

Monterey County

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom



Meeting Agenda - Final

Thursday, August 4, 2022
11:30 AM

Historic Resources Review Board

John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Michael Bilich
Judy MacClelland
Sheila Lee Prader
Salvador Munoz
Belinda Taluban

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

County of Monterey Historic Resources Review Board will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the County of Monterey Health Officer on March 17, 2020, as may be periodically amended.

To participate in this County of Monterey Historic Resources Review Board meeting, the public are invited to observe and address the Board telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link: <https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 934 1540 5671

Password (if required): 594890

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Board Members will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the meeting link listed above, or the public may listen via phone by dialing the phone number listed above and then when prompted, entering the Meeting ID Access Code listed above as well. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

Member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at <mailto:hrrbhearingcomments@co.monterey.ca.us> by 2:00 p.m. on the Wednesday prior to the Board meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Historic Resources Review Board date and agenda number in the subject line. Comments received by the 2:00 p.m. Wednesday deadline will be distributed to the Board and will be placed in the record.

Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

- a. When the Chair calls for public comment on an agenda item, the Secretary of the Board or his or her designee will first ascertain who wants to testify (among those who are in the meeting

electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at hrrbhearingcomments@co.monterey.ca.us. The Historic Resources Review Board date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to support staff at hrrbhearingcomments@co.monterey.ca.us. The request should be made no later than 2:00 p.m. on the Wednesday prior to the meeting date in order to provide time for the County to address the request.

INTERPRETATION SERVICE POLICY: The County of Monterey Historic Resources Review Board invites and encourages the participation of County of Monterey residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Board less than 72 hours prior to the meeting are available by request by sending an email to hrrbhearingcomments@co.monterey.ca.us

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the County of Monterey Housing and Community Development at (831) 755-5025.

AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE LA JUNTA DE REVISIÓN DE RECURSOS HISTÓRICOS

La junta de revisión de recursos históricos (The Historic Resources Review Board) del Condado de

Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka "Quedate en Casa") emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta junta de revisión de recursos históricos del Condado de Monterey, él público está invitado a observar y estar frente a la junta de revisión de recursos históricos telefónicamente o vía electrónicamente. Las instrucciones para la participación pública están a continuación:

Instrucciones de participación pública:

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los miembros de la junta de revisión de recursos históricos asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:

[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)

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Contraseña 594890, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 934 1540 5671. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le recomienda que envíe sus comentarios por escrito en correo electrónico a la Vivienda y Desarrollo Comunitario del Condado (Housing and Community Development) a hrrbhearingcomments@co.monterey.ca.us antes de las 2:00 P.M. el Miércoles antes de la junta de revisión de recursos históricos. Para ayudar al personal del Condado, favor de identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico. Comentarios recibidos después de la fecha límite del Miércoles a las 2 P.M. serán distribuidos a los miembros de la junta de revisión de recursos históricos y serán colocados en el registro.

2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:

a. Cuando la junta de revisión de recursos históricos acepte comentarios públicos sobre un tema de la agenda, el miembro de la junta o su designado, primero determinará quién quiere comentar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los participantes y activará el microfono, uno a la vez. Todos los participantes, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los participantes u otros miembros del público tienen documentos que desean distribuir a los miembros de la junta de revisión de recursos históricos (Historic Resource Review Board) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: hrrbhearingcomments@co.monterey.ca.us. Para ayudar al personal del Condado, favor de indetificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a hrrbhearingcomments@co.monterey.ca.us. Si es recibido después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la junta de revisión de recursos históricos.

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a la Secretaria de la junta de revisión de recursos históricos a hrrbhearingcomments@co.monterey.ca.us. Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número del proyecto en la agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a los miembros de la junta de revisión de recursos históricos en hrrbhearingcomments@co.monterey.ca.us. La fecha de la junta de revisión de recursos históricos y el "comentario general" debe ser indicado en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a hrrbhearingcomments@co.monterey.ca.us. La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la junta de revisión de recursos históricos para dar tiempo al Condado para que atienda la solicitud .

