

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 8
Project Description: A Combined Development Permit consisting of: 1) a Coastal Development Permit for public/quasi-public use of an existing structure as a memorial library and museum with and ancillary bookstore and gift shop; and 2) a Coastal Development Permit for modification to parking standards.	
Project Location: 48603 Hwy 1 Big Sur	APN: 420-181-006-000
Planning File Number: PLN140947	Owner: Henry Miller Memorial Library Agent: Rob Carver
Planning Area: Big Sur Coast	Flagged and staked: No
Zoning Designation: Watershed and Scenic Conservation, 1 unit per 40 acres, Design Control Overlay	
CEQA Action: Categorically Exempt per Section 15301 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project categorically exempt pursuant to CEQA Guidelines section 15301; and
- 2) Approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Henry Miller Memorial Library (Memorial Library), which primarily consists of a library/museum, bookstore and gift shop associated with the writer and one-time Big Sur resident, Henry Miller, has been in existence for over 30 years. While reviewing the permit application that would allow the Memorial Library to hold events at the property, County staff was unable to find any previously-approved permits from the County or the Coastal Commission allowing the original conversion of the main structure onsite from a single-family dwelling to the current library/museum use. Since the site is located in the Watershed and Scenic Conservation (WSC) Zoning District a Coastal Development Permit is needed to establish public/quasi-public uses, such as a library or museum.

This Combined Development Permit is part of a larger overall project currently being reviewed for this property. That project includes a Coastal Development Permit to allow events (i.e., concerts, film screenings, and cultural events) associated with the Memorial Library. The Planning Commission is the hearing body that will consider the permit associated with events proposed for the site; that hearing is tentatively scheduled for January 2015.

The main issue related to permitting the use of the property as a library/museum for the last three decades is the lack of on-site parking. Recent improvements to the wastewater system have alleviated previous concerns related to that system, even though the water system still requires treatment to provide potable water to Memorial Library employees and visitors. Conditions of approval have been recommended regarding the water system. For a more detailed project discussion, please refer to **Exhibit B**.


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

- ✓ RMA-Public Works
- Environmental Health Bureau
- Water Resources Agency
- Cal-Fire Coastal Protection District
- RMA - Building
- California Department of Transportation, District 5

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Environmental Health Bureau have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The Big Sur Land Use Advisory Committee (LUAC) reviewed the overall project on May 22, 2012; the LUAC, at that time, recommended approval of the overall project by a unanimous vote. While that vote considered the proposal to allow various larger events at the site, not simply the day-to-day operation of the Memorial Library, the only issues identified by the LUAC related to parking and public safety. And the concern regarding parking was in the context of intensifying the use of the site to host events, which trigger a much greater parking demand than is currently under consideration.

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



Luke Connolly, AICP, Management Specialist
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December 2, 2014

cc: Front Counter Copy; Planning Commission; Cal-Fire Coastal Protection District; RMA-Public Works; Environmental Health Bureau; California Coastal Commission; Caltrans; Luke Connolly, Project Planner; Henry Miller Memorial Library, Owner; Rob Carver, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140947

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Draft Resolution, including:
 • Conditions of Approval
 • Site Plan
 Exhibit D Vicinity Map
 Exhibit E Advisory Committee Minutes

EXHIBIT A

Project Information for PLN140947

Application Name: Henry Miller Memorial Library
Location: 48603 Hwy 1, Big Sur
Applicable Plan: Coast-Big Sur
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Combined Development Permit
Environmental Status:
Zoning: WSC/40-D(CZ)

Primary APN: 420-181-006-000
Coastal Zone: Yes
Final Action Deadline (884):
Land Use Designation: Watershed & Scenic Conservation

Project Site Data:

Lot Size: 0.6
Existing Structures (sf): 3998
Proposed Structures (sf): 144
Total Sq. Ft.: 3998

Coverage Allowed: 10%
Coverage Proposed: 13.7%
Height Allowed: 30 FT.
Height Proposed: 18.5 FT.

FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: RELATIVELY UNSTABLE UPLANDS
Erosion Hazard Zone: High
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A
Geologic Report #: N/A
Archaeological Report #: N/A
Traffic Report #: N/A

Other Information:

Water Source: Well
Water Purveyor: N/A
Fire District: Big Sur VFB
Tree Removal: None

Grading (cubic yds.): 0
Sewage Disposal (method): Septic System
Sewer District Name:

EXHIBIT B DISCUSSION

Project Description and Background

The building that houses the Henry Miller Memorial Library (Library) was constructed as a single-family dwelling in the 1960s and was used as a residence until the early 1980s when the structure was converted to the library/museum, bookstore and gift shop uses that comprise the Memorial Library. As its namesake indicates, the Memorial Library is dedicated to the writings and life of Henry Miller, a noted writer and former Big Sur resident. During research for a pending Planning permit application that would allow a variety of events to take place at the Memorial Library, staff was unable to find any previously-approved permits related to the change of use that occurred in the early 1980s. This is the basis for the subject Combined Development Permit request. In effect, the current application allows the site to be used as it has been for the preceding 30-plus years, excluding hosting special events.

The Memorial Library facility consists of a 782 square-foot building, with wooden decks, and a small shed, located on a 0.6-acre parcel. The property does not have any on-site parking. The site is bisected by a Caltrans underground drainage culvert and related easement.

Project Issues

After improvements to the wastewater systems that took place over the last few years, the only issues related to permitting the historic Memorial Library use are water and parking. No construction is proposed related to permitting the historic use of the site.

The Memorial Library property is served by a well located just across the property line, on a parcel immediately to the north; the water quality from the well is not currently adequate for the site. In order to serve the public use of the site, the Library must have a water system that meets state water quality standards. The Library has a water system permit which would need to be amended. The Environmental Health Bureau (EHB) has recommended permit conditions requiring that the applicant obtain an amended water system permit from EHB when the water treatment system improvements are completed. Until that time, EHB regulations require that the site be posted as having non-potable water and that potable water must be provided on site. Compliance with EHB's conditions of approval ensures that the Memorial Library can safely provide water for its employees and the public visiting the site.

The question related to the appropriateness of the site for hosting various events will be considered under a separate permit application, currently on file, which is tentatively scheduled for consideration by the Planning Commission in January 2015. The subject Combined Development Permit allowing the day-to-day operation of the Memorial Library is not dependent on the event permit application being approved and can, therefore, be considered separately.

The Zoning Ordinance (Title 20, Coastal) requires on-site parking for all uses unless a Coastal Development Permit modifying the parking requirements is approved, pursuant to Section 20.58.050(C). A Coastal Development Permit to modify parking requirements is included in this Combined Development Permit. Given its origins as a single-family residential site, the Memorial Library property has never had the area to fully accommodate parking on the property. Historically, the property's front setback and the Highway 1 right-of-way have served as the de facto parking area for the facility. In order to modify the parking requirements for the Memorial Library, the Planning Commission must determine that "in cases which, due to the unusual circumstances of a use or its immediate vicinity, do not necessitate the number of parking spaces,

type of design, or improvements required by the Ordinance.” In this case, the Memorial Library’s current uses (museums and libraries require 1 parking space per 200 square feet of building area; retail use requires 1 space per 250 square feet) and building area result in a requirement for four parking spaces.

