

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Resource Management Agency – Planning
ACTIVITY BETWEEN OCTOBER 5, 2018 AND FEBRUARY 25, 2019

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since OCTOBER 5, 2018. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190049 (PLANNER: LIZ GONZALES)	VITA ROBERT A AND JENNIE G CO-TRS (GRIMES RANCH RACE)	36918 PALO COLORADO ROAD, CARMEL	FOLLOW-UP COASTAL DEVELOPMENT PERMIT OF AN PREVIOUSLY APPROVED EMERGENCY PERMIT (PLN170270) TO ALLOW AN 11-MILE BIG SUR MARATHON RACE TIED TO THE ANNUAL BIG SUR INTERNATIONAL MARATHON. THIS RACE CONSISTS OF APPROXIMATELY 1,600 PARTICIPANTS ON THE GRIMES RANCH WHICH IS LOCATED ON THE EAST SIDE OF HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-262-006-000), SOUTH OF PALO COLORADO ROAD, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON FEBRUARY 11, 2019; 30-DAY REVIEW PERIOD ENDS ON MARCH 13, 2019. STATUS IS "APPLIED".
PLN190043 (PLANNER: RICHARD "CRAIG" SMITH)	ROBERTS BRYAN & ADRIENNE D TRS	37600 HIGHWAY 1, MONTEREY	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 128 LINEAR FOOT HILFIKER RETAINING WALL TO SECURE HILLSIDE FOR ACCESS; DUE TO HILLSIDE SUPPORTING SINGLE FAMILY DWELLING FAILING AND LEAKING SEPTIC TANK. THE PROPERTY IS LOCATED AT 37600 HIGHWAY 1, BIG SUR (ASSESSORS PARCEL NUMBER 418-111-012-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON FEBRUARY 6, 2019. PLANNER WORKING WITH APPLICANT & COASTAL COMMISSION STAFF ON MINIMUM NECESSARY TO STABILIZE. STATUS IS "APPLIED".
PLN190032 (PLANNER: RICHARD "CRAIG" SMITH)	GORDA OCEAN FRONT PROPERTIES INC	72801 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT FOR THE REPAIR OF AN AREA SUBJECT TO SUPERFICIAL SLIDING AND EROSION DUE TO WEAK SOILS SATURATED BY RAINFALL AND SUBSURFACE SEEPAGE. THE PROPERTY IS LOCATED AT 72801 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 424-011-035-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JANUARY 31, 2019. PLANNER APPROVED EMERGENCY PERMIT & SUBMITTED TO SECRETARY FOR PROCESSING; STATUS IS "PENDING APPROVAL".
PLN190020 (PLANNER: LIZ GONZALES)	ESALEN INSTITUTE	55000 HIGHWAY 1, BIG SUR	DESIGN APPROVAL TO ALLOW A NEW BRIDGE STRUCTURE OVER HOT SPRINGS CREEK. 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. APPLIED ON JANUARY 17, 2019. BIOLOGY REPORT SUBMITTED; PLANNER WILL SIGN OFF ADMINISTRATIVE DESIGN APPROVAL. 10-DAY PERIOD TO REQUEST A PUBLIC HEARING WILL FOLLOW. STATUS IS "APPLIED".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190006 (PLANNER: YASMEEN HUSSAIN)	MARSHALL DAVID R & LINDA H TRS	36963 PALO COLORADO ROAD, CARMEL	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (PALO COLORADO RIVER) TO REBUILD THE FOUNDATION OF AN EXISTING LEGAL NON-CONFORMING CABIN. THE PROPERTY IS LOCATED AT 36963 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-031-012-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JANUARY 8, 2019. PROJECT DEEMED "COMPLETE" ON FEBRUARY 8, 2019. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING TO DATE.