5. El president de la junta puede establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

Los miembros de la junta de revisión de recursos históricos del Condado de Monterey invita y apoya

la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, Segundo Piso Sur, Salinas – o por teléfono al (831) 755-5025. La Asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión de la junta de revisión de recursos históricos.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Historic Resources Review Board's alternative actions on any matter before it.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

Participate via Zoom Meeting Link:

**[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)
[pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)**

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 934 1540 5671

Password (if required): 594890

11:30 A.M. - CALL TO ORDER**ROLL CALL**

John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Michael Bilich
Judy MacClelland
Sheila Lee Prader
Salvador Munoz
Belinda Taluban

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

APPROVAL OF MINUTES

- A. Approval of the July 7, 2022 HRRB Draft Meeting Minutes.

Attachments: [HRRB Draft Meeting Minutes - July 7, 2022](#)

SCHEDULED MATTERS**1. PLN220176 - GRIMES CHRISTOPHER TR**

Public hearing to consider a recommendation to the County of Monterey Board of Supervisors that a Mills Act Contract Application be approved for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House)

Project Location: 51410 Partington Ridge Rd. Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan

Attachments: [Staff Report](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 2 – Combined Phase I & 2 historic Assessment \(LIB210151\)](#)
 [Attachment 3 – HRRB Resolution No. 21-003 Recommending Approval of Combined Development Permit PLN210053](#)
 [Attachment 4 – HRRB Resolution No. 22-003 Recommending that the Donald G. Thompson house be added to the Monterey County Register of Historic Resources](#)
 [Attachment 5 – 12 Year Rehabilitation and Maintenance Plan](#)
 [Attachment 6 – Zoning Administrator Resolution 22-003 \(PLN210053\)](#)

OTHER MATTERS**BOARD COMMENTS, REQUEST AND REFERRALS**

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

DEPARTMENT UPDATE**ADJOURNMENT**

For additional information, or if you are unable to attend the meeting, please contact Phil Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

NEXT REGULAR MEETING

September 1, 2022



Monterey County

Item No.A

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: MIN 22-073

August 04, 2022

Introduced: 7/27/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Approval of the July 7, 2022 HRRB Draft Meeting Minutes.

Monterey County

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom



Meeting Minutes - Draft

Thursday, July 7, 2022

11:30 AM

Historic Resources Review Board

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Michael Bilich

Judy MacClelland

Sheila Lee Prader

Salvador Munoz

Belinda Taluban

11:30 A.M. - CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:33 a.m.

ROLL CALL

Present: John Scourkes, Sheila Lee Prader, Michael Bilich, Judy MacClelland

Absent: Salvador Munoz, Belinda Taluban, Kellie Morgantini

Staff: Phil Angelo (Secretary), Elizabeth Vasquez (Clerk)

Secretary, Phil Angelo, went over the Zoom meeting protocols.

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

APPROVAL OF MINUTES

- A.** HRRB Draft Meeting Minutes for June 2, 2022.

[MIN 22-065](#)

It was moved by Judy MacClelland and seconded by Michael Bilich to approve the HRRB Meeting Minutes for June 2, 2022.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Michael Bilich

AYES: Judy MacClelland, John Scourkes, Sheila Lee Prader, Michael Bilich

ABSENT: Salvador Munoz, Kellie Morgantini, Belinda Taluban

- B.** HRRB Draft Meeting Minutes for June 16, 2022 - Special Meeting.

[MIN 22-066](#)

It was moved by Judy MacClelland and seconded by Michael Bilich to approve the HRRB Meeting Minutes for June 16, 2022.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Michael Bilich

AYES: Judy MacClelland, John Scourkes, Sheila Lee Prader, Michael Bilich

ABSENT: Salvador Munoz, Kellie Morgantini, Belinda Taluban

SCHEDULED MATTERS

1. Consider finding, pursuant to AB361 and in order for the Historic Resources Review Board to continue meeting remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Historic Resources Review Board has reconsidered the circumstances of the state of emergency; and the Monterey County Health Officer continues to recommend social distancing measures for meetings of the legislative bodies.

[22-631](#)

Acceptance of finding will adhere to the 30-day timeframe of AB361 to continue remote meetings.

It was moved by Judy MacClelland and seconded by Michael Bilich to approve the continuation to hold the HRRB meetings electronically, valid for the next 30 days, due to the health and safety given the status of COVID-19.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Michael Bilich

AYES: Judy MacClelland, John Scourkes, Sheila Lee Prader, Michael Bilich

ABSENT: Salvador Munoz, Kellie Morgantini, Belinda Taluban

OTHER MATTERS

2. Second Status Update on Signal Hill project at 1170 Signal Hill Road, Pebble Beach Assessor's Parcel Number 008-261-007-000

[22-679](#)

Senior Planner, Mary Israel presented update to Board members.