The parking area in the adjacent Highway 1 right-of-way appears to be sufficient for the modest parking demand created by the day-to-day operations of the Memorial Library. In addition, the four spaces that would typically be required on-site for this use would not trigger a provision for handicap-accessible parking spaces. While the highway right-of-way cannot be reserved exclusively for the use of the Memorial Library, the distance to surrounding uses that might also require parking is sufficient to determine that the right-of-way area adjacent to the library would primarily be used for customers of the Memorial Library. The uses in the immediate area of the Memorial Library, including single-family residences and undeveloped parcels, have sufficient on-site parking to comply with Zoning Ordinance requirements, reducing the demand for highway right-of-way parking in the vicinity. While it is true that any traveler can use the right-of-way area to pull off the highway, the Memorial Library’s operators have demonstrated that they can provide 11 parking spaces along the frontage of their property. These are angled, unmarked parking spaces and require backing out in order to access the highway; however, there is sufficient back-up space to avoid entering the travel lanes of the roadway until they have proceeded in a forward direction onto the highway, thus minimizing safety concerns.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

Henry Miller Memorial Library (PLN140947)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt pursuant to the California Environmental Quality Act Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Development Permit for the use of an existing, approximately 782 square-foot structure as a public/quasi-public use, specifically a memorial library and museum, with an ancillary bookstore and gift shop; and 2) a Coastal Development Permit for modification to parking standards.

[PLN140947, Henry Miller Memorial Library, 48603 Highway 1, Big Sur Coast Land Use Plan (APN: 420-181-006-000)]

The Henry Miller Memorial Library application (PLN140947) had a public hearing before the Monterey County Planning Commission on December 10, 2104. 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 Combined Development Permit consisting of 1) a Coastal Development Permit for the use of an existing, approximately 782 square-foot structure as a public/quail-public use, specifically a memorial library and museum with an ancillary bookstore and gift shop; and 2) a Coastal Development Permit for modification to parking standards.
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 PLN140947.

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, Regulations for Development in the Big Sur Coast Land Use Plan Area;
- Monterey County Zoning Ordinance (Title 20, 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 48603 Hwy 1 Big Sur (Assessor's Parcel Number 420-181-006-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic Conservation, 1 unit per 40 acres, with a Design Control overlay Zoning District, which allows quasi-public uses (section 20.17.050.B), as well as other uses of a similar nature, intensity and density (section 20.17.050.HH) as those listed in the WSC section of Title 20 as determined by the Planning Commission. The former single-family dwelling, constructed in the 1960s, was converted to a memorial library in the 1980s to celebrate the life and career of author Henry Miller, a notable former Big Sur resident. The use of the former residence as a memorial library is a low-intensity use for this parcel. While having more visitors than a single family dwelling, the site is directly served by Highway 1, so neighboring parcels are not affected by the traffic, which is generally pass-through traffic. Moreover, celebrating famous figures from Big Sur's history is an appropriate use for property fronting the state highway. The structure retains its original appearance as a single-family dwelling. Therefore, the project is an allowed and compatible land use for this site.
- c) While the site also contains a Design Approval overlay zoning district, no construction is proposed as part of this application and no Design Approval is, therefore, required.
- d) The project planner conducted multiple site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- e) The Zoning Ordinance requires that on-site parking be provided unless a Coastal Development Permit is obtained to modify the parking requirements, pursuant to Section 20.58.050(C). The Planning Commission, therefore, must determine that "the unusual circumstances of a use or its immediate vicinity, do not necessitate the...improvements required by" the Ordinance. In this case, the proposed memorial library and museum uses require four parking spaces. The property is constrained by the existing structure on the site being a former single-family dwelling on a site that does not have room for establishing on-site parking without potentially incurring significant impacts to the forest resources on the site and opening development on the site to views within the Critical Viewshed. Surrounding uses include residential uses and undeveloped parcels. Each of the uses in the area has sufficient on-site parking to meet Zoning requirements. While any traveler can use this area to stop off the highway, the owners have demonstrated that they can provide 11 parking spaces along the frontage of the property. These parking spaces are angled, unmarked and require backing out to enter the highway; however, there is sufficient back up

space to avoid entering the roadway's travel lanes until they have proceeded in a forward manner onto the highway.

- 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 the larger, overall project under consideration for the site, which includes events, warrants environmental review. When the LUAC considered the larger overall project, it noted and discussed the lack of parking for the site, but in the context of the proposed events which triggered a significant parking demand. Nevertheless, the LUAC unanimously recommended approval of the overall project, which included retaining the current use of the site as a memorial library, museum, bookstore and gift shop.
- g) 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 PLN140947.

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 and Public Works; Caltrans; Cal- Fire Coastal Protection District; the Environmental Health Bureau. 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 conducted multiple site inspections to verify that the site is suitable for this use.
 - c) 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 PLN140947.
 - d) See Evidence for Finding 4 for related discussion of Site Suitability.

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 RMA – Planning and Public Works; Caltrans; Cal- Fire Coastal Protection District; and the Environmental Health Bureau. 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 at the site, including a water system and wastewater system. In conjunction with improvements to the wastewater systems over the last few years, the Environmental Health Bureau (EHB) has been working with the Memorial Library to establish a potable water system for the site. The water quality is not currently

adequate for the site for use as a public water system. Conditions of approval recommended by EHB will require obtaining an amended water system permit and install a treatment system. Until that time, EHB regulations require that the site be posted as non-potable water and that potable water be provided on site for employees and visitors.

- c) Staff conducted multiple site inspections 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 PLN140947.

5. **FINDING:** **NO VIOLATIONS** - The subject property has made application to ensure that they are in compliance with all rules and regulations pertaining to Zoning uses, and any other applicable provisions of the County's Zoning Ordinance. The current application is to ensure that the existing memorial library, museum, bookstore, and gift shop have the Coastal Development Permits required for their operation. The Planning Commission will subsequently consider, tentatively, in January 2015, permits to allow events associated with the Memorial Library. The approval of this permit will bring the property into compliance for its base use as a memorial library, museum, bookstore and gift shop.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of violations existing on subject property.
 - b) Staff conducted multiple site inspections and researched County records to assess if any violation exists on the subject property.
 - c) The proposed project corrects an existing violation regarding the use of the structure as a memorial library, museum, bookstore, and gift shop. The absence of a Coastal Development Permit in the 1980s, when the Memorial Library was established, was discovered as part of review of an application to allow events at the project site. No code enforcement case has been opened relating to this issue, which was only recently discovered. When implemented, the project will bring the subject property into compliance with all rules and regulations 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 PLN140947.

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 15301, categorically exempts the operation of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. See evidence in section b, below. The approximately 782 square-foot main structure is, and has been, used as a memorial library, museum, bookstore and gift shop.

- b) The project consists of a Combined Development Permit consisting of: 1) a Coastal Development Permit for use of an existing structure for a memorial library, museum, bookstore and gift shop; and 2) a Coastal Development Permit for modification to parking standards. No construction is proposed as part of the proposed application. The use has been operating at the site for over thirty years and no change in the current use is proposed as part of this application.
- c) No adverse environmental effects were identified during staff review of the development application during multiple site visits.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. No actual construction or site changes will occur for this application. The use of the site as a memorial library and museum will exist as it has for over thirty years, so no physical change from the baseline condition will occur.
- e) See preceding findings and evidence.
- f) Staff conducted multiple site inspections to verify that the site is suitable for this use.
- g) 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 PLN140947.

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 (Figures 2 and 3 in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140947.
 - e) The project planner conducted multiple site inspections.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the use is permitted in the zoning district 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 from the California Environmental Quality Act Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Development Permit for use of an existing structure as a public/quasi-public use, specifically as a memorial library and museum with an ancillary bookstore and gift shop; and 2) a Coastal Development Permit for modification to parking standards, 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 xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Laura Lawrence, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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 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.

