

**PROJECT APPLICATIONS IN BIG SUR**  
**County of Monterey Resource Management Agency – Planning**  
**ACTIVITY BETWEEN OCTOBER 3, 2016 AND APRIL 21, 2017**

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since October 3, 2016. Changes are highlighted:

FILE#	APPLICANT	AREA	PROPOSED USE
CC160054 (PLANNER: JOE SIDOR)	MILLENNIUM TRUST COMPANY LLC ET AL	NO ADDRESS ASSIGNED TO PARCEL	UNCONDITIONAL CERTIFICATE OF COMPLIANCE FOR ASSESSOR'S PARCEL NUMBER 424-011-019-000. <b>CERTIFICATE RECORDED ON 3/17/17. STATUS IS "ISSUED"</b>
PLN170332 (PLANNER: LIZ GONZALES)	CANINO ELIZABETH & SPENCER CORDELL GERARD	9369 SYCAMORE CYN RD BIG SUR	DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 373 SQUARE FOOT POOL HOUSE. THE COLORS AND MATERIALS TO MATCH EXISTING SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 9369 SYCAMORE CANYON ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-261-044-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON APRIL 4, 2017; STATUS IS STILL "APPLIED"</b>
PLN170281 (PLANNER: JAIME GUTHRIE)	DENG PETER X & CHARLOTTE L TRS	36248 WESTON RIDGE RD MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW PARTIAL DEMOLITION AND REBUILD OF 1,412 SQUARE FOOT SINGLE STORY DWELLING, CONSTRUCTION OF 668 SQUARE FOOT ADDITION, AND REMOVAL OF ONE (1) DEAD TREE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW RIDGELINE DEVELOPMENT; AND 3) A DESIGN APPROVAL TO ALLOW RE-ROOFING OF CABIN WITH COMPOSITION SHINGLE; CEDAR SIDING TO CABIN AND 471 SQUARE FOOT GARAGE; INTERIOR AND EXTERIOR REMODEL TO GARAGE; AND COLORS AND MATERIALS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 36248 WESTON RIDGE ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-301-015-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON MARCH 30, 2017; 30-DAY REVIEW PERIOD ENDS ON APRIL 28, 2017</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN170270 (PLANNER: LIZ GONZALES)	VITA ROBERT A & JENNIE G CO-TRS (GRIMES RANCH RACE)	37101 HWY 1 MONTEREY	EMERGENCY PERMIT TO ALLOW A 10.1 MILE BIG SUR MARATHON RACE ON THE MORNING OF APRIL 30, 2017 OF APPROXIMATELY 1,600 PARTICIPANTS ON GRIMES RANCH LOCATED ON THE EAST SIDE OF HIGHWAY 1 JUST SOUTH OF PALO COLORADO ROAD AS THE STARTING LOCATION WHICH WILL END AT THE RIO ROAD SHOPPING CENTER. THE PROPERTY IS LOCATED AT 37101 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-262-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON APRIL 7, 2017; FLAN WILL BE SENT ON APRIL 24, 2017. STATUS IS "PENDING APPROVED"</b>
PLN170214 (PLANNER: LIZ GONZALES)	STATE OF CALIFORNIA (CALTRANS & VARIOUS OWNERS)	47225 & 47231 HWY 1 BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION AND RECONSTRUCTION OF THE PFEIFFER CANYON BRIDGE. A LARGE LANDSLIDE OCCURRED UNDER THE PFEIFFER CANYON BRIDGE AND EXTENDS UP THE CANYON MORE THAN 300 FEET, ALONG THE NORTHERLY SIDE OF PFEIFFER GULCH. THIS LANDSLIDE DE-STABILIZED THE BRIDGE COLUMN AND IS CAUSING THE BRIDGE TO FAIL. NO REASONABLE BYPASS EXISTS OUTSIDE OF THE STATE'S RIGHT-OF-WAY. THE PROJECT IS LOCATED AT PFEIFFER GULCH (PM 45.52) ALONG HIGHWAY 1, APPROXIMATELY 1 MILE SOUTH OF PFEIFFER BIG SUR STATE PARK ENTRANCE, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-031-002-000, 419-311-015-000, 419-311-016-000 AND 419-311-030-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON MARCH 16, 2017. FLAN SENT ON APRIL 5, 2017; COASTAL COMMISSION APPEAL PERIOD ENDS 4/21/17. STATUS IS "PENDING APPROVED"</b>
PLN170161 (PLANNER: LIZ GONZALES)	STATE OF CALIFORNIA (PAUL'S SLIDE)	HWY 1 PM 21.6 BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 300 LINEAR FOOT BY 20-FOOT HIGH SOIL NAIL WALL TO STABILIZE THE REMAINING NORTHBOUND LANE OF HIGHWAY 1, AND THE INSTALLATION OF TEMPORARY RAILING AND TRAFFIC SIGNILIZATION. THE PROJECT SITE IS LOCATED AT POST MILE 21.6, HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 422-021-002-000), LIMEKILN STATE PARK, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY DIRECTOR OF RMA PLANING ON MARCH 3, 2017. NAIL SOIL WALL FAILED; REVISED EMERGENCY PERMIT APPROVED BY DIRECTOR OF RMA PLANNING ON MARCH 17, 2017. FLAN WILL BE SENT ON APRIL 24, 2017. STATUS IS "PENDING APPROVED"</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN170133 (PLANNER: JOE SIDOR)	COUNTY OF MONTEREY RMA PUBLIC WORKS (PALO COLORADO ROAD)	AT APPROXIMATELY POST-MILE 3.3 ON PALO COLORADO RD BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW EMERGENCY CULVERT AND ROAD REPAIRS ALONG AN APPROXIMATELY 300-FOOT SECTION OF PALO COLORADO ROAD NEAR ROCKY CREEK. THE PROJECT SITE IS LOCATED AT APPROXIMATELY POST-MILE 3.3, NEAR 38200 AND 38250 PALO COLORADO ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBERS 000-000-000-000 [COUNTY RIGHT-OF-WAY], 418-131-024-000, 418-131-025-000, AND 418-131-026-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY DIRECTOR OF RMA PLANING ON FEBRUARY 23, 2017; FLAN HAS NOT BEEN SENT AS OF APRIL 21, 2017. STATUS IS "PENDING APPROVED".</b>
