate, legal parcels of record will result from the adjustment. The adjustment results in an equal exchange of 0.53 acres. Parcel 1 (Assessor's Parcel Number 420-171-043-000) would remain 2.16 acres, and Parcel 2 (Assessor's Parcel Number 420-171-044-000) would remain 1.12 acres.

- e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). The zoning requires a minimum building site of 40 acres; therefore, both parcels are legal non-conforming with regard to minimum building site acreage. The proposed lot line adjustment would not change the existing legal non-conforming nature of either parcel (see Finding No. 2, Evidence e). The lot line adjustment is also required to allow the existing structures on Parcel One to meet zoning ordinance setback requirements. The 0.53 acre area transferred from Parcel Two to Parcel One contains structural and utility improvements associated with Parcel One that existed when both parcels were under common ownership. Therefore, the lot line adjustment corrects a condition that existed at the time of the County's purchase of Parcel Two in 1994, and improves an existing sub-standard situation.
- f) The existing and reconfigured Parcel 1 has a required septic system and is connected to the Coastlands Mutual Water System, will continue to use these same facilities, and will have adequate septic repair areas. The Environmental Health Bureau reviewed the project application, and did not require any conditions of approval (see Finding No. 4, Evidence b).
- g) The proposed lot line adjustment does not interfere with existing access and utility easements, which will remain unchanged.
- h) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval (Condition No. 6).
- i) The project planner conducted site inspections on February 6 and June 5, 2013, to verify that the project would not conflict with zoning or building ordinances.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130608.

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

- EVIDENCE:**
- a) Board of Supervisors: Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt per Section 15305 of the CEQA Guidelines; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval (to clear violation 12CE00258) for the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks; 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 10th day of December, 2014 upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN130608

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit and after-the-fact Design Approval to clear violation 12CE00258 (PLN130608) allows a Lot Line Adjustment between two legal lots of record; Parcel One, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel Two, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and the demolition of approximately 200 square feet of a previously 526 square foot garage/workshop, construction (replacement) of a 240 square foot shed, and installation of two 5,000 gallon water tanks. The properties are located at 48320 Highway 1, Big Sur (Assessor's Parcel Numbers 420-171-043-000 and 420-171-044-000), Big Sur Coast Land Use Plan, Coastal Zone. 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 RMA - Planning. 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)

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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit and after-the-fact Design Approval (Resolution Number 14 - ___) were approved by the Planning Commission for Assessor's Parcel Numbers 420-171-043-000 and 420-171-044-000 on December 10, 2014. The permit was granted subject to nine (9) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to recordation of the certificates of compliance. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the recordation of the certificates of compliance, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

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. Monterey County RMA - Planning 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)

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 Monterey County RMA - Planning 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.

4. PD023 - CONSERVATION AND SCENIC EASEMENT (SLOPE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of Parcel One (Assessor's Parcel Number 420-171-043-000) where the slope exceeds 30 percent. The easement shall be developed in consultation with certified professional. A conservation and scenic easement deed shall be submitted to, and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the certificate of compliance. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the recordation of the certificate of compliance, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bounds description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to or concurrent with recording the certificate of compliance, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on December 10, 2017, unless the certificate of compliance is recorded 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 complete all conditions necessary to record the certificate of compliance 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.

6. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request an unconditional certificate of compliance for the newly configured Parcel One (Assessor's Parcel Number 420-171-043-000). (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall shall prepare a legal description for newly configured Parcel One and submit to RMA-Planning for review and approval. The legal description shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal description with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificate.

7. PDSP001 - BOARD OF SUPERVISORS AUTHORIZATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Coastal Development Permit (CST) to allow a Lot Line Adjustment (LLA) is contingent upon County of Monterey Board of Supervisors (BOS) authorization regarding disposition and acceptance of the subject land areas. The CST shall not take effect until the BOS authorizes the disposition of the 0.53 acres and acceptance of the 0.53 acres, as described in the LLA. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: RMA-Public Works and RMA-Planning shall, at the earliest opportunity, submit to the Board of Supervisors a request for authorization regarding disposition and acceptance of the subject land areas.

8. 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. Responsible Land Use Department: CALFIRE Coastal Fire District

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.

9. 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. Responsible Land Use Department: CALFIRE Coastal Fire District

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.

NOTES:

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSIGNED DATUM AS NOTED. THE LINES OF VARIOUS MEASUREMENTS FROM SPOTS INDICATE. NUMEROUS PLANTED AREAS NOT LOCATED. DIMENSIONS ARE COMPRESSED IN FEET AND DECIMALS THEREOF. DIMENSIONS DO NOT RECORD DATA.

