

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:
ANKLE CRISPER LLC (PLN150354)

RESOLUTION NO. 16-037

Resolution by the Monterey County Zoning
Administrator:

- 1) Considering an addendum together with the Mitigated Negative Declaration; and
- 2) Approving an Amendment to a previously approved Combined Development Permit (PLN100342) to revise/increase the square footage of the single-family dwelling from 2,106 square feet to 7,002 square feet, including a 1,690 square foot basement, plus 1,419 square feet of overhangs greater than 30 inches; increase grading from 417 cubic yards to 1,030 net cubic yards to be removed from site; and allow the demolition of an existing accessory dwelling unit and the construction of an 1,170 square foot accessory dwelling unit with an additional 980 square foot basement mechanical and storage area.

[PLN150354, Ankle Crisper LLC, 53150
Highway 1, Big Sur, (APN: 420-021-039-000)]
Big Sur Coast Land Use Plan

**Revised
November 10, 2016**

**(This resolution
supersedes the previous
resolution mailed on
October 31, 2016)**

The Amendment to a Combined Development Permit application (PLN150354) came on for public hearing before the Monterey County Zoning Administrator on August 25, September 29, and October 27, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 3;
 - Monterey County Zoning Ordinance (Title 20);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 53150 Highway 1, Big Sur (Assessor's Parcel Number 420-021-039-000), Big Sur Coast Land Use Plan. The parcel is

zoned “WSC/40-D (CZ)” [Watershed and Scenic Conservation, 40 acre minimum, Design Control District, (Coastal Zone)], which allows development in the more remote areas of the Coastal Zone while protecting the significant and substantial resources of these areas such as viewshed. The project was designed and sited to be consistent with the Big Sur Land Use Plan policies and the site development standards required of this district. Therefore, the project is an allowed land use for this site.

- c) Original Project. On September 8, 2011, a Combined Development Permit (PLN100342) was granted to allow: 1) a Coastal Administrative Permit for the demolition of an existing single family dwelling and construction of a 2,106 square foot two-story residence with a 1,159 square foot patio, and 417 cubic yards of grading; 2) Coastal Development Permit for development within 50 feet of a coastal bluff; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource; 4) a Variance to allow for a reduction in side yard setback to avoid development within the critical viewshed; and 5) Design Approval.
- d) Extension. The original project was set to expire on September 8, 2014. The applicants applied for an extension (PLN130912) on December 20, 2103. The project was extended for two years which commenced on September 8, 2014 through September 8, 2016.
- e) Amendment. Under this Amendment the revised square footage of the single-family dwelling would be increased from 2,106 square feet to 7,002 square feet, including a 1,690 square foot basement, plus 1,419 square feet of overhangs greater than 30 inches; and increase grading from 417 cubic yards to 1,030 net cubic yards to be removed from site. The square footage of the accessory dwelling unit would be 1,170 square feet, with an additional 980 square foot basement mechanical and storage area. A Variance will not be required for this amendment.
- f) Revised Project: Revised plans were re-submitted to shift the main residence 20 feet to the south to conform to the side yard setback. Two planted Monterey Cypress trees will be removed and an existing caretaker unit currently in the Critical Viewshed and will be replaced with an accessory dwelling unit on the east side of Highway 1. The revised project is as follows:
 - Move the main house to the south to satisfy a 20 foot side setback;
 - Relocated the accessory dwelling unit for the onsite caretaker unit outside of the viewshed east of the bridge (and greater than 50 feet from the creek);
 - Remove two (2) planted Cypress trees that are in poor health to accommodate the relocated main house.
- g) Design Approval. Pursuant to Chapter 20.44, Design Control Zoning District, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character and assure visual integrity. To ensure the structure blends into the surrounding area and is visually consistent, colors and materials will consist of natural wood siding, metal facia, Douglas fir rafters, corten steel panel siding (rust color), board-formed

- concrete walls, bronze clad columns, windows and doors, laminated glass railing, natural wood decking, standing seam metal roof with planted vegetated roof. The design and color scheme of the proposed structure fits into the environment because these are neutral colors and naturally made materials. The roof will be a planted vegetated roof that will blend with the natural vegetation between the structure and Highway 1. Skylight features will require low lighting and shading.
- h) Cultural Resources. The subject property is located within 750 feet of a known archeological resource. An archaeological report prepared by Archaeological Consulting, for the previously approved project (PLN100342) was determined to have a recorded positive site on the lower parcel. Because of the proposed larger house and since adoption of the Mitigated Negative Declaration, archaeologists have performed auger tests within the proposed development areas and found that no cultural materials were present or an impassable obstruction was encountered. Onsite monitoring will still be required (Condition No. 7). The updated Archeological report (LIB160087) for this amendment concluded that based on auger hole testing, there was no surface or subsurface evidence of potentially significant archaeological resources within the proposed footprint. However, because of the proximity to the known site, archaeological monitoring was recommended. The previously approved project had four mitigation measures, one of which required auger testing which was done. The other three mitigation measures will be carried over to this permit. (Conditions #6, #7, #8, /Mitigation Measures #1, #2, #4)
 - i) Coastal Bluff. Pursuant to Section 20.145.080.A.1.b.2, a geologic report was required for the development because it is within 50 feet of the face of a cliff or bluff. The parcel is approximately 60 feet wide and cannot avoid development within the coastal bluff. A geologic report was prepared for the previously approved project (PLN100342) by CAPROCK Engineering. The report concluded that replacement of the existing building and foundation with a well designed, site specific engineered foundation would reduce any geologic hazard subject to recommended mitigations for such a foundation. An updated geologic report prepared by Haro, Kasunich and Associates and confirms the changes from the previously approved project are not significant, and the present design may actually reduce impacts to the site because it doesn't encroach toward the bluff as much as the previously approved project. However, because of the limitations on site, the mitigation measures applied to the previous project will be carried over to the conditions of approval for this project. (Conditions#9, #10/Mitigation Measures #5, #6).
 - j) No Violations. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
 - k) LUAC. Because of substantial changes to the proposed structure, the project was re-staked and re-flagged for review. On April 12, 2016, The Big Sur Land Use Advisory Committee (LUAC) reviewed the proposed structure once it was re-staked and re-flagged and recommended

approval (4-0 vote) with the proposed Variance. Their only concern was the removal of K-rails located on Highway 1 in front of the property that were left there in 2008, as temporary mitigation for the Basin Complex Fire. They have since been removed. On October 11, 2016, the Big Sur Land Use Advisory Committee (LUAC) reviewed the most recent revisions, again after re-staking and re-flagging. This also included the new accessory dwelling unit (ADU) on the east side of the property. They were disappointed that the County does not want to support the Variance. The LUAC recommended approval (3-0), with two recommendations: First recommendation: They preferred the original project because they think this is exactly how variances are supposed to be used. Second recommendation: Accept revised project with conditions: a) remove a line of planted pine trees north of the bridge and replace these with a lower, denser hedge; b) modify the existing driveway berm. The LUAC wants the applicants to consider shortening and lowering the berm further. The applicant will work with the LUAC to find a resolution.

- l) The project planner conducted site inspections on July 22, April 12, and October 11, 2016 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150354.

2. **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, CDF Coastal Fire, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following updated reports were prepared for the revised project:
 - “Supplemental Subsurface Archaeological Survey” (LIB160087) prepared by Archaeological Consulting, Salinas, CA, February 10 and October 7, 2016;
 - “Tree Report” prepared by Maureen Hamb, Santa Cruz, CA, October 5, 2016;
 - “Biological Resource Letter”, prepared by Fred Ballerini, Pacific Grove, October 8, 2016;
 - “Geologic Investigation” (LIB160268) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, March, 2016;
 - “Geotechnical Investigation” (LIB160267) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, March, 2016.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA - Planning, CDF –Coastal Fire; Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided by an existing onsite water system that provides water to this parcel and the neighboring parcel. A new water system permit will be required by Environmental Health Bureau. There is an existing septic system that will be replaced with a proposed alternative onsite wastewater treatment system.

4. **FINDING:** **CRITICAL VIEWSHED** - The Critical Viewshed is everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and specific locations (Policy 3.2.2.1.BSLUP). Pursuant to Section 20.145.030 (CIP), “all future public or private development which would be visible within the Critical Viewshed shall be prohibited.” Where it is determined that an alternative building site on a parcel would result in conformance to the Key Policy (Critical Viewshed), then the applicant will be required to modify his proposal accordingly.

EVIDENCE: a) The original house was located slightly on state park property. A variance was granted to allow a reduction in the side yard setback to avoid development within the critical viewshed. The previously approved project (PLN100342) was designed and re-sited to be located within the parcel, with an allowed three foot side yard setback along on the most northern part of the property that abuts California State Parks.

b) The project was revised, increasing the single family dwelling to 8,396 square feet (an increase of 6,290 square feet) with an increase of 1,030 net cubic yards of grading to be removed from site. Since the structure could expand further south without impacting the viewshed, it was not restricted to the original footprint which was the basis for granting a variance. A variance is not needed.

c) Shifting the main residence 20 feet to the south to conform to the side setback requires removal an existing caretaker unit currently in the Critical Viewshed. The accessory unit will be replaced with an accessory dwelling unit (ADU) on the east side of Highway 1. The ADU is proposed in an area east of Highway One near a wood bridge.

d) The new ADU location can only be seen if walking on the bridge and looking down. Since there is no walkway along this bridge, it has been determined that this is non-critical viewshed, pursuant to Section 20.145.030.C of the BS CIP).

- e) The project planner conducted site inspections on July 22, April 12, and October 11, 2016 to verify that the project on the subject parcel is consistent with the Critical Viewshed policies of the Big Sur Coast Land Use Plan.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A Mitigated Negative Declaration (MND) was prepared for PLN100342 and was circulated between August 5 and September 5, 2011. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an MND has been certified, no subsequent MND shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review.
 - b) An Addendum to the Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines). The MND adopted for the previous project identified potential impacts to aesthetics, cultural resources, and geology/soils. The proposed project will have the same or fewer impacts than the previous project.
 - c) The project includes an increase of the house size from 2,106 square feet to 8,396 square feet; and increase grading from 417 cubic yards to approximately 1,030 net cubic yards to be removed from site.
 - d) The original grading consisted of 519 cubic yards of cut and 102 cubic yards of fill, with a net 417 cubic yards to be balanced on site. Due to the expansion of a larger home, grading will be increased to a net 1,030 cubic yards to be hauled off site. Most of the grading will be for the foundation of the single family dwelling with some for the turnaround required by the Fire Department. The parcel is situated on a relatively flat older marine terrace about 40 feet below Highway 1. The proposed house will be situated up against the gently sloped bluff on the inland side of the parcel consisting mostly of slough that will be evened out for the foundation. Construction impacts are temporary and will not increase the baseline of GHG emissions associated with transport of construction materials to and from the project site. A construction management plan has been submitted and includes worker parking, temporary stockpiling, equipment staging and a truck route for hauling export. Hauling of fill materials will be limited to 2 trucks per day with a total not to exceed 105 trips during the construction period.
 - e) The previously proposed single family dwelling was much wider than the currently proposed project. An updated geologic report confirms the proposed changes are not significant, and the present design may actually reduce geologic impacts to the site. The proposed extension of the single family dwelling is located within disturbed areas and will

have no impacts to the geologic or archaeological resources identified in the previous Mitigated Negative Declaration.

- f) The previously approved project has six mitigation measures that will be carried over to this permit. Mitigation Measures #1, #2, and #4 are included for the protection of archaeological resources. Mitigation Measures #5 and #6 are included for geologic impacts. The new structure cannot be seen from Highway 1 and will not affect any critical viewshed policies.
- g) No adverse environmental effects were identified other than what was analyzed in the MND during staff review of the development application during site visits on July 22, April 12, and October 11, 2016.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the sea and the first through public road paralleling the sea, which is Highway 1.

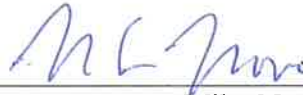
7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- 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) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Big Sur Coast Local Coastal Program requires public access. Shoreline and trail access are available to the public via the Julia Pfeiffer Burns State Park, north of the project parcel. Safety hazards (slopes), potential natural resource conflicts, and limited potential parking areas make the project area suitable only for visual access.
 - d) Figure 2 (Shoreline Access Plan - Central Section), in the Big Sur Coast Land Use Plan, identifies that the subject property is within an area unsuitable for access.
 - e) Figure 3 (Trails Plan - Central Section), in the Big Sur Coast Land Use Plan, identifies that the subject property is not described as an area where the Local Coastal Program requires public trail access.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA - Planning for the proposed development found in Project File PLN150354.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Consider an addendum together with the Mitigated Negative Declaration to a previously prepared Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan adopted by the Zoning Administrator on September 8, 2011; and
2. Approve an Amendment to a previously approved Combined Development Permit (PLN100342) to revise/increase the square footage of the previously approved single-family dwelling from 2,106 square feet to 7,002 square feet, including a 1,690 square foot basement, plus 1,419 square feet of overhangs greater than 30 inches; revise grading to approximately 1,550 cubic yards cut and 520 cubic yards fill (1,030 net cubic yards to be removed from site), and allow the demolition of an existing accessory dwelling unit and the construction of an 1,170 square foot accessory dwelling unit with an additional 980 square foot basement mechanical and storage area, in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of October, 2016 upon motion of



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 31 2016.

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 NOV 10 2016.

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

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN150354

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment to a previously-approved Combined Development Permit (PLN100342) allows the demolition of an existing single-family dwelling and accessory dwelling unit, and the construction of a new single-family dwelling and accessory dwelling unit. Under this Amendment, the revised square footage of the single-family dwelling would be 7,002 square feet, including a 1,690 square foot basement, plus 1,419 square feet of overhangs greater than 30 inches. The square footage of the accessory dwelling unit would be 1,170 square feet, with an additional 980 square foot basement mechanical and storage area. The property is located at 53150 Highway 1, Big Sur (Assessor's Parcel Number 420-021-039-000), Big Sur Coast Land Use Plan, Coastal Zone. All conditions from the previously-approved Combined Development Permit (PLN100342) that were not met are carried over to the Conditions of Approval for this Amendment (PLN150354). 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. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on October 27, 2019, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

3. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

6. SPPD001 – PRECONSTRUCTION MEETING (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #1:

Monitoring Measure:

An on-site pre-construction meeting shall be held between the applicant, the archaeologist, the representative of the Native American Heritage Commission and the contractor to discuss the mitigation requirements, scheduling of construction and to assure an understanding of the mitigations. (RMA - Planning Department)

Compliance or Monitoring Action #1:

Monitoring

Action to be Performed:

Prior to any construction, evidence of a site meeting between all parties involved shall be submitted to the Director of the RMA Planning Department. Evidence shall consist of a letter summarizing what was discussed.

7. SPPD002 – AGREEMENT WITH ARCHAEOLOGIST (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #2:

Monitoring Measure:

An agreement between the applicant, a professional archaeologist and a Native American Monitor shall be signed stating that they shall be present during construction or pre-construction activities that involve earth disturbance, such as foundation demolition, grading, excavation for the garage and basement, footings and utilities, etc. (RMA - Planning Department)

Compliance or Monitoring Action #2:

Monitoring

Action to be Performed:

A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits.

Additional on-going monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

8. SPPD004 – IF RESOURCES FOUND (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #4

Monitoring Measure:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. If human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours.

- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

2. The descendent identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (RMA - Planning Department)

Compliance or Monitoring Action #4:

Monitoring

Action to be Performed:

Prior to issuance of any grading/building permits, the applicant shall submit the contracts with a Registered Professional Archaeologist, and a representative of the Ohlone Costanoane Esselen Nation to the Director of the RMA Planning Department for review and approval.

9. SPPD005 – ONSITE GEOLOGIST (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #5:

Monitoring Measure:

An on-site pre-construction meeting shall be held between the applicant, the contractor, the geologist and the geotechnical engineer to discuss the mitigation requirements, scheduling of construction and to assure an understanding of all recommendations in both the Geologic Report and Geotechnical Report. (RMA - Planning Department)

Compliance or Monitoring Action #5:

Monitoring

Action to be Performed:

Prior to any construction, evidence of a site meeting between all parties involved shall be submitted to the Director of the RMA Planning Department. Evidence shall consist of a letter summarizing what was discussed.

Additional on-going monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

10. SPPD006 – FOUNDATION MEASURES (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #6:

Monitoring Measure:

An agreement between the applicant, contractor, geologist, and geotechnical engineer shall be signed stating that they shall be present during construction or pre-construction activities that involve earth disturbance, such as foundation demolition, grading, excavation for the garage and basement, footings and utilities, etc.

Specifically, during the replacement of the existing building and foundation the geologist shall confirm that a well-designed, site specific, engineered foundation is installed to reduce the geologic hazards. Such a foundation is also crucial to surviving the strong shaking and associated slope failure that could be generated at the subject property during a large magnitude earthquake.

The geologist shall determine that the drainage design incorporate appropriate measures to ensure that drainage moving downslope on the property is properly channeled so that it does not have an adverse impact on the existing or proposed buildings or the slopes below them. All drainage should be routed so that it does not discharge on the earth materials on the property other than bedrock or beach sand.

The geotechnical shall observe any site activity, especially grading and foundation excavations. The near surface soils are not suitable for continuous or isolated foundation purposes therefore, the geotechnical engineer shall ensure the structure be supported by a grade beam and caisson foundation with associated ground improvements, patio, etc, placed on soil mat foundation. (RMA - Planning Department)

Compliance or Monitoring Action #6

Monitoring

Action to be Performed:

A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits.

Additional on-going monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

11. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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. (County Counsel)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

12. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich & Associates. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA - Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA - Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. SLOPE SETBACK REQUIREMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The proposed building(s) shall be setback from the ascending and descending slopes in accordance with the California Building Code. The applicant shall submit plans that include supporting calculations and cross-sections certifying compliance. If an alternate setback is requested, the applicant shall submit an updated Geotechnical Report that considers the material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material to demonstrate the intent of the setback requirement has been satisfied. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit the information to RMA-Environmental Services for review and approval.

18. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

19. WRSP001 - DRAINAGE PLAN COASTAL (NONSTANDARD)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Impervious surface stormwater runoff shall be routed to a non-erodible surface at the base of the bluff. Drainage improvements shall be constructed in accordance with plans approved by Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the owner/applicant shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

20. EHSP01 ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: OBTAIN PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists on the property to accommodate an alternative onsite wastewater treatment system (Alt OWTS).

Submit a completed permit application with applicable fees and the following information for review and approval:

- Proposed wastewater production rates
- Site plan indicating Alt OWTS treatment unit and dispersal proposal, designed by a registered engineer having experience in alternative wastewater treatment and disposal
- Soils and percolation testing report prepared by a qualified individual, which includes a summary of the soil profile extending at least 2' past the bottom of the proposed dispersal field and a determination of the depth to an impervious layer or groundwater if within 10' below the bottom of the proposed dispersal field.
- Linear loading rate evaluation

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit to EHB for review and approval an Alt OWTS application and pay all associated fees.

Alt OWTS permit shall be issued concurrent with construction permit

21. EHSP04 NEW WATER SYSTEM PERMIT

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, submit necessary water system application, reports and testing results to Environmental Health Bureau for review and approval

22. EHSPO2 ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED RESTRICTION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall record a deed restriction with the Monterey County Recorder for parcel 420-021-039-000 which indicates that an alternative onsite wastewater treatment system (Alt OWTS) is installed on the property. The deed restriction shall include, but is not limited to, the following details:

- The Alt OWTS is subject to all future federal, state or local laws and ordinances regarding the permitting, operation and maintenance and/or monitoring of Alt OWTS
- The Alt OWTS is subject to an annual operating permit with applicable fees paid to the Environmental Health Bureau
- Property owner agrees to enter into and maintain a maintenance contract with an authorized service provider

Contact EHB to request a copy of the deed restriction template. The property owner will be responsible to pay cost recovery fees associated with review of the deed restriction by County Counsel.

Compliance or Monitoring Action to be Performed: Prior to final inspection of the construction permit the property owner shall sign and notarize the completed deed restriction template and submit the draft for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the deed restriction shall be recorded with the Monterey County Recorder. Proof of recordation shall be provided to EHB and the Planning Department.

23. EHSPO3 ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: MAINTENANCE CONTRACT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed alternative onsite wastewater treatment system (Alt OWTS) requires ongoing maintenance and monitoring to function as designed. A signed operations and maintenance contract with an authorized service provider must be submitted to the Environmental Health Bureau (EHB). The contract must include, but is not limited to:

- Contract term, specification of services to be performed and frequency of service
- Statement indicating that EHB will be notified if either party fails to comply with the contract terms
- A monitoring/ maintenance report, including effluent quality as specified by the associated Alt OWTS operating permit, shall be submitted to EHB every 6 months, or as specified by the EHB operating permit
- EHB shall be notified at each contract renewal term, and a copy of the contract shall be submitted to EHB

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, submit an executed operations and maintenance contract with an authorized service provider to EHB for review and acceptance.

24. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: _____ Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

25. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

26. FIRE009 - BRIDGES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges. Responsible Land Use Department: CDF COASTAL FIRE

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the bridge into design and print the text of this condition as "Fire Department Notes" on improvement plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of bridge improvements and obtain fire department approval the final fire inspection.

27. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: CDF COASTAL FIRE

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

28. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

29. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

30. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

31. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

32. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: CDF COASTAL FIRE

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

33. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Amendment (Resolution Number 16 - 037) was approved by the Zoning Administrator for Assessor's Parcel Number 420-021-039-000 on October 27, 2016. The permit was granted subject to thirty-four (34) 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

34. PDSP001 - VEGETATION RETENTION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: At the applicant's expense, any tree (existing/replaced) which screens the development from Highway One and that is destroyed, diseased or significantly damaged or requires removal, shall be immediately replaced with a 24 to 48 inch box specimen to ensure full protection of exposure of any portion of the development within the critical viewshed, pursuant to the Policies of the Big Sur Coast Land Use Plan and the Development Standards of the Coastal Implementation Plan. In the event of any exposure of the development and prior to replacement of a tree, the Monterey County RMA - Planning Department shall be immediately contacted. This deed restriction shall run with the land. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of a building or grading permit the applicant/owner shall recorded a deed restriction, with the County of Monterey subject to review and approval by County Counsel and the Director of the Resource Management Agency (RMA) - Planning Department.

ANDERSON CANYON RETREAT

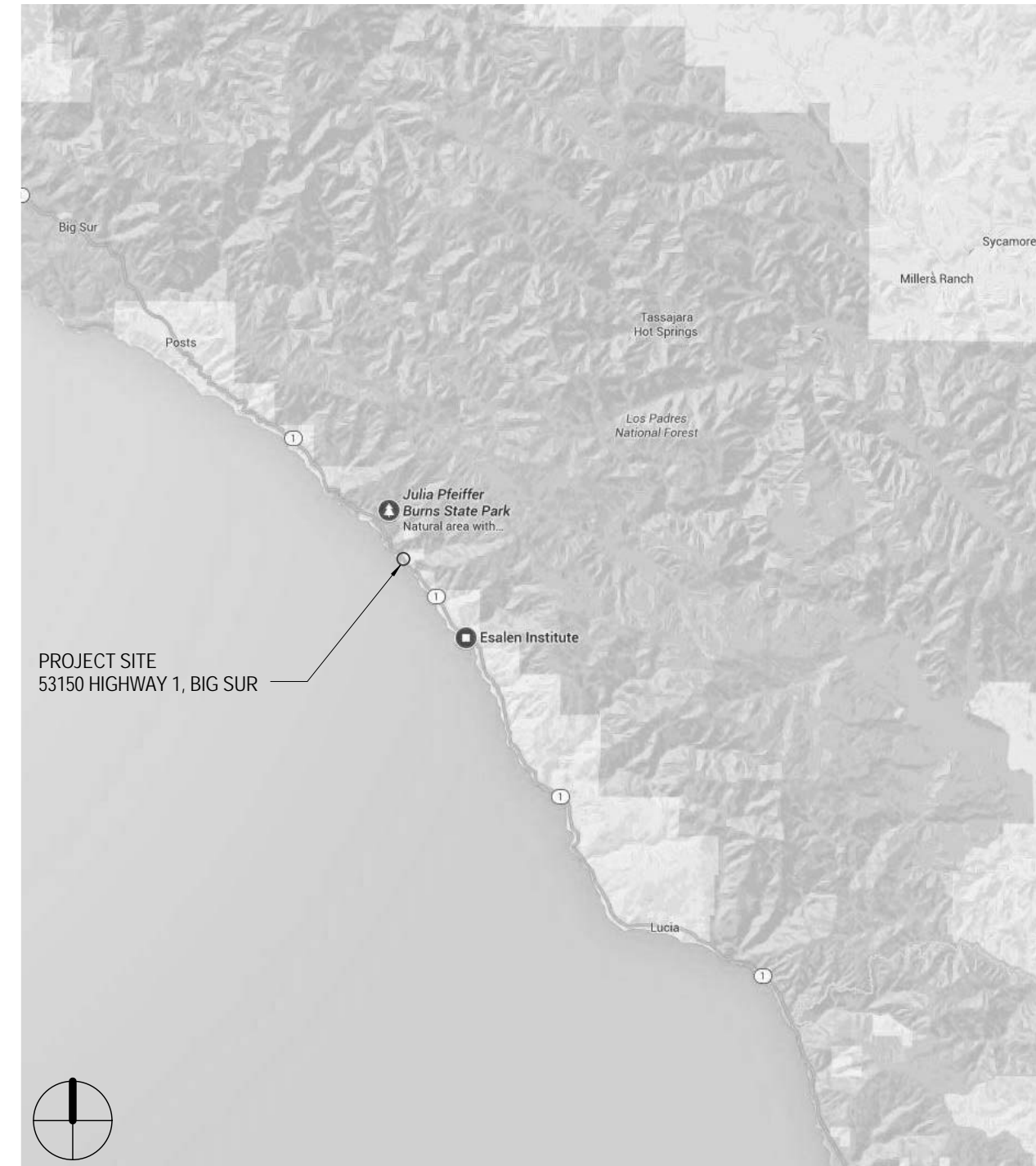
53150 HIGHWAY 1
BIG SUR, CA 93920

APN 420-021-039-000

PROJECT IMAGE:



PROJECT LOCATION:



PROJECT DATA:

PROJECT ADDRESS:	53150 HIGHWAY 1 BIG SUR, CA 93920
OWNER:	ANKLE CRISPER LLC
APPLICANT:	ARDEN HANDSHY P.O. BOX 51758 PACIFIC GROVE, CA 93950 831.649.6420, arden@handshy.com
APPROVED PLN:	100342
PROJECT DESCRIPTION:	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN100342) TO ALLOW A 5,312 SQUARE FOOT BI-LEVEL SINGLE FAMILY DWELLING WITH A 1,690 SQUARE FOOT BELOW GROUND BASEMENT AND REPLACEMENT AND RELOCATION OF AN EXISTING ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 53150 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-021-039-000) BIG SUR LAND USE PLAN, COASTAL ZONE.
APN:	PARCEL A-420-021-039-000
PROPERTY DESCRIPTION:	PARCEL A ON RECORD OF SURVEY FILED ON MARCH 11, 2009 IN VOLUME 30, OF PARCEL MAPS AT PAGE 61.
ZONING:	WSC/40-D9(CZ)
PLANNING AREA:	COAST - BIG SUR
SCHOOL DISTRICT - BUILDING FEES:	CARMEL UNIFIED
FIRE DISTRICT:	BIG SUR VFB
SRA / FIRE HAZARD ZONE:	VERY HIGH
WILDLAND-URBAN INTERFACE SITE:	YES
LAND USE ADVISORY COMMITTEE:	BIG SUR COAST ADVISORY COMMITTEE, SOUTH COAST ADVISORY COMMITTEE
ARCHAEOLOGICAL SENSITIVITY:	HIGH
HISTORICAL SITE:	NO
SEISMIC HAZARD ZONE:	RELATIVELY UNSTABLE UPLANDS, UNDETERMINED
600' EARTHQUAKE FAULT BUFFER ZONE:	YES
WATER RESOURCES REFERRAL:	NO
SITE AREA:	70 ACRES (3,049,200 +/- SF)

FIRE DEPARTMENT NOTES:

- CODES** - CONSTRUCTION SHALL CONFORM TO 2013 CBC, UFC AND THE MOST CURRENT NFPA STANDARDS.
- FIRE007 - DRIVEWAYS** - DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT, WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.
- FIRE008 - GATES** - ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 90-DEGREE TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
- FIRE011 - ADDRESSES FOR BUILDINGS** - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 2241. EACH OCCUPANCY BUILDING SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER** - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER
FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 8 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
- FIRE015 - FIRE HYDRANTS/FIRE VALVES** - A FIRE HYDRANT OR FIRE VALVE IS REQUIRED. THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET NOR FURTHER THAN 12 FEET FROM A ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS USING IT WILL NOT BLOCK THE ROADWAY. THE HYDRANT SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 FEET AND NOT MORE THAN 1000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE. MINIMUM HYDRANT STANDARDS SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ONE 2 1/2 INCH NATIONAL HOSE OUTLET SUPPLIED BY A MINIMUM 4 INCH MAIN AND RISER. MORE RESTRICTIVE HYDRANT REQUIREMENTS MAY BE APPLIED BY THE REVIEWING AUTHORITY. EACH HYDRANT/VALVE SHALL BE IDENTIFIED WITH A REFLECTORIZED BLUE MARKER, WITH MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE DRIVEWAY ADDRESS SIGN, NON-COMBUSTIBLE POST OR FIRE HYDRANT RISER. IF USED, THE POST SHALL BE WITHIN 3 FEET OF THE HYDRANT/VALVE. WITH THE BLUE MARKER NOT LESS THAN 3 FEET OR GREATER THAN 5 FEET ABOVE THE GROUND, VISIBLE FROM THE DRIVEWAY. ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS, MAY 1998.
- FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)** - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE DEPARTMENT NOTES CONT:

- FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)** THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSTALLATION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
- FIRE025 - SMOKE ALARMS** - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE STATION SMOKE ALARMS REQUIRED BY THE CALIFORNIA BUILDING CODE OR CALIFORNIA RESIDENTIAL CODE, THE ALARM PANEL SHALL BE REQUIRED TO BE PLACED AS PERMANENT BUILDING EQUIPMENT.
- FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)** - ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF 1500 CLASS A ROOF CONSTRUCTION.

PROJECT DIRECTORY:

Architect	Land Use Facilitator
Bohlin Cywinski Jackson 1932 First Avenue, Suite 916 Seattle, WA 98101 v: 206.256.0862	Handshy Land Use Facilitator P.O. Box 51758 Pacific Grove, CA 93950 v: 831.649.6420
Structural	Contractor
PCS Structural Solutions 811 1st Avenue, Suite 620 Seattle, WA 98104 v: 206.292.5076	Pinney Construction Inc. P.O. Box 683 Big Sur, CA 93920 v: 831.667.2814
Civil	Geotechnical
Fall Creek Engineering 1525 Seabright Avenue Santa Cruz, CA 95062 v: 831.426.9054	Haro Kasunich & Associates 116 E Lake Ave Watsonville, CA 95076 v: 831.722.4175
Survey	Geotechnical
Rasmussen Land Surveying P.O. Box 3135 Monterey, CA 93942 v: 831.375.7240	Soils Survey Inc. 103 Church St. Salinas, CA 93901 v: 831.757.2172
Landscape	Archaeologist
EinwillerKuehl 874 41st Street Oakland, CA 94608 v: 510.891.1696	Archaeological Consulting Gary Breschini + Mary Doane P.O. Box 3377 Salinas, CA 93912 v: 831.422.4912

DRAWING LIST:

SURVEY	SEE PREVIOUS SUBMISSION
-	EXISTING PROPERTY EXTENTS SURVEY
-	NORTHERN SITE SURVEY
-	SOUTHERN SITE SURVEY

ARCHITECTURAL

SITE:	EXISTING SITE PLAN
AD-101	PROPOSED SITE PLAN
AS-101	PROPOSED SITE PLAN (ENLARGED)
AS-102	
GENERAL:	
G-001	EXISTING BUILDING DOCUMENTATION
G-002	BUILDING MATERIALS
MAIN RESIDENCE:	
A-100	GENERAL BUILDING INFORMATION
A-110	FIRST FLOOR PLAN
A-120	SECOND FLOOR PLAN
A-130	ROOF PLAN
A-210	BUILDING ELEVATIONS
A-211	BUILDING ELEVATIONS
ADU:	
A-100-ADU	GENERAL BUILDING INFORMATION
A-101-ADU	BASEMENT AND MAIN LEVEL PLANS
A-102-ADU	ROOF PLAN
A-201-ADU	BUILDING ELEVATIONS
A-202-ADU	BUILDING ELEVATIONS

CIVIL

SEE PREVIOUS SUBMISSION
CIVIL INFORMATION SHEET
SITE IMPROVEMENT PLAN
CIRCULATION PLAN
GRADING AND DRAINAGE PLAN AND PROFILES
UTILITY IMPROVEMENT PLAN
EROSION CONTROL PLAN

LANDSCAPE

SEE PREVIOUS SUBMISSION
EXISTING VEGETATION PLAN
PLANTING PLAN

CONSTRUCTION MANAGEMENT PLAN

CM-100	CONSTRUCTION MANAGEMENT PLAN
--------	------------------------------

APPLICABLE CODES:

- ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE FOLLOWING:
- 2013 CA BUILDING CODE (Based on 2012 International Building Code)
 - CH. 7A of CBC (Materials and Construction Methods for Exterior Wildfire Exposure)
 - 2013 CA FIRE CODE (Based on 2012 International Fire Code)
 - CH. 49 (Requirements for Wildland-Urban Interface Fire Areas)
 - 2013 CA MECHANICAL CODE (Based on 2012 Uniform Mechanical Code)
 - 2013 CA PLUMBING CODE (Based on 2012 Uniform Plumbing Code)
 - 2013 CA ELECTRICAL CODE (Based on 2011 National Electrical Code)
 - 2013 CA ENERGY CODE

PROJECT AREAS:

DATA SUMMARY: Lot Size (sf): 3,049,200

	Allowed	Existing	Approved (PLN100342)	Submitted (PLN150354)	Revised (PLN150354)	Change from Existing
Main House (sf)	-	1,474	2,106	5,471	5,312	3,838
Main House Below Grade Basement (sf)	-	0	0	1,767	1,690	1,690
Building Coverage (decks >24" above grade, pool, roof overhangs >30") (sf)	-	426	48	723	1,419	993
Accessory Dwelling Unit (ADU) (sf)	-	866	866	866	1,170	304
Utility Shed (sf)	-	287	287	287	0	0
Mechanical/Storage Basement in ADU (sf)	-	0	0	0	980	980
Total Gross Square Footage (sf)	-	3,053	3,307	9,114	10,858	7,805
Floor Area (sf)*	-	2,627	3,259	6,624	7,749	5,122
Building Coverage (sf)	10%	0.09%	0.09%	0.16%	0.19%	0.10%
Building Coverage (sf)	304,920	2,681	2,600	4,967	5,788	3,107

MAIN RESIDENCE INFO:	EXISTING	APPROVED PLN 100342	PROPOSED
MAIN RESIDENCE BUILDING HEIGHT:	ALLOWABLE: 24'-0" ABOVE (E) AVERAGE NATURAL GRADE PROPOSED: 20'-9" ABOVE (E) AVERAGE NATURAL GRADE		
NUMBER OF STORIES:	2	2	2
FRONT SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	N/A
SIDE SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	CONFORMING
REAR SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	N/A
COVERED PARKING SPACES:	----	----	0
UNCOVERED PARKING SPACES:	----	----	3
NUMBER OF DRIVEWAYS:	(1) EXISTING	(1) EXISTING	(1) (E) TO REMAIN
GRADING:	----	----	SEE CIVIL
TREES TO BE REMOVED:	----	----	2
ADU PROJECT INFO:	EXISTING	APPROVED PLN 100342	PROPOSED
BUILDING HEIGHT:	ALLOWABLE: 15'-0" ABOVE (E) AVERAGE NATURAL GRADE PROPOSED: 14'-10" ABOVE (E) AVERAGE NATURAL GRADE		
NUMBER OF STORIES:	1	-	2
FRONT SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	N/A
SIDE SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	CONFORMING
REAR SETBACK:	(E) NON-CONFORMING	NON-CONFORMING	N/A
COVERED PARKING SPACES:	----	----	0
UNCOVERED PARKING SPACES:	----	----	1
NUMBER OF DRIVEWAYS:	(1) EXISTING	(1) EXISTING	(1) (E) TO REMAIN
GRADING:	----	----	SEE CIVIL
TREES TO BE REMOVED:	----	----	2 (AT MAIN RESIDENCE)

Seal		
Revisions		
No.	Description	Date
1	ADDENDUM 1	XX.XX.XX

Bohlin Cywinski Jackson
Architecture Planning Interior Design
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ANDERSON CANYON RETREAT
ANKLE CRISPER
53150 Highway 1
Big Sur, CA 93920
APN 420-021-039

COASTAL DEVELOPMENT PERMIT

Not For Construction

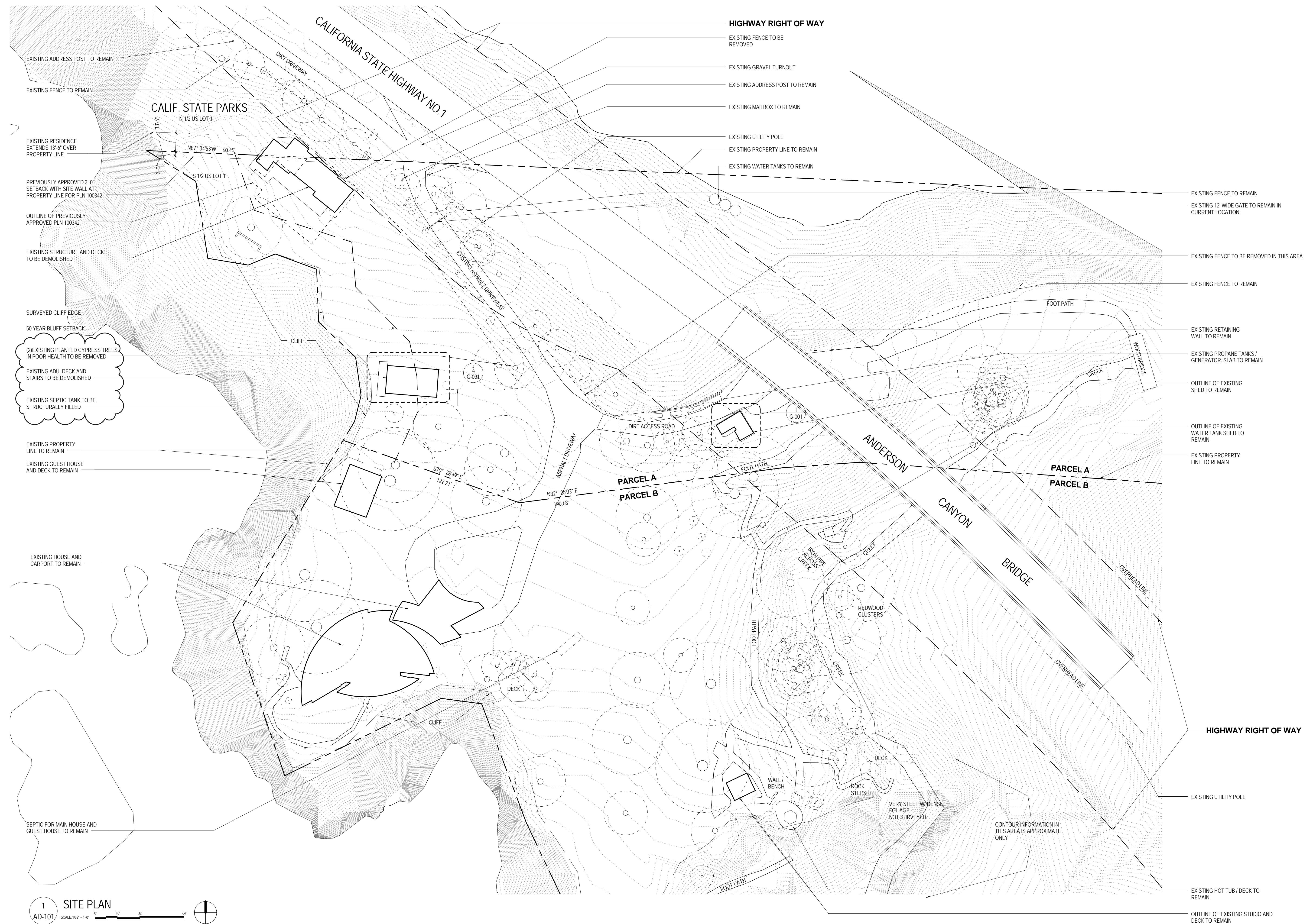
TITLE SHEET
COUNTY FILE NO. PLN 150354

Scale As indicated

Date OCTOBER 7TH, 2016

BCJ Project Number 14401

A-001



1 SITE PLAN
AD-101 SCALE: 1/32" = 1'-0"

Seal

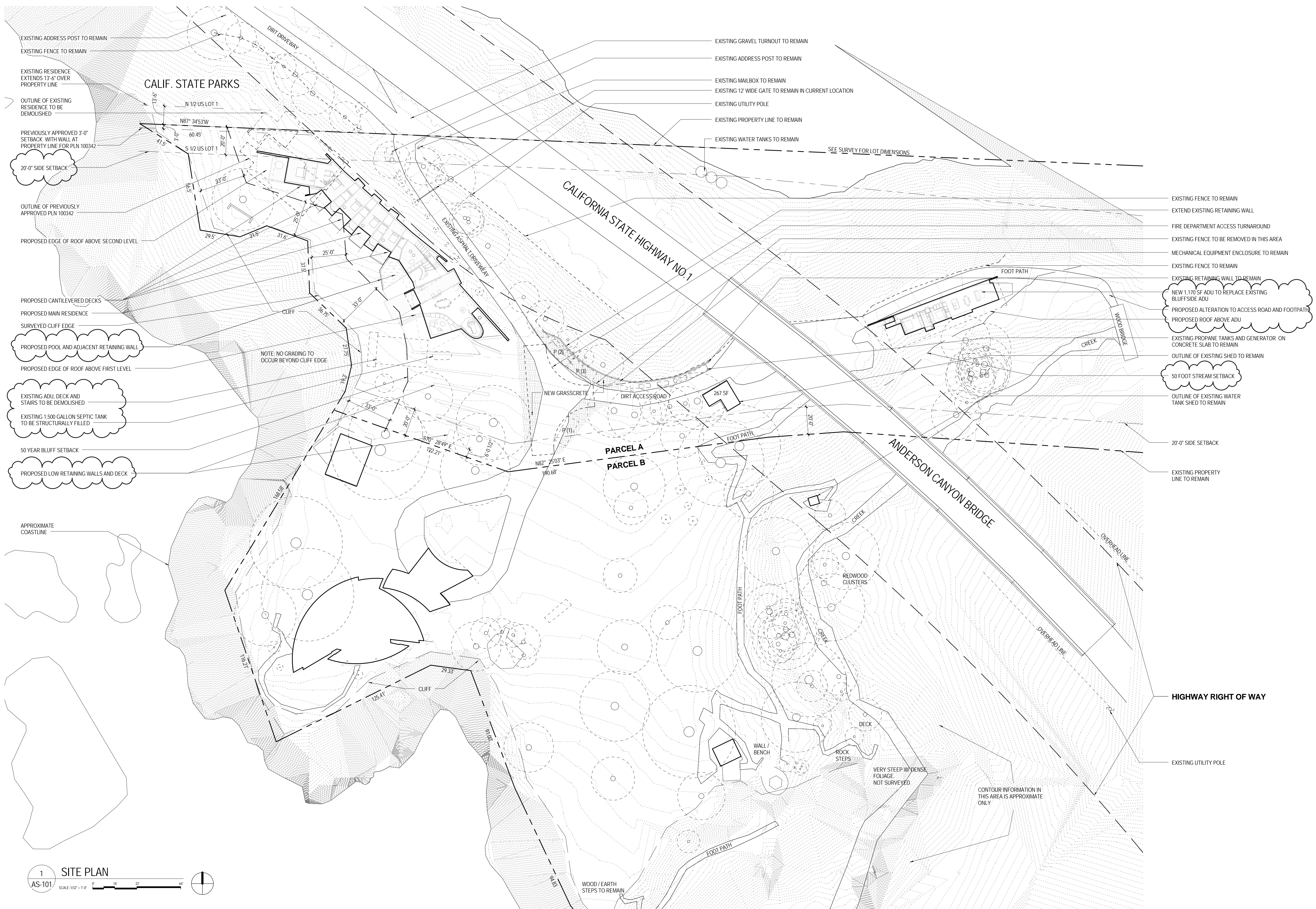
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No.	Description	Date
1	ADDENDUM 1	XX.XX.XX