PLN170056 (PLANNER: JOE SIDOR)	STATE OF CALIFORNIA (CALTRANS)	ADJACENT TO HIGHWAY 1, WITHIN THE CALTRANS RIGHT-OF-WAY & ANDREW MOLERA STATE PARK BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW PLACEMENT OF 3,000 TONS OF ROCK SLOPE PROTECTION IN THE BIG SUR RIVER AT POST-MILE 49.0 TO REDUCE HIGH VELOCITY FLOW AND PREVENT FURTHER BANK EROSION. THE PROPERTY IS LOCATED ADJACENT TO HIGHWAY 1, WITHIN THE CALTRANS RIGHT-OF-WAY AND ANDREW MOLERA STATE PARK (ASSESSOR'S PARCEL NUMBERS 159-031-002-000 AND 000-000-000-000), BIG SUR, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON JANUARY 23, 2017. NO APPEAL RECEIVED FROM THE COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</b>
PLN170051 (PLANNER: ANNA QUENGA)	MORGENRATH MARTHA J TR ET AL	46821 HWY 1 BIG SUR	COASTAL ADMINISTRATIVE PERMIT FOR A TEST WELL. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON MARCH 15, 2017. FLAN SENT ON MARCH 28, 2017; PROJECT NOT APPEALABLE BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN160856 (PLANNER: ANNA QUENGA)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO RD CARMEL	AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE080464) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 1,466 SQUARE FOOT SINGLE FAMILY DWELLING, A DETACHED 270 SQUARE FOOT STUDY ROOM, A 450 SQUARE FOOT TWO-STORY BARN, A 75 SQUARE FOOT SHED, A 90 SQUARE FOOT SHED, A 250 SQUARE FOOT CARPORT/WORKSHOP, 12 WATER STORAGE TANKS (10,000 GALLONS; 5 AT 4,900 GALLONS; 3,000 GALLONS; 2,500 GALLONS; 1,000 GALLONS; AND 3 AT 500 GALLONS), A WATER CATCHMENT SYSTEM, ON-SITE WASTEWATER SYSTEM, APPROXIMATELY 600 LINEAR FEET OF UNPAVED DRIVEWAY, AND ASSOCIATED GRADING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 3 MADRONE TREES; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000), AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDS ON APRIL 21, 2017. STATUS IS "APPLIED".</b>
PLN160825 (PLANNER: ANNA QUENGA)	KEETON RICHARD & SUSAN & DON A MC QUEEN (AT&T MOBILITY)	ADJACENT TO 47000 HWY 1 BIG SUR (NO ADDRESS ASSIGNED TO PARCEL)	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO REPLACE AN EXISTING TEN FOOT GUYED TOWER WITH TWO EXISTING MICROWAVE ANTENNAS, REPLACE WITH A NEW 20 FOOT GUYED TOWER WITH TWO NEW MICROWAVE ANTENNAS. THE PROPERTY IS LOCATED ADJACENT TO 47000 HIGHWAY 1, BIG SUR [NO ADDRESS ASSIGNED TO THE PARCEL] (ASSESSOR'S PARCEL NUMBER 419-201-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>30-DAY REVIEW PERIOD ENDS MARCH 2, 2017. STATUS IS STILL "RE-SUBMITTED"; PLANNER NEEDS TO UPDATE WORKFLOW TASK IN ACCELA.</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN160766 (PLANNER: NADIA AMADOR)	DOOLITTLE WILLIAM G & NANCY C TRS	48228 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2017. STATUS IS "PENDING APPROVED". PLANNER &amp; HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA.</b>
PLN160573 (PLANNER: JOE SIDOR)	DOOLITTLE WILLIAM G & NANCY C TRS	48228 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON OCTOBER 18, 2016; STATUS IS STILL "APPLIED".</b>
PLN160764 (PLANNER: LIZ GONZALES)	ESALEN INSTITUTE	55000 HIGHWAY 1, BIG SUR	DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN ADA RAMP AND ADDITION OF 15 SQUARE FEET TO DECK. THE COLORS AND MATERIALS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 55000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>STATUS CHANGED TO "PENDING APPROVED" ON APRIL 10, 2017; 10-DAY PERIOD TO REQUEST A PUBLIC HEARING ENDS MONDAY, APRIL 24, 2017.</b>
PLN160748 (PLANNER: JAIME GUTHRIE)	III HOLDINGS LLC	37820 HWY 1 MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF THE FOLLOWING: 1) COASTAL ADMINISTRATIVE PERMIT FOR THE PARTIAL DEMOLITION OF A 2,248 SQUARE FEET SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A 2,986 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, WITH 583 SQUARE FOOT ATTACHED GARAGE; 2) COASTAL ADMINISTRATIVE PERMIT FOR A NEW DOMESTIC WELL AND NEW SOLAR ARRAY; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN HIGH ARCHAEOLOGICAL SENSITIVITY; AND 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 37820 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-111-010-000), SOUTHWEST OF PALO COLORADO CANYON ROAD, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLICATION RE-SUBMITTED ON APRIL 17, 2017. 30-DAY REVIEW ENDS ON MAY 17, 2017. STATUS IS "RE-SUBMITTED".</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN160743 (PLANNER: ANNA QUENGA)	WANG BRANDON SHUI LING	36228 HIGHWAY 1, MONTEREY	LOT LINE ADJUSTMENT TO MERGE TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 2 ACRES (ASSESSOR'S PARCEL NUMBER 243-251-012-000) AND 2 ACRES (ASSESSOR'S PARCEL NUMBER 243-251-013-000), RESULTING INTO ONE 4 ACRE PARCEL, RESPECTIVELY. THE PROPERTIES ARE LOCATED AT 36228 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBERS 243-251-012-000 & 243-251-013-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON FEBRUARY 21, 2017; PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE.</b>