OWNER INFORMATION

APN 420-171-044-000
 SUSAN LECRAW
 OWNER REPRESENTATIVE
 TINA RASMUSSEN OF PERIS
 CARMEL, CA 95023
 831-425-0822

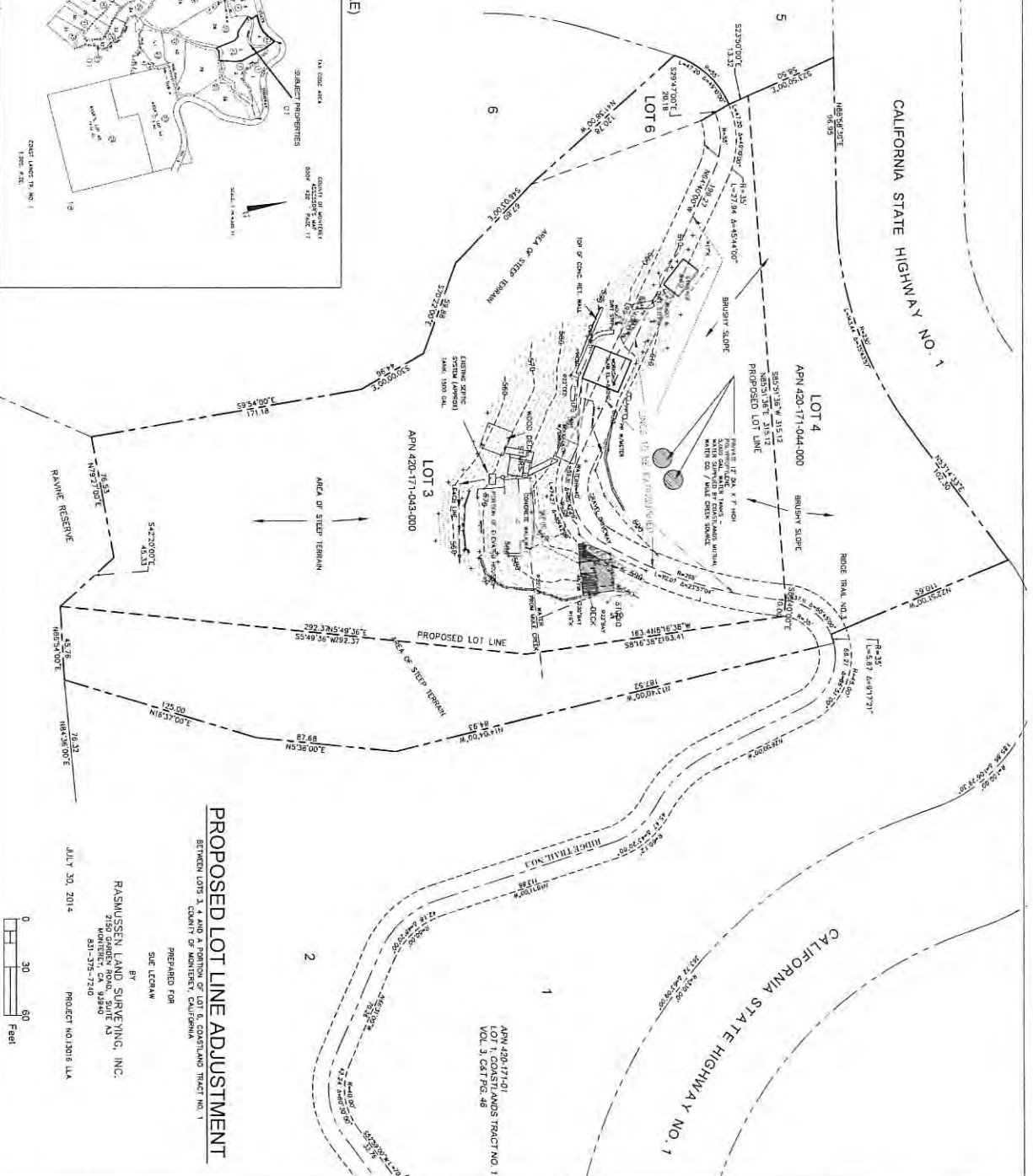
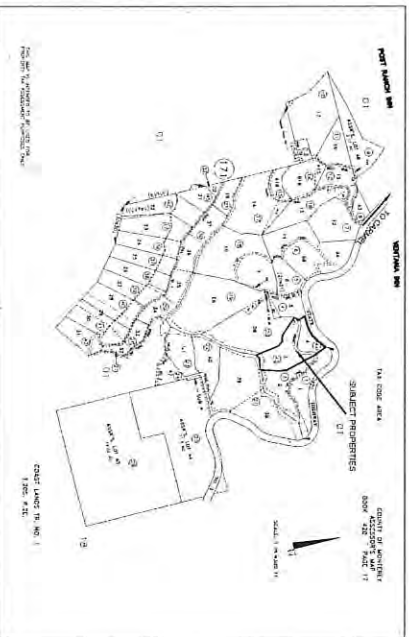
APN 420-171-044-001
 168 W. ALisal STREET
 831-756-5023

APN 420-171-044-000
 BEFORE 2.16 AC +/-
 AFTER 1.12 AC +/-

APN 420-171-044-000
 BEFORE 2.16 AC +/-
 AFTER 1.12 AC +/-

EQUAL AREA EXCHANGE OF 0.31 AC +/-
 ZONING OF SUBJECT PROPERTY: RM1/4B-(02)
 SUBJECT PROPERTY NOT IN 100-YEAR FLOOD PLAIN
 WATER SUPPLIED BY COMPLIANT MUNICIPAL WATER SYSTEM
 AND SEWER FROM WASTE TREATMENT PLANT

VICINITY MAP (NOT TO SCALE)



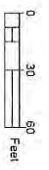
PROPOSED LOT LINE ADJUSTMENT

BETWEEN LOTS 3, 4 AND A PORTION OF LOT 6, COASTLAND TRACT NO. 1
 COUNTY OF MONTEREY, CALIFORNIA

PREPARED FOR
 SUE LECRAW

BY
 RASMUSSEN LAND SURVEYING, INC.
 2150 SANDERS ROAD, SUITE A3
 CARMEL, CA 95023
 831-375-7240

JULY 30, 2014
 PROJECT NO. 12016 LLA



HUNTER PORTER ELDRIDGE
 PROFESSIONAL LAND SURVEYORS
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 P: 831.332.8700
 E: hporter@hpel.com
 www.hpel.com