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

PLN140947

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140947) allows the use of an existing single-family dwelling as library/museum, bookstore and gift shop. The property is located at 48603 Highway 1 (Assessor's Parcel Number 420-181-006-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 420-181-006-000 on December 10, 2014. The permit was granted subject to 5 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 issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. EHSP01 DRINKING WATER SURFACE WATER TREATMENT RULE SYSTEM

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design a water treatment system that meets all standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations Water Supply Standards for the treatment of the Surface Water Treatment Rule.

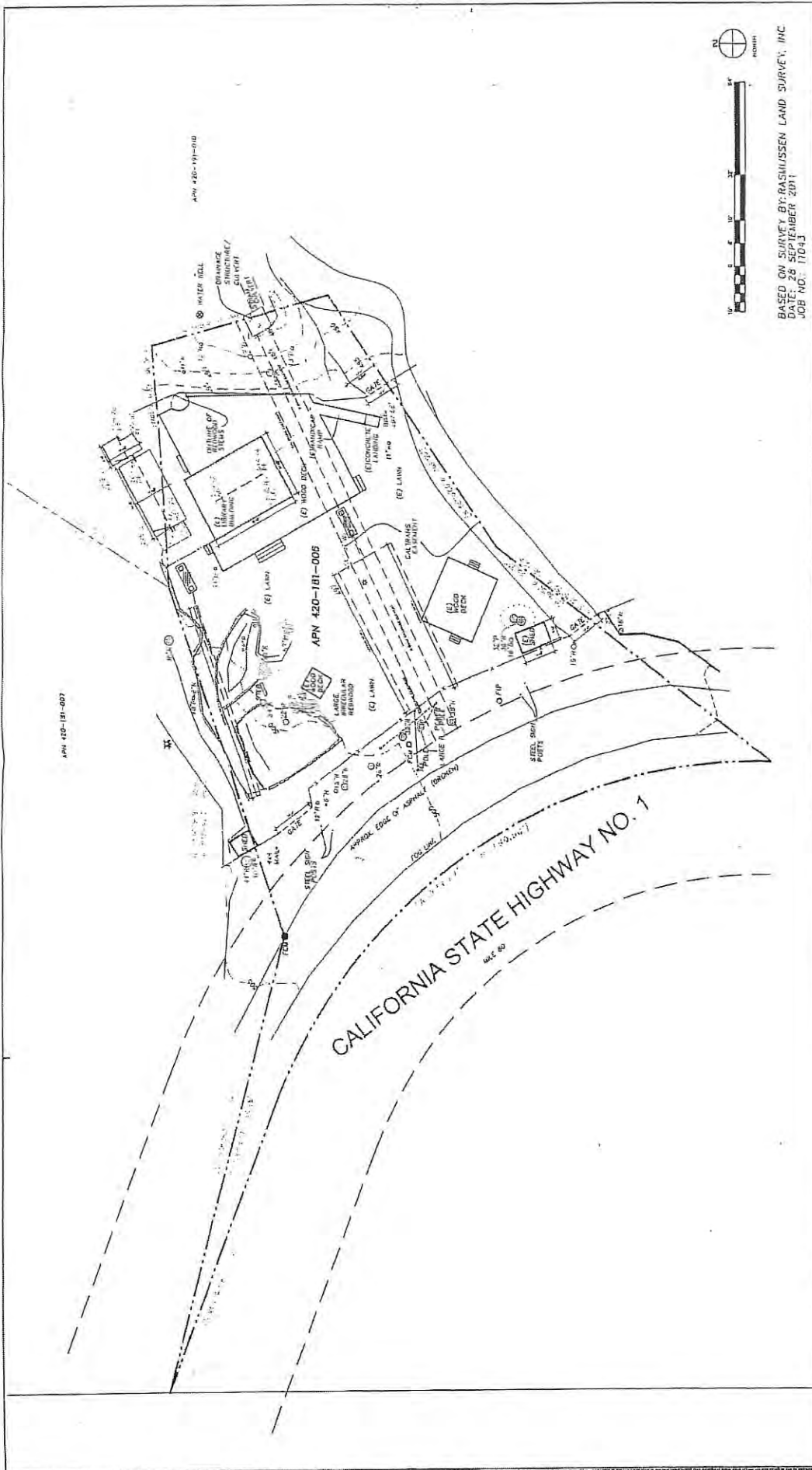
Compliance or Monitoring Action to be Performed: Within sixty (60) days of approval of PLN140947 submit plans and specification to EHB for review and approval of the water treatment system. Once plans are approved by EHB the system shall be constructed within nine (9) months.

5. EHSP02 AMENDED WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a amended water system permit from the Environmental Health Bureau when the water treatment system is completed

Compliance or Monitoring Action to be Performed: Prior to the water treatment system coming on line, submit necessary application, plans, specification, reports and testing results to Environmental Health Bureau for review and approval. After completion obtain an amended permit