PLN160731 (PLANNER: JOE SIDOR)	MASON VICKI ANN ET AL	38173 HIGHWAY 1, MONTEREY	AFTER-THE-FACT DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A GATE TO CLEAR CODE ENFORCEMENT CASE (16CE00035). THE PROPERTY IS LOCATED AT 38173 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-111-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE DIRECTOR OF RMA PLANNING ON FEBRUARY 22, 2017. STATUS IS "CLEARED".</b>
PLN160714 (PLANNER: JAIME GUTHRIE)	CHEZ RONALD L	36510 HWY 1 MONTEREY	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION AN 850 SQUARE FOOT ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 36510 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-251-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON MARCH 8, 2017; DEEMED INCOMPLETE ON APRIL 6, 2017.</b>
PLN160647 (PLANNER: JAIME GUTHRIE)	RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS	31613 HIGHWAY 1, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR A NEW WELL AND THE CREATION OF A SMALL WATER SYSTEM; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 4,183 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 497 SQUARE FOOT TWO-CAR GARAGE, 265 SQUARE FOOT BILLIARD BUILDING/STORAGE ROOM, AND 543 SQUARE FOOT DECK; AND 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET FROM A KNOWN ARCHAEOLOGICAL SITE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 31613 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLICATION RE-SUBMITTED ON MARCH 27, 2017. PROJECT DEEMED COMPLETE ON MARCH 28, 2017; PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE.</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN160571 (PLANNER: JAIME GUTHRIE)	WOLFF ANTHONY	38089 PALO COLORADO RD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN AS-BUILT 585 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38089 A PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-131-017-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLICANT/AGENT RE-SUBMITTED ON JANUARY 18, 2017; PROJECT DEEMED INCOMPLETE ON FEBRUARY 24, 2017.</b>
PLN160512 (PLANNER: ANNA QUENGA)	RICHARD D MACDONALD FAMILY PARTNERSHIP	30560 AURORA DEL MAR CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION AND REBUILD OF A SINGLE FAMILY DWELLING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A POSITIVE ARCHAEOLOGICAL BUFFER; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITATS; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 5) A VARIANCE TO REDUCE THE SIDE YARD SETBACK ON THE NORTHERN PROPERTY LINE TO SIX FEET. THE PROPERTY IS LOCATED AT 30560 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-331-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON MARCH 17, 2017; DEEMED INCOMPLETE ON APRIL 18, 2017.</b>
PLN160327 (PLANNER: ELIZABETH GONZALES)	HOLLOMAN PERRY & JOHANNA TRS	53985 HIGHWAY 1, BIG SUR	AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE040101) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 987 SQUARE FOOT SINGLE FAMILY DWELLING WITH 661 SQUARE FOOT DECK, RELOCATE EXISTING SEPTIC SYSTEM, SURFACE DIVERSION WATER SYSTEM; AND GRADING (APPROXIMATELY 100 CUBIC YARDS OF CUT); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 53985 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-021-018-000), BURNS CREEK, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPROVED BY THE ZONING ADMINISTRATOR ON JANUARY 26, 2017; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</b>

FILE#	APPLICANT	AREA	PROPOSED USE
PLN160108 (PLANNER: DAVID MACK)	OROSCO PATRICK WEBBER & AMANDA BROOKS	47070 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION (14CE00255) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AFTER-THE-FACT ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT CONSTRUCTION OF A RETAINING WALL ENCROACHING INTO SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL TO ALLOW AFTER-THE-FACT CONCRETE PAD DECKS ON AN EXISTING GRADED PADS. THE PROPERTY IS LOCATED AT 47070 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON JANUARY 20, 2017; SET FOR APRIL 12, 2017 PLANNING COMMISSION HEARING. RE-SCHEDULED FOR A PC HEARING DATE TO BE DETERMINED; STATUS IS STILL "SET FOR HEARING".</b>
PLN150636 (PLANNER: DAVID MACK)	CARMEL HOLDINGS LLC	30590 AURORA DEL MAR CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW A 48 FOOT LONG AND 16 TO 20 FOOT HIGH AREA OF COASTAL BLUFF STABILIZATION/ROCKBOLT RETENTION SYSTEM AND DESIGN APPROVAL. THE PROJECT INVOLVES WORK ON A RECEDING COASTAL BLUFF WALL, OVERHANGING THE PACIFIC OCEAN. ALL WORK WILL BE CONDUCTED VIA A SERIES OF HARNESSSES AND SUSPENDED PLATFORMS. CATCH TARPS WILL ALSO BE SUSPENDED BELOW THE WORK AREA TO PREVENT DEBRIS FROM ENTERING THE MARINE/AQUATIC ENVIRONMENT. THE PROPERTY IS LOCATED AT 30590 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-331-004-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON JANUARY 21, 2016; SET FOR APRIL 26, 2017 PLANNING COMMISSION HEARING. STATUS IS "SET FOR HEARING"</b>