C-32809
 LICENSED PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA

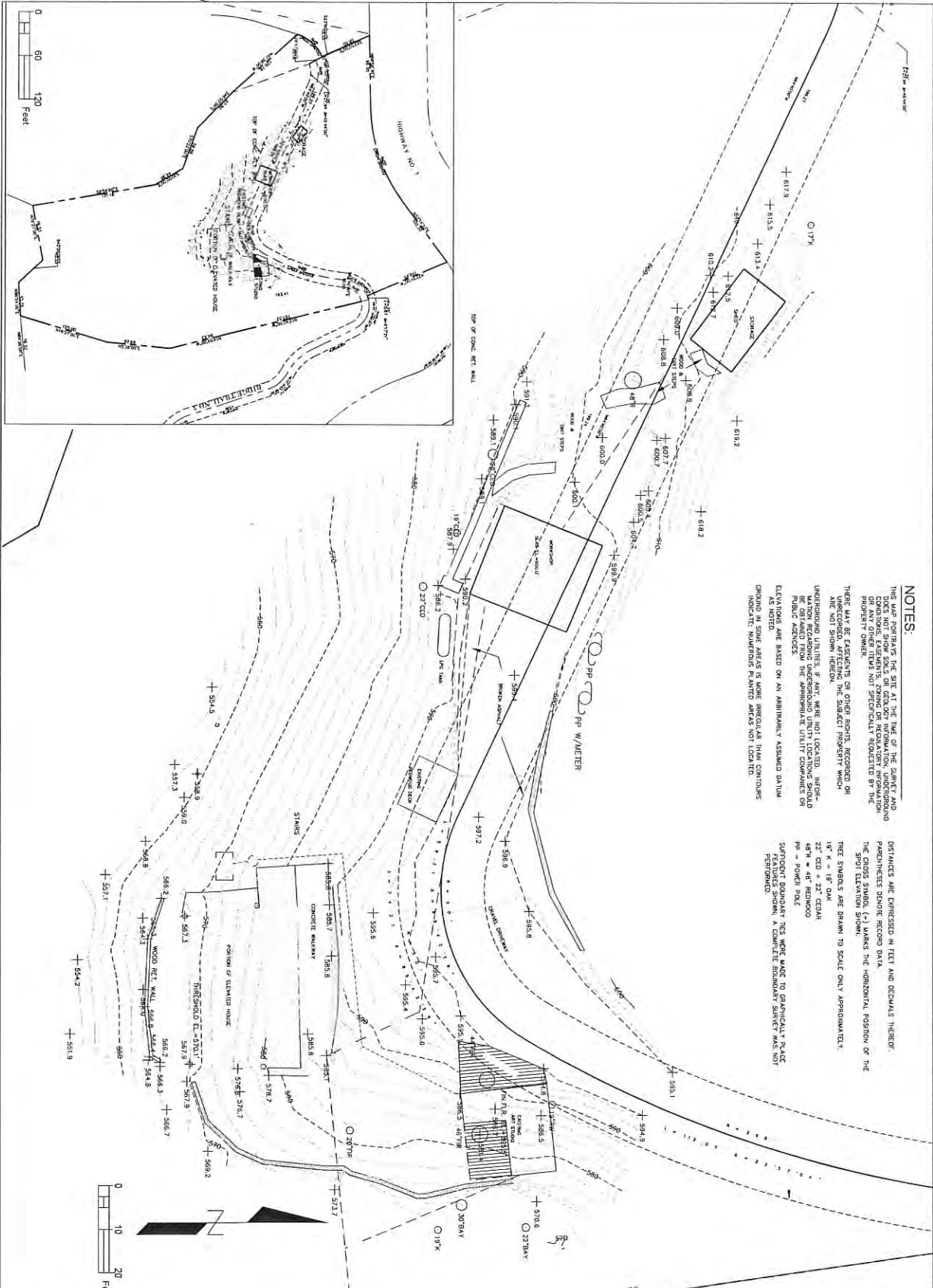
ALL DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY AND CONSTITUTE THE ORIGINAL AND AUTHORITY FOR THIS PROJECT. THE ENGINEER HAS REVIEWED THIS PLAN AND THE SAME MAY BE USED WITHIN THE LIMITS AND CONDITIONS OF THE CONTRACT.
 DATE OF THE SURVEY: 7/20/14

LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

No.	Description	Date

Project Number: 2012-10
 Date: 11 September, 2014
 Drawn by: BT
 Checked by: HE

A-1.02
 Proposed 1/48 SHL PLAN



NOTES:

THIS MAP PREPARES THE SITE AT THE TIME OF THE SURVEY AND CONDITIONS, ELEVATIONS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EXISTENCE OF OTHER RIGHTS, RECORDS OR UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND IN SOME AREAS IS MORE IRREGULAR THAN CONTIGUOUS INDICATE. NUMBERS PLANTED AREAS NOT LOCATED.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. PARABOLICS BEING RECORD DATA.

THE CROSS SYMBOL, (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

1" = 1" OAK
2" = 2" CEDAR
4" = 4" REDWOOD
PP = POWER POLE

BOUNDARY TIES WERE MADE TO ADJACENTLY PLACED FEATURES SHOWN. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

HUNTER PORTER ELDRIDGE

201405 Street, Suite B
Pacific Grove, California 93955
P: 313.232.0750
E: hunterporter@eldridge.com

ARCHITECT-ENGINEER-00000001016

C-32808
ZONING DISTRICT
120112015

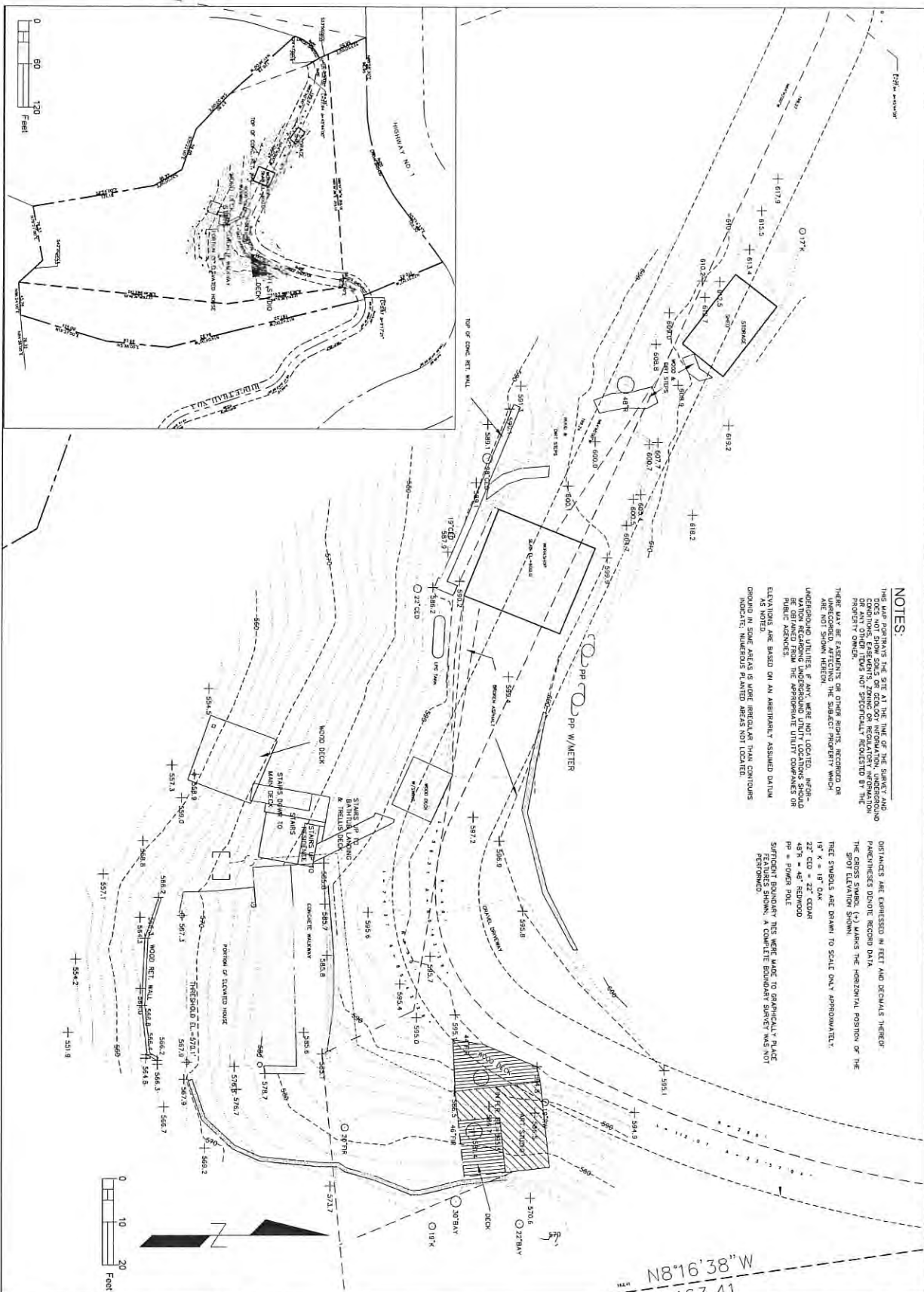
LeCraw Residence
48320 Hwy 1 Big Sur CA 93940
Project Number 2012-10