BASED ON SURVEY BY: RASHMUSSEN LAND SURVEY, INC
 DATE: 28 SEPTEMBER 2001
 JOB NO.: 11043

A2

NO. 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

CONTRACTOR'S SIGNATURE: _____
 ARCHITECT'S SIGNATURE: _____
 ENGINEER'S SIGNATURE: _____
 SURVEYOR'S SIGNATURE: _____

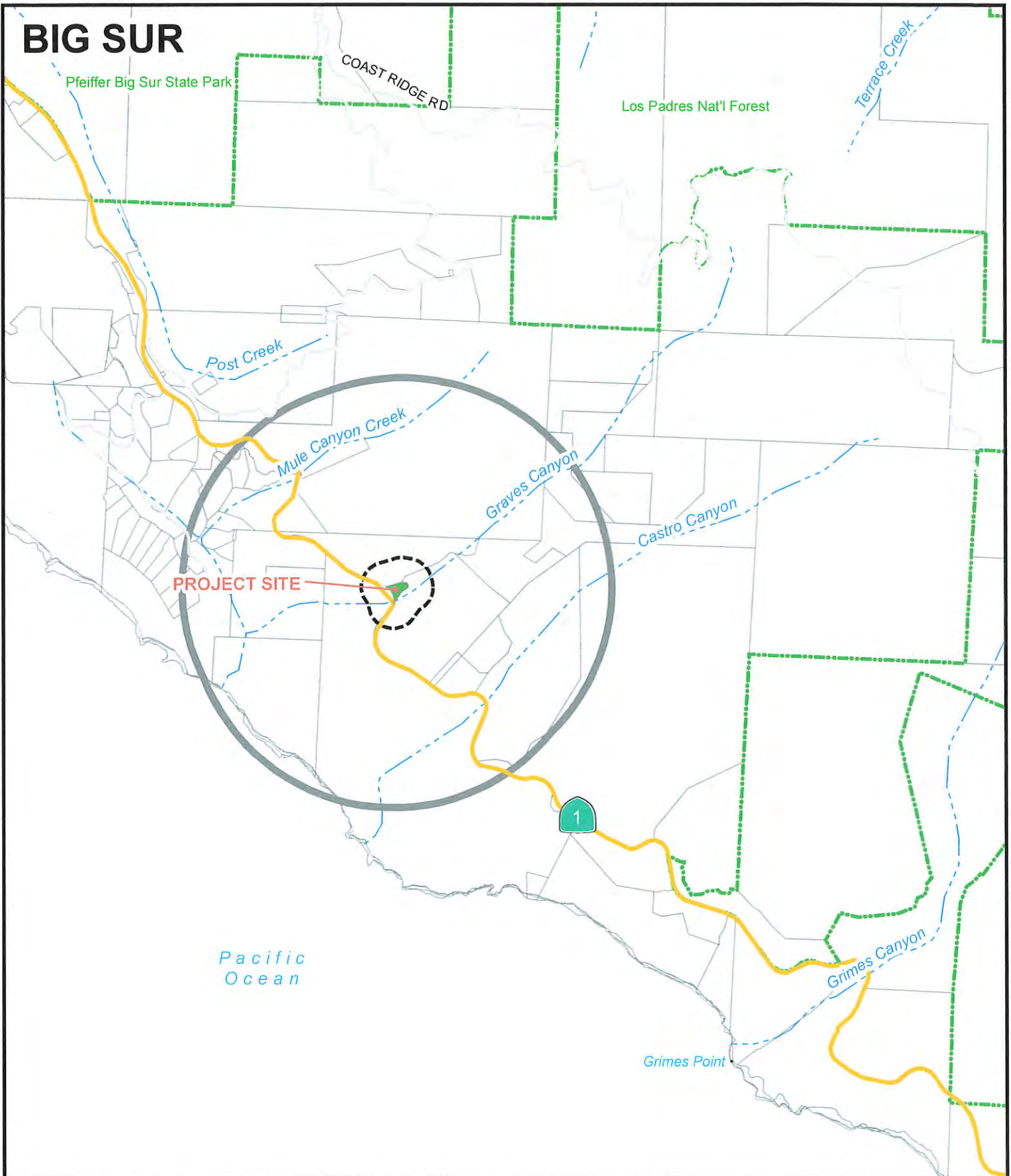


DATE	28 SEP 2001
OF PERIOD	1 DAY
SCALE	AS SHOWN
DATE	28 SEP 2001
BY	RASHMUSSEN LAND SURVEY, INC
JOB NUMBER	11043

TITLE: EXISTING SITE PLAN
Henry Miller Memorial Library
 No. 001 - 002 (2) 003

SHEET




BIG SUR



APPLICANT: HENRY MILLER MEMORIAL LIBRARY

APN: 420-181-006-000

FILE # PLN140947

 2500' Limit  300' Limit  Water

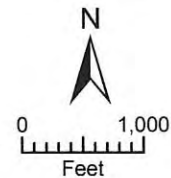


EXHIBIT D

PLANNER: OSORIO

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: **May 22, 2012**

Project Title: HENRY MILLER MEMORIAL LIBRARY
File Number: PLN060703
File Type: PC
Planner: MONTANO
Location: 48603 HWY 1 BIG SUR

Item continued from 2/28/12 meeting

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of an attached 136 square foot bathroom facility to the existing 782 square foot library with two (2) 1,500 gallon septic tanks and 190 linear feet of leach field area; 2) a Coastal Development Permit to establish the Henry Miller Library as a public quasi-public use; 3) a Coastal Development Permit to establish a prescribed number of public and private events; 4) Variance to allow an increase in site coverage from 10% to 14.6%; and a Design Approval. The property is located at 48603 Highway 1, Big Sur (Assessor's Parcel Number 420-181-006-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Rob Carver, Architect and Magnus Torren

Was a County Staff/Representative present at meeting? Delinda Robinson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Concerns of Public Safety were addressed, Traffic, Parking of vehicles on highway, signage, size of events. There was a lot of discussion		Create safer areas for parking, Signage warning oncoming traffic, shuttle service

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

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

Second by: Richard Ravich (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

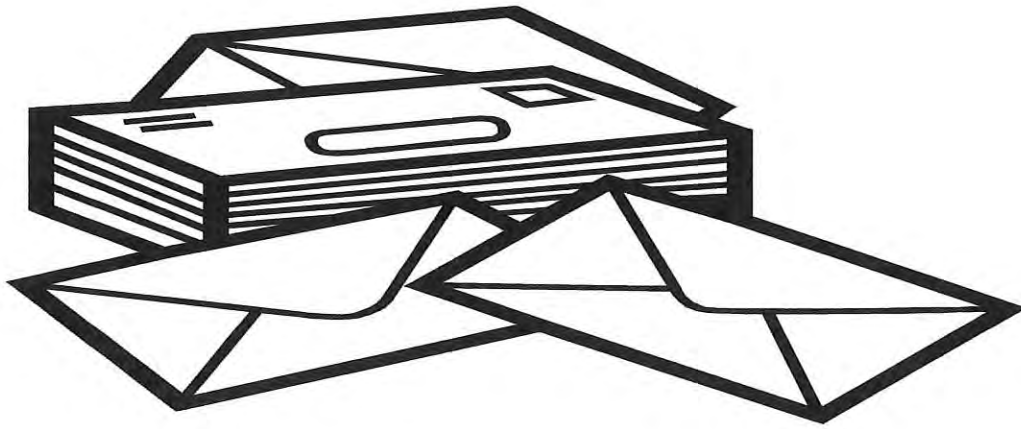
AYES: Barbara Layne, Steve Beck, Ned Callihan, Mary Trotter, Richard Ravich and Dan Priano

NOES: 0

ABSENT: 0

ABSTAIN: 0

Comment Letters



Osorio, Luis x5177

From: Jack Murray - Deal Maker [johnpmurray415@gmail.com]
Sent: Tuesday, December 02, 2014 5:08 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hi,

I strongly support the Henry Miller Library.

Thank you for considering the importance of this place, and this message.

I will keep it brief as I am sure you are getting many messages in support.

Sincerely,

Jack Murray

Broker-Associate - Top Producer - Ranked Top 2% Nationally!

Legend and Chairman's Circle Award Winner

Berkshire Hathaway Home Services - 677 Portola Drive San Francisco CA 94127

Direct Line 415-664-0800 - Office Fax 415-664-2647 - Cal BRE# 01298765

Osorio, Luis x5177

From: mark fassett [fassettfam@gmail.com]
Sent: Tuesday, December 02, 2014 5:10 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

I have read with interest the ongoing permit saga with the library, and I have appreciated how the county government has tried to do whatever possible to take a reasonable approach. Now I hear they have been closed because of permit issues, and I'm sure (I hope!) you will work together with the library to get them back open as soon as possible. I'm a big fan and always visit the library when I visit Big Sur. Thanks for reading.

Osorio, Luis x5177

From: Whitney Howe [whitney.moller@gmail.com]
Sent: Tuesday, December 02, 2014 5:11 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Please approve their operating permits - it would be such a shame to lose such a special place!

Osorio, Luis x5177

From: Anne Hull Seales [anne@baymoon.com]
Sent: Tuesday, December 02, 2014 5:11 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello,

I am writing to express my support for the Henry Miller Memorial Library, especially as a concert venue. My husband and I have travelled multiple times from Santa Cruz to attend concerts at HMML, each time supporting the Monterey County economy by staying overnight in a Big Sur lodging, and eating in Big Sur restaurants.

I understand the importance of locations that are open to the public being in compliance with relevant codes and permits, but do hope that in light of the HMML's historic nature that in cases where a variance is sought that it will be seriously considered.

Thank you very much.

Anne Seales
811 Cayuga St
Santa Cruz, CA 95062

Osorio, Luis x5177

From: david shannon [shannondavid@att.net]
Sent: Tuesday, December 02, 2014 5:11 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello,

I'm writing in support of the HMML in the hopes that this unique and treasured piece of our coastal culture can be preserved for generations to come. The natural beauty of the Library's setting makes this a special location, but the many events and workshops hosted by the Library, and its dedicated owners and staff, are also a huge part of this amazing place. Please consider how important the Library is to so many people and help ensure that it stays around for its many fans and future visitors.
Thank you.