The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since October 3, 2016:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160558 (PLANNER: ELIZABETH GONZALES)	LIPMAN HILLARY TR	47540 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW FIVE (5) 4,999 GALLON WATER TANKS. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON AUGUST 26, 2016; DEEMED INCOMPLETE ON SEPTEMBER 6, 2016. PROJECT RE-SUBMITTED ON FEBRUARY 22, 2017; DEEMED INCOMPLETE ON MARCH 22, 2017 [NO CHANGE IN STATUS]</b>
PLN160470 (PLANNER: RAMON MONTANO)	RANCHOL DEL MONTE LLC & DAGMAR ELISE FRANKLIN	37821 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING DETACHED 1,140 SQUARE FOOT BARN AND PHOTOVOLTAIC SYSTEM WHICH WILL REMAIN. THE PROPERTY IS LOCATED AT 37821 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-101-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS]</b>
PLN130396 (PLANNER: ELIZABETH GONZALES)	KPM PROPERTIES LLC (BIG SUR CENTER DELI & GENERAL STORE)	47520 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A GENERAL DEVELOPMENT PLAN FOR EXISTING AND FUTURE ONSITE USES; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE OPERATION OF A RESTAURANT/TAP HOUSE ADDITION TO EXISTING DELI/GENERAL STORE IN ORDER TO CLEAR CODE ENFORCEMENT VIOLATION (12CE00301), EXPANSION OF INTERIOR AND EXTERIOR PATIO SEATING (ADDITIONAL CAPACITY OF 30-90 PERSONS) AND EXTENSION OF HOURS OF OPERATION TO MIDNIGHT WITH LIVE ACOUSTIC MUSIC; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW AN 850 SQUARE FOOT MANAGER'S UNIT, ATTACHED 314 SQUARE FOOT GARAGE AND ATTACHED 1,320 SQUARE FOOT BARN; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF TWO OAK TREES (11" AND 14" IN DIAMETER) FOR THE MANAGER'S UNIT; 5) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONVERSION OF AN EXISTING TEST WELL TO A PERMANENT WELL; AND 6) DESIGN APPROVAL FOR THE REPLACEMENT OF EXISTING 55 SQUARE FOOT STORAGE SHED AND 100 SQUARE FOOT COOK SHED TO A NEW 670 SQUARE FOOT STORAGE/GENERATOR SHED. THE PROPERTY IS LOCATED AT 47520 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-033-000), BIG SUR LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON AUGUST 5, 2016; PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160359 (PLANNER: DEE VAN DONSELAAR)	GORES SAM TR	47062 CLEAR RIDGE RD, BIG SUR	<p>AMENDMENT SHALL BE A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,793 SQUARE FOOT TWO- STORY SINGLE FAMILY DWELLING, 924 SQUARE FOOT DETACHED GARAGE, DRIVEWAY, POOL, 4,433 SQUARE FEET OF DECK AND PATIO, AND GRADING 4,445 CUBIC YARDS OF CUT AND FILL.</p> <p>AMENDMENT TO MODIFY A PREVIOUSLY APPROVED AMENDMENT (PLN130031) WHICH CONSISTED OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,877 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 592 SQUARE FOOT ATTACHED GARAGE, DRIVEWAY AND MOTORCOURT, POOL, 602 SQUARE FEET OF DECK AREA, AND WELL; 2) A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER'S UNIT, WITH A 522 SQUARE FOOT ATTACHED GARAGE, 364 SQUARE FEET OF DECK AREA, AND DRIVEWAY; AND GRADING (APPROXIMATELY 3,120 CUBIC YARDS OF CUT AND 2,060 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 47062 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON NOVEMBER 18, 2016; DEEMED INCOMPLETE ON DECEMBER 16, 2016.</b></p>
PLN160191 (PLANNER: ASHLEY NAKAMURA – NEEDS TO BE RE- ASSIGNED)	RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)	47020 HWY 1 BIG SUR	<p>COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AND A DESIGN APPROVAL TO ALLOW REPLACEMENT OF A CONCRETE CROSSING STRUCTURE OVER THE BIG SUR RIVER (RIVERSIDE CAMPGROUND) WITH A CLEAR SPAN BRIDGE TO IMPROVE FISH PASSAGE CONDITIONS FOR FEDERALLY PROTECTED STEEL HEAD TROUT. THE PROPERTY IS LOCATED AT 47020 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. <b>DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS]</b></p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160047 (PLANNER: ANNA QUENGA)	POST RANCH INN LLC & ONESIMO PARCEL C LLC	47998 & 47900 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN AMENDMENT TO A PREVIOUSLY APPROVED PROJECT AND GENERAL DEVELOPMENT PLAN (PLN970492) TO RELOCATE APPROVED GUEST UNITS, EMPLOYEE HOUSING UNITS, AND SPA FACILITIES, REPURPOSE THE EXISTING MAINTENANCE BUILDING INTO AN EMPLOYEE COMMONS HALL, AND CONSOLIDATE CENTRAL SERVICE FACILITIES; 2) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO UPGRADE COMMUNICATION FACILITIES, IMPROVE PUBLIC TRAIL AND RESTROOM ADA ACCESSIBILITY, ENLARGE AND IMPROVE THE REAR PORTION OF THE SIERRA MAR RESTAURANT; AND 3) COASTAL DEVELOPMENT PERMIT TO IMPROVE WATER AND FIRE WATER SUPPLY SYSTEMS, WASTEWATER TREATMENT SYSTEM, AND STORMWATER TREATMENT FACILITIES. THE PROPERTIES ARE LOCATED AT 47900 AND 47998 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-311-042-000 & 419-311-038-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>PROJECT STATUS IS "RE-SUBMITTED" DUE TO THE FACT THAT THE APPLICATION REQUEST EXPIRED AFTER 180 DAYS PER RMA PLANNING POLICY BUT PLANNING STAFF RE-INSTATED THE REQUEST. 30-DAY REVIEW PERIOD ENDED ON JANUARY 4, 2017. [NO CHANGE IN STATUS]</b>