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**EXISTING SITE PLAN
 COASTAL DEVELOPMENT
 PERMIT**

OCTOBER 7TH, 2016	1/32" = 1'-0"
DATE	SCALE
14401	
BCJ PROJECT NUMBER	
AD-101	
SHEET NUMBER	



1 SITE PLAN
AS-101 SCALE 1/32" = 1'-0"

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No.	Description	Date
1	ADDENDUM 1	XX.XX.XX

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**PROPOSED SITE PLAN
 COASTAL DEVELOPMENT
 PERMIT**

OCTOBER 7TH, 2016	1/32" = 1'-0"
DATE	SCALE
14401	
BCJ PROJECT NUMBER	
	AS-101
	SHEET NUMBER



OUTLINE OF EXISTING RESIDENCE TO BE DEMOLISHED

EXISTING RESIDENCE EXTENDS 13'-8" OVER PROPERTY LINE

PREVIOUSLY APPROVED 3'-0" SETBACK WITH WALL AT PROPERTY LINE FOR PLN 100342

20'-0" SIDE SETBACK

OUTLINE OF PREVIOUSLY APPROVED PLN 100342

PROPOSED EDGE OF ROOF ABOVE SECOND LEVEL

PROPOSED CANTILEVERED DECKS

PROPOSED MAIN RESIDENCE

SURVEYED CLIFF EDGE

PROPOSED POOL AND ADJACENT RETAINING WALL

PROPOSED EDGE OF ROOF ABOVE FIRST LEVEL

EXISTING ADU, DECK AND STAIRS TO BE DEMOLISHED

EXISTING 1,500 GALLON SEPTIC TANK TO BE STRUCTURALLY FILLED

50 YEAR BLUFF SETBACK

PROPOSED LOW RETAINING WALLS AND DECK

EXISTING GUEST HOUSE AND DECK TO REMAIN

1 SITE PLAN
AS-102 SCALE 1/16" = 1'-0"

Seal

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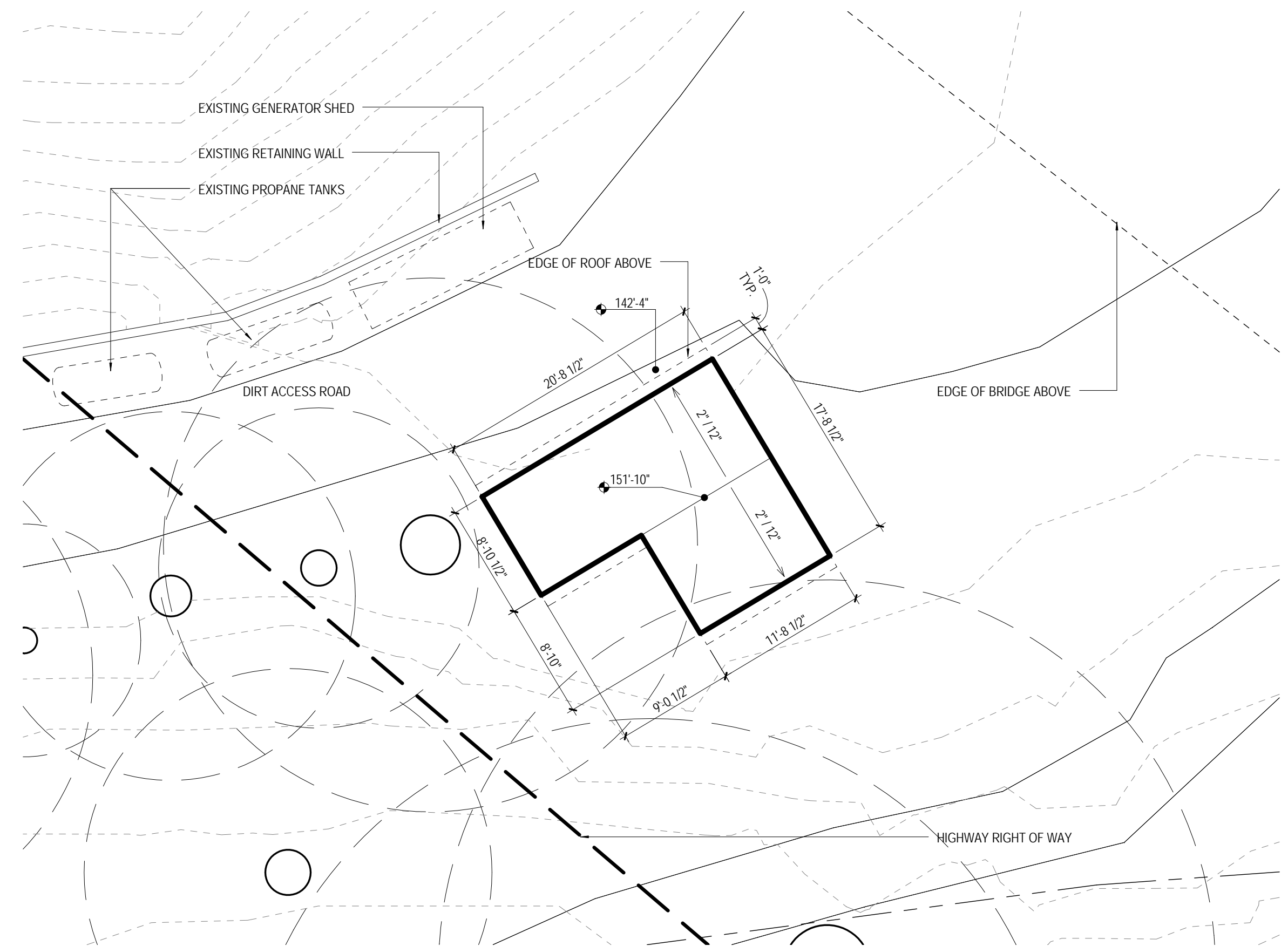
No.	Description	Date
1	ADDENDUM 1	XX.XX.XX

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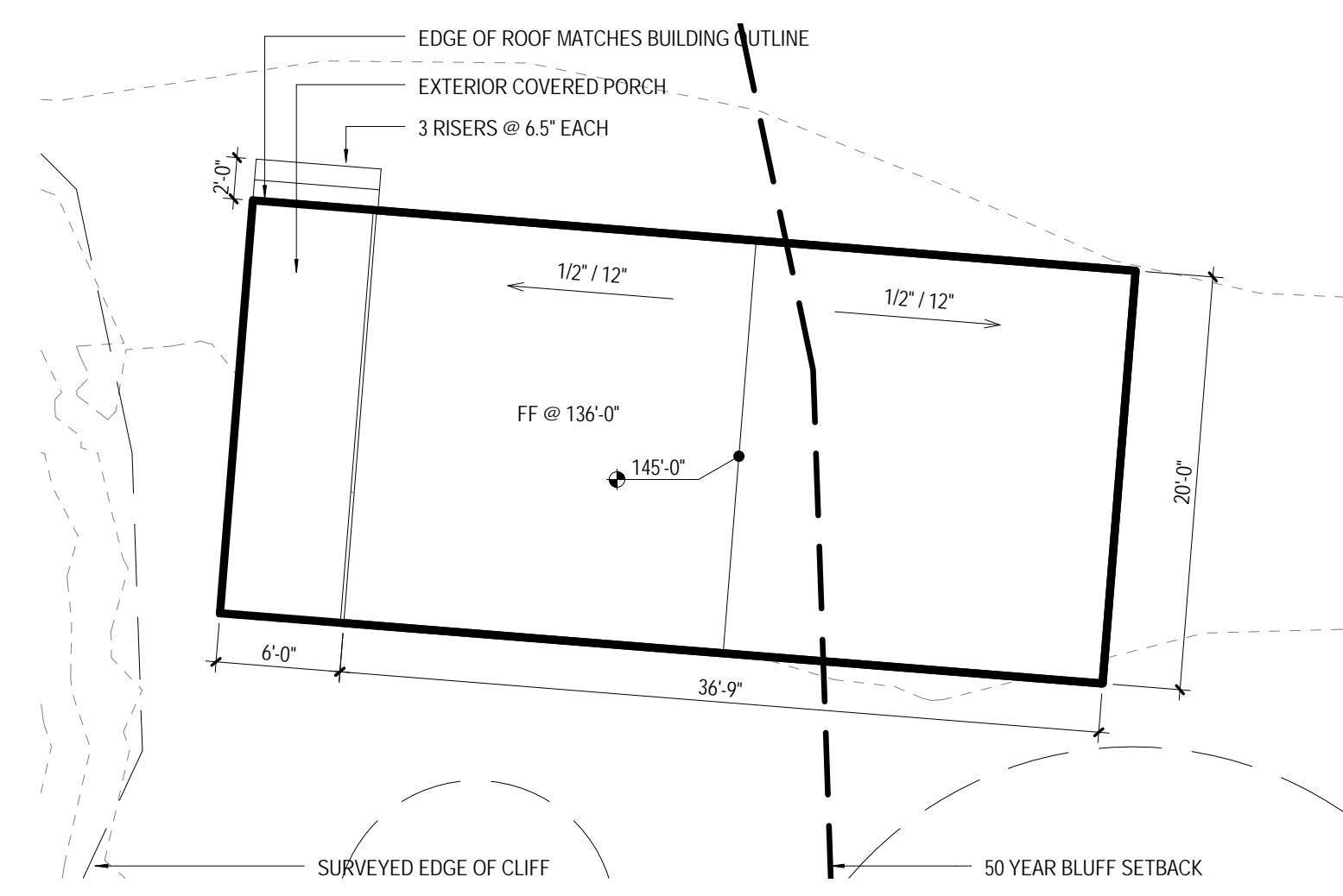
PROPOSED SITE PLAN - ENLARGED
 COASTAL DEVELOPMENT PERMIT

OCTOBER 7TH, 2016	1/16" = 1'-0"
DATE	SCALE
14401	
BCJ PROJECT NUMBER	
	AS-102
	SHEET NUMBER

DRAWING: 10/11/16



1 PLAN - EXISTING UTILITY SHED TO REMAIN
G-001 SCALE: 1/8" = 1'-0"



2 PLAN - EXISTING ADU TO BE DEMOLISHED
G-001 SCALE: 1/8" = 1'-0"

Seal	Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 1932 First Avenue Suite 916 Seattle, WA 98101 t: 206.256.0862 f: 206.256.0864 © 2011 Bohlin Cywinski Jackson	No.	Description	Date	ANKLE CRISPER ANDERSON CANYON RETREAT 53150 Highway 1 Big Sur, CA 93920 APN 420-021-039	EXISTING BUILDING DOCUMENTATION COASTAL DEVELOPMENT PERMIT	OCTOBER 7TH, 2016 <small>DATE</small>	1/8" = 1'-0" <small>SCALE</small>
							14401 <small>BCJ PROJECT NUMBER</small>	G-001 <small>SHEET NUMBER</small>

BOHLIN CYWINSKI JACKSON

METAL FASCIA



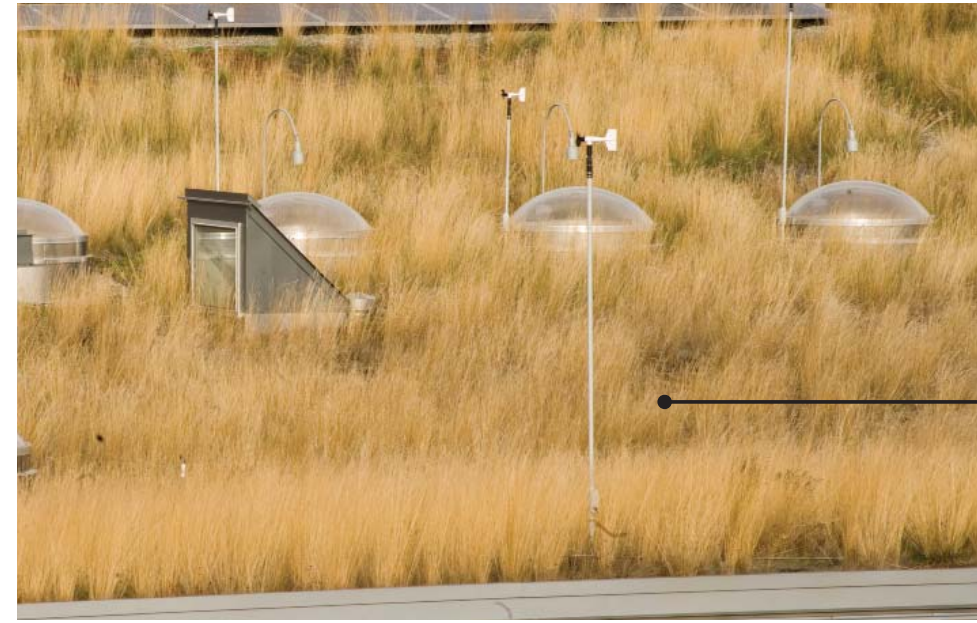
STANDING SEAM METAL ROOF



DOUG FIR RAFTERS



PLANTED VEGETATED ROOF



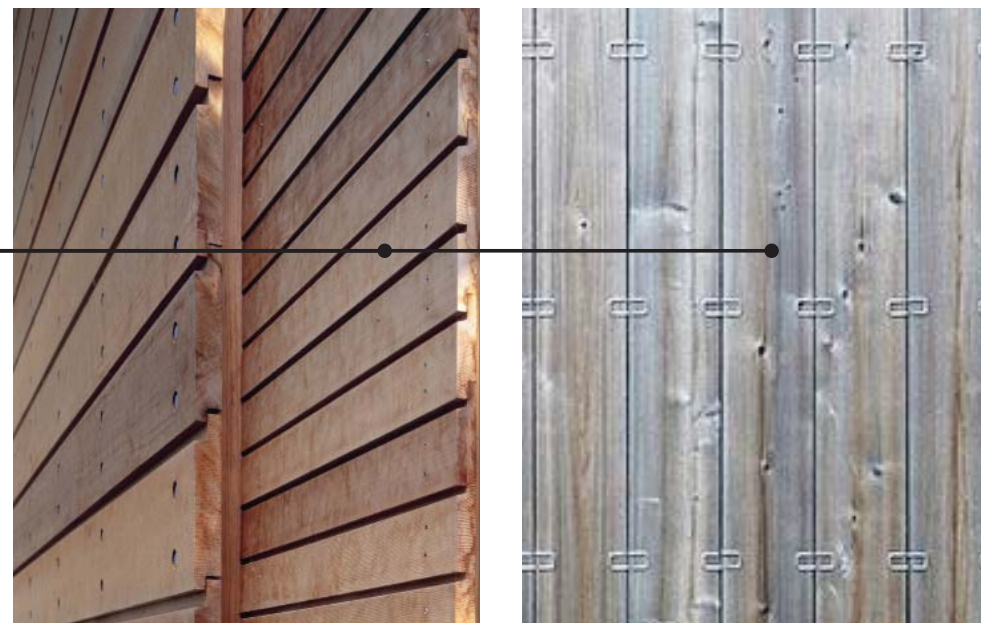
LAMINATED GLASS RAILING



PAINTED STEEL - FRAMED WINDOWS AND DOORS



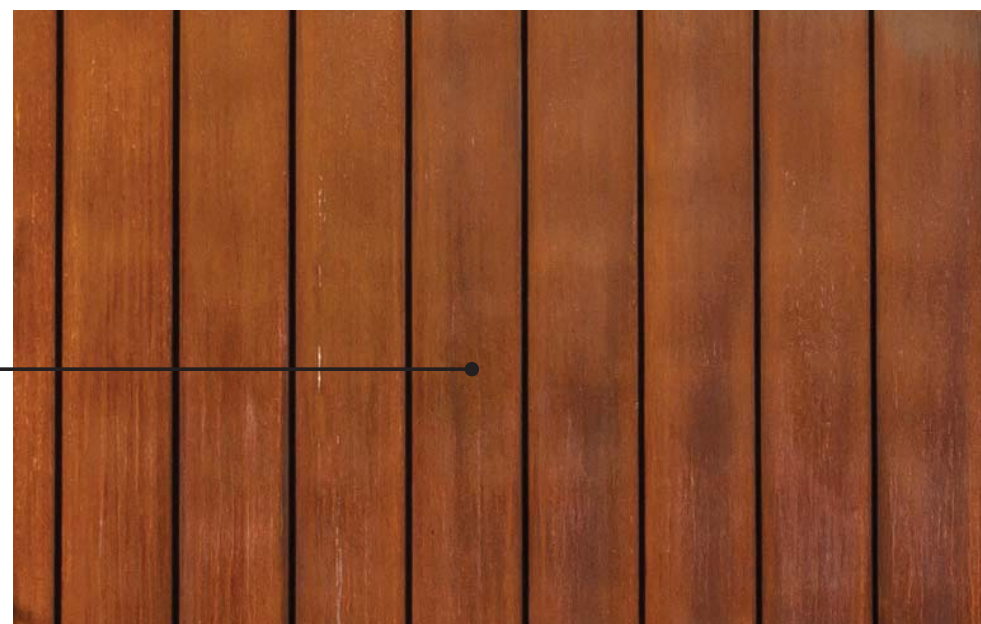
WOOD SIDING



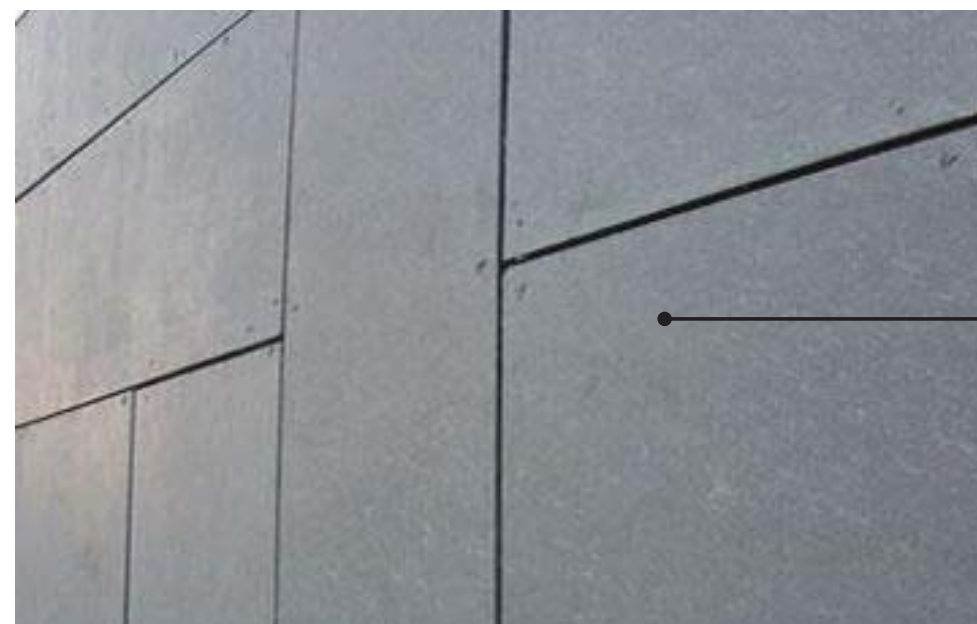
PAINTED STEEL COLUMNS



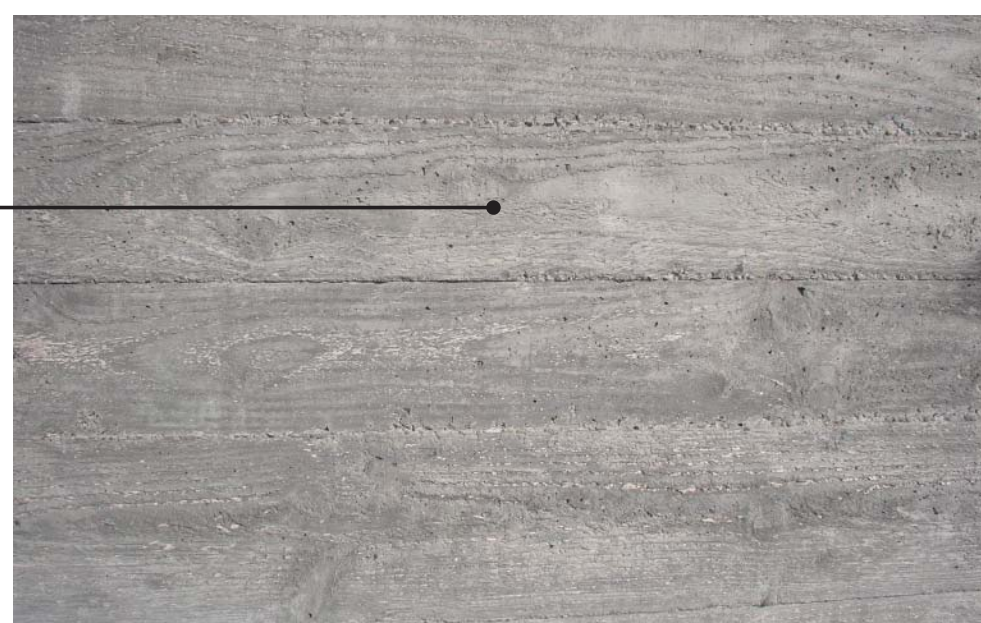
CORTEN STEEL PANELS



FIBER CEMENT SIDING



BOARD - FORMED CONCRETE WALLS



WOOD DECKING



UNIVERSITY OF CALIFORNIA

Scale

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No.