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No.	Description	Date

Project Number: 2012-10
Date: 22 August, 2014
Drawn By: BT
Checked By: HE

A-101
Existing 1:10 Site Plan



NOTES:

THIS MAP PORTRAIS THE SITE AT THE TIME OF THE SURVEY AND CONDITION. SURVEYING, GRADING OR REGULATION, REFORMATION OR ANY OTHER ACTS NOT SPECIFICALLY REQUESTED BY THE PROPOSER SHALL BE THE SURVEYOR'S RESPONSIBILITY.

THERE MAY BE EXISTING OR OTHER RIGHTS, RECORDS OR UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED, INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM GROUND IN SOME AREAS IS MORE IRREGULAR THAN CONTOURS INDICATE. NUMBERS PLANTED AREAS NOT LOCATED.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. PARENTHESIZED DECIMAL RECORD DATA.

THE CROSS SYMBOL, (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY:

- 1" X = 18" OAK
- 2" X = 22" CEDAR
- 4" X = 48" REDWOOD
- PP = POWER POLE

SIGNIFICANT BOUNDARY TIES WERE MADE TO GRAPHICALLY PLACE FEATURES SHOWN. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

HUNTER PORTER ELDRIDGE
 AN ARCHITECTURAL ASSOCIATE

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 Pacific Grove, California 93950
 P: 831.333.9752
 F: 831.333.9753
 E: hpe@hp-el.com
 www.hp-el.com

C-32809
 Registered Civil Engineer
 State of California
 License No. 32809

ALL DIMENSIONS AND MATERIALS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE ORIGINAL AND AS-BUILT RECORDS AND THE SAME MAY BE DISCREPANT WITH THE WRITTEN DIMENSIONS AND MATERIALS LISTED HEREIN.

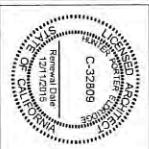
LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

No.	Description	Date

Project Number: 2012.10
 Date: 22 August, 2014
 Drawn By: BT
 Checked By: HE

A-1.02
 Proposed 1:10 Site Plan

HUNTER PORTER ELDRIDGE
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 Pacific Palisades, California 91368
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 F: 818.323.9700
 E: hpe@hperid.com
 www.hperid.com



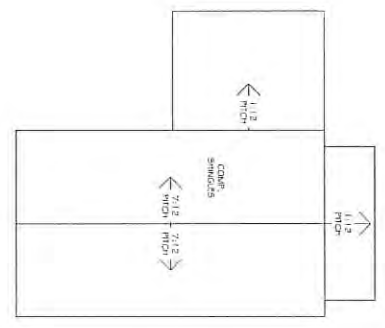
ALL CONTRACT DOCUMENTS AND/OR SCHEDULES HERETO SHALL REMAIN UNREVOKED UNLESS A WRITTEN CONTRACT AMENDMENT, ADDENDUM, SUPPLEMENT OR AGREEMENT IS EXECUTED AND SIGNED BY THE ARCHITECT AND THE OWNER. THE ARCHITECT'S OBLIGATION IS LIMITED TO THE WORK DESCRIBED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND THE MAKE-AND-BUY CONTRACTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT & THE OWNER.

LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

No.	Description	Date

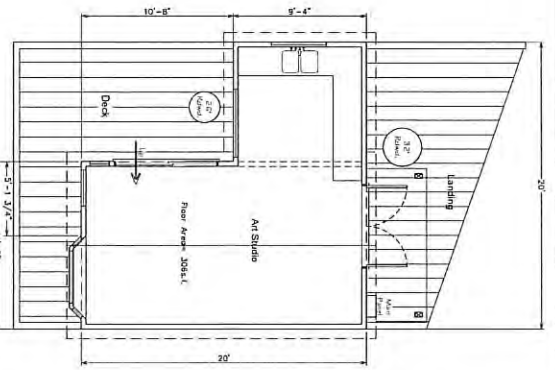
Project Number: 2012-10
 Date: 22 August, 2014
 Drawn by: BT
 Checked by: HE

A-2.01
 Art Studio Plans



Studio Roof Plan Scale: 1/4"=1'-0"

0



Studio Floor Plan Scale: 1/4"=1'-0"

1



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 1307 14th Street, Suite 8
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 Phone: 831.332.9702
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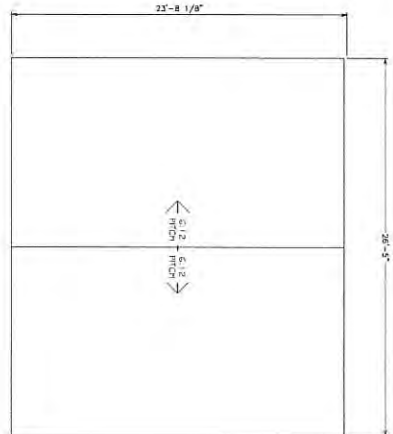
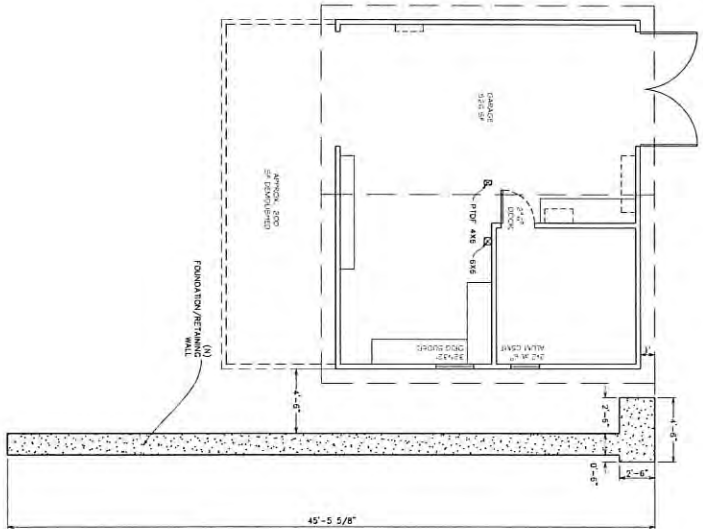