PLN150349 (PLANNER: JOE SIDOR)	CARMEL UNIFIED SCHOOL DISTRICT (CAPTAIN COOPER SCHOOL)	HIGHWAY 1, BIG SUR	DESIGN APPROVAL FOR THE REPLACEMENT OF TWO WATER TANKS FOR THE CAPTAIN COOPER SCHOOL WATER SYSTEM. THE PROPERTY IS LOCATED ON HIGHWAY 1 (NO ADDRESS ASSIGNED TO PARCEL), BIG SUR (ASSESSOR'S PARCEL NUMBER 159-021-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED INCOMPLETE ON MAY 1, 2015. APPLICANT/AGENT RE-SUBMITTED ON MARCH 17, 2016; STATUS IS "RE-SUBMITTED". [NO CHANGE IN STATUS]</b>
PLN150337 (PLANNER: ELIZABETH GONZALES)	ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)	54105 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF TWO PREVIOUSLY BURNED DOWN EMPLOYEE HOUSING UNITS WITH THREE WORKER HOUSING BUILDINGS CONSISTING OF: BUILDING #1 - 3,896 SQUARE FEET, BUILDING #2: 5,870 SQUARE FEET AND BUILDING #3: 5,500 SQUARE FEET, AND ONE COMMON BUILDING OF 1,010 SQUARE FEET (PRIMARILY BELOW GRADE); AND GRADING (4,941 CUBIC YARDS CUT AND OVER EXCAVATE 3,728 CUBIC YARDS ONSITE AND IMPORTED FILL AND RE-GRADE. THE PROPERTY IS LOCATED AT 54105 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-018-000), ON THE EAST SIDE OF HIGHWAY 1, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>APPLIED ON JANUARY 5, 2016; DEEMED INCOMPLETE ON FEBRUARY 5, 2016. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN150151 (PLANNER: ASHLEY NAKAMURA – NEEDS TO BE RE- ASSIGNED)	STATE OF CALIFORNIA	47225 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF A CULVERT BRIDGE WITH A FREE-SPAN BRIDGE AND RESTORATION OF THE STREAMBED. THE PROPERTY IS LOCATED AT 47225 HIGHWAY 1, BIG SUR [PFEIFFER BIG SUR STATE PARK] (ASSESSOR'S PARCEL NUMBER 419-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON MARCH 11, 2015. STATUS CHANGED TO "SET FOR HEARING" BUT PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE AS OF THIS DATE. [NO CHANGE IN STATUS]</b>
PLN140729 (PLANNER: JOE SIDOR)	WTCC VENTANA INVESTORS V LLC (VENTANA INN)	48123 HIGHWAY 1, BIG SUR	DESIGN APPROVAL FOR SIGNAGE AND TRAIL IMPROVEMENTS, ASSOCIATED WITH THE INSTALLATION OF TRAIL AND DIRECTIONAL/INTERPRETIVE SIGNAGE, AND CONSTRUCTION OF APPROXIMATELY 2,700 LINEAR FEET OF ON-SITE TRAILS, INCLUDING STEPS AND APPROXIMATELY 500 LINEAR FEET OF RETAINING WALLS, CONSTRUCTION OF 17 PARKING SPACES (INCLUDING 2 ADA-COMPLIANT SPACES). THE TRAIL IMPROVEMENTS AND SIGN POSTS WILL USE NATURAL COLORS AND MATERIALS (DOUGLAS FIR AND CEDAR). THE SIGNS WILL USE EARTH TONE COLORS, EXCEPT FOR THE DISABLED PARKING, TRAIL MAP, AND INTERPRETIVE SIGNS. THE PROPERTY IS LOCATED AT 48123 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-321-010-000 AND 419-321-015-000), BIG SUR LAND USE PLAN, COASTAL ZONE. <b>APPEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS]</b>
PLN130516 (PLANNER: ELIZABETH GONZALES)	BIG SUR PRESERVATION ALLIANCE LLC	62200 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN 8,135 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 838 SQUARE FOOT GARAGE; 2) A COASTAL DEVELOPMENT PERMIT FOR AN 813 SQUARE FOOT DETACHED CARETAKER'S UNIT; INSTALLATION OF A PHOTOVOLTAIC SYSTEM, SEPTIC LEACHFIELD SYSTEM; CONVERSION OF AN EXISTING TEST WELL (PLN130057) TO A PERMANENT WELL; GRADING OF APPROXIMATELY 4,100 CUBIC YARDS OF CUT/4,100 CUBIC YARDS OF FILL; 3) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 12 CYPRESS TREES (RANGING BETWEEN 7" AND 13" IN DIAMETER); 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITH A POSITIVE ARCHAEOLOGICAL REPORT; 5) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ESHA; AND 6) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 62200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 422-011-029-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON MAY 12, 2016; PROJECT SCHEDULED FOR ZONING ADMINISTRATOR HEARING ON MARCH 30, 2017. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN130342 (PERMIT TECHNICIAN: JOANNE LEON)	MONTEREY BAY AREA COUNCIL INC	PALO COLORADO, BIG SUR	DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING STORAGE BUILDING AND RECONSTRUCTION OF A 630 SQUARE FOOT STORAGE BUILDING. THE PROPERTY IS LOCATED AT PALO COLORADO, BIG SUR, CA (ASSESSOR'S PARCEL NUMBER 418-181-021-000), BIG SUR COAST LUP. <b>DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS]</b>