PLN180485 (PLANNER: RICHARD "CRAIG" SMITH)	JUNGWIRTH CAROL SUSAN TR ET AL	37740 PALO COLORADO ROAD, CARMEL	DESIGN APPROVAL TO ALLOW AN AS-BUILT (WITHOUT BENEFIT OF PERMITS) 400 SQUARE FOOT DETACHED BARN AND FOUR (4) FOOT HIGH GARDEN WALLS FOR A TOTAL OF 72 LINEAR FEET, AND A 430 SQUARE FOOT CONVERSION OF THE BASEMENT WITHIN THE SINGLE FAMILY DWELLING TO HABITABLE SPACE (WITHOUT THE BENEFIT OF PERMITS). MATERIALS AND COLORS FOR BOTH STRUCTURES INCLUDE TERRA COTTA EXTERIOR WALLS AND GREEN TRIM AND METAL ROOF, BEIGE BLOCK WALLS. THE PROPERTY IS LOCATED AT 37740 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-081-018-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON OCTOBER 8, 2018; APPROVED ON FEBRUARY 19, 2019. NOTICE OF PENDING APPROVAL SENT ON MARCH 1, 2019. STATUS IS "PENDING APPROVED"
PLN180445 (PLANNER: YASMEEN HUSSAIN)	MARSHALL DAVID R & LINDA H TRS ET AL	36963 PALO COLORADO ROAD, CARMEL	EMERGENCY PERMIT TO REPAIR LOG CABIN'S FOUNDATION DUE TO WINTER STORM AND SOBERANES FIRE. THE PROPERTY IS LOCATED AT 36963 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-031-012-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. EMERGENCY PERMIT WAS "DENIED" BY RMA PLANNING PER COASTAL COMMISSION RECOMMENDATION. STATUS IS "VOID". REFER TO PLN190006.
PLN180416 (PLANNER: JAIME SCOTT GUTHRIE)	CAMALDOLESE HERMITS OF AM CORP	62475 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW NEW CONSTRUCTION OF 1,250 LINEAR FEET OF AN EXISTING UNPAVED "RANCH ROAD" AND REHABILITATION OF 900 LINEAR FEET OF OLDER EXISTING PAVED ROADWAY INCLUDING CONSTRUCTION OF A CANTILEVERED SOLDIER PILE RETAINING WALL WITH CAST IN PLACE CONCRETE PIERS AT AN OUTBOARD 100 FOOT SECTION OF THE NEW ACCESS ROAD, AND ASSOCIATED GRADING AND PAVING. THE PROPERTY IS LOCATED AT 62475 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 422-011-007-000, 422-011-018-000 AND 422-011-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE ZONING ADMINISTRATOR ON SEPTEMBER 28, 2018. NO APPEAL RECEIVED FROM THE COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180172 (PLANNER: RICHARD "CRAIG" SMITH)	FENTON PETER TR	48681 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE REMODEL OF AN EXISTING 558 SQUARE FOOT SINGLE FAMILY DWELLING AND ADDITIONS OF 201 SQUARE FOOT TO THE RESIDENCE, CONSTRUCTION OF A NEW 334 SQUARE FOOT DECK AND ASSOCIATED 38 SQUARE FOOT BRIDGE AND CONSTRUCTION OF A 100 SQUARE FOOT BATHROOM/UTILITY SHED. THE PROJECT ALSO INCLUDES CONSTRUCTION OF A 454 SQUARE FOOT GARAGE & ARTS STUDIO, A 120 SQUARE FOOT UNDERGROUND BUNKER FOR UTILITY CONNECTIONS AND AN 18-FOOT DIAMETER AUTOMOTIVE TURNTABLE. PROPOSED MATERIALS AND COLORS CONSIST OF RECLAIMED REDWOOD BEAMS, WINDOWS, AND SIDING WILL MATCH THE EXISTING REDWOOD MATERIALS AND COLORS OF THE RESIDENTIAL DWELLING. THE PROPERTY IS LOCATED AT 48681 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-191-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE ZONING ADMINISTRATOR ON OCTOBER 25, 2018. NO APPEAL RECEIVED FROM THE COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN180066 (PLANNER: JOE SIDOR)	COLEN CORINNE	48124 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,567 SQUARE FOOT TWO-STORY DETACHED HABITABLE AND NON-HABITABLE ACCESSORY STRUCTURE (GARAGE/STUDIO), WITH 148 SQUARE FEET OF DECK AND PORCH AREA. THE PROPERTY IS LOCATED AT 48124 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE ZONING ADMINISTRATOR ON OCTOBER 17, 2018. NO APPEAL RECEIVED FROM THE COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN170932 (PLANNER: JOE SIDOR)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 980 SQUARE FOOT SINGLE FAMILY DWELLING, 128 SQUARE FOOT COVERED PORCH, 20 SQUARE FOOT COVERED ENTRY, 184 SQUARE FOOT DECK AND INSTALLATION OF NEW WATER TANKS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT; AND REMOVAL OF TREES DAMAGED BY THE SOBERANES WILDFIRE. THE PROPERTY IS LOCATED AT 38793 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-161-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON MAY 10, 2018; DEEMED "INCOMPLETE" ON JUNE 8, 2018. APPLICATION RE-SUBMITTED OCTOBER 12, 2018. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE, AT THE REQUEST OF THE APPLICANT. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN170728 (PLANNER: RICHARD "CRAIG" SMITH)	LIPMAN HILLARY TR (LOMA VISTA INN)	47540 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A GENERAL DEVELOPMENT PLAN FOR ASSEMBLAGES OF PEOPLE; A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW A COMMERCIAL CANNABIS RETAILER OPERATION IN AN EXISTING RETAIL SPACE; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750-FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THIS PERMIT WOULD ALSO CLEAR EXISTING CODE ENFORCEMENT VIOLATIONS: 15CE00197 AND CE980108. 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. APPLIED ON OCTOBER 15, 2018. DEEMED "INCOMPLETE" ON NOVEMBER 14, 2018. STATUS IS "INCOMPLETE".
PLN170715 (PLANNER: YASMEEN HUSSAIN)	STATE OF CALIFORNIA (CALTRANS & VARIOUS OWNERS)	47231 & 47225 HWY 1 BIG SUR (ASSIGNED TO APN 419-031-002-000) NO ADDRESSES ASSIGNED TO OTHER PARCELS	FOLLOW-UP COASTAL DEVELOPMENT PERMIT TO AN EMERGENCY PERMIT (PLN170214) ALLOWING THE DEMOLITION AND REMOVAL OF THE EXISTING PFEIFFER CANYON BRIDGE AND THE CONSTRUCTION OF A NEW SINGLE-SPAN GRADE 50 STEEL GIRDER BRIDGE THAT IS 315 FEET IN LENGTH, 40 FEET WIDE, AND APPROXIMATELY 120 FEET HIGH. THE BRIDGE WIDTH INCLUDES TWO 12 FOOT WIDE LANES, 6 FOOT WIDE SHOULDERS, AND 2 FEET ON EACH SIDE FOR BRIDGE RAIL. WING WALLS WILL BE CONSTRUCTED AT EACH STRUCTURE APPROACH. THE PROJECT IS LOCATED WITHIN THE RIGHT-OF-WAY AT STATE ROUTE 1, FROM POST MILE 45.4 TO 45.8, BIG SUR (ASSESSORS PARCEL NUMBERS 419-031-002-000, 419-311-015-000, 419-311-016-000 & 419-311-030-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 22, 2017. DEEMED "COMPLETE" ON SEPTEMBER 21, 2017. APPROVED BY ZONING ADMINISTRATOR ON DECEMBER 6, 2018. NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN170583 (PLANNER: RICHARD "CRAIG" SMITH)	SANFORD T COLB & COMPANY	36995 PALO COLORADO ROAD CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION AND CONSTRUCTION OF A SINGLE FAMILY DWELLING AND RETAINING WALLS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100-FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT AREA; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30% AND 4) A VARIANCE TO REDUCE THE REAR YARD SETBACK FROM 20 FEET TO 7 FEET. THE PROPERTY IS LOCATED AT 36995 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-031-027-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 12, 2018; DEEMED "INCOMPLETE" ON JULY 16, 2018. APPLICATION RE-SUBMITTED ON NOVEMBER 19, 2018. PROJECT DEEMED "COMPLETE" ON DECEMBER 12, 2018. PROJECT REQUIRES AN INITIAL STUDY.