Description

Date

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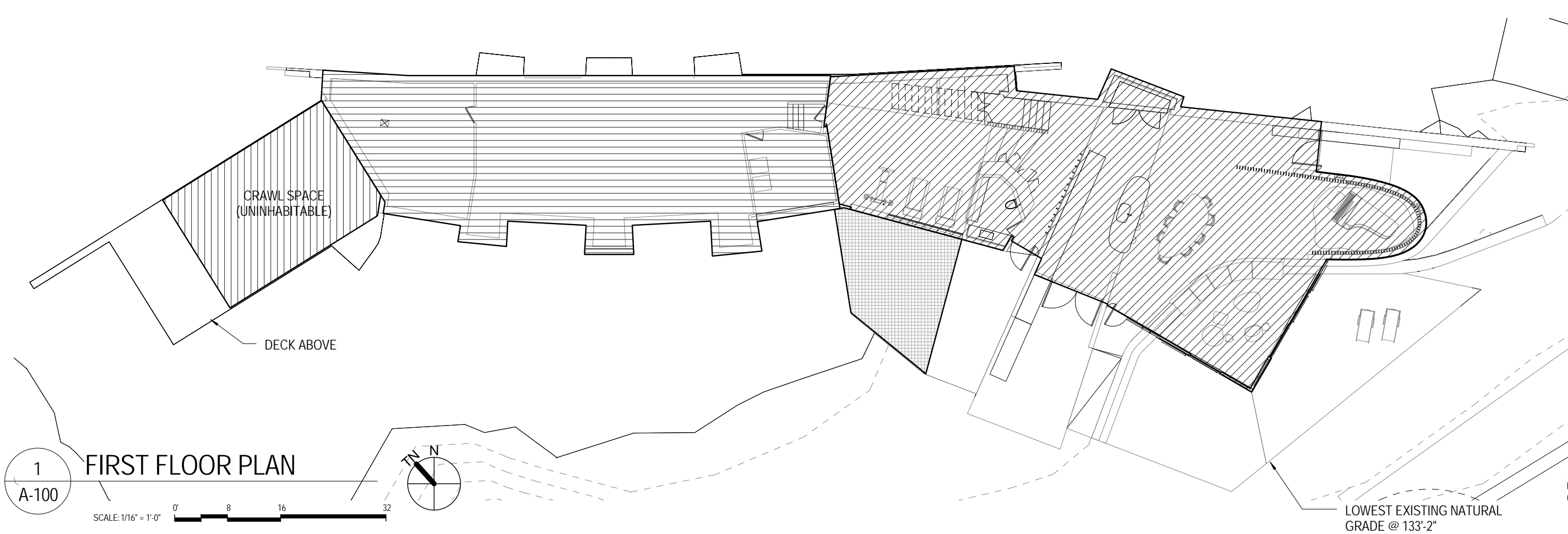
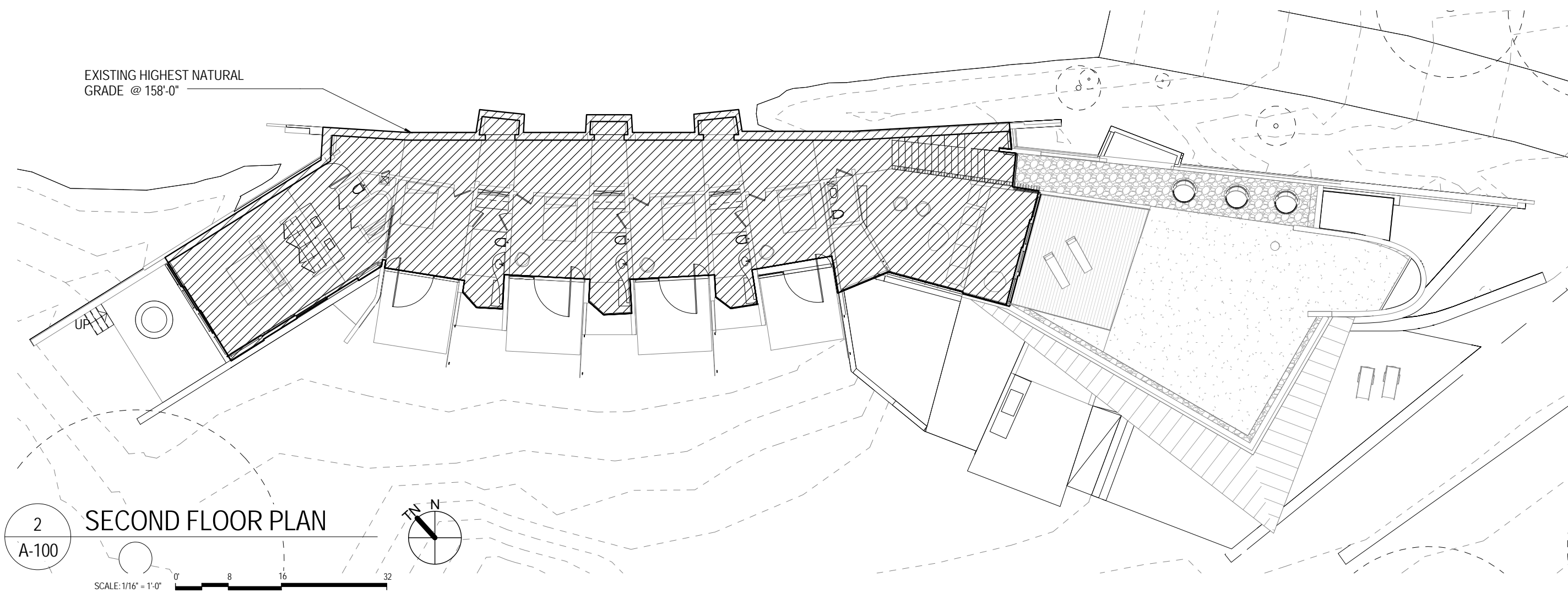
BUILDING MATERIALS
 COASTAL DEVELOPMENT
 PERMIT

OCTOBER 7TH, 2016
 DATE
 14401
 BCJ PROJECT NUMBER

SCALE

G-002

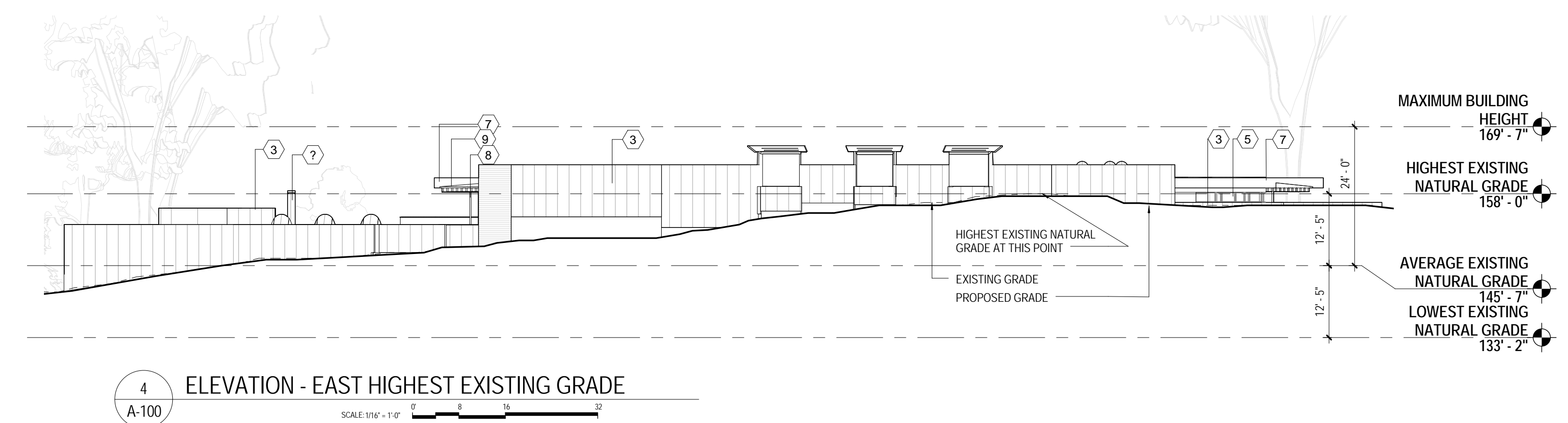
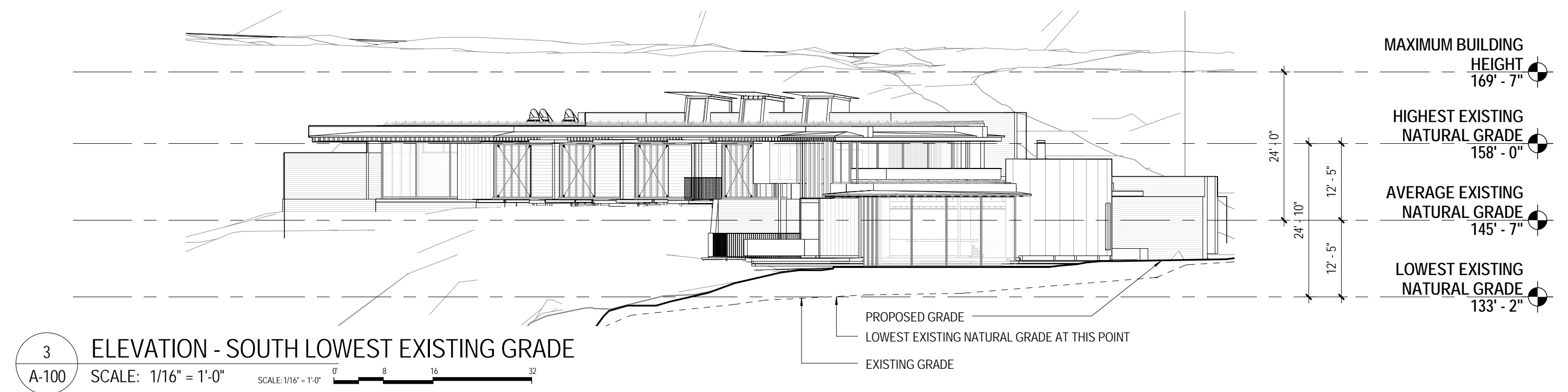
SHEET NUMBER



FLOOR AREA

LEVEL:	AMOUNT:
MAIN LEVEL:	
FINISHED:	2,400 SF
UNFINISHED:	1,690 SF
TOTAL:	4,634 SF
SECOND LEVEL:	
FINISHED:	2,912 SF
TOTAL:	2,912 SF
TOTAL FINISHED:	5,312 SF
TOTAL:	7,002 SF

- FINISHED SPACE
- UNFINISHED SPACE
- CRAWL SPACE (UNINHABITABLE) - 544 SF
- POOL AND ADJACENT RETAINING WALL - 290 SF



MAXIMUM BUILDING HEIGHT CALCULATION

LOWEST EXISTING NATURAL GRADE	133'-2"
HIGHEST EXISTING NATURAL GRADE	158'-0"
DIFFERENCE:	24'-10"
(AVERAGE):	12'-5"
AVERAGE EXISTING NATURAL GRADE (LOWEST EXISTING NATURAL GRADE + AVERAGE)	133'-2" + 12'-5" = 145'-7"
AVERAGE EXISTING NATURAL GRADE	145'-7"
MAXIMUM BUILDING HEIGHT (AVERAGE EXISTING NATURAL GRADE + 24'-0")	169'-7"
PROPOSED HEIGHT OF BUILDING:	166'-4" (20'-9" ABOVE AVERAGE NATURAL GRADE)

Seal

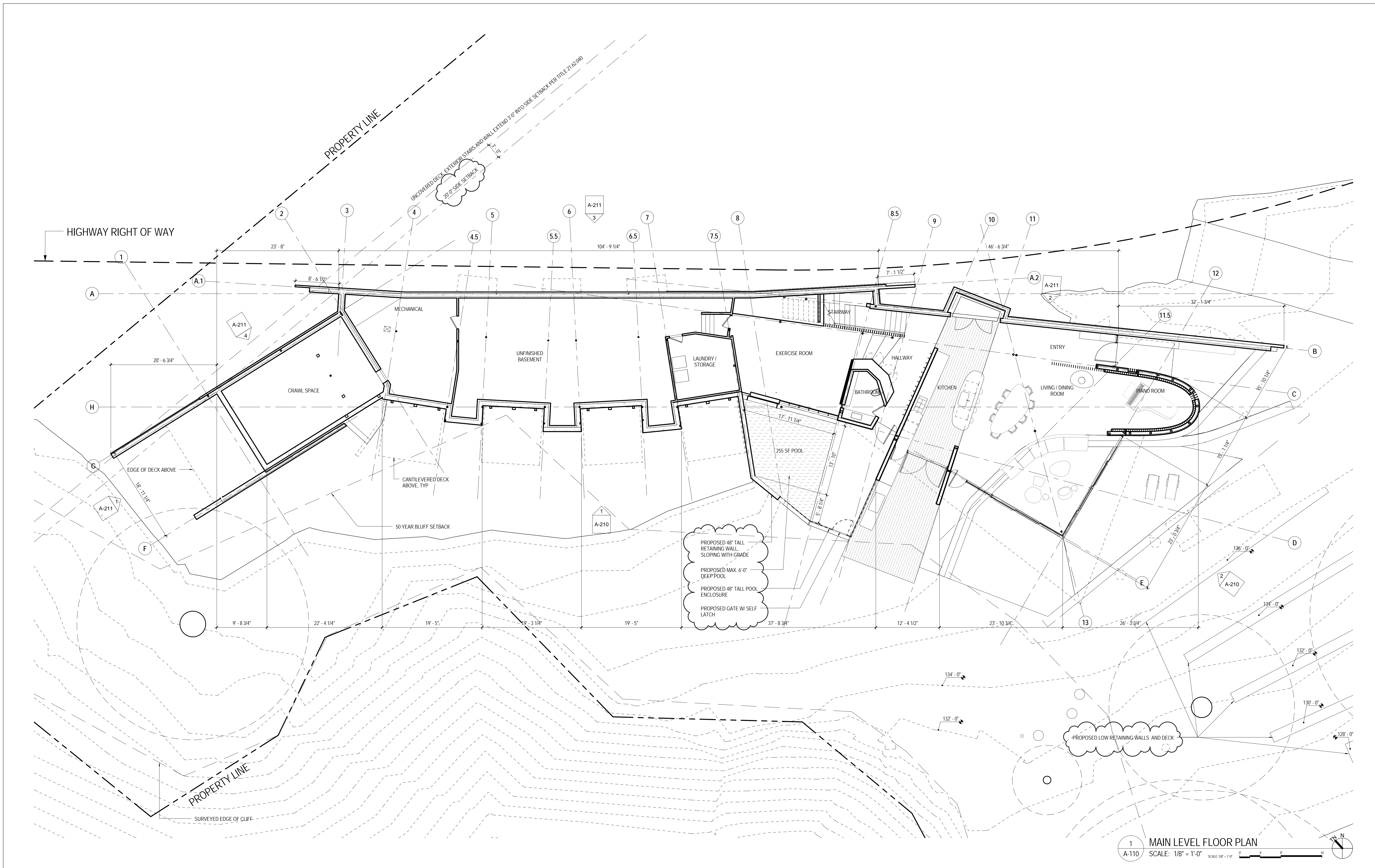
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GENERAL BUILDING INFORMATION
COASTAL DEVELOPMENT PERMIT

OCTOBER 7TH, 2016 DATE	As indicated SCALE
14401 BCJ PROJECT NUMBER	A-100 SHEET NUMBER



1 MAIN LEVEL FLOOR PLAN
 A-110 SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

Seal

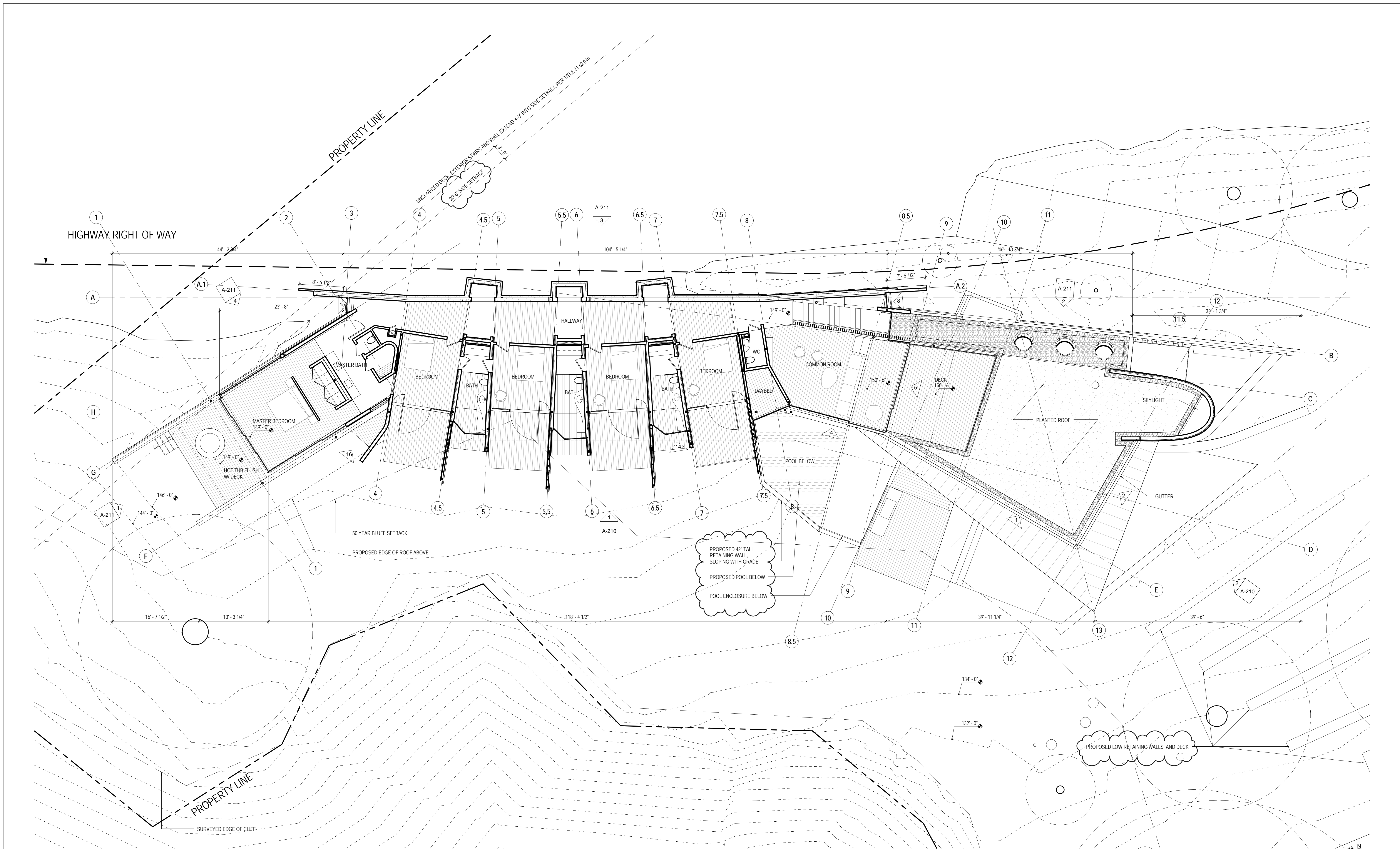
No. 1
 Revision 1

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ANKLE CRISPER
 ANDERSON CANYON RETREAT
 53150 Highway 1
 Big Sur, CA 93920
 APN 420-021-039