PLN110473 (PLANNER: DAN LISTER – NEEDS TO BE RE-ASSIGNED)	SKINNER PETER G	54220 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO REMOVE EXISTING OVERHEAD UTILITIES AND PLACE UTILITIES UNDERGROUND, RELOCATE EXISTING GENERATOR TO NEW CONCRETE UTILITY PAD, TWO (2) NEW 5,000 GALLON WATER TANKS, RELOCATE PROPANE TANK, AND NEW FIRE HYDRANT; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 8 EUCALYPTUS TREES AND 6 MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 54220 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-231-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. <b>DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS]</b>
PLN110214 (PLANNER: ELIZABETH GONZALES)	NOVOA KATHLEEN WOODS ET AL	31200 PLASKETT RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A MINOR SUBDIVISION TENTATIVE PARCEL MAP OF AN EXISTING 120 ACRE PARCEL INTO TWO PARCELS CONSISTING OF ONE FORTY ACRE PARCEL (PARCEL 1) AND ONE 80 ACRE REMAINDER PARCEL (PARCEL 2). THE PROPERTY IS LOCATED AT 31200 PLASKETT RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 423-011-010-000). BIG SUR LAND USE PLAN AREA, COASTAL ZONE. <b>TABLED; DEPARTMENT CANNOT SUPPORT MINOR SUBDIVISION BECAUSE OF SLOPE-DENSITY; APPLICANT IS APPLYING FOR A TRANSFER OF DEVELOPMENT CREDIT (TDC) TO GET CREDIT TO APPLY FOR SUBDIVISION. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN100396 (PLANNER: LUIS OSORIO – NEEDS TO BE RE-ASSIGNED)	RAISER HELEN M TR	30650 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT REQUIRED BY CONDITION NUMBER 4 OF EMERGENCY PERMIT (PLANNING FILE PLN100094) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN APPROXIMATELY 15 FOOT TALL, 130 FOOT LONG HILFIKER WALL (TERRACED WALL) TO STABILIZE AND REPAIR A FAILING SLOPE AROUND AN EXISTING SINGLE FAMILY DWELLING, INSTALLATION OF DRAINAGE IMPROVEMENTS INCLUDING A CULVERT AND CONCRETE CHECK DAMS PLACED BELOW THE SLOPE; 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; 5) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND 6) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 30650 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. <b>DEEMED COMPLETE ON FEBRUARY 1, 2013. [NO CHANGE IN STATUS]</b>
PLN080166 (PLANNER: RAMON MONTANO)	JARDINE ALAN C AND MARY ANN TRS	SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 7.51 ACRES (ASSESSOR'S PARCEL NUMBER 419-261-012-000) AND 2.52 ACRES (ASSESSOR'S PARCEL NUMBER 419-262-013-000), RESULTING IN TWO LOTS OF. 2.52 (PARCEL A) AND 7.51 (PARCEL B) RESPECTIVELY. THE PROJECT IS LOCATED ON SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR, AND COASTAL ZONE. REVISIONS NEED TO BE MADE. <b>DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS]</b>
PLN070520 (PLANNER: CRAIG SPENCER)	PACIFIC GAS & ELECTRIC	BETWEEN JULIA PFEIFFER BURNS STATE PARK, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FIREFLY BIRD FLIGHT DIVERTERS ON PG&E POWER LINES NOT VISIBLE FROM HIGHWAY ONE AND SWAN FLIGHT DIVERTERS ON POWER LINES WITHIN THE CRITICAL VIEWSHED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT. THE BIRD FLIGHT DIVERTERS WILL BE INSTALLED TO HELP REDUCE CALIFORNIA CONDOR FATALITIES FROM COLLISIONS WITH POWER LINES. CONDORS ARE A FEDERALLY ENDANGERED SPECIES. THE PROJECT IS LOCATED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT BECAUSE A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED IS NEEDED. <b>TABLED [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN070362 (PLANNER: ELIZABETH GONZALES)	CAL TRANS- WILLOW SPRINGS PM 10	POST MILE 10.4, SOUTH OF GORDA, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A GENERAL DEVELOPMENT PLAN TO ADDRESS THE LONG RANGE DEVELOPMENT AND OPERATIONS OF THE WILLOW SPRINGS STATION IN THREE PHASES: PHASE I INCLUDES A NEW OFFICE BUILDING; PHASE II CONSISTS OF CONSTRUCTING A NEW SLAB TO ACCOMMODATE EQUIPMENT FOR WASHING VEHICLES AND RECYCLING OF WASTEWATER; AND PHASE III CONSISTS OF REMODELING EXISTING EQUIPMENT BUILDING TO INCLUDE NEW WINDOWS/DOORS AND PAVING; AN LCP AMENDMENT TO REZONE THE MAINTENANCE STATION FROM THE WATERSHED AND SCENIC CONSERVATION ZONING DISTRICT AND INCORPORATE IT INTO THE GORDA RURAL COMMUNITY CENTER DISTRICT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT HIGHWAY ONE, POST MILE 10.4, SOUTH OF GORDA RURAL CENTER IN THE BIG SUR AREA. APPLIED ON JUNE 8, 2009; <b>DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS]</b>
PLN060266 (PLANNER: ELIZABETH GONZALES)	MC CLASKEY CHARLES & SUZETTE	37717 PALO COLORADO RD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR A TWO-STORY ACCESSORY STRUCTURE CONSISTING OF THE FOLLOWING: AN 816 SQUARE FOOT 3-CAR GARAGE, WITH A SECOND STORY CONTAINING A 816 SQUARE FOOT STORAGE LOFT; A 200 SQUARE FOOT OFFICE WITH 1/2 BATH, AND A 326 SQUARE FOOT WORKSHOP AT MAIN LEVEL; AND A COASTAL DEVELOPMENT PERMIT FOR A SECOND STORY 425 SQUARE FOOT GUESTHOUSE ABOVE THE PROPOSED GARAGE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 37717 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-081-007-000), SOUTHEAST OF THE INTERSECTION OF HIGHWAY 1 AND PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. DEEMED INCOMPLETE MARCH 23, 2007 (APPLICANT CANNOT HAVE A GUESTHOUSE ON A DETACHED GARAGE PER THE PLANNER) <b>APPLICATION WITHDRAWN-EXISTING CREDIT FOR NEW SUBMITTAL. [NO CHANGE IN STATUS]</b>