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LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

No.	Description	Date

Project Number: 2012.10
 Date: 22 August, 2014
 Drawn By: BT
 Checked By: HE
A-2.02
 Garage Plans



Garage Roof Plan

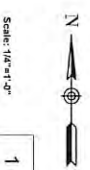
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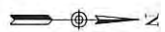
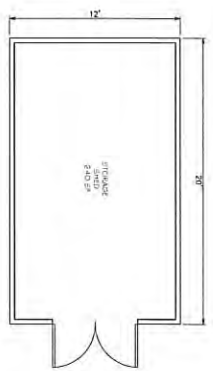
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Garage Floor Plan

Scale: 1/4"=1'-0"

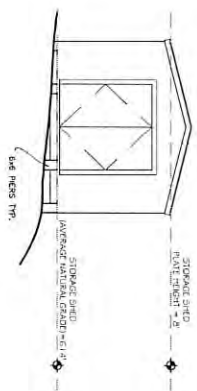
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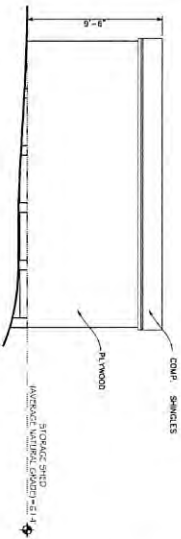
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Storage Shed East Elevation Scale: 1/4"=1'-0"

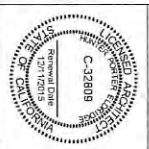
E



Storage Shed South Elevation Scale: 1/4"=1'-0"

S

HUNTER PORTER ELDREDGE
 ARCHITECTURAL ASSOCIATES
 207 14th Street, Suite 9
 Pacific Grove, California 93950
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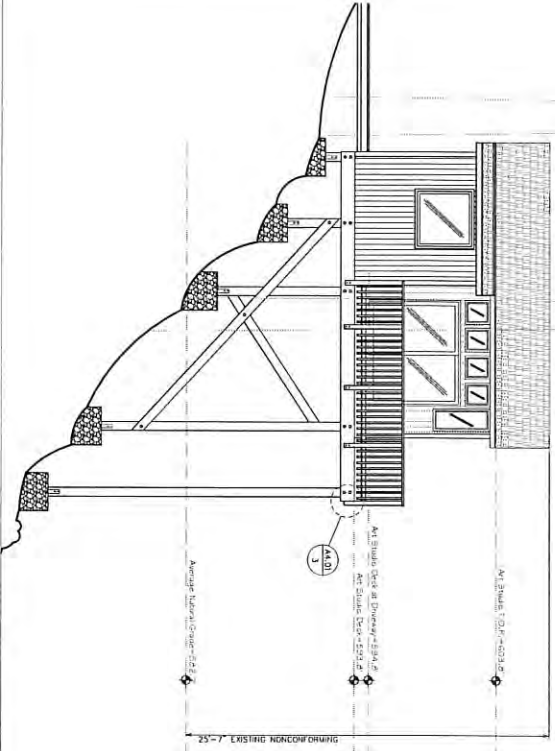
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LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

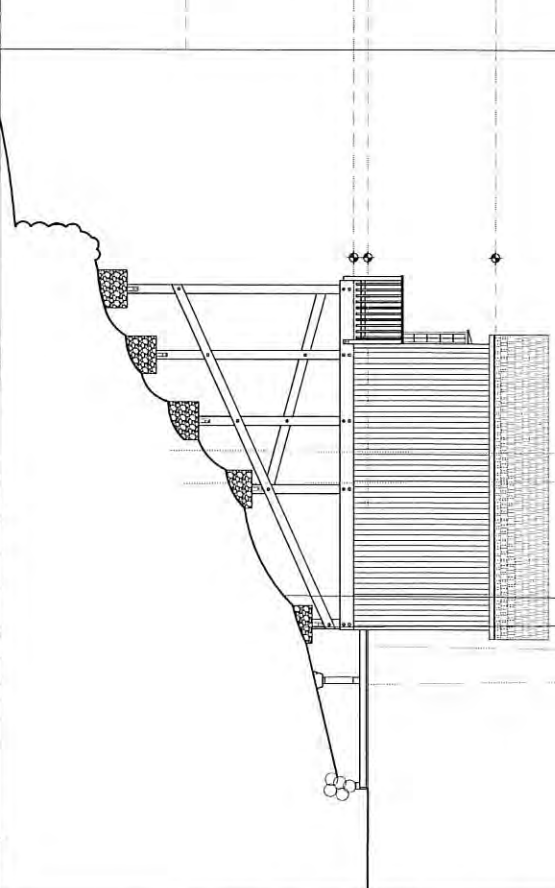
No.	Description	Date

Project Number: 2012.10
 Date: 22 August, 2014
 Drawn By: BT
 Checked By: HE

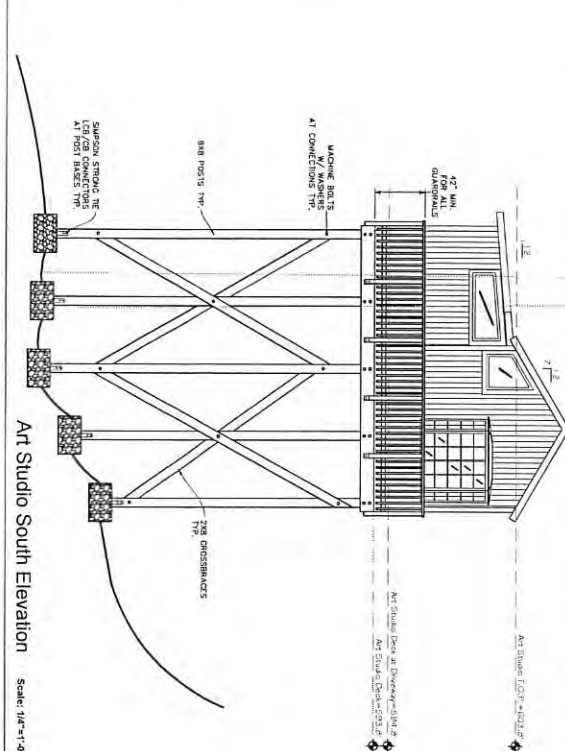
A-2.03
 Storage Shed Plan and Elevations