Best,

David Shannon
shannondavid@att.net
805.995.1844

Osorio, Luis x5177

From: Carl Maxey [carl.maxey@gmail.com]
Sent: Tuesday, December 02, 2014 5:18 PM
To: Osorio, Luis x5177
Cc: Henry Miller Memorial Library
Subject: The Henry Miller Memorial Library

Dear Mr. Osorio,

I am in strong support of making the Henry Miller Library entitlements proceed as smoothly as possible incurring the least possible cost to this cherished institution. It is being held to a much higher standard than surrounding facilities, for example the parking situation outside point lobos is much worse. There are no neighbors disturbed by the use of Henry Miller. The use should be considered in the context of the locality that is quite different than let's say Salinas-that's why everyone wants to go there. Most of us want choices in diversity of environment.

I believe in fact Henry Miller should be left alone. The detractors should be invited to return to Danville where they will be much more comfortable.

Best Regards,

Carl M. Maxey, AICP
Architect, Certified Planner, LEED AP + ND

TEL: 831-236-0817
Office Location:
Sixth Avenue & Mission Street
Carmel-by-the-Sea, CA 93921

Osorio, Luis x5177

From: Martha Webster [marthawebster@msn.com]
Sent: Tuesday, December 02, 2014 5:21 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello,

I wholeheartedly support The Henry Miller Memorial Library! I've been to many events at The Library throughout the years - it's an amazing, culturally rich spot on the Big Sur Coast. We, in the Monterey Bay Area need The Library! It is irreplaceable!

Regards,

Martha Webster
Carmel

Osorio, Luis x5177

From: Amy McGee [amy.mcgee@zeffr.com]
Sent: Tuesday, December 02, 2014 5:27 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

I want to express my support of the Henry Miller Library. It's one of the most magical places in California. It's a treasure that needs to be saved. Please approve ny necessary permits required to keep this special place open for years to come.

Best,

Amy McGee

Amy McGee

Sr. Director, Marketing+Publicity, [ZEFR](#)
cell 312.399.8780
office 310.392.3555 x313

1621 Abbot Kinney Blvd
Venice, CA 90291
www.zeffr.com

Osorio, Luis x5177

From: keith.a.spencer@gmail.com on behalf of Amanda Grebner [amanda.grebner@gmail.com]
Sent: Tuesday, December 02, 2014 5:28 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

I'm writing to express my support of the Henry Miller Library. It really is the cultural jewel of our increasingly class-divided county, and a place where diverse folks of all walks of life are welcome. Please do what you can to keep it open.

Amanda

Osorio, Luis x5177

From: Andrew Jeffrey [andrewjeffrey10@gmail.com]
Sent: Tuesday, December 02, 2014 5:33 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Come on. In our lifetime, how many wonderful, unique, truly native California experiences have any of us had. The Henry Miller Memorial Library is a living, breathing example of what makes the Central Coast vital and one-of-a-kind.

For just a moment, quell the bureaucratic forces and consider what makes our short time on this planet, in this place, so singular.

Andrew W. Jeffrey

Osorio, Luis x5177

From: Eric Noble [enoble@thecarlab.com]
Sent: Tuesday, December 02, 2014 5:40 PM
To: Osorio, Luis x5177
Cc: Magnus Toren
Subject: The Henry Miller Memorial Library

Dear Sirs,

Our firm each year sends a delegation to Car Week, centered around the Monterey Historic Races and Pebble Beach Concours de Elegance. The stay of our group used to terminate with a Sunday midday departure from the county.

Several years ago, we began to travel with clients to Saturday and Sunday afternoon events at the Henry Miller Memorial Library. This remarkable, rustic venue, and its unique programming, have become such a Car Week tradition with us, that we now lengthen our stay in the county another day along with all of the lodging, dining and shopping that further stay entails. Recent guests of ours at HMML have included delighted management from both Bentley and General Motors. In business terms, HMML is a strong resource for the County.

In human terms, HMML is irreplaceable. Neither its preservation of the important author's legacy and philosophy, nor its bravely intellectual offerings would exist without the current library and its visionary management.

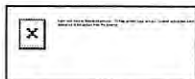
Doubtless the tiny old structure and little glen in which it resides are far from what modern planning and codes might specify in a greenfield venue. Equally certain is that fully "modernizing" the library would destroy its essence. The balance, then, is working with HMML in a truly empathetic way to do what can be done, but to wisely avoid demanding what would certainly obliterate the spirit, of such a unique resource.

Please accept our earnest plea to consider the truly one-of-a-kind asset HMML, in its current, quaint form, is to both Big Sur and to the County of Monterey, and to reflect that consideration in your planning with them.

Gratefully, and with most sincere regards,

Eric

Eric Noble, president
enoble@thecarlab.com
217 e. chapman, orange ca 92866 usa
ph 714 532 0192 web thecarlab.com



Osorio, Luis x5177

From: Tristanbe [tristanbe@yahoo.com]
Sent: Tuesday, December 02, 2014 5:46 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello friends

Please help the Henry Miller Library remain in operation.

It is an incredibly valuable cultural resource, which belongs in its present location. It is in the spirit of the community which has evolved within the Big Sur area for decades.

Respectfully

Tristan Bettencourt

Sent from my iPad

Osorio, Luis x5177

From: Naomi Weisenberg [naomi.weisenberg@gmail.com]
Sent: Tuesday, December 02, 2014 5:51 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hi there,

The Henry Miller Memorial Library is an essential part of Big Sur. I moved from NY to the Bay Area 10 years ago, and can easily say that Big Sur and the Library are one of the most special spaces in all of California and the US. Please do not take this vital place away. We love The Henry Miller Library!

Thanks,
Naomi

--
Naomi Weisenberg

Osorio, Luis x5177

From: David Garret Brosky [dgbrosky@gmail.com]
Sent: Tuesday, December 02, 2014 5:53 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

I have a question regarding the current infrastructure improvements occurring at the HMML; because the Library is considered a community center, is it eligible to receive a Community Development Block Grant to fund ADA bathroom improvements?

Regards,

David Brosky

Osorio, Luis x5177

From: Peter Mattson [petermattson@gmail.com]
Sent: Tuesday, December 02, 2014 6:07 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

We love the Henry Miller library! We can't wait for it to open again. Thanks so much for your cooperation on this.

Peter, Courtney, and Myla Mattson

--

Peter Mattson
<http://taquetfilm.com>

Osorio, Luis x5177

From: Kimball Hurd [kimball.hurd@sbcglobal.net]
Sent: Wednesday, December 03, 2014 9:32 AM
To: Osorio, Luis x5177
Cc: 'Magnus Toren'
Subject: The Henry Miller Memorial Library

To whom it concerns,

I am writing to encourage you to do all that you can to keep The Henry Miller Memorial Library "alive", open to the public, and a vital part of our community and economy. Since its conception it has been an international destination, bringing people, money and cultural diversity to the Central Coast. It goes a long way towards reminding people of the importance and place that "the arts" (passion, inspiration and hard work), have in all our lives.

Thank you so much for your time, and all the good work you do;
Monterey County resident ... Kimball Hurd

Osorio, Luis x5177

From: donna weaver [dweaver909@gmail.com]
Sent: Tuesday, December 02, 2014 6:23 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To Whom it may concern,

It is my understanding that the Henry Miller Library in Big Sur, CA is facing a possibility of closure. This greatly saddens me as I take my children to Big Sur every year to the Henry Miller Library either to attend an event or just look around. Inevitably we purchase books and posters. We sit out on the deck and read and just enjoy the space. And it is FREE. It is a learning experience. The Henry Miller Library is an icon in Big Sur and one of those very, very special places. I can't imagine Big Sur without it. I have met people from France, Italy, Spain, England, Canada and from all over our nation every year I've been there. It is a destination.

Please, please do what it takes to keep it alive and the doors open to all.