REFERENCE MAIN LEVEL FLOOR PLAN
 COASTAL DEVELOPMENT PERMIT

OCTOBER 7TH, 2016
 DATE
 14401
 BCJ PROJECT NUMBER
 1/8" = 1'-0"
 SCALE
A-110
 SHEET NUMBER



NOTE: SEE A-102 FOR OVERALL GRID DIMENSIONS / LOCATIONS

1 SECOND FLOOR PLAN
 A-120 SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

Seal

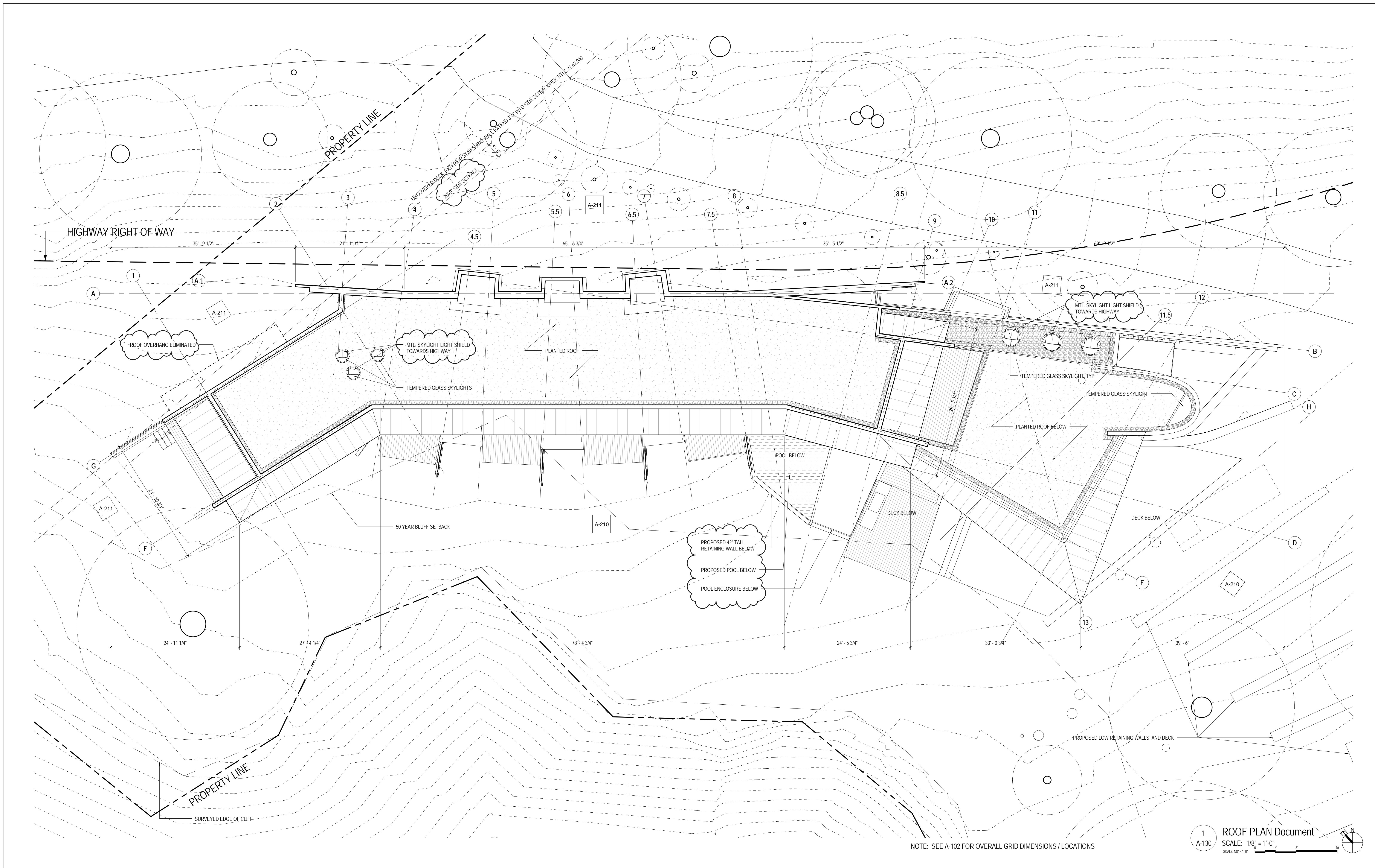
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No.	Description	Date
1	Revision 1	Date 1

ANKLE CRISPER
 ANDERSON CANYON RETREAT
 53150 Highway 1
 Big Sur, CA 93920
 APN 420-021-039

REFERENCE SECOND LEVEL
 FLOOR PLAN
 COASTAL DEVELOPMENT
 PERMIT

OCTOBER 7TH, 2016
 DATE
 14401
 BCJ PROJECT NUMBER
 1/8" = 1'-0"
 SCALE
A-120
 SHEET NUMBER



NOTE: SEE A-102 FOR OVERALL GRID DIMENSIONS / LOCATIONS

1 ROOF PLAN Document
 A-130 SCALE: 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"

Seal

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No.	Description	Date
1	Revision 1	Date 1

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 Big Sur, CA 93920
 APN 420-021-039

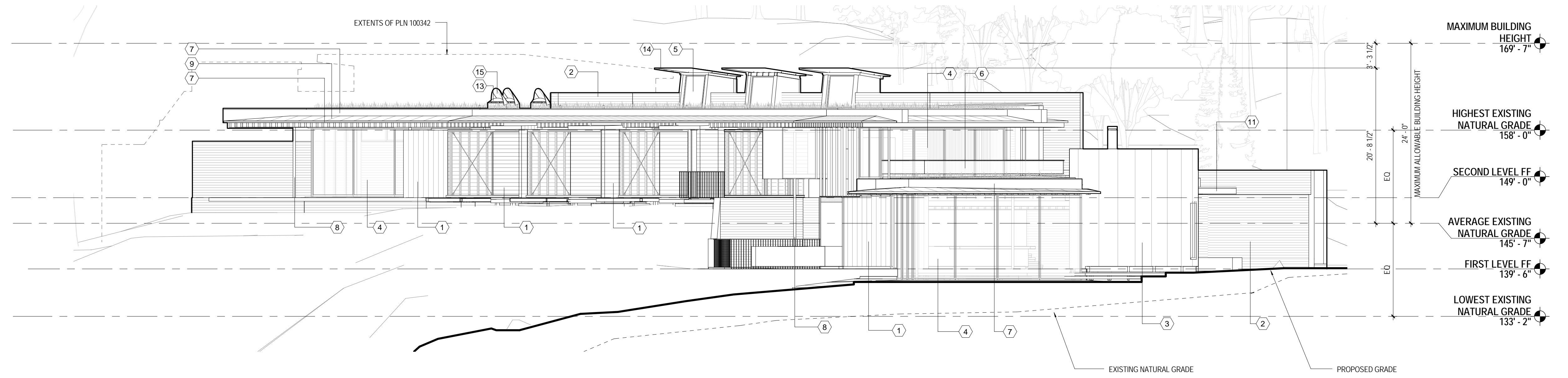
REFERENCE ROOF PLAN
 COASTAL DEVELOPMENT
 PERMIT

OCTOBER 7TH, 2016
 DATE
 14401
 BCJ PROJECT NUMBER
 1/8" = 1'-0"
 SCALE
A-130
 SHEET NUMBER

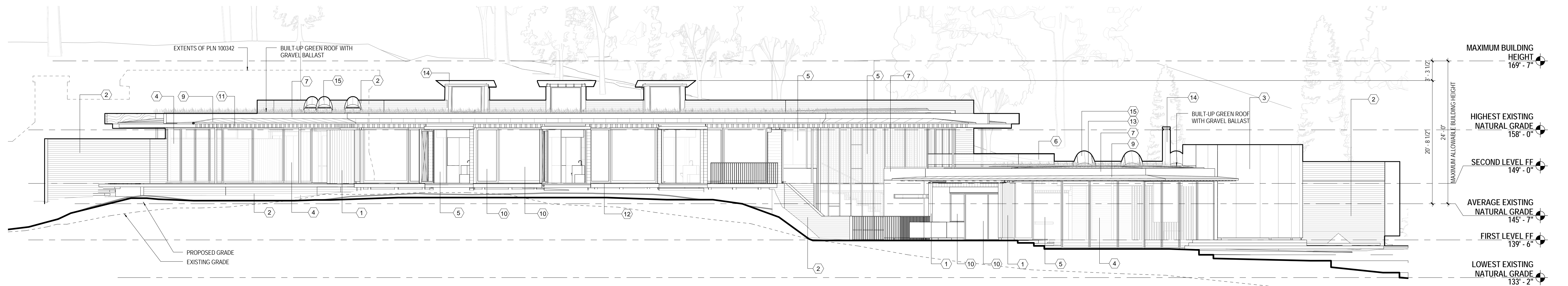
BOHLINE/CYWINSKI

MATERIAL LIST	
LABEL	DESCRIPTION
1	WOOD SIDING
2	BOARD FORMED CONCRETE WALLS
3	CORTEN STEEL PANELS
4	PTD STEEL FRAMED SLIDING GLASS DOOR
5	PTD STEEL FRAMED WINDOW
6	LAMINATED GLASS RAILING
7	METAL FASCIA
8	PAINTED STRUCTURAL STEEL
9	STANDING SEAM METAL ROOF
10	PTD STEEL FRAMED GLASS SWING DOOR
11	DOUR FIR RAFTER
12	WOOD DECKING
13	TEMPERED GLASS SKYLIGHT
14	CORTEN PLATE ROOF / CHIMNEY CAP
15	MTL SKYLIGHT SCREEN

SEE SHEET G-002 FOR APPROXIMATE COLOR AND FINISH OF MATERIALS



2 ELEVATION - SOUTH
A-210 SCALE: 1/8" = 1'-0"



1 ELEVATION - CDP WEST
A-210 SCALE: 1/8" = 1'-0"

Seal

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 APN 420-021-039

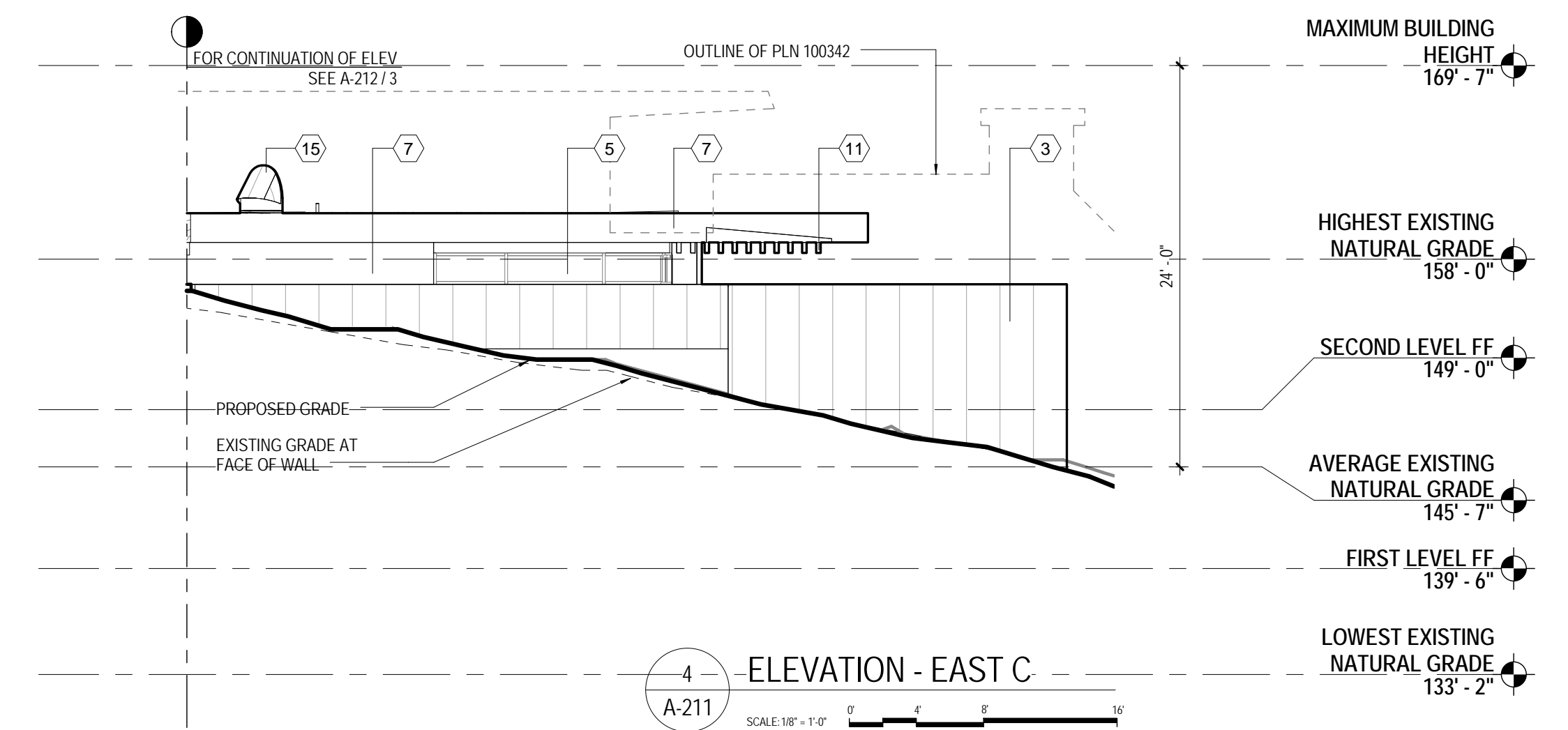
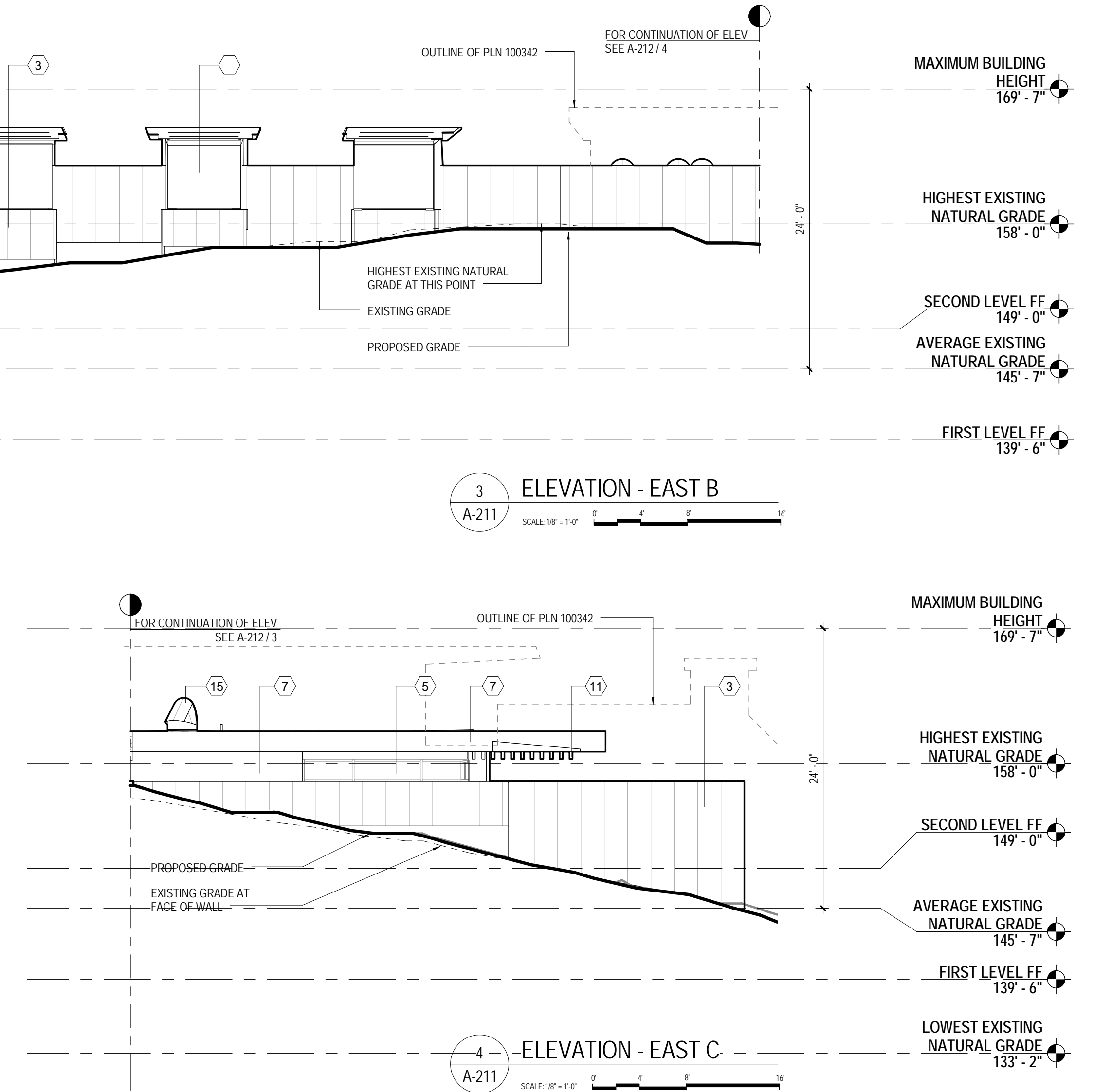
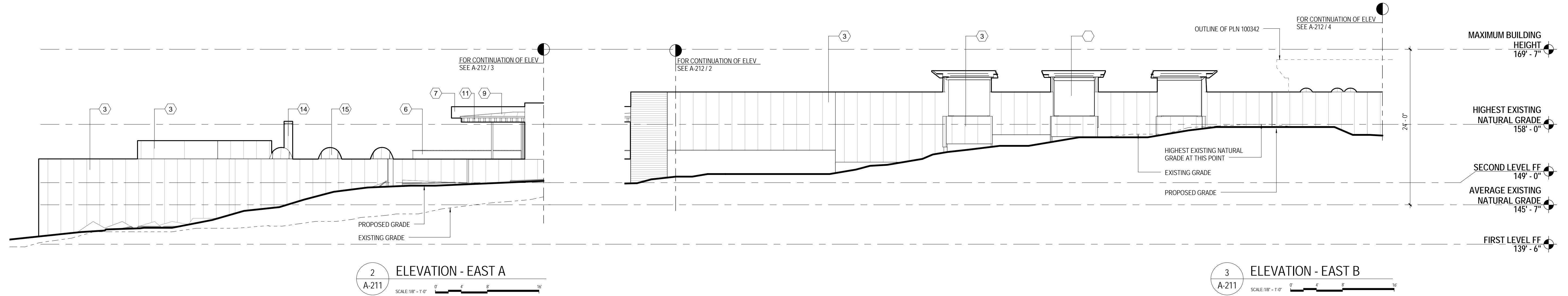
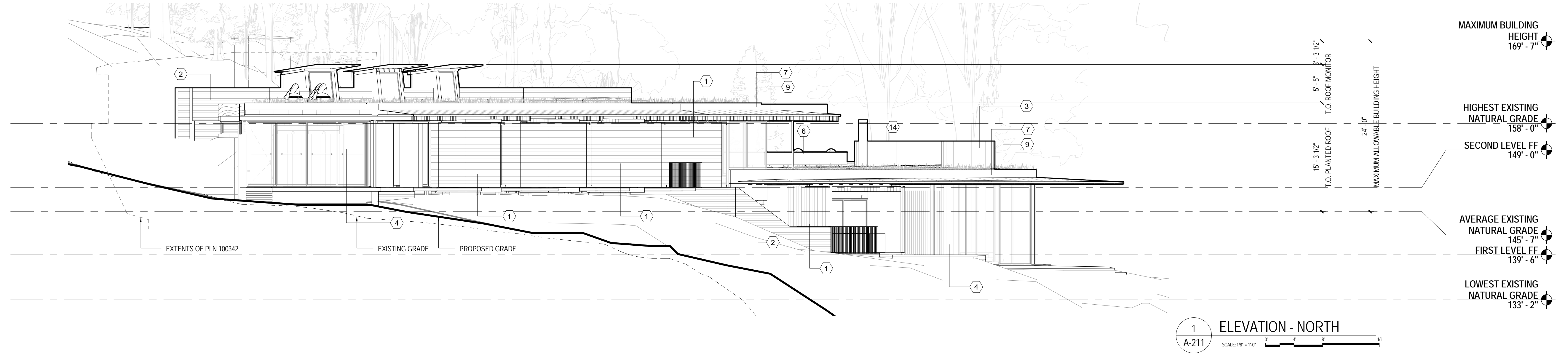
**BUILDING ELEVATIONS
 COASTAL DEVELOPMENT
 PERMIT**

OCTOBER 7TH, 2016
 DATE
 14401
 BCJ PROJECT NUMBER

1/8" = 1'-0"
 SCALE
A-210
 SHEET NUMBER

MATERIAL LIST	
LABEL	DESCRIPTION
1	WOOD SIDING
2	BOARD FORMED CONCRETE WALLS
3	CORTEN STEEL PANELS
4	PTD STEEL FRAMED SLIDING GLASS DOOR
5	PTD STEEL FRAMED WINDOW
6	LAMINATED GLASS RAILING
7	METAL FASCIA
8	PAINTED STRUCTURAL STEEL
9	STANDING SEAM METAL ROOF
10	PTD STEEL FRAMED GLASS SWING DOOR
11	DOUR FIR RAFTER
12	WOOD DECKING
13	TEMPERED GLASS SKYLIGHT
14	CORTEN PLATE ROOF / CHIMNEY CAP
15	MTL SKYLIGHT SCREEN