PLN060189 (PERMIT TECHNICIAN: MARIA LOPEZ)	BURKE TIMOTHY M & DANA L (J T)	PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT THAT WOULD RECONFIGURE THREE EXISTING VACANT LOTS RESULTING IN TWO OF THE SMALLER LOTS BEING MOVED FROM THE EASTERLY LOCATION TO THE WESTERLY LOCATION FOR THE PURPOSES OF BETTER ACCESS. THE RESULTING LOT SIZES WOULD REMAIN AT EXISTING SIZES TO INCLUDE 39.92, 6.60 AND 7.56 ACRES (ASSESSOR'S PARCEL NUMBERS 418-011-041-000, 418-011-043-000, 418-011-042-000). THE PROJECT IS LOCATED ON PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR AREA, AND COASTAL ZONE. <b>APPROVED BY THE SUBDIVISION COMMITTEE DECEMBER 14, 2006; APPEALED BY THE COASTAL COMMISSION (A-3-MCO-07-004). APPEAL POSTPONED BY APPLICANT ON SEPTEMBER 9, 2009 AT CALIFORNIA COASTAL COMMISSION HEARING. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN050722 (PLANNER: NEEDS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD & JANE DEVINE DOUD TRS	EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROX. TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR LOTS OF 555 ACRES (LOT A, ASSESSOR'S PARCEL NUMBER 243-211-023-000), 530 ACRES (LOT 10, ASSESSOR'S PARCEL NUMBER 243-211-022-000), 144 ACRES (LOT 2, ASSESSOR'S PARCEL NUMBER 417-011-016-000) AND 146 ACRES (LOT 3, ASSESSOR'S PARCEL NUMBER 417-021-002) TO RESULT IN FOUR PARCELS WITH 116 ACRES (PARCEL JD1), 72 ACRES (PARCEL JD2), 931 ACRES (PARCEL JD3), 256 ACRES (PARCEL JD4). PARCEL A WAS PART OF A 2-LOT ADJUSTMENT APPROVED IN 2003 (PLN030027). THE PROJECT IS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. <b>APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. [NO CHANGE IN STATUS]</b>
PLN040759 (PLANNER: RAMON MONTANO)	DU BOIS JOHN H & MARCIA A	50580 PARTINGTON RIDGE, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO CLEAR A VIOLATION FOR THE INSTALLATION OF TWO 5,000 GALLON WATER TANKS ON SLOPES OF 30% OR GREATER; 2) COASTAL ADMINISTRATIVE PERMIT FOR A LOT LINE ADJUSTMENT, BETWEEN TWO EXISTING LEGAL PARCELS OF 10.8 ACRES (PARCEL 1) AND 46 ACRES (PARCEL 2) RESULTING IN TWO LOTS OF 10.8 ACRES (PARCEL A) AND 46 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT PARTINGTON RIDGE, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-211-015-000 AND 420-211-018-000) EAST OF HIGHWAY 1, COASTAL ZONE. <b>DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS]</b>
PLN040180 (PLANNER: NEEDS TO BE RE-ASSIGNED)	WESTON JANE ET AL	LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-002-000 AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34, AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR LOTS OF APPROXIMATELY 18, 27, 45, AND 45 ACRES EACH. THE LOTS ARE LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR AREA, COASTAL ZONE. <b>APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052) [NO CHANGE IN STATUS]</b>



FILE #	APPLICANT	AREA	PROPOSED USE
PLN030127 (PLANNER: NEEDS TO BE RE-ASSIGNED)	EIZNER EDUARDO & CAROLYN SHEARER	46205 CLEAR RIDGE RD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (RESOLUTION NO 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE. <b>TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS]</b>
PLN020400 (PLANNER: NEEDS TO BE RE-ASSIGNED)	GURRIES (CALTRANS)	35781 HWY 1 (PM 63.0), BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF TWO PERMANENT EARTH MATERIAL DISPOSAL SITES FOR MATERIAL REMOVED FROM HIGHWAY 1 IN THE BIG SUR AREA. THE AREAS WITHIN THE PROPERTY USED FOR MATERIAL DISPOSAL ARE IDENTIFIED AS SITES A AND C, AND COMBINED WILL HOLD APPROXIMATELY 70,000 CUBIC YARDS OF EARTH MATERIAL. THE PROJECT INCLUDES RESTORATION AND REVEGETATION OF DISTURBED AREAS; PERMANENT REMOVAL AND RESTORATION OF THE EXISTING ACCESS DRIVEWAY TO THE PROPERTY; AND CONSTRUCTION OF A NEW DRIVEWAY WHICH WILL SERVE AS SINGLE ACCESS TO THE PROPERTY AND DISPOSAL SITES. THE PROPERTY IS LOCATED AT 35781 HIGHWAY 1 (POST MILE 63.0), BIG SUR AREA (ASSESSOR'S PARCEL NUMBER 243-301-030-000), COASTAL ZONE. <b>TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING- NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS]</b>