Chief of Building Services, Joshua Bowling answered questions from Board members.

Chair Scourkes opened Public Comment. Public members Denise Estrada, Nancy Runyon, and Dale Ellis spoke, and the Chair closed the public comment period.

BOARD COMMENTS, REQUEST AND REFERRALS

Chair Scourkes mentioned he contacted his Supervisor regarding the supervisor on grant writing funding.

Mid Valley Shopping Center went to Board of Supervisors, who passed a resolution of intent indicating it is not eligible for listing on the Monterey County Register of Historic Resources.

Sheila Lee Prader attending California Preservation Seminar, she's finding it very helpful.

DEPARTMENT UPDATE

Secretary Angelo gave staff's update.

County received notice Asilomar conference grounds is being nominated for historic register meeting will be on August 5, 2022.

There is discussion between Craig Spencer and the property owners Spreckels walnut trees regarding ongoing maintenance responsibilities.

Mills Act Contracts, the house on Partington Ridge Road may come in August and house on 6 Miramonte Road in Carmel Valley may be pending.

ADJOURNMENT

Meeting was adjourned by Chair Scourkes at 12:10 p.m.



Monterey County

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 22-736

August 04, 2022

Introduced: 7/28/2022

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN220176 - GRIMES CHRISTOPHER TR

Public hearing to consider a recommendation to the County of Monterey Board of Supervisors that a Mills Act Contract Application be approved for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House)

Project Location: 51410 Partington Ridge Rd. Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan

RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution forwarding a recommendation to the County of Monterey Board of Supervisors that a Mills Act Contract Application be approved for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House)

BACKGROUND/DISCUSSION

The Donald G. Thompson House has recently been referred to the HRRB twice:

- At their October 7th, 2021 meeting, to review a proposed Combined Development Permit application (PLN210053), which included a remodel to the home. The HRRB recommended approval of this application subject to a condition that the property be re-zoned with a Historic Resources (HR) Combining District. The Zoning Administrator subsequently approved this permit with the recommended condition at a public hearing on January 13, 2022.
- At their May 5, 2022 meeting, to consider a request that the Donald G. Thompson house be added to the Monterey County Register of Historic Resources. (Originally PLN210053, has since been assigned a separate tracking number REF220035) The HRRB adopted a resolution recommending that the County of Monterey Board of Supervisors add the home to the register.

On June 7, 2022, Christopher Grimes requested that their property be considered for a Mills Act Application. To be eligible for a Mills Act contract, the following criteria must be met:

1. The property that is the subject of the application is a qualified historical property as defined by this Chapter.
2. The application is consistent with the County's historic preservation goals and policies, as set forth in the County's General Plan and ordinances.
3. The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, the rules and regulations of the Office of Historic Preservation of the California State Parks Department, and the California Historical Building

Code.

4. The fair market value of the property that is the subject of the application is equal to or less than the valuation limits set forth in Section 18.28.040.C of this Chapter, unless an exception has been granted pursuant to this Chapter.
5. The application is consistent with the requirements of this Chapter.

The property meets Criteria 2-5, and would meet Criteria 1 should the Board of Supervisors add the property to the Monterey County Register of Historic Resources:

Criteria 1: The HRRB recommended that the property be added to the Monterey County Register of Historic Resources at their May 5, 2022 meeting. (HRRB Resolution No. 22-003, attached). The Board of Supervisors has not yet considered the request for the property to be added to the register. After the HRRB's recommendation, staff would take the re-zoning application required by the conditions of PLN210053, the request for listing on the register, and the request for a Mills Act contract to the board together for action at one time, with the approval of the Mills Act contract application being contingent on the property being listed on the register. To summarize the assessment of significance for the home:

- The Donald G. Thompson house is notable as the last known design of noted Architect Rowan Maiden, who studied under Frank Lloyd Wright as one his "Talesian apprentices"; and
- The home is a notable as an example of the Wrightian Organic "Usonian" architectural style.