SEE SHEET G-002 FOR APPROXIMATE COLOR AND FINISH OF MATERIALS



Seal

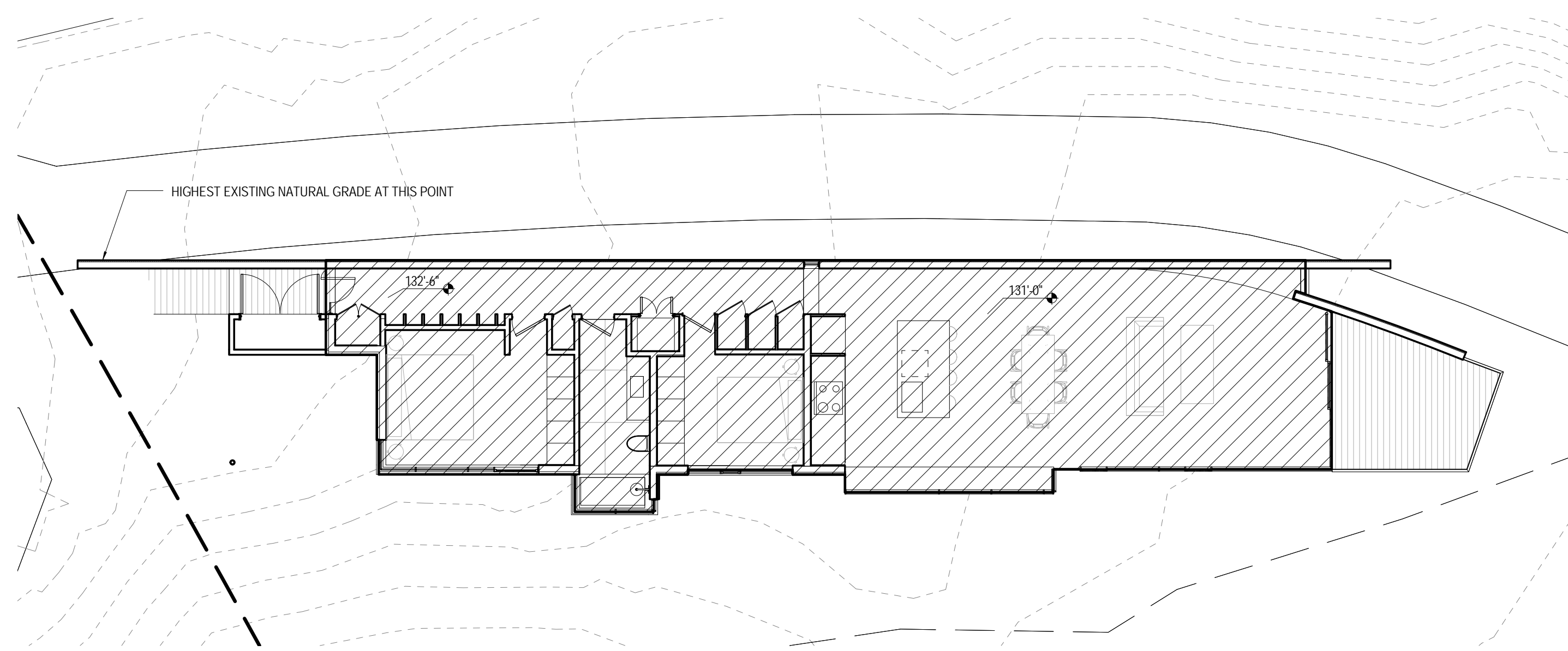
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No.	Description	Date
	ANKLE CRISPER	
	ANDERSON CANYON RETREAT	
	53150 Highway 1 Big Sur, CA 93920 APN 420-021-039	

DATE: OCTOBER 7TH, 2016
 PROJECT NUMBER: 14401
 SCALE: 1/8" = 1'-0"

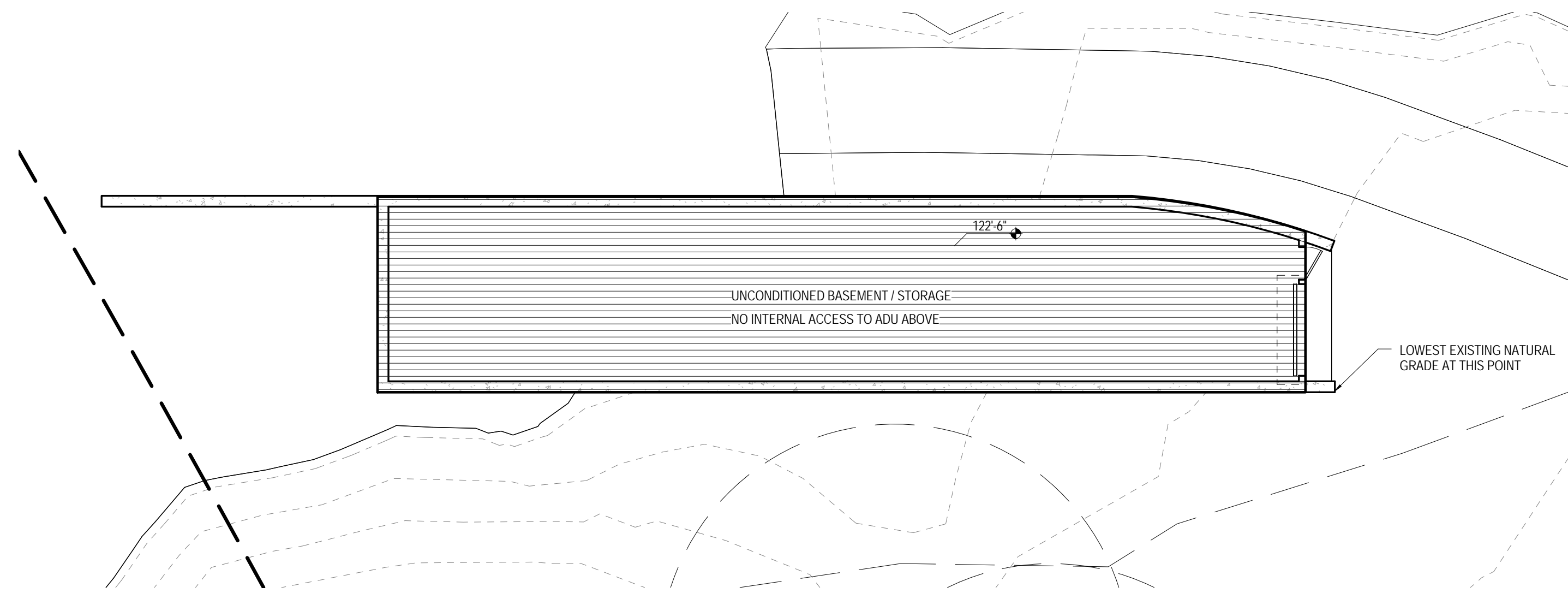
**BUILDING ELEVATIONS
 COASTAL DEVELOPMENT
 PERMIT**

A-211
 SHEET NUMBER



1 MAIN LEVEL - FLOOR AREA

A-100-ADU SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



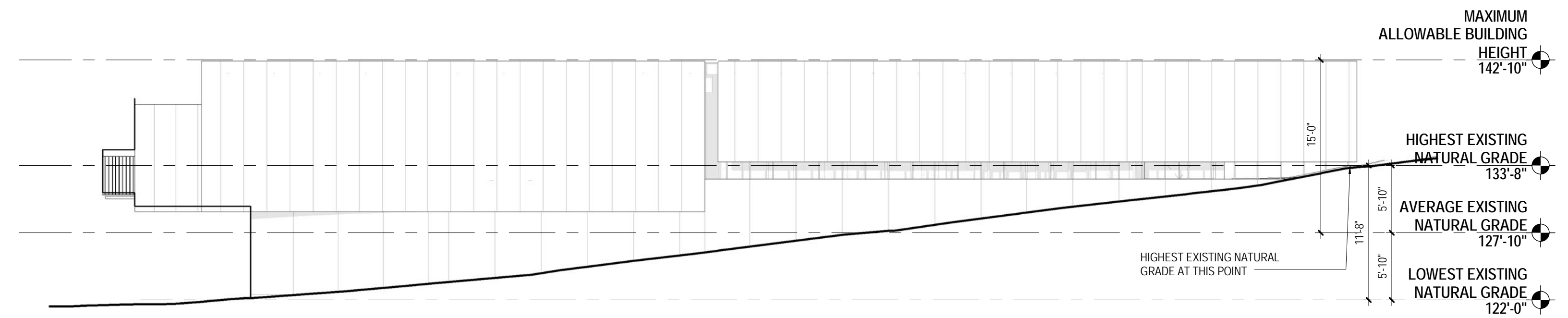
2 BASEMENT - FLOOR AREA

A-100-ADU SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

FLOOR AREA

LEVEL:	AMOUNT:
MAIN LEVEL:	1,170 SF
UNCONDITIONED BASEMENT:	980 SF
TOTAL CONDITIONED SPACE:	1,170 SF
TOTAL SF:	2,150 SF

- FINISHED SPACE
- UNFINISHED, UNCONDITIONED SPACE

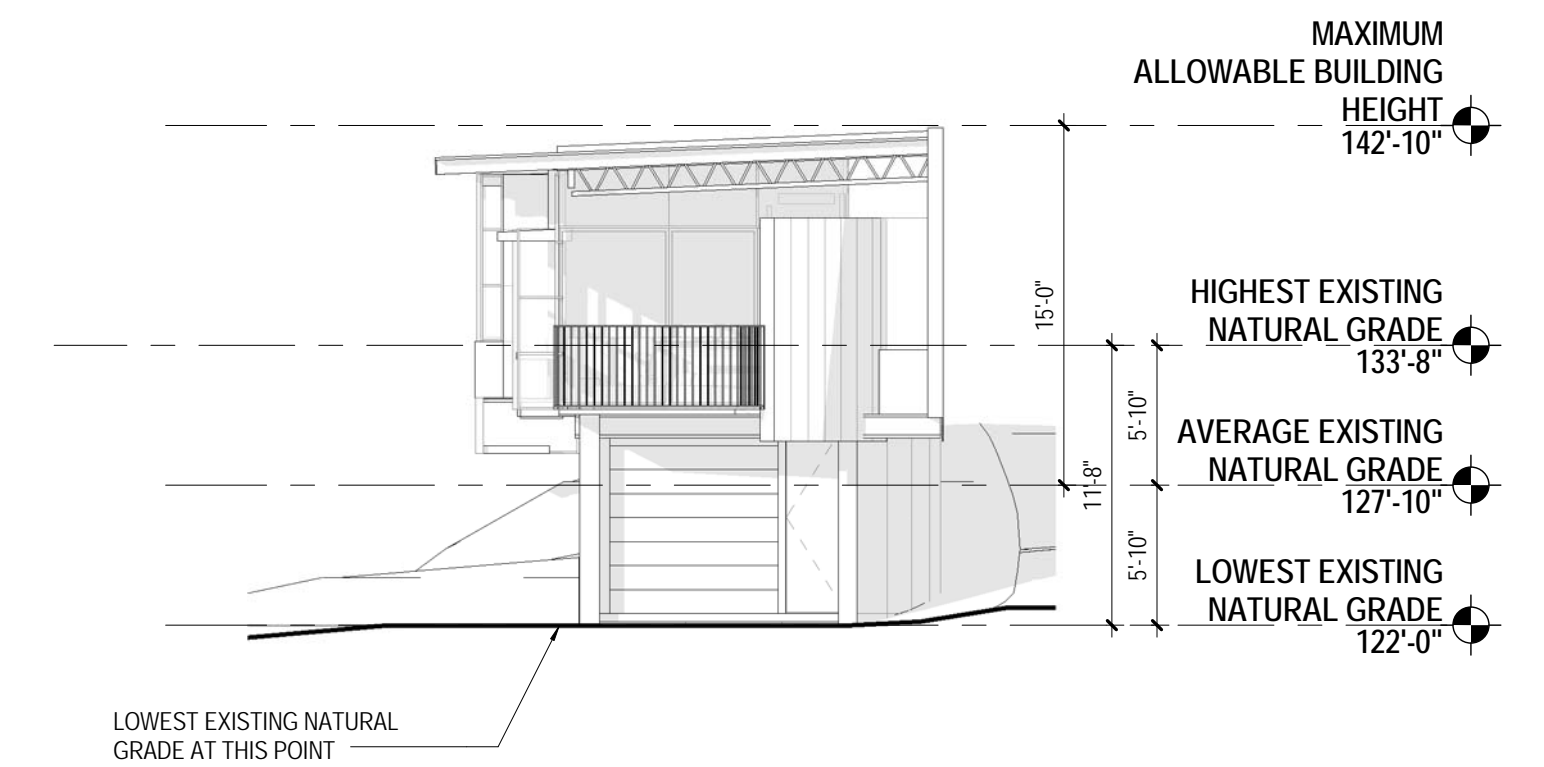


3 ELEVATION - NORTH HIGHEST EXISTING NATURAL GRADE

A-100-ADU SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

MAXIMUM BUILDING HEIGHT CALCULATION

LOWEST EXISTING NATURAL GRADE	122'-0"
HIGHEST EXISTING NATURAL GRADE	133'-8"
DIFFERENCE:	11'-8"
(AVERAGE):	5'-10"
AVERAGE EXISTING NATURAL GRADE (LOWEST EXISTING NATURAL GRADE + AVERAGE)	120'-0" + 5'-10" = 127'-10"
AVERAGE EXISTING NATURAL GRADE	127'-10"
MAXIMUM BUILDING HEIGHT (AVERAGE EXISTING NATURAL GRADE + 15'-0")	142'-10"
PROPOSED HEIGHT OF BUILDING:	142'-8" (14'-10" ABOVE AVERAGE NATURAL GRADE)



4 ELEVATION - EAST LOWEST EXISTING NATURAL GRADE

A-100-ADU SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

Seal

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No.

Description

Date

ANKLE CRISPER

ANDERSON CANYON RETREAT

53150 Highway 1
 Big Sur, CA 93920
 APN 420-021-039

GENERAL BUILDING
 INFORMATION
 COASTAL DEVELOPMENT
 PERMIT

OCTOBER 7TH, 2016

DATE

14401

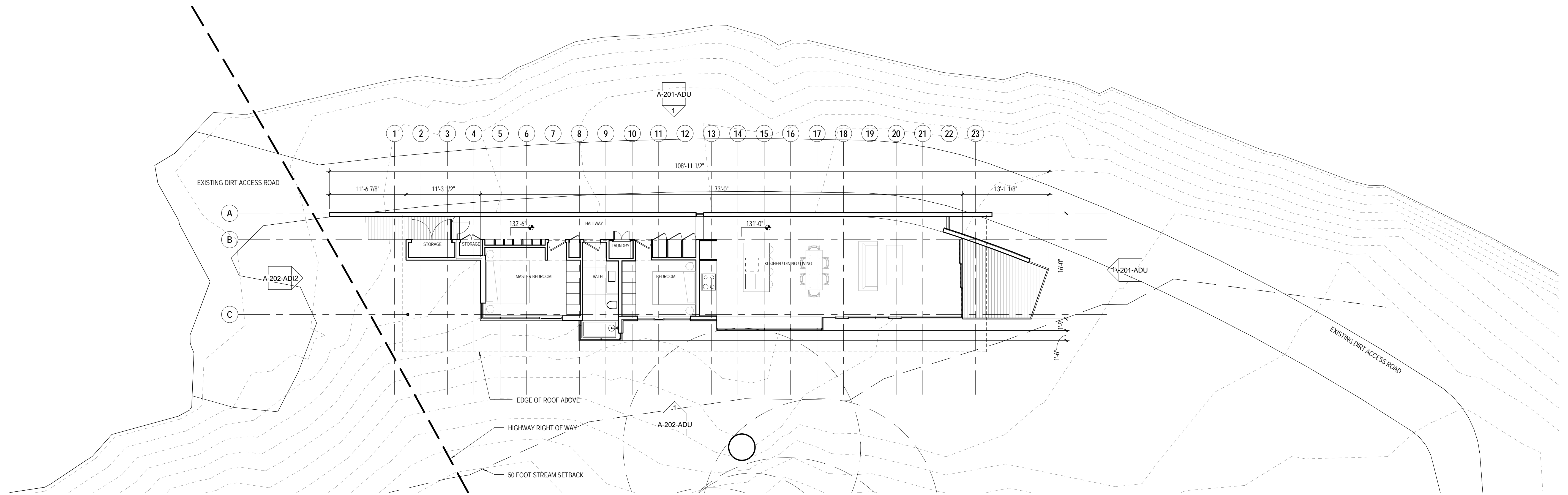
BCJ PROJECT NUMBER

1/8" = 1'-0"

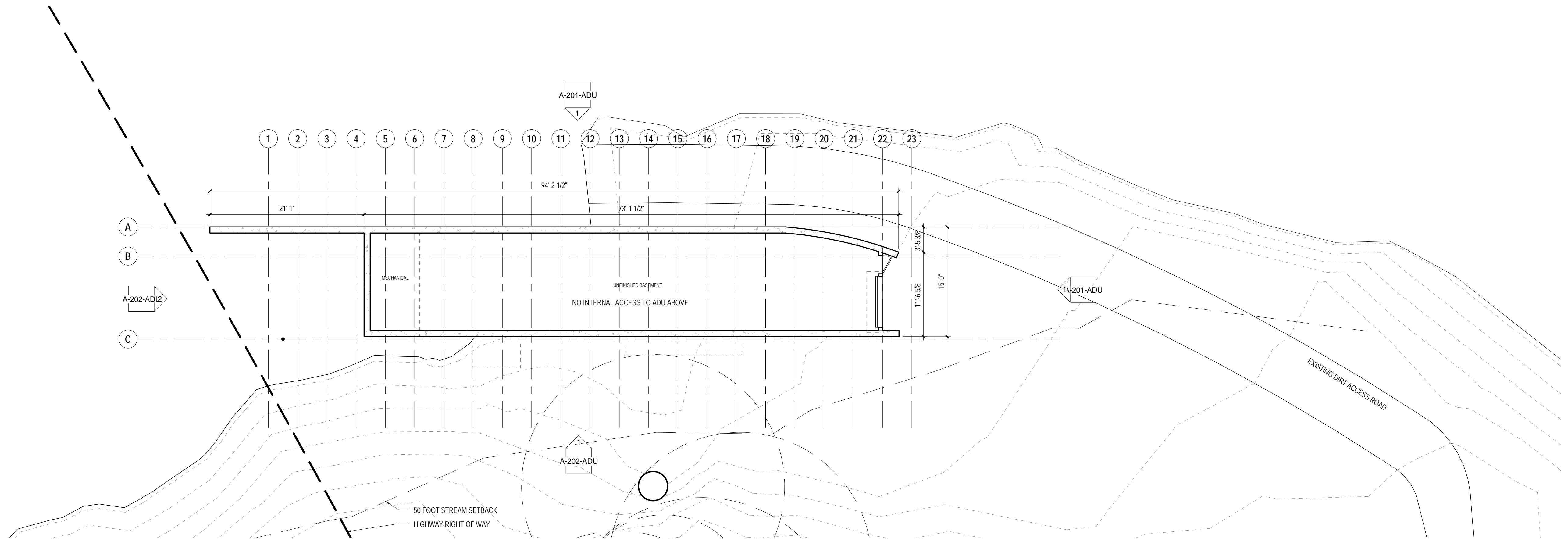
SCALE

A-100-ADU

SHEET NUMBER



1 ADU LEVEL 1
A-101-ADU SCALE: 1/8" = 1'-0"



2 ADU BASEMENT
A-101-ADU SCALE: 1/8" = 1'-0" SCALE 1/8" = 1'-0"

Seal

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No.