Thank you,
Donna Weaver

Osorio, Luis x5177

From: Judy Smith [jjjudy@lmi.net]
Sent: Tuesday, December 02, 2014 6:54 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear planner,

I do not live in Big Sur -- but I am (or rather have been in the past) a fairly regular visitor in the region. From my house it's almost a four-hour drive, but when I get there I spend a good deal of money in tourism — campgrounds, park fees, motels, restaurants, gift shops, groceries, and until recently for leisure and entertainment events at the Henry Miller Library.

I understand that they have been forced to cease business for some reason and that they will not be able to reopen for some time. This email is to let you know that the HML business is important enough to me that I do not plan to visit Big Sur, Carmel, or Monterey again until HML is able to resume their normal activities and especially their musical events. I had originally understood that their plumbing system was a problem in gaining approval to reopen but obviously there is more going on than that. I hope you and your associates are able to resolve these problems together with the HML soon.

If you are not in a position to influence decisions but feel that by reading this someone else is likely to reconsider their decisions, kindly feel free to forward the email.

Best wishes,
Judy Smith
Berkeley CA

Osorio, Luis x5177

From: Steffen Landauer [steffland@gmail.com]
Sent: Tuesday, December 02, 2014 7:08 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Sir or Madam--

Just wanted to let you know what a great resource I think the Henry Miller Library is for our community. They host a great variety of events open to the public, and they also offer a very pleasant slice of the old Big Sur that anyone driving past is free to partake of. I understand that they are making some modernizations on the property, which I support. I very much hope you will support and help facilitate the necessary changes so we can all continue to enjoy the Library!

Best,

Steffen Landauer

Osorio, Luis x5177

From: Andres Favela [aofavela@yahoo.com]
Sent: Tuesday, December 02, 2014 7:30 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello!

I am writing to express my support of the Henry Miller Library. It is a wonderful place and I have my wedding scheduled there for June of 2015. Truly a treasure!

Andres Favela

Sent from my iPhone

Osorio, Luis x5177

From: Howard Strohn [howardstrohn@gmail.com]
Sent: Tuesday, December 02, 2014 8:00 PM
To: Osorio, Luis x5177
Subject: Permits For Henry Miller Library

To The Planner

Just want to point out the importance the library is to the community of Big Sur. Any cooperation you can give would be very much appreciated by the community as a whole.

Thanks for your time.

Howard P. Strohn

Osorio, Luis x5177

From: Nonie Fickling [noniefickling@cox.net]
Sent: Tuesday, December 02, 2014 8:11 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Our family lives in Southern California but have come to cherish our visits to Big Sur and especially the Henry Miller Memorial Library, so much so that on May 15th, 2015 our daughter was to be married on its grounds under its majestic Redwoods. We have made 3 trip to Big Sur since summer to make all of the arrangements and thought that we had everything in place. Now we hear that the library is temporarily closed. We are in shock. It is our opinion that the HMML represents the essence of what Big Sur is all about, not only now but in its rich past. It is a beautiful cultural and intellectual hub for literature, art and music, presented in an affordable manner so that all can enjoy.

We encourage you to assist the HMML in their quest for immediate reopening.

Kindest regards,
Bill and Nonie Fickling
San Clemente, CA

Sent from my iPad

Osorio, Luis x5177

From: Ben Longland [benlongland@unioneditorial.com]
Sent: Tuesday, December 02, 2014 8:11 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

I just wish to express my appreciation for the Henry Miller Library as a central Big Sur base for musical events & culture in general... it will be sorely missed by many if it can longer function.

Yours
Ben Longland

Osorio, Luis x5177

From: Dan O'Rourke [dorourke9@yahoo.com]
Sent: Tuesday, December 02, 2014 8:54 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To whom it may concern,

As a resident of Big Sur I wanted to express my appreciation and support for the Henry Miller Memorial Library. The Library bring a mix of historic, literary, cultural and artistic events that would be totally lacking in this area of the county.

While most of Big Sir caters to the tourists who visit, the HMML supplies a much needed antidote with events that inform and contribute to expanding the cultural landscape in this beautiful area.

It is a touch stone of cultural information for those of us who live in this remote area of the county.

Regards,

Dan O'Rourke

POB 133

Big Sur, CA 93920

8315214126

Dorourke [9@yahoo.com](mailto:dorourke9@yahoo.com)

Sent from my iPhone

Osorio, Luis x5177

From: Apraksin Blues [apraksinblues@gmail.com]
Sent: Tuesday, December 02, 2014 8:58 PM
To: Osorio, Luis x5177
Cc: Magnus Toren
Subject: Support for Henry Miller Library

Dear Mr. Osorio:

For decades, with much imagination and through countless hours invested, the Henry Miller Library in Big Sur has played an important role in Monterey County's cultural patrimony.

Evolving from the values of its namesake and the vision of Executive Director Magnus Toren, along with a host of trustees, employees, volunteers and other contributing allies, the library vigorously bridges the local, national and international levels, the natural and the creative.

We're writing as past participants in, attendees and observers of the library's programs, to express our hope that you and your office will act in the best interests of this institution's potential. You have a unique opportunity to do so, with broad goodwill across myriad communities.

Please exercise all available powers to guide the Henry Miller Library through the current period of the pause in its activities, allowing the recalibration of its operations and the continued realization of its purpose on firmer ground, for the sake of each season and posterity.

Sincerely,

James Manteith
Tatyana Apraksina
47494 Arroyo Seco Road 6
Arroyo Seco, CA 93927-9715
apraksinblues@gmail.com
831.674.3457

Osorio, Luis x5177

From: Amit Mehra [amitmehra13@yahoo.com]
Sent: Tuesday, December 02, 2014 8:59 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library (from INDIA)

Dear Sir,

I have been informed that Henry Miller Memorial Library is in financial and legal crises and has been closed down temporarily.

I would really appreciate if you could reconsider supporting and keeping Henry Miller Memorial Library open and grant them all the permissions and permits required to do so.

My first film was screened there and I have a dream of visiting the library once in my life.

I hope you will consider my humble plea.

Thank you

Sincerely,

Amit Mehra

Screenwriter/Director/Producer

AMP ANGLES FILMS

Mumbai, INDIA

<http://www.imdb.com/name/nm1645735/>

<https://www.twitter.com/amitmehra>

<https://www.facebook.com/groups/ampanglesFilms/>

Osorio, Luis x5177

From: Susan Zsigmond [susajarz@gmail.com]
Sent: Tuesday, December 02, 2014 9:16 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

This is to let you know that I support the HMML.

I am a resident of Big Sur and have seen the Henry Miller Memorial Library grow from an almost empty cabin to a community resource we are all proud of and which I personally am very involved in.

I've found wonderful books to buy, heard some great poets and writers read their work, seen new and classic films and experienced live concerts by some of the most respected classical and pop artists of our time--all at a Redwood grove in the very center of Big Sur.

I can honestly say the HMML is at the heart of Big Sur and provides a cultural center that is very important to the community.

Sincerely,
Susan Zsigmond

Osorio, Luis x5177

From: Kurt Rust [krwtfk@yahoo.com]
Sent: Tuesday, December 02, 2014 9:33 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To Whom it May Concern,

I hope that you will join with me in supporting the Henry Miller Memorial Library in Big Sur, CA. They perform an impressive and important function in furthering the Arts in CA, and the Planet at large.

Please do what is in your power to help them continue this important work.

Sincerely,

Kurt Rust

Osorio, Luis x5177

From: Carissa Chappellet [carissa@chappellet.com]
Sent: Tuesday, December 02, 2014 10:48 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

As I long-time resident of Big Sur, I value the Henry Miller Memorial Library as an integral part of our community. The Henry Miller Memorial Library is a part of the history of Big Sur, however it's not just our past history, it's a living history.