PLN020374 (PLANNER: DAVID MACK)	HAUSWIRTH ROBERT & SHARON	39290 COAST RD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 897 SQ. FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,945 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 480 SQ. FT. DETACHED GARAGE (TOTAL STRUCTURAL COVERAGE IS 3,439 SQ. FT.); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF MAPPED OR FIELD IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (540 CUBIC YARDS OF CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39290 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-023-000), BIG SUR AREA, COASTAL ZONE. <b>TABLED FROM JUNE 12, 2003 ZONING ADMINISTRATOR MEETING; PREPARATION OF AN INITIAL STUDY TO ADDRESS POTENTIAL IMPACTS TO BIXBY CREEK AND ENVIRONS – INFORMATION REQUESTED NOT SUBMITTED BY APPLICANT. APPLICANT INQUIRED ABOUT RESTARTING THE PROJECT; PLANNER CONTACTED APPLICANT ON FEBRUARY 13, 2014. [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN010530 (PLANNER: NEEDS TO BE RE-ASSIGNED)	HILL JAMES III	EAST OF OLD COAST ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A MAJOR LOT LINE ADJUSTMENT OF APPROXIMATELY 960 ACRES OF THE 7000+/- ACRE EL SUR RANCH. THE PROPOSAL IS TO RECONFIGURE TEN PARCELS RANGING FROM 47 ACRES TO 196 ACRES. THE PROPERTY IS LOCATED EAST OF THE CONFLUENCE OF THE NORTH AND SOUTH FORKS OF THE LITTLE SUR RIVER, (ASSESSOR'S PARCEL NUMBERS PORTIONS OF 418-021-021-000, 418-021-025-000 AND 418-021-034-000), EAST OF OLD COAST ROAD, BIG SUR AREA, COASTAL ZONE. <b>[ADMINISTRATIVE DETERMINATION THAT THE PROJECT WAS SUBJECT TO STATE LAW LIMITING LOT LINE ADJUSTMENTS TO 4 PARCELS APPEALED BY APPLICANT TO PLANNING COMMISSION – APPEAL DENIED ON DECEMBER 11, 2002 – PC DECISION APPEALED TO THE BOARD OF SUPERVISORS SOON THEREAFTER AND SUBSEQUENTLY TABLED AT MAY 27, 2003 BOARD OF SUPERVISORS MEETING TO ADDRESS LOT LEGALITY ISSUES] NO HEARING DATE HAS BEEN SET. STATUS CHANGE ON 09/10/2007, TABLED BY BOARD OF SUPERVISORS IN 2003. SUSPENDED [NO CHANGE IN STATUS]</b>
PLN010311 (PLANNER: NEEDS TO BE RE-ASSIGNED)	TRAPKUS STEPHEN TR	3.2 MILES EAST OF HWY 1 ON PALO COLORADO, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 418-131-028-000 AND 418-132-005-000). THE LOT LINE ADJUSTMENT WILL ADD 7.8 ACRES TO ASSESSOR'S PARCEL NUMBER 418-131-028-000. THE PROPERTIES ARE LOCATED AT THE 3.2 MILE MARKER AT PALO COLORADO ROAD, BIG SUR, AND COASTAL ZONE. <b>TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS]</b>
PLN000142 (PLANNER: NEEDS TO BE RE-ASSIGNED)	CALTRANS 2000-DISPOSAL SITE	HWY 1 VARIOUS SITES PM27.8 & 22.4, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE LANDSLIDE THAT IS BLOCKING BOTH LANES OF HWY 1. INCLUDES REVIEW OF DISPOSAL SITES FOR EXCESS MATERIAL FROM PITKINS CURVE AND BIG CREEK SLIDES. (SEE PLN000425 AND PLN000426 FOR FOLLOW-UP DISPOSAL.) <b>SUSPENDED [NO CHANGE IN STATUS]</b>
PLN980487 (PLANNER: CRAIG SPENCER)	GRIES BEVERLY STERN	GORDA MOUNTAIN NO 4, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A 540 SQUARE FOOT CARETAKER UNIT AND CARPORT ON A PARCEL WITH AN EXISTING SINGLE FAMILY RESIDENCE. THIS PROJECT WILL BRING THE EXISTING ILLEGAL MANUFACTURED UNIT INTO COMPLIANCE WITH THE ZONING ORDINANCE AND RESOLVE COUNTY CODE VIOLATION FILE #85-315:D. THE PROPERTY IS FRONTING AND SOUTHERLY OF GORDA MOUNTAIN RD, LOCATED AT NO. 4 GORDA MOUNTAIN (ASSESSOR'S PARCEL NUMBER 424-011-016-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. <b>DEEMED INCOMPLETE ON APRIL 14, 1999. STAFF ACTIVELY FOLLOWING UP WITH DETERMINATION ON FUTURE ACTION. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS]</b>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN970596 (PLANNER: NEEDS TO BE RE-ASSIGNED)	PACIFIC BELL	LOPEZ POINT, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ENCLOSED IN A SHED (22' 6" IN HEIGHT) LOCATED WITHIN THE CRITICAL VIEWSHED OF STATE HIGHWAY 1. THE PROJECT INCLUDES A PROPANE TANK, 7' HIGH CEDAR FENCE AND SOLAR PANELS ON THE SHED ROOF. THIS WILL PROVIDE PACIFIC BELL TELEPHONE SERVICE ALONG THE SOUTH COAST AREA OF BIG SUR. THE PROPERTY IS FRONTING ON THE WESTERLY SIDE OF STATE HIGHWAY 1, LOCATED AT LOPEZ POINT (ASSESSOR'S PARCEL NUMBER 422-011-010-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. <b>PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS]</b>
PLN970595 (PLANNER: NEEDS TO BE RE-ASSIGNED)	PACIFIC BELL	POST RANCH (WEST SIDE OF HWY 1), BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ON A 34' HIGH SUPPORT ANTENNA FOR PACIFIC BELL TELEPHONE SERVICE; AND A VARIANCE TO EXCEED THE 15' MAXIMUM ALLOWABLE HEIGHT FOR AN ACCESSORY STRUCTURE. THE PROPERTY IS FRONTING ON AND WESTERLY OF STATE HIGHWAY 1, LOCATED AS PARCEL "C" ON THE POST RANCH PROPERTY (ASSESSOR'S PARCEL NUMBER 419-311-036-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. <b>TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS]</b>
PD040368 (PLANNER: NEEDS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD	W OF HWY 1 N OF GARRAPATA BRIDGE (BIG SUR COAST LUP)	CONSIDER LAND USE PLAN AMENDMENT AND ZONE CHANGE FROM OUTDOOR RECREATION (OR) TO WATERSHED & SCENIC CONSERVATION (WSC/40) FOR A 2.5-ACRE LOT LOCATED NORTH OF GARRAPATA CREEK, SOUTH OF GARRAPATA PARK, AND WEST OF HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-212-016-000), COASTAL ZONE. <b>APPROVED BY BOARD OF SUPERVISORS ON NOVEMBER 14, 2006; LOCAL COASTAL PROGRAM AMENDMENT SENT TO CALIFORNIA COASTAL COMMISSION IN JUNE 2007. CALIFORNIA COASTAL COMMISSION RECOMMENDED DENIAL-APPEAL WITHDRAWN TO ADDRESS LEGAL LOT ISSUE. [NO CHANGE IN STATUS]</b>