



Board Report

File #: AP 22-019, **Version:** 1

PLN130516-AMD1-EXT1 - BIG SUR PRESERVATION ALLIANCE LLC

Consider a three-year permit extension of a previously approved and amended Combined Development Permit (HCD-Planning File Nos. PLN130516 and PLN130516-AMD1) allowing construction of a single family dwelling and accessory dwelling unit, conversion of a test well into a domestic well and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas.

Project Location: 62200 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA action: Find the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- b. Approve a three-year extension of a previously approved (PLN130516) and amended (PLN130516-AMD1) Combined Development Permit allowing construction of a single family dwelling (approx. 8,160) with an attached garage (approx. 558 square feet); a detached accessory dwelling unit (approx. 980 square feet) with an attached garage/mechanical room (approx. 765 square feet); a ground mounted solar photovoltaic system (approx. 3,250 square feet); a detached generator shed (approx. 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Aengus Jeffers, Attorney

Property Owner: Big Sur Preservation Alliance LLC

APN: 422-011-029-000

Parcel Size: Approximately 54 acres

Zoning: Watershed and Scenic Conservation, 40 acres per unit, Design Control District zoning overlay within the Coastal Zone or "WSC/40-D (CZ)"

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

SUMMARY

Staff is recommending approval of a three-year permit extension subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On **September 7, 2022**, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, **September 6, 2022**. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning

Prepared by: Kenny Taylor, Associate Planner

Reviewed and Approved by: Anna V. Quenga, AICP, Principal Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution including:

- Attachment 1 - Draft Conditions of Approval
- Attachment 2 - Planning Commission Resolution No. 19-027
- Attachment 3 - Planning Commission Resolution No. 17-015

Exhibit B - Vicinity Map

cc: Front Counter Copy; Front Counter Copy; California Coastal Commission; CDF Coastal Fire; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Kenny Taylor, Associate Planner; Anna V. Quenga, AICP, Principal Planner; Big Sur Preservation Alliance LLC, Property Owner; Aengus Jeffers, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Director); John H. Farrow; Janet Brennan; Project File PLN1301516-AMD1-EXT1.