Please do whatever you can to assure this treasure is kept.

Carissa Chappellet
PO Box 244
Big Sur, CA
93920

831-238-1968 cell

Osorio, Luis x5177

From: Steven C. Aldridge [steven.c.aldrige@gmail.com]
Sent: Tuesday, December 02, 2014 11:02 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To whom it concerns,

I wish to express my support for the continued existence & functioning of the Henry Miller Memorial Library. American, Californian & Big Sur literary & cultural history are all the better for it. Please work with the HMML & their supporters to set a clear path to ADA accessibility & whatever other legal hurdles they're now facing.

Thanks,

Steven C. Aldridge

Please pardon worms in the apple...

Osorio, Luis x5177

From: Mike Furnari [mafurnari@gmail.com]
Sent: Tuesday, December 02, 2014 11:06 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello,

I just want to let you know what an important place Henry miller library is to me and my family and our community in pacific grove.

The film festivals, workshops, and since of community provides a service to this area that is unique and special.

I fully support the Henry Miller library and wish my kids, and all future generations for that matter, will have the chance to experience all the incredible things for themselves.

Keep the HMML open!!

Sent from my iPhone

Osorio, Luis x5177

From: Phillip Robinson [phillip.r.robinson@gmail.com]
Sent: Tuesday, December 02, 2014 11:13 PM
To: Osorio, Luis x5177
Subject: Henry Miller Library

The library has been one of my favorite places to visit for years, a key reason to come down from San Francisco. Please help it continue.

Phillip Robinson

Osorio, Luis x5177

From: Alan Buchwald [abuchwa@gmail.com]
Sent: Tuesday, December 02, 2014 11:49 PM
To: Osorio, Luis x5177; Magnus Toren
Subject: The Henry Miller Memorial Library

Dear County Planner: I read with dismay recently in the Weekly that activities at the HMML have been suspended. This is a tragedy of monumental proportions and must be corrected as soon as possible. The Library is the heart and soul of Big Sur and provides so many unique activities and programs that are not available elsewhere and magnify the charms of the area. What can compare to the summer International Short Film Festival in the open under the stars? There are also many and various performers who come from great distances to perform for us. I have been astounded by the organizational ability and down to earth persona of the director, Magnus Toren. We must find a way for the County of Monterey to make it possible for the Library to have the needed permits to continue it's great progress. Sincerely, Alan Buchwald, Garrapata Ridge, Big Sur

Osorio, Luis x5177

From: John Hawkins [jhawkinsccs@gmail.com]
Sent: Wednesday, December 03, 2014 12:30 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Stop suppressing art and creativity.

Osorio, Luis x5177

From: allcreatures.lm [allcreatures.lm@gmail.com]
Sent: Wednesday, December 03, 2014 6:23 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

The Henry Miller Library is an important destination for me and, I know, so many others. I would like to make a small donation, but I would need to send a check. If that is possible, can you let me know how to make it out and where to send it?

Thankyou ,

Lorraine Mitchell
113 San Fernando Ave.
Morro Bay, Ca. 93442

Osorio, Luis x5177

From: Karen Lewis [klewis@mcn.org]
Sent: Wednesday, December 03, 2014 7:13 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

December 3, 2014

Dear County Planners,

It is with great concern that I read about the challenges of the Henry Miller Library. This is a cultural treasure of vital importance to the community, and to the world. Is Monterey County going to allow such historic sites to be neglected and crumble into the ocean?

This is a sanctuary for literature, for preserving important history, and for preserving Big Sur's identity as a place where creative souls might re-charge and create arts for the future.

I urge you to work kindly with the Henry Miller Library foundation and staff to make sure that this unique structure and site are preserved in the spirit of "historic" elements. While at the same time being fortified for the future and for *reasonable* ADA access.

Sincerely,

Karen K. Lewis
Box 790
Albion, CA 95410
(long time visitor to Big Sur and the Miller Library)

Osorio, Luis x5177

From: Emily Meath [emilymeath@gmail.com]
Sent: Wednesday, December 03, 2014 7:14 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Hello - I've heard that the Henry Miller Memorial Library is currently in the process of applying for the necessary permits to remain open and continue to operate. I just wanted to reach out to express my support for this institution, and I would encourage you to do the same by helping them secure their permits (or whatever else you can do!) - so that the Library can continue to enrich the lives of so many. It's a terribly beautiful and inspiring place, and I'm sure that anyone who's visited would also hope that it could stay open forever.

Thanks so much for your time.

All the best,
Emily Meath

Osorio, Luis x5177

From: jlrossmusic@gmail.com on behalf of Jordan L Ross [jordan@jordanlross.com]
Sent: Wednesday, December 03, 2014 7:35 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To Whom It May Concern:

The HMML is an historical landmark that must be preserved. My band performed at the Library in October; we were in awe of its beauty and the grace of Magnus and his staff. This is a very special place for artists, writers, Californians and visitors of all walks of life. I'm making my donation now because I believe in the future of the Henry Miller Memorial Library. Please do all you can.

Thank you,
Jordan L Ross

--

Jordan L Ross
JordanLRoss.com
310.770.2687

Osorio, Luis x5177

From: Sarah T. [snspaid@aol.com]
Sent: Wednesday, December 03, 2014 8:41 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Monterey Leadership,

I am writing in support of the Henry Miller Memorial Library. This entity provides literary history to the public, making literary history accessible, just as the new renovations will provide accessibility for all visitors. At a time when books are being digitally navigated and social media has a significant impact on how people consume knowledge, this library stands as a cultural icon, revealing a long history of literature in the United States, including beautiful Monterey with its profound ties to groundbreaking and epic authors. Please ensure the success of this culturally significant library by supporting its efforts at renovation and issue permits accordingly.

Thank You,

Sarah

Osorio, Luis x5177

From: Noah Greer [npgreer@gmail.com]
Sent: Wednesday, December 03, 2014 10:44 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Planning Staff;

As a former planner myself, I always found it helpful (if sometimes overwhelming) when the community would organize around a specific project to voice why it matters to them. To that end, I wanted to add my voice to the others you will hear from.

As a lifetime California resident currently residing in Ventura, I travel PCH through Big Sur at least two or three times a year. Every time I drive through the area, I stop in here for a cup of (free) tea, a short stroll and a half hour of relaxation and reading. The Henry Miller Memorial Library is truly a unique and welcoming space that celebrates the environment, history and culture of the area.

I understand the need for proper planning/review. I hope the County of Monterey also recognizes the critical importance of publicly-accessible cultural/recreational/artistic resources such as this one. The Henry Miller Memorial Library is an irreplaceable cultural resource locally - and for travelers like me.

Thank you for helping them through the planning/permitting process.

Noah Greer
805.451.2134

Osorio, Luis x5177

From: acx007@aol.com
Sent: Wednesday, December 03, 2014 10:55 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Please add me to the list of supporters of the Henry Miller Library. This is something really special and important to Big Sur and we don't want to lose it.

Regards,
Andrew Chermak
6605 Buckley Drive
Cambria CA 93428

Osorio, Luis x5177

From: Katy holt [writeholt@aol.com]
Sent: Wednesday, December 03, 2014 10:57 AM
To: Osorio, Luis x5177
Cc: Paul O'Kane
Subject: The Henry Miller Memorial Library

Greetings from Napa-

I have visited the Henry Miller Memorial Library and wish to offer my support of its continued operations. It is a unique and tranquil setting and is a way for visitors to connect with the unique history of big sur.