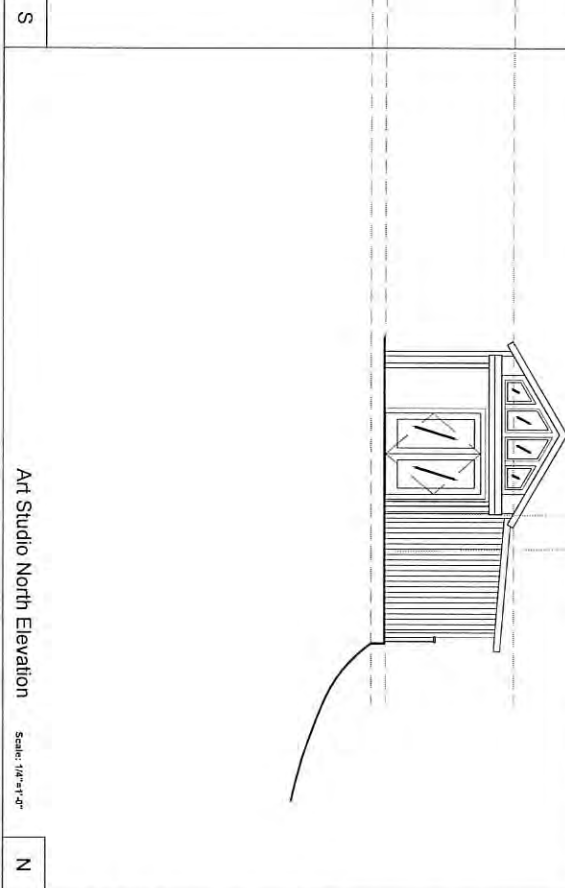
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Art Studio East Elevation Scale: 1/4"=1'-0"



Art Studio South Elevation Scale: 1/4"=1'-0"



Art Studio North Elevation Scale: 1/4"=1'-0"

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www.hunterporter.com

C-32909
Professional Engineer
12/1/2013

THIS DOCUMENT PREPARED BY HUNTER PORTER ELDRIDGE ARCHITECTURAL ASSOCIATES FOR THE CLIENT. IT IS TO BE USED ONLY FOR THE PROJECT AND THE NAME MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LeCraw Residence
46320 Hwy 1 Big Sur CA 93940
Project Number 2012-10

No.	Description	Date

Project Number: 2012-10
Date: 22 August, 2014
Drawn By: BT
Checked By: HE

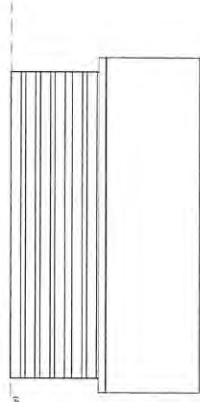
A-3.01
Art Studio Elevations

22 August, 2014

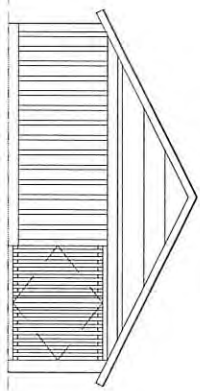
**HUNTER
PORTER
ELDRIDGE**
ARCHITECTURAL DESIGNERS
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Pacific Grove, California 93950
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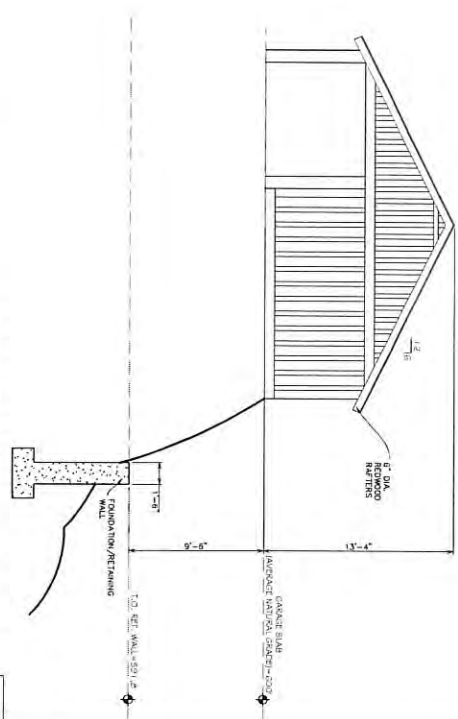
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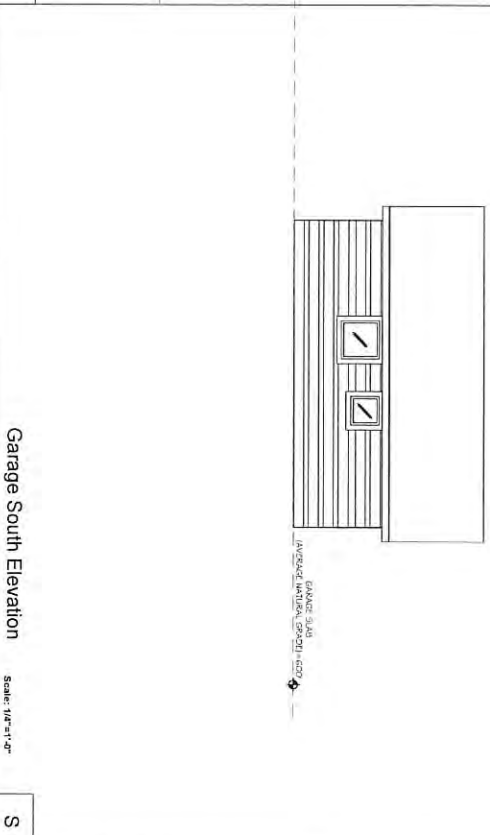
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Garage North Elevation
Scale: 1/4"=1'-0"

Garage East Elevation
Scale: 1/4"=1'-0"



Garage West Elevation
Scale: 1/4"=1'-0"