Description

Date

ANKLE CRISPER

ANDERSON CANYON RETREAT

53150 Highway 1
Big Sur, CA 93920
APN 420-021-039

**BASEMENT AND MAIN LEVEL
PLANS**
**COASTAL DEVELOPMENT
PERMIT**

OCTOBER 7TH, 2016

DATE

14401

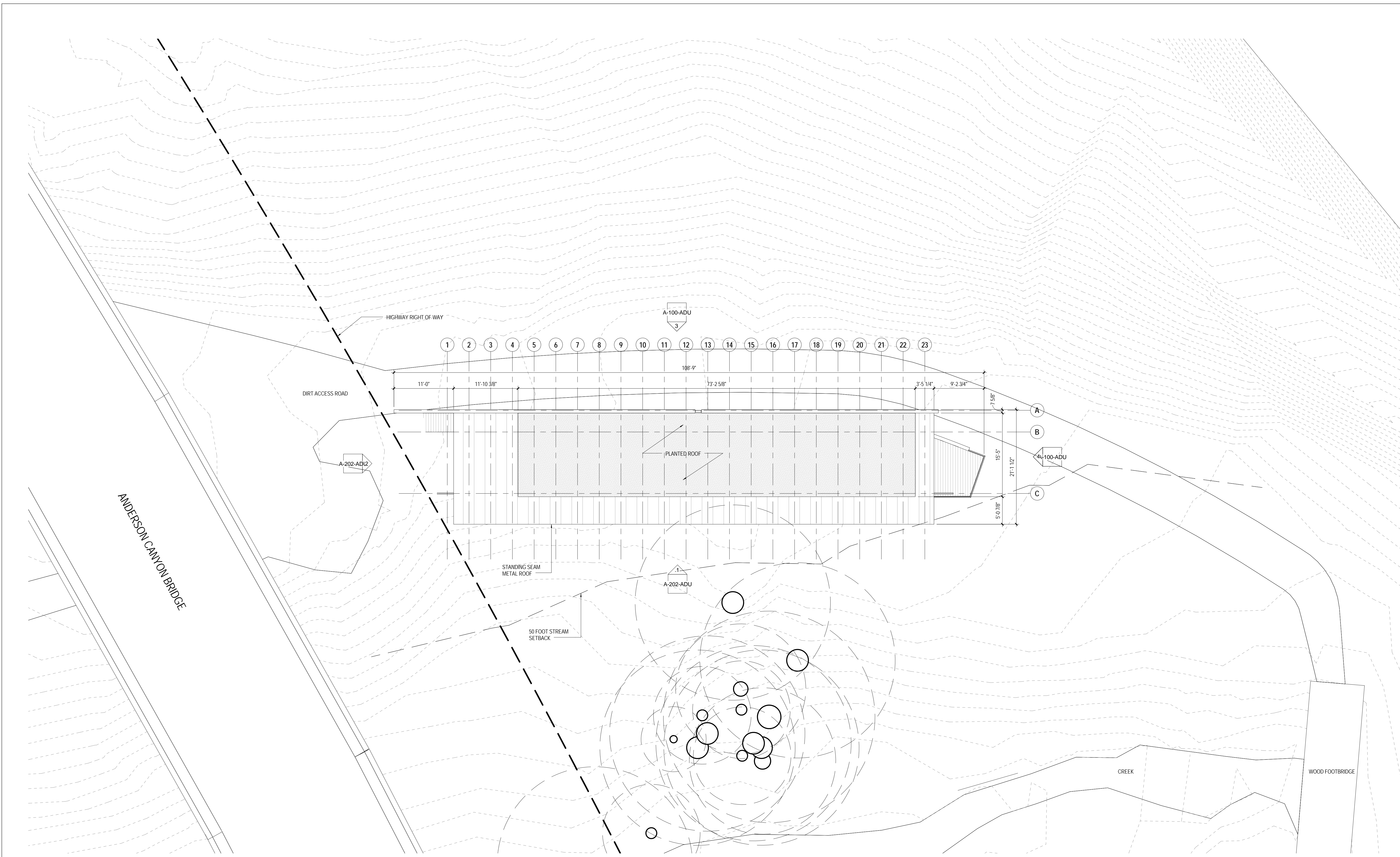
BCJ PROJECT NUMBER

1/8" = 1'-0"

SCALE

A-101-ADU

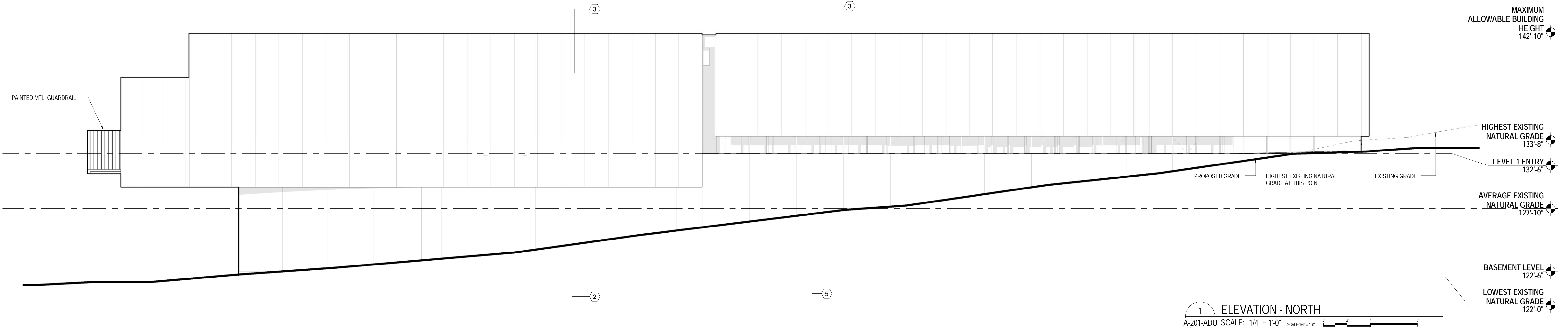
SHEET NUMBER



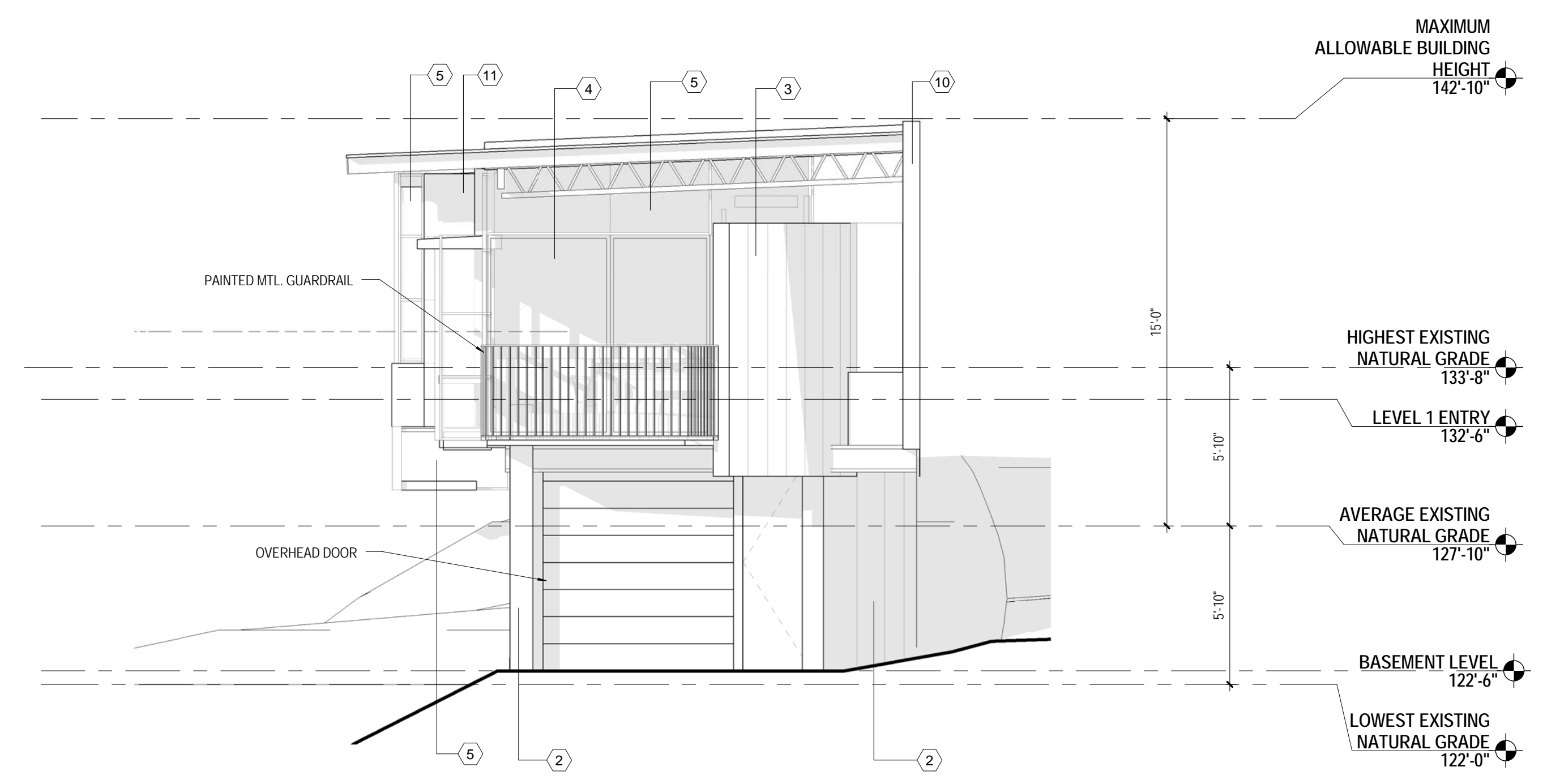
1 ADU ROOF PLAN
 A-102-ADU SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

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					ANDERSON CANYON RETREAT	14401	SCALE
					53150 Highway 1 Big Sur, CA 93920 APN 420-021-039	BCJ PROJECT NUMBER	
					ROOF PLAN		
					COASTAL DEVELOPMENT PERMIT		A-102-ADU
							SHEET NUMBER

DRAWING: 10/16/16



1 ELEVATION - NORTH
 A:201-ADU SCALE: 1/4" = 1'-0" SCALE: 1/8" = 1'-0"



2 ELEVATION - EAST
 A:201-ADU SCALE: 1/4" = 1'-0" SCALE: 1/8" = 1'-0"

MATERIAL LIST	
LABEL	DESCRIPTION
1	WOOD SIDING
2	CONCRETE
3	CORTEN STEEL PANELS
4	MTL. FRAMED SLIDING GLASS DOOR
5	MTL. FRAMED WINDOW
6	FORMED MTL. FASCIA
7	PAINTED STRUCTURAL STEEL
8	STANDING SEAM METAL ROOF
9	MTL. FRAMED GLASS SWING DOOR
10	WOOD RAFTER
11	FIBER CEMENT BOARD SIDING

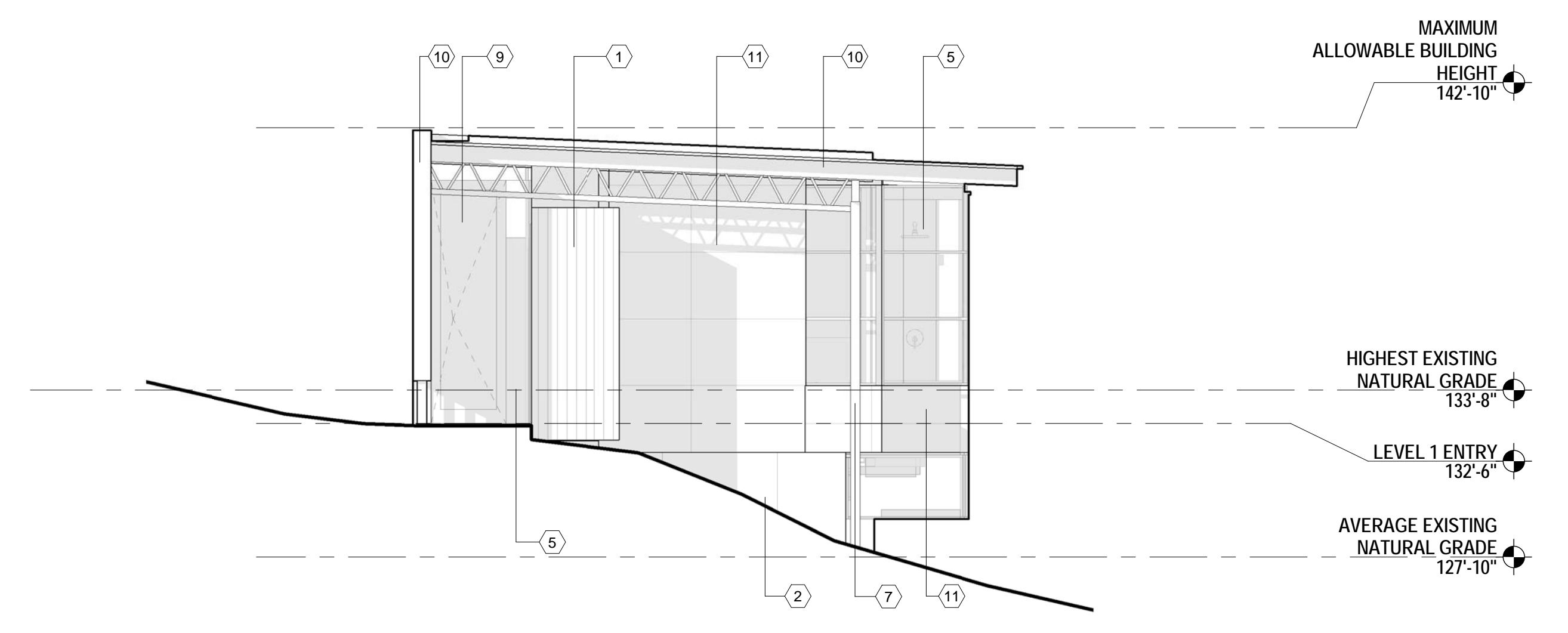
SEE SHEET G-002 FOR APPROXIMATE COLOR AND FINISH OF MATERIALS

DRAWING BY: J. W.

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				14401 <small>BCJ PROJECT NUMBER</small>	A-201-ADU <small>SHEET NUMBER</small>



1 ELEVATION - SOUTH
A-202-ADU SCALE: 1/4" = 1'-0"



2 ELEVATION - WEST
A-202-ADU SCALE: 1/4" = 1'-0"

MATERIAL LIST	
LABEL	DESCRIPTION
1	WOOD SIDING
2	CONCRETE
3	CORTEN STEEL PANELS
4	MTL. FRAMED SLIDING GLASS DOOR
5	MTL. FRAMED WINDOW
6	FORMED MTL. FASCIA
7	PAINTED STRUCTURAL STEEL
8	STANDING SEAM METAL ROOF
9	MTL. FRAMED GLASS SWING DOOR
10	WOOD RAFTER
11	FIBER CEMENT BOARD SIDING
12	PLANTED ROOF

SEE SHEET G-002 FOR APPROXIMATE COLOR AND FINISH OF MATERIALS

	Seal		Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 1932 First Avenue Suite 916 Seattle, WA 98101 t: 206.256.0862 f: 206.256.0864 © 2011 Bohlin Cywinski Jackson				ANKLE CRISPER ANDERSON CANYON RETREAT 53150 Highway 1 Big Sur, CA 93920 APN 420-021-039	BUILDING ELEVATIONS COASTAL DEVELOPMENT PERMIT	OCTOBER 7TH, 2016	As indicated
									DATE	SCALE
									14401	
								A-202-ADU		
								SHEET NUMBER		

DRAWN BY: J. BOHLEN

CMP PROJECT INFO

ADDRESS: 53150 HIGHWAY 1
BIG SUR, CA

SITE CONTACT: JON KNIGHT
53150 HIGHWAY 1,
BIG SUR, CA

WASTE MANAGEMENT SITE (LANDFILL): MONTEREY REGIONAL WASTE MANAGEMENT
14201 DEL MONTE BLVD
MARINA, CA 93933

PROJECTED START DATE: NOVEMBER 2016
(60 DAYS TO COMPLETE GRADING)

PROJECTED END DATE: NOVEMBER 2018

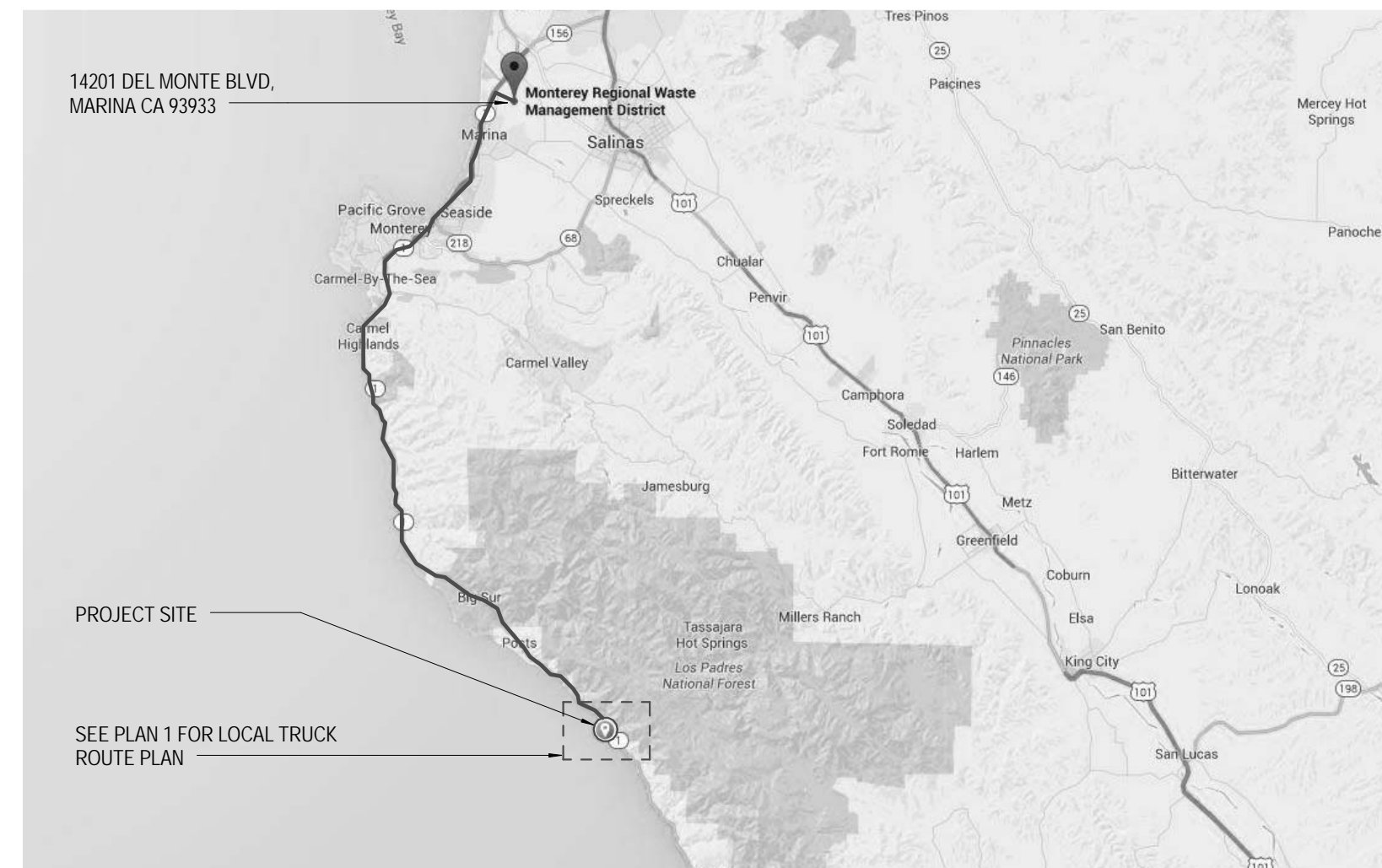
HOURS OF OPERATION: 8AM TO 5PM (MONDAY-FRIDAY)