Please consider seriously the homogenization of our coastlines and roadsides alongside ADA demands. I was required to do ADA upgrades at my business and did so happily but not as the county suggested- instead I did it logically and the least intrusive way possible to allow access in a usable and cost-effective way.

I hope the property can remain in its historic and natural state and serve all visitors equally.

Thank you
Katy Holt
Sent from my iPhone

Osorio, Luis x5177

From: Erica Muller [ericagmuller89@gmail.com]
Sent: Wednesday, December 03, 2014 11:07 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

To whom it may concern,

The Henry Miller Memorial Library is one of the most special places on earth. I come all the way from New Jersey every year to visit Big Sur and a Big Sur adventure would not be complete without a visit to the Library. Words can't even describe how sad I, and many others, would be if it were to permanently close. I know that costs associated increase throughout the years and ends must be met, but please, just consider the beauty and tranquility that place has provided for so many people, who really, really needed it. I've never been around such beautiful souls and it's almost always a given that you will have a soulful connection to someone you cross paths with there. Between getting to play "River" by Joni Mitchell on that old piano to picking through every book and record there because the selection is unlike any other, to the beautiful redwoods that surround the library and the way the sun shines through those trees, I will forever cherish my visits to the Henry Miller Library and I hope, so badly, that I'll get to experience another visit.

Thank you for your time,

Erica Muller

Osorio, Luis x5177

From: Toby Rowland-Jones [toby@survision.net]
Sent: Wednesday, December 03, 2014 11:28 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Greetings:

As a past Board Member of the Henry Miller Library and having used the Library on literally hundreds of occasions (I was married there over 20 years ago) for both personal and professional needs, I support the ongoing permit process in order that the Library can re-open without any undue loss for this iconic property.

As we are all aware, the Library is visited by people from all over the world, and directly contributes untold tax dollars and revenue stream for the County of Monterey. Over and above the fact that Henry Miller's name is recognized globally, and ergo linked to Big Sur, the Library serves as perhaps the most unique and popular venue for intellectual and community events such as their writing workshops, seminars, the International Short Film Series, and so much more.

I trust that the permits will be issued in a timely manner -I know full well that the Director of the Library and the current Board of Directors are working as diligently as possible to ensure that everything is compliant.

With kind regards and thanks for your time.

Toby Rowland-Jones
Big Sur Food and Wine Festival LLC
BOX 7 BIG SUR CA 93920

<http://www.bigsurfoodandwine.org/>
831-869-1341



2015 Festival - November 5 - 7

Osorio, Luis x5177

From: Leigh Fitz [lfitz43@yahoo.com]
Sent: Wednesday, December 03, 2014 5:10 PM
To: Osorio, Luis x5177
Subject: Henry Miller Library

I am writing in support of the HML, and expect the county to do everything possible to assist this incredible organization through this process so they can operate in full compliance of local laws - even if those laws need to be changed to allow them to operate.

One person complaining about the bathroom situation on the property should not outweigh the enjoyment of tens of thousands of others who have attended multiple events there over the years, including me. But however this situation began, or became complicated, the truth is that DESPITE the issues drawing attention to the limitations of the property NO ONE has been injured during an event there. All those codes and laws are in place to keep people safe, and yet without them - people have been safe.

My current belief is that the County is staffed with good, smart people who are in office and in their jobs to serve their communities - and THIS community LOVES the Henry Miller Library.

Leigh Susan Fitz
301 Van Buren Street #17
Monterey, CA 93940

Osorio, Luis x5177

From: Kelly [kellypark62@gmail.com]
Sent: Wednesday, December 03, 2014 9:02 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Monterey County officials,

Just a note to let you know that I support the Henry Miller Memorial Library as a really necessary part of the Big Sur community. From the day to day vibe to the events that make the place shine to the volunteers who call it home, the library is vital. Thank you for all the work you do to make Monterey county great, and thank you for working to ensure the Henry Miller Memorial Library remains a fixture of life in Big Sur.

Sincerely gratefully,
Kelly Park

Osorio, Luis x5177

From: Christine Broz [ckbroz@yahoo.com]
Sent: Thursday, December 04, 2014 7:28 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Monterey County Planner,

I'm writing in support of the Henry Miller Library asking that you also support it. This is a gem of a sanctuary in Big Sur that has offered myself and so many other wonderful experiences with artists of all kinds. I hope you and the Library can collaborate on reasonable solutions for the issues it faces. I don't want to be turned away from a place that has nurtured my mind and soul like no other place.

Best regards,

Christine Broz

Christine

Osorio, Luis x5177

From: Jonathan Trumbull [jonathantrumbull@att.net]
Sent: Thursday, December 04, 2014 9:59 AM
To: Osorio, Luis x5177
Cc: magnus@henrymiller.org; 'Jean Trumbull-Impact Publishers'
Subject: The Henry Miller Memorial Library

Dear Planner(s),

We would like to express our support for the Henry Miller Library in their continuing effort to upgrade for compliance. Because of Henry Miller Library events, my wife Jean and I have stayed in Big Sur for a total of +-3 weeks during several visits over the last 3 or so years -- at Ripplewood, Deetjen's, Fernwood, Treebones, Kirk Creek, and others. We have eaten at Big Sur Deli, Deetjen's, Nepenthe, the Bakery and Restaurant, Ventana Inn, Big Sur River Inn, and too many more to list.

My rough estimate of our money spent in Monterey County during these sojourns is over 4000 dollars. We are 64 and 56, and had visited Big Sur rarely during our entire lives until we became aware of the caliber of the shows at the Henry Miller Library through our 20-something daughter, who with friends, has also visited multiple times. Because of Library events, they have also spent well in Monterey County.

We hope this letter will remind you and the Monterey County Board of Supervisors of the economic benefits that accrue to Monterey County from the Henry Miller Library as they continue their efforts to comply with the necessary but dauntingly expensive government regulations.

Thank you for your continued patience in working with the Henry Miller Library, a true cultural and economic asset of Big Sur and Monterey County.

Sincerely,

Jon and Jean Trumbull
8220 Santa Rosa Road
Atascadero, California
805-674-4985

Osorio, Luis x5177

From: David Carnie [davidcarnie@earthlink.net]
Sent: Thursday, December 04, 2014 11:43 AM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

wow, I feel like I've grown up with the library. and I can't imagine the idea of the county NOT trying to help this cultural, literary, historical landmark to survive. permits? sure, we all need more permits in our lives (sarcasm)... when it comes to regular people, yeah, sure, I suppose permits make sense up to a point in our society, but there are bigger issues at stake here. this is the henry miller library we're talking about. I implore you to consider other options and exceptions with this landmark property as you move forward in your proceedings with them.

I'm a native californian, as is my wife, we were married in big sur, and we've been visiting big sur for nearly 30 years, sometimes four times a year. and we always stop at the library. if for no other reason than to commune with the legend of henry miller and the art community he helped foster in big sur. it is the most beautiful place on earth and the henry miller library and the spirit it promotes is an essential part of why.

I will surely be writing more on the subject as I do further research into just exactly what's going on here because this is a really, really, really important issue to me. please save the henry miller library.

you'll note that that's three reallys. thank you. -dave carnie

Osorio, Luis x5177

From: garmar67 [garmar67@aol.com]
Sent: Thursday, December 04, 2014 12:53 PM
To: Osorio, Luis x5177
Subject: The Henry Miller Memorial Library

Dear Government Entities,

Henry Miller was and is an American institution. The Henry Miller Library is a California and American treasure. I visited the Library in 2001 and hope to visit it again in the near future. I hope you and all government entities will work to support and preserve an institution that is saving the works of one of America's greatest authors.

Sincerely,

**Gary Peterson
200 Chatham Way # 862
Mayfield Heights, OH 44124**