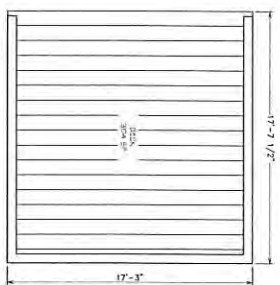


Garage South Elevation
Scale: 1/4"=1'-0"

LeCraw Residence
48320 Hwy 1 Big Sur CA 93940
Project Number 2012-10

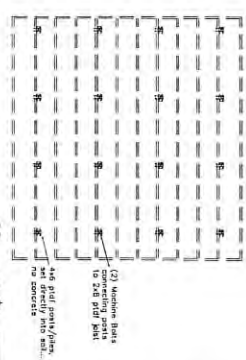
No.	Description	Date

Project Number: 2012.10
Date: 22 August, 2014
Drawn By: BT
Checked By: HE
A-3.02
Architectural Elevation



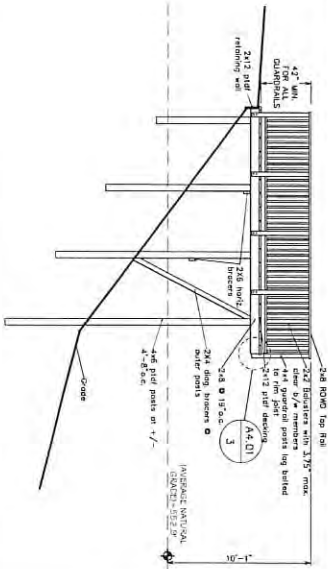
Main Deck Floor Plan Scale: 1/4"=1'-0"

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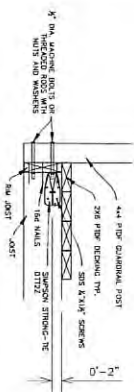
Main Deck Foundation Plan Scale: 1/4"=1'-0"

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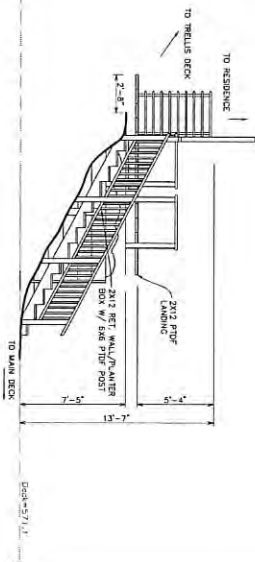
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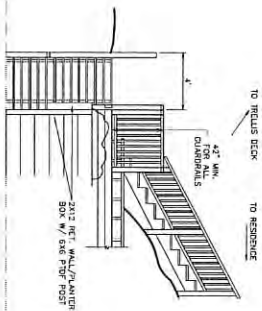
Guardrail Post Connection at Rim Joists Scale: 1"=1'-0"

3



Stairs to Main Deck - West Elevation Scale: 1/4"=1'-0"

4



Stairs to Main Deck - South Elevation Scale: 1/4"=1'-0"

5

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 E: hpe@hunterporter.com
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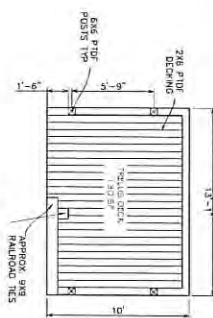
C-32809
 12/1/2012

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LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
 Project Number 2012-10

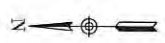
No.	Description	Date

Project Number: 2012-10
 Date: 22 August, 2014
 Drawn by: BT
 Checked by: HE
A-4.01
 Main Deck Details

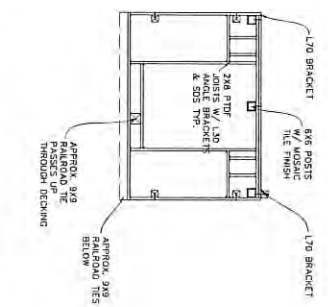


Treillis Deck Plan

Scale: 1/2"=1'-0"



0

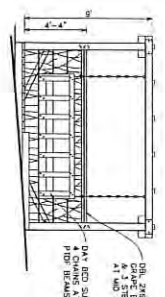


Treillis Deck Framing Plan

Scale: 1/2"=1'-0"



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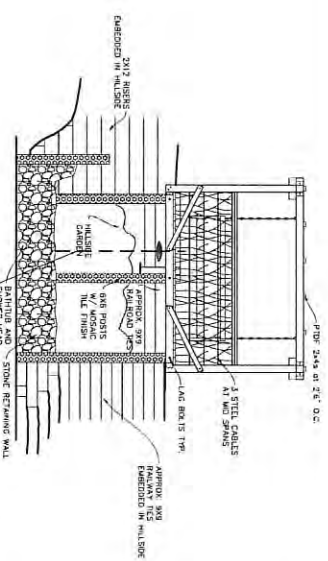


Treillis Deck North Elevation

Scale: 1/4"=1'-0"



2

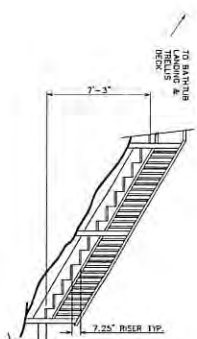


Treillis Deck South Elevation

Scale: 1/4"=1'-0"



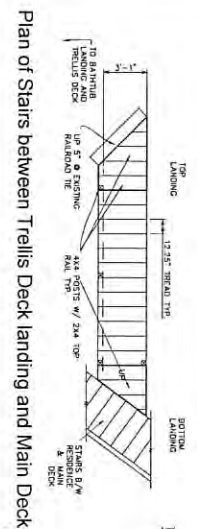
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Plan of Stairs between Treillis Deck landing and Main Deck

Scale: 1/2"=1'-0"

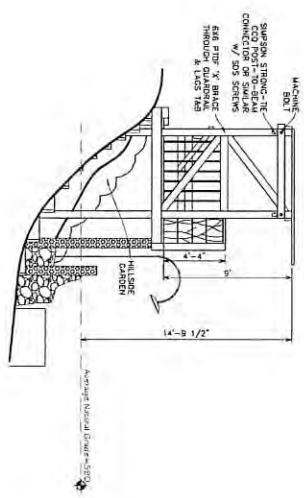
1



Plan of Stairs between Treillis Deck landing and Main Deck

Scale: 1/2"=1'-0"

1



Treillis Deck West Elevation

Scale: 1/4"=1'-0"

4

HUNTER PORTER ELDRIDGE
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C-32980
 12/11/2013
 12/11/2013