AMOUNT OF GRADING: SEE CIVIL

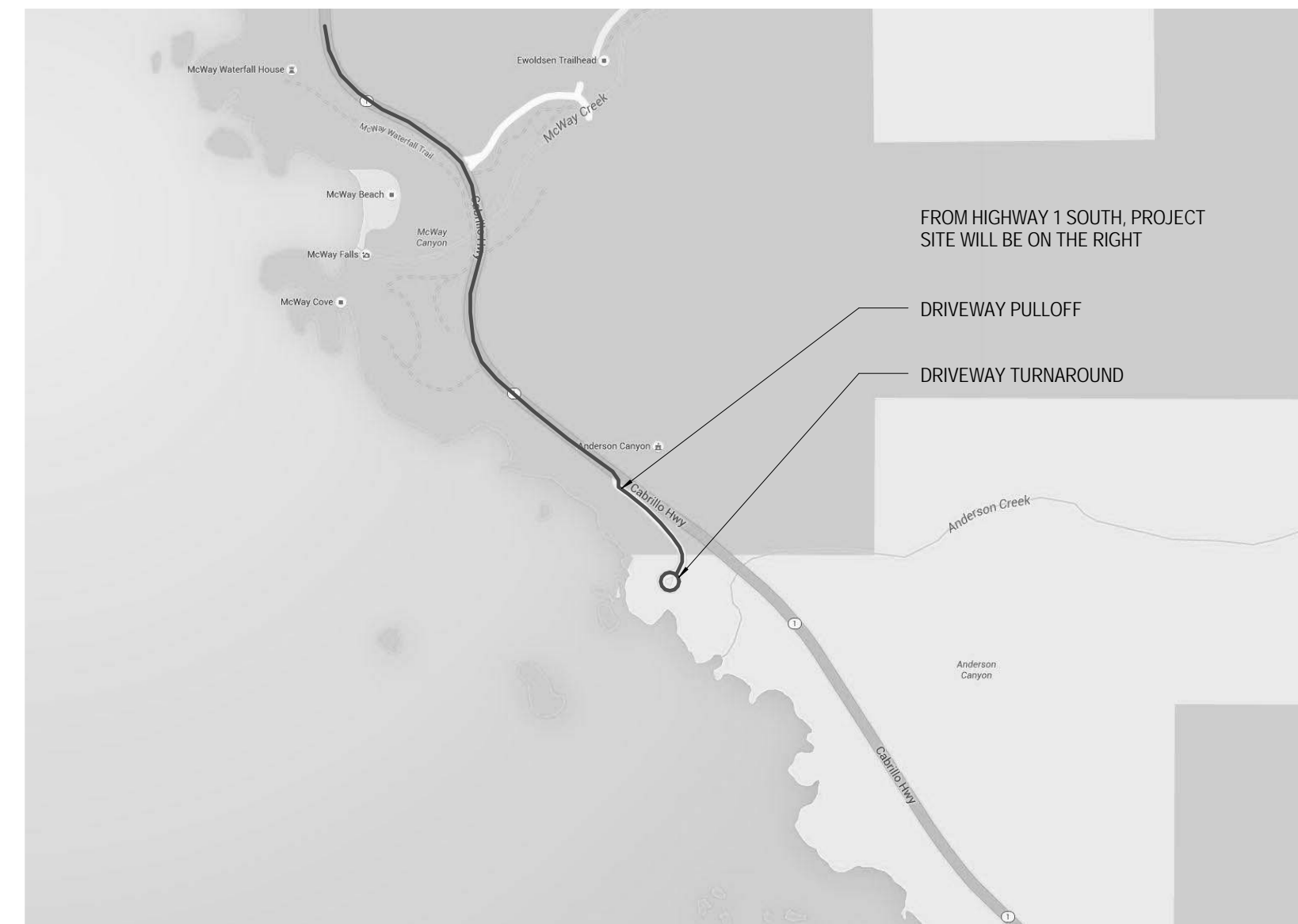
CONSTRUCTION VEHICLE TYPE: DUMP TRUCK

NUMBER OF TRUCK TRIPS GENERATED: 2 MAX PER DAY

NUMBER OF CONSTRUCTION WORKERS: 20 MAX AT ANY TIME



2 OVERALL TRUCK ROUTE PLAN
CM-100



1 LOCAL TRUCK ROUTE PLAN
CM-100

CONSTRUCTION STAGING NOTES

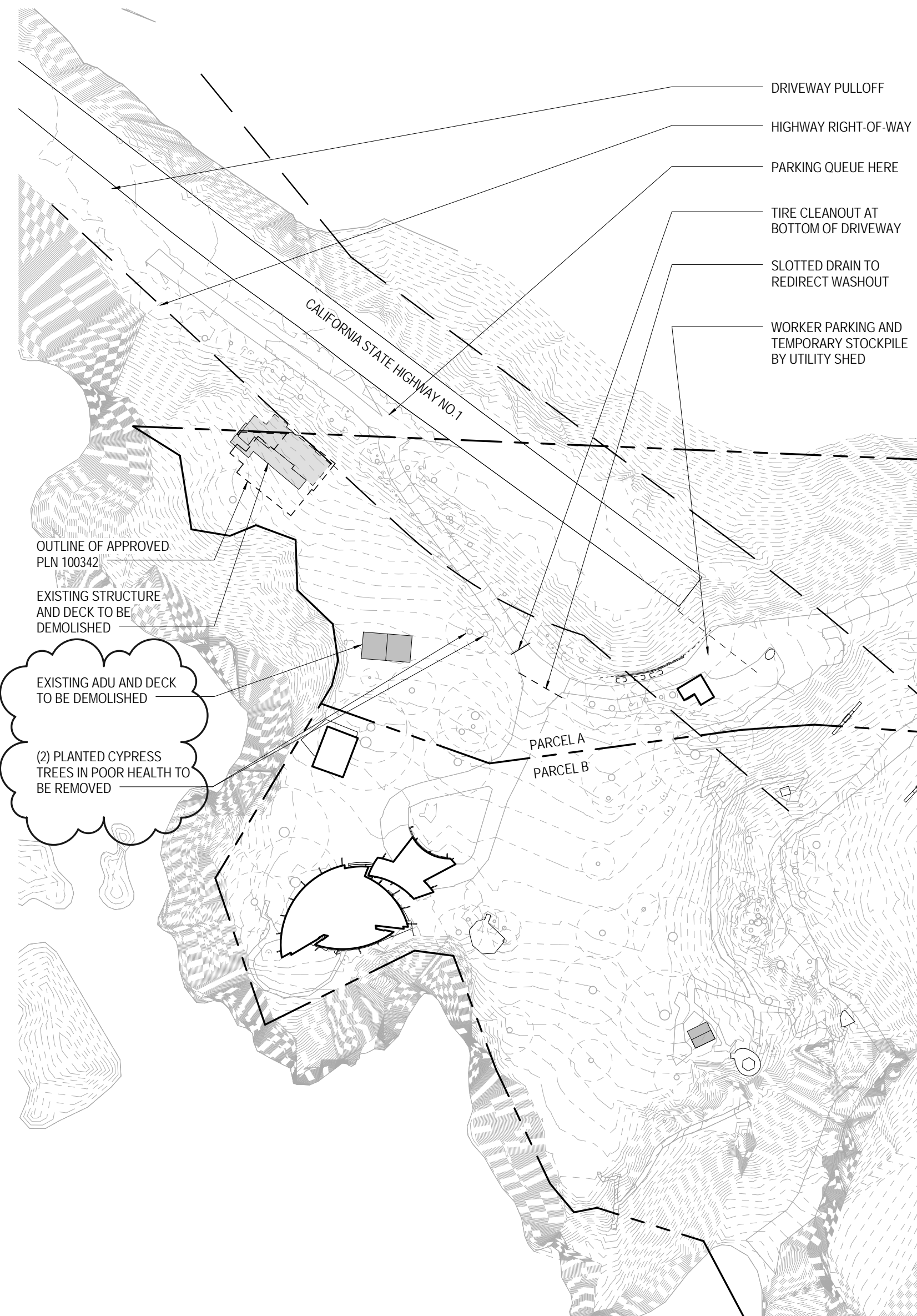
- IF JOB TRAILER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- IF STORAGE UNIT OR DUMPSTER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- CONSTRUCTION FENCING WILL ONLY BE UTILIZED FOR TREE PROTECTION.
- THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 AM. FAILURE TO COMPLY WITH CONSTRUCTION HOURS WILL RESULT IN A STOP WORK NOTICE.
- AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT-OF-WAY.

WORKER PARKING NOTE

IF ONSITE PARKING FOR WORKERS IS LIMITED, WORKERS SHALL PARK IN THE PUBLIC RIGHT-OF-WAY ALONGSIDE HIGHWAY 1 IN THE GRAVEL TURNOUT AS NECESSARY OBEYING ALL PARKING LAWS. ON STREET VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF HIGHWAY 1 ONLY. VEHICLES MAY NOT PARK ON BOTH SIDES OF HIGHWAY 1. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL. SEE PLAN 5 ON C-100.

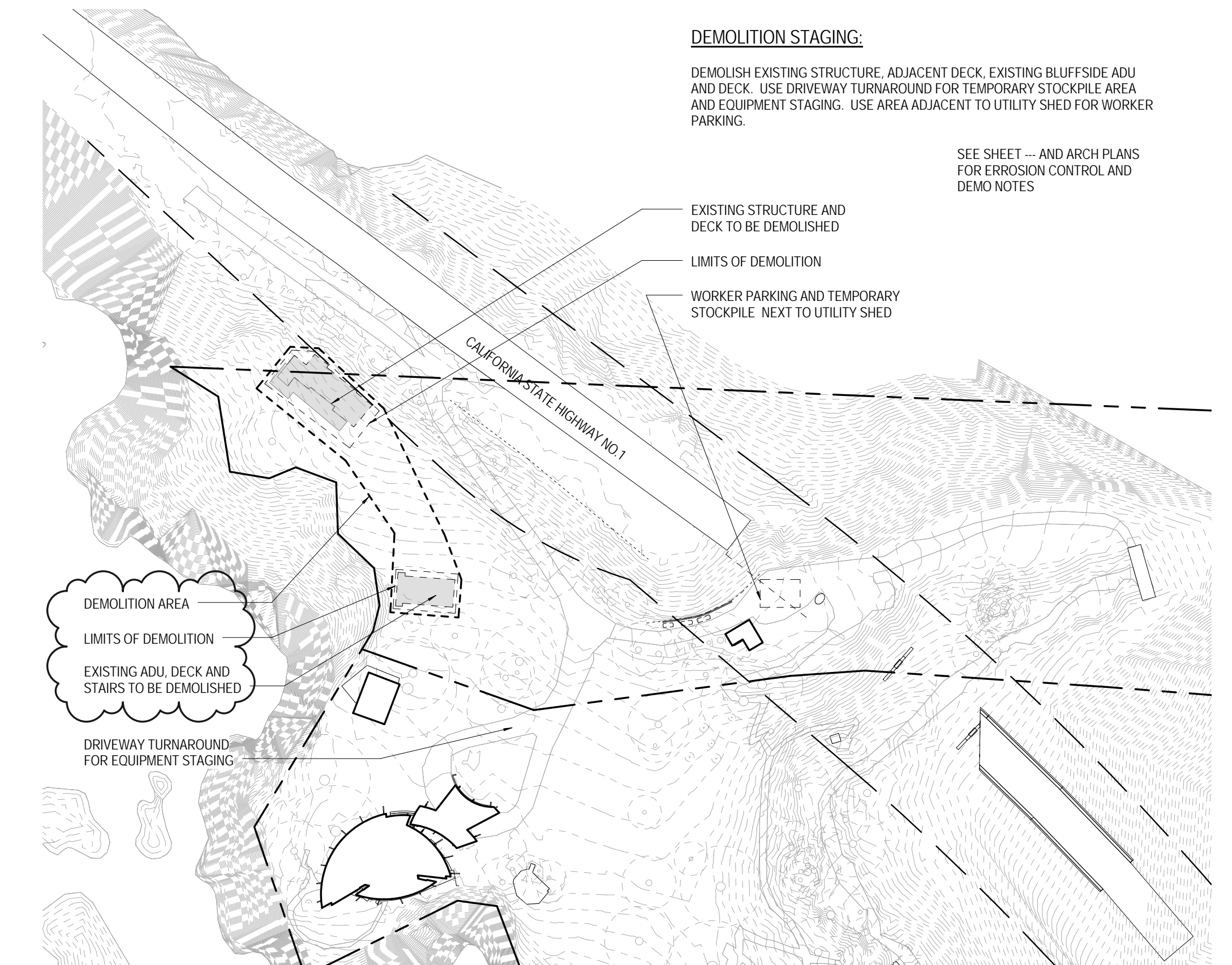
LIMITS OF CONSTRUCTION

ALL CONSTRUCTION SHALL STAY WITHIN THE BOUNDARY SHOWN. PROTECT TREES AND VEGETATION THAT ARE TO REMAIN.

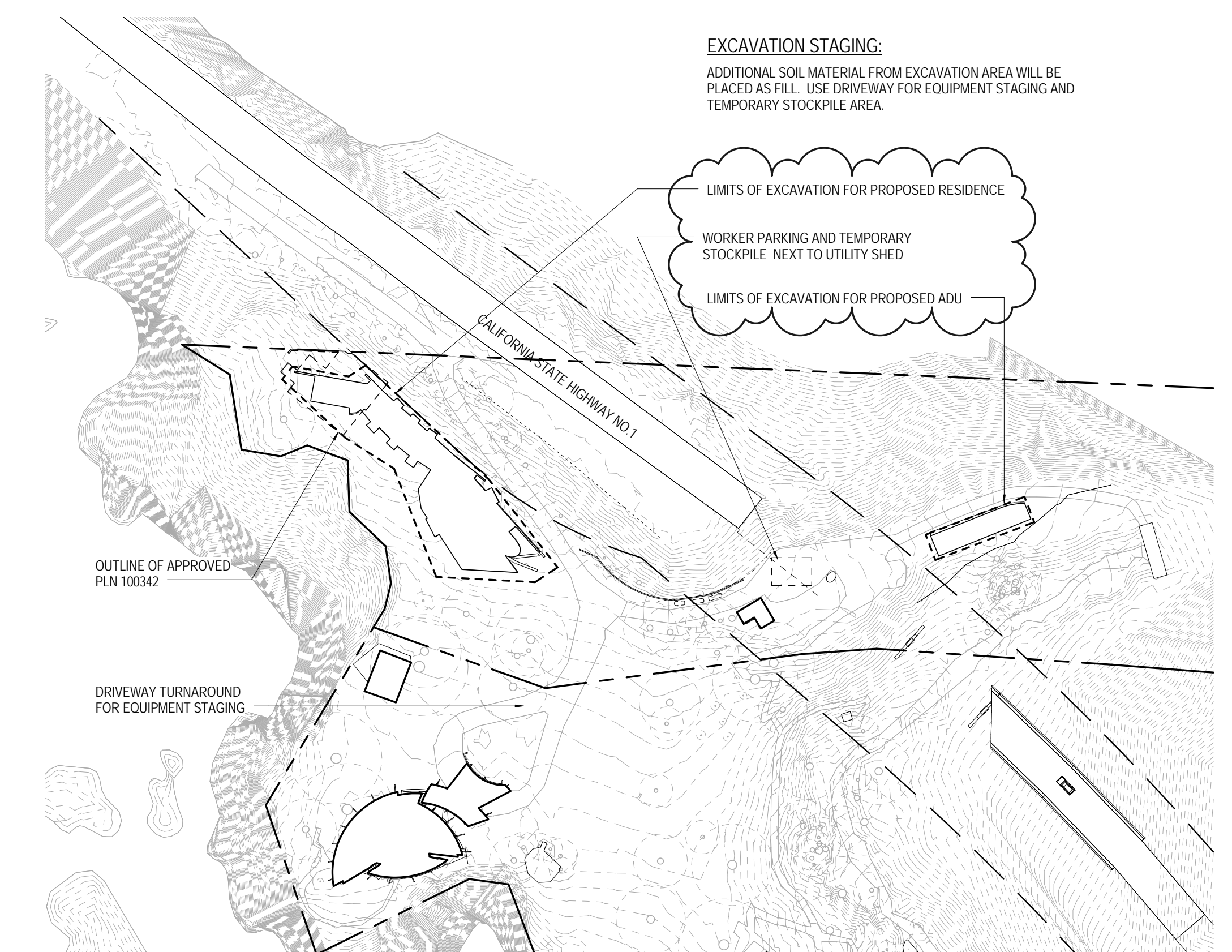


5 SITE - DEMOLITION STAGING PLAN
CM-100

DEMOLITION AND EXCAVATION NOTES:



3 SITE - DEMOLITION STAGING PLAN
CM-100



4 SITE - EXCAVATION STAGING PLAN
CM-100

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No.	Description	Date
1	ADDENDUM 1	XX.XX.XX

ANKLE CRISPER
ANDERSON CANYON RETREAT
53150 Highway 1
Big Sur, CA 93920
APN 420-021-039

CONSTRUCTION MANAGEMENT PLAN
COASTAL DEVELOPMENT PERMIT

OCTOBER 7TH, 2016	As indicated
DATE	SCALE
14401	
BCJ PROJECT NUMBER	
	CM-100
	SHEET NUMBER

**Addendum Pursuant to
the California Environmental Quality Act
Article 11, Section 15164**

**Ankle Crisper LLC
Planning File No. PLN150354
Amendment to Combined Development Permit**

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines because some changes or additions are necessary to make minor technical changes to the Mitigated Negative Declaration, adopted on September 8, 2011, by the Zoning Administrator in Resolution No. 11-040. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

A Mitigated Negative Declaration (MND) was prepared for PLN100342 and circulated between August 5 and September 5, 2011. The project was a Combined Development Permit consisting of:

- 1) a Coastal Administrative Permit for the demolition of an existing 1,474 square foot two-story single family dwelling with a 764 square foot deck and construction of a 2,106 square foot two story residence and a 1,159 square foot patio with 108 square foot stairs, approximately 519 cubic yards cut and 102 cubic yards fill (417 cubic yards to be balanced on site); and a retaining wall (8 linear feet),
- 2) 2) Coastal Development Permit for development within 50 feet of a coastal bluff;
- 3) 3) Coastal Development Permit for development within 750 feet of a known archaeological resource;
- 4) 4) a Variance to allow for a reduction in sideyard setback to avoid development within the critical viewshed; and
- 5) 5) Design Approval with colors and materials consisting of redwood siding, dark bronze window frames and hickory mineral composition roofing materials.

This is an Amendment request to increase the house size from 2,106 square feet to 8,396 square feet; and increase grading from 417 cubic yards of cut to be balanced on site to approximately 1,030 net cubic yards to be removed from site. The main house has been shifted to the south 14.5 feet to comply with the 20 foot side setback requirements. As a result, the existing approved variance is not required. Some minor landscape revisions to the main house have been added including a small pool (225 square feet) and low retaining wall steps leading to the main house.

The existing caretaker unit is currently visible within the critical viewshed on the west side of Highway 1 and closer to the bluff than would be permitted today. As a result of moving the main dwelling, the existing unit will need to be demolished and replaced with an accessory dwelling unit. Relocation of the accessory dwelling unit east of the bridge reduces development in the critical viewshed (determination that new location qualifies as is non-critical viewshed) and away from the coastal bluff. The proposed ADU has been located to avoid development on slopes in excess of 30%.

Removal of two non-native Cypress trees is supported by the project arborist, Maureen Hamb. She confirms both trees are poorly structured with weak branch attachments that can lead to branch failure. Project Biologist, Fred Ballerini confirms there is no native habitat with the development window and supports the project redesign through the incorporation of recommendations included in his letter report. Gary Breschini, project archaeologist, conducted augering in the area of redesign and finds the proposed relocation does not pose a problem for cultural resources.

The original grading consisted of 519 cubic yards of cut and 102 cubic yards of fill, with a net 417 cubic yards to be balanced on site. Due to the proposed expansion of a larger home, grading is now proposed to increase to a net 1,030 cubic yards to be hauled off site. Most of the grading will be for the foundation of the single family dwelling with some for the turnaround required by the Fire Department. The proposed house will be situated up against the gently sloped bluff on the inland side of the parcel consisting mostly of slough that will be evened out for the foundation. Construction impacts are temporary and will not increase the baseline of GHG emissions associated with transport of construction materials to and from the project site. A construction management plan has been submitted and includes worker parking, temporary stockpiling, equipment staging and a truck route for hauling export. Hauling of excavated materials will be limited to 2 trucks per day with a total not to exceed 105 trips (based on 10 yards of material per truck per trip) during the construction period.

The parcel is located between Highway 1 and the ocean and is within a high geologic hazard. The previously approved structure was located in the same area as the existing structure and at the farthest end way from the ocean. The previous geologic report concluded that replacement of the existing building and foundation with a well designed, site specific, engineered foundation would reduce any geologic hazard. The previously proposed single family dwelling was much wider than the currently proposed project. An updated geologic report confirms the proposed changes are not significant, and the present design may actually reduce geologic impacts to the site.

The archaeological resources identified in the previous Mitigated Negative Declaration required additional auger testing. Because of the proposed larger house and since adoption of the Mitigated Negative Declaration, archaeologists have performed auger tests within the proposed development areas and found that no cultural materials were present or an impassable obstruction was encountered. Project archaeologist, conducted augering in the area of redesign and finds the proposed relocation does not pose a problem for cultural resources. Onsite monitoring will still be required as required by the MND. Therefore, the proposed single family dwelling and ADU with additional grading will have no impacts to an

archaeological resource identified on the lower lot.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarification on the site-specific conditions for the proposed residential development. No substantial changes are proposed in the project which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The MND adopted for the previous project identified potential impacts to aesthetics, cultural resources and geology/soils. The proposed project will have the same or fewer impacts than the previous project:

- The proposed project proposes to expand approximately 100 feet along the front Highway 1 right of way setback. Staff site visit confirms the 8,396 square foot home is not located within the critical viewshed.
- The archaeological resources identified in the previous Mitigated Negative Declaration required additional auger testing. Because of the proposed larger house and since adoption of the Mitigated Negative Declaration, archaeologists have performed auger tests within the proposed development areas and found that no cultural materials were present or an impassable obstruction was encountered. Onsite monitoring will still be required. The updated Archeological report (LIB160087) for this amendment concluded that based on auger hole testing, there was no surface or subsurface evidence of potentially significant archaeological resources within the proposed footprint.
- The parcel is located between Highway 1 and the ocean and is within a high geologic hazard. The previously approved structure was located in the same area as the existing structure and at the farthest end way from the ocean. The previous geologic report concluded that replacement of the existing building and foundation with a well designed, site specific, engineered foundation would reduce any geologic hazard. The previously proposed single family dwelling was much wider than the currently proposed project. An updated geologic report (LIB160268) prepared by Haro, Kasunich and Associates and confirms the changes from the previously approved project are not significant, and the present design may actually reduce impacts to the site.
- The original grading consisted of 519 cubic yards of cut and 102 cubic yards of fill, with a net 417 cubic yards to be balanced on site. Due to the proposed expansion of a larger home, grading is now proposed to increase to a net 1,030 cubic yards to be hauled off site. Most of the grading will be for the foundation of the single family dwelling with some for the turnaround required by the Fire Department. The proposed house will be situated up against the gently sloped bluff on the inland side of the parcel consisting mostly of slough that will be evened out for the foundation. Construction impacts are temporary and will not increase the baseline of GHG emissions associated with transport of construction materials to and from the project

site. A construction management plan has been submitted and includes worker parking, temporary stockpiling, equipment staging and a truck route for hauling export. Hauling of fill materials will be limited to 2 trucks per day with a total not to exceed 105 trips during the construction period.

The previously approved project has six mitigation measures six mitigation measures with the original proposal. Mitigation Measures #1, #2, #4 are included for the protection of archaeological resources. Mitigation Measure #3 required auger testing. The testing was completed for this application, which determined no cultural materials were present within the proposed development. Mitigation Measures #5 and #6 are included for geologic impacts that will also be carried over to the Amendment PLN150354.

3. Conclusion

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162 (a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for PLN100342, PLN130912 and PLN150354 and associated technical reports, plans, site visits, and applications submitted for the permit amendments. Based upon this review, it has been determined that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

Attachment: Mitigated Negative Declaration for Brubaker, PLN100342