Criteria 2: A 12-year rehabilitation and maintenance plan was submitted which describes how the property tax savings will be used in the preservation of the home. The work plan provides for:

- Approximately \$33,667 in annual costs associated with maintaining the home and property, including maintaining fuel breaks, driveway maintenance, maintenance of the shared road and water system, termite and pest control, and onsite wastewater treatments system. An additional \$10,116 for unidentified insurance was not included in this value.
- Approximately \$261,100 in rehabilitation costs for the home and site. Rehabilitation for the home includes costs associated with the improvements contemplated in PLN210053 such as designers fees, the demolition of the non-historic utility room, demolition and replacement of the existing deck, the kitchen remodel, replacement of the existing garage door and upgrading the clerestory windows on the rear façade. Additional rehabilitation work includes replacement of façade windows with double pane windows, re-roofing on the back eave of the home, replacement of 1" x 12" exterior wood siding, interior blinds, re-staining of exterior siding, chimney cleaning and masonry maintenance, and utility/service improvements such as electrical panels. Site improvements included in the plan which are not directly associated with the historic structure include installation of a drain system, upgrading the onsite wastewater treatment system, and retaining wall repairs. The \$261,100 figure does not include figures miscellaneous accessory structures and landscaping: for lawn replacement, fence repair, gates and sheds, and landscaping with native plants.

Criteria 3: Staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

Criteria 4: A residential appraisal was prepared by Mahir Agha-Decker (State Certification #AR015441) which appraised the fair market value of the property at \$2,800,000 dollars, less than the \$3,000,000 valuation limitation set forth in Monterey County Code 18.28.040.C.

Criteria 5: Materials necessary for the review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Monterey County Code Chapter 18.28.

Estimate of Financial Impact

While the current fair market appraisal was \$2,800,000 dollars, the property's Proposition 13 assessed value is \$1,786,389, and its most recent tax bill was \$18,731/year. The Mills Act would cap the assessed value at \$796,213, meaning that estimated property taxes would be \$7,962/year, resulting in an approximate tax savings of \$10,769 annually.

The purpose of the historic property contracts is to allow an owner of a qualified historical property to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore, and maintain the historic property. The subject application is in keeping with this purpose.

Prepared by: Phil Angelo, Associate Planner

Approved by: Craig Spencer, Chief of Planning

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

- Attachment 1 - Draft Resolution
- Attachment 2 - Combined Phase I & 2 historic Assessment (LIB210151)
- Attachment 3 - HRRB Resolution No. 21-003 Recommending Approval of Combined Development Permit PLN210053
- Attachment 4 - HRRB Resolution No. 22-003 Recommending that the Donald G. Thompson house be added to the Monterey County Register of Historic Resources
- Attachment 5 - 12 Year Rehabilitation and Maintenance Plan
- Attachment 6 - Zoning Administrator Resolution 22-003 (PLN210053)



Historic Resources Review Board

Legistar File Number: 22-736

August 04, 2022

Introduced: 7/28/2022

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN220176 - GRIMES CHRISTOPHER TR

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3. The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, the rules and regulations of the Office of Historic Preservation of the California State Parks Department, and the California Historical Building

Code.

4. The fair market value of the property that is the subject of the application is equal to or less than the valuation limits set forth in Section 18.28.040.C of this Chapter, unless an exception has been granted pursuant to this Chapter.
5. The application is consistent with the requirements of this Chapter.

The property meets Criteria 2-5, and would meet Criteria 1 should the Board of Supervisors add the property to the Monterey County Register of Historic Resources:

Criteria 1: The HRRB recommended that the property be added to the Monterey County Register of Historic Resources at their May 5, 2022 meeting. (HRRB Resolution No. 22-003, attached). The Board of Supervisors has not yet considered the request for the property to be added to the register. After the HRRB's recommendation, staff would take the re-zoning application required by the conditions of PLN210053, the request for listing on the register, and the request for a Mills Act contract to the board together for action at one time, with the approval of the Mills Act contract application being contingent on the property being listed on the register. To summarize the assessment of significance for the home:

- The Donald G. Thompson house is notable as the last known design of noted Architect Rowan Maiden, who studied under Frank Lloyd Wright as one his "Talesian apprentices"; and
- The home is a notable as an example of the Wrightian Organic "Usonian" architectural style.

Criteria 2: A 12-year rehabilitation and maintenance plan was submitted which describes how the property tax savings will be used in the preservation of the home. The work plan provides for:

- Approximately \$33,667 in annual costs associated with maintaining the home and property, including maintaining fuel breaks, driveway maintenance, maintenance of the shared road and water system, termite and pest control, and onsite wastewater treatments system. An additional \$10,116 for unidentified insurance was not included in this