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LeCraw Residence
 48320 Hwy 1 Big Sur CA 93940
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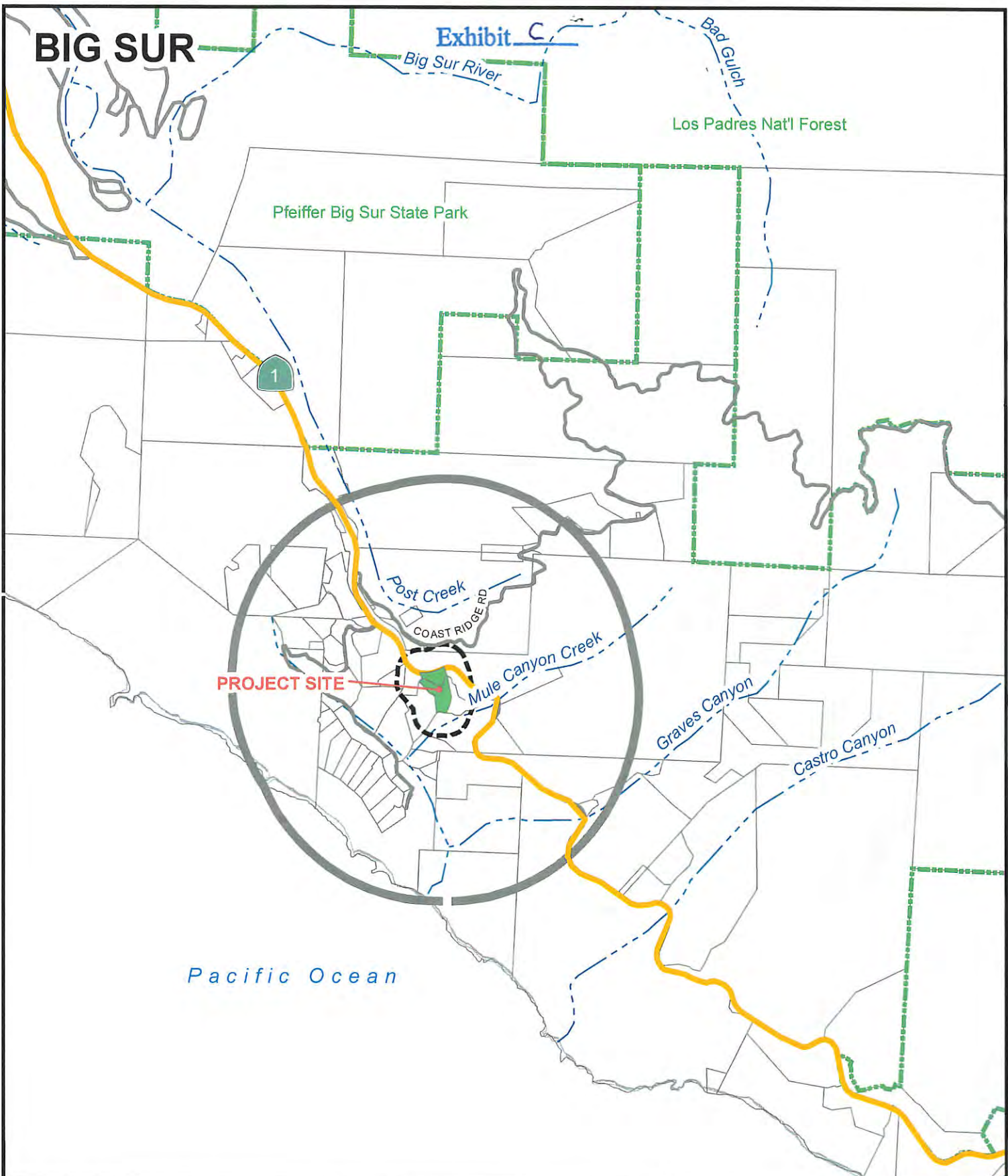
No.	Description	Date

Project Number: 2012.10
 Date: 22 August, 2014
 Drawn By: BT
 Checked By: HE

A-4.02
 Treillis Deck Details

BIG SUR

Exhibit C

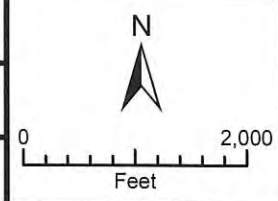


APPLICANT: LECRAW & COUNTY OF MONTEREY

APN: 420-171-043-000 & 420-171-044-000

FILE # PLN130608

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: **August 26, 2014**

Project Title: LECRAW SUSAN TR ET AL & COUNTY OF MONTEREY

File Number: PLN130608

File Type: DIRECTOR OF RMA PLANNING

Planner: SIDOR

Location: 48320 HWY 1 BIG SUR

Project Description:

Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel 1, 2.16 acres (Assessor's Parcel Number 420-171-043-000), and Parcel 2, 1.12 acres (Assessor's Parcel Number 420-171-044-000), resulting in an equal exchange of 0.53 acres; and an after-the-fact Design Approval to clear 12CE00258 to allow the demolition of approximately 200 square feet of an existing 526 square foot garage/workshop; construction (replacement) of a 240 square foot shed, a 120 square foot deck, and a 45 linear foot retaining wall; repair of an 80 square foot deck with trellis, and the existing walkway and stairs to the entrance of the single family dwelling; and the remodel of an existing 450 square foot detached studio. Colors and materials to match existing. The properties are located at 48320 Highway 1, Big Sur (Assessor's Parcel Numbers 420-171-043/044-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Tina Hannas-De Freitas, Hunter Porter Eldridge, Susan LeCraw

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Kirk Gafill	X		Concern how Prop 70 purchase land if land was not considered to be buildable lot. and structure on land Use of Studio and it current square footage.

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)
Water Tank was not listed on Parcel Map		
Prop 70 Purchase and Policies were not followed, Survey was not performed at		
time of purchase to determine property had structure on land		
Studio - Should be reviewed for building permit process and its use		

ADDITIONAL LUAC COMMENTS

Scenic Easement should be placed on property that borders Hwy 1,
 Water Tanks need to be reviewed since they were put on county property and were put on without permits
 Bring all structure to code.
 Fire Clearance

RECOMMENDATION :

Motion by: Dick Ravich (LUAC Member's Name)

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: John Smiley, Dick Ravich (2)

NOES: Dan Priano (1)

ABSENT: Mary Trotter (1)

ABSTAIN: Steve Beck (1)