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160856 (PLANNER: ANNA QUENGA)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, 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. APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDED ON APRIL 21, 2017. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON FEBRUARY 11, 2019. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE.
PLN160851 (PLANNER: ANNA QUENGA)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT, DESIGN APPROVAL, AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION INCLUDING A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP, AN 800 SQUARE FOOT STORAGE UNIT, STORAGE OF EQUIPMENT SUCH AS GENERATORS, CEMENT SILO, DIESEL STORAGE TANKS, AND SEPTIC SYSTEM; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 16 PROTECTED TREES; AND 4) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT 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. APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 14, 2018. PROJECT WAS APPEALED TO THE BOARD OF SUPERVISORS ON NOVEMBER 30, 2018. PROJECT HAS BEEN SCHEDULED FOR APRIL 23, 2019 BOARD OF SUPERVISORS HEARING.

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160687 (PLANNER: JAIME GUTHRIE)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	RESTORATION PLAN TO PARTIALLY CLEAR CODE ENFORCEMENT CASE (16CE00231) BY ALLOWING APPROXIMATELY 1,200 SQUARE FEET OF TRAIL REALIGNMENT ESTABLISHED ON THE SOUTH SIDE OF THE PROPERTY AND REPLANTING APPROXIMATELY 1,800 SQUARE FEET OF VEGETATION PREVIOUSLY REMOVED. THE PROPERTY IS LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-011-041-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON JANUARY 31, 2018. PROJECT HAS BEEN SCHEDULED FOR MARCH 6, 2019 ADMINISTRATIVE PERMIT HEARING.
PLN150337 (PLANNER: RICHARD "CRAIG" SMITH)	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. APPLICATION RE-SUBMITTED ON MARCH 1, 2018; 30-DAY REVIEW PERIOD ENDS MARCH 30, 2018. STATUS IS "RE-SUBMITTED". PROJECT DEEMED "COMPLETE" BY OPERATIONAL LAW ON MARCH 30, 2018. PROJECT NEEDS ADDENDUM TO PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE.

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since October 5, 2018:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180296 (PLANNER: JOE SIDOR)	CALIFORNIA DEPT OF PARKS & RECREATION	44350 HIGHWAY 1, MONTEREY	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]
PLN180166 (PLANNER: YASMEEN HUSSAIN)	GORES SAM TR	47062 CLEAR RIDGE ROAD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PC93112) TO ALLOW AN INCREASE OF SQUARE FOOTAGE CONSISTING OF: A 5,756 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 920 SQUARE FOOT ATTACHED GARAGE AND A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT. 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. APPLIED ON AUGUST 29, 2018; 30-DAY REVIEW PERIOD ENDED ON SEPTEMBER 28 2018. DEEMED "COMPLETE" ON SEPTEMBER 28, 2018. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE. SCOPE MAY NEED TO CHANGE BASED ON COASTAL COMMISSION COMMENTS. [NO CHANGE IN STATUS]
PLN160766 (PLANNER: NADIA GARCIA)	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. APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2016. STATUS IS "PENDING APPROVED". PLANNER & HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
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. APPLIED ON OCTOBER 18, 2016; STATUS IS STILL "APPLIED". [NO CHANGE IN STATUS]
PLN160571 (PLANNER: JAIME GUTHRIE)	WOLFF ANTHONY	38089 PALO COLORADO ROAD, 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. PROJECT DEEMED INCOMPLETE ON FEBRUARY 24, 2017. [NO CHANGE IN STATUS]
PLN160558 (PLANNER: LIZ 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. 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]
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. APPLIED ON MARCH 17, 2017; DEEMED INCOMPLETE ON APRIL 18, 2017. SUPPLEMENTAL INFORMATION SUBMITTED ON MAY 5, 2017; DEEMED "INCOMPLETE" ON MAY 5, 2017. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160470 (PLANNER: RAMON MONTANO – NEEDS TO BE RE- ASSIGNED)	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. APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS]
PLN160108 (PLANNER: DAVID MACK – NEEDS TO BE RE-ASSIGNED)	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. DEEEMED 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". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. [NO CHANGE IN STATUS]
PLN160191 (PLANNER: ASHLEY NAKAMURA – NEEDS TO BE RE- ASSIGNED)	RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)	47020 HWY 1 BIG SUR	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. DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS]

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 4 GUEST UNITS (CONSTRUCT TWO PREVIOUSLY APPROVED 945 SQUARE FOOT GUEST UNITS IN A DIFFERENT LOCATION, CONVERT THE POST HOUSE INTO ONE GUEST UNIT, AND CONVERT THE POST CARETAKER UNIT INTO ONE GUEST UNIT), RELOCATE 12 EMPLOYEE HOUSING UNITS (THREE 609 SQUARE FOOT TWO-BEDROOM HOUSING UNITS, THREE 532 SQUARE FOOT STUDIO HOUSING UNITS, A 341 SQUARE FOOT THREE UNIT STAFF BUNKHOUSE, AND THREE 1,104 SQUARE FOOT MANAGEMENT HOUSING UNITS), RELOCATE SPA FACILITIES (CONVERT THE BUTTERFLY BUILDING FROM ONE GUEST UNIT TO A SPA AND CONSTRUCT A DETACHED 108-SQUARE FOOT SPA TREATMENT ROOM), REPURPOSE A 341 SQUARE FOOT MAINTENANCE BUILDING INTO AN EMPLOYEE COMMONS HALL, AND CONSOLIDATE CENTRAL SERVICE FACILITIES (CONSTRUCT A 1,358 SQUARE FOOT WORKSHOP AND TWO 341 SQUARE FEET STAFF RESTROOMS); 2) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO IMPROVE AN EXISTING PUBLIC TRAIL AND RESTROOM ADA ACCESSIBILITY, ENCLOSE A 1,502 SQUARE FOOT DECK AT THE REAR PORTION OF THE SIERRA MAR RESTAURANT; AND ADD 138 SQUARE FEET TO THE RECEPTION BUILDING; 3) COASTAL DEVELOPMENT PERMIT TO IMPROVE WATER AND FIRE WATER SUPPLY SYSTEMS, WASTEWATER TREATMENT SYSTEM, AND STORMWATER TREATMENT FACILITIES; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF PROTECTED TREES; 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ESHA; AND 6) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A POSITIVE ARCHAEOLOGICAL SITE. 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. APPLICANT RE-SUBMITTED MAY 25, 2018; 30-DAY REVIEW PERIOD ENDED ON JUNE 22, 2018. PROJECT DEEMED "COMPLETE" ON JULY 26, 2018. INITIAL STUDY REQUIRED. [NO CHANGE IN STATUS]
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. DEEMED INCOMPLETE ON MAY 1, 2015. APPLICANT/AGENT RE-SUBMITTED ON MARCH 17, 2016; STATUS IS "RE-SUBMITTED". THE SCHOOL DISTRICT STAFF NEEDS TO PROVIDE INFORMATION. [NO CHANGE IN STATUS]

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. 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]
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. APEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS]
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. DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS]
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. DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN110214 (PLANNER: LIZ 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. 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]
PLN100396 (PLANNER: RICHARD "CRAIG" SMITH)	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. DEEMED COMPLETE ON FEBRUARY 1, 2013. PLANNER REVISING DRAFT INITIAL STUDY TO REFLECT CURRENT CONTEXT/DEVELOPMENT/RESTORATION. [NO CHANGE IN STATUS]
PLN080166 (PLANNER: RAMON MONTANO - NEEDS TO BE RE-ASSIGNED)	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. DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
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. TABLED [NO CHANGE IN STATUS]
PLN070362 (PLANNER: LIZ 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; DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS]
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. 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]

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. APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. [NO CHANGE IN STATUS]
PLN040759 (PLANNER: RAMON MONTANO - NEEDS TO BE RE-ASSIGNED)	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. DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS]
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. APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052) [NO CHANGE IN STATUS]

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. TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS]
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. TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING- NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS]
PLN020374 (PLANNER: RICHARD "CRAIG" SMITH)	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. 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]

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. [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]
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. TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS]
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.) SUSPENDED [NO CHANGE IN STATUS]
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. DEEMED INCOMPLETE ON APRIL 14, 1999. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS]

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. PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS]
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. TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS]
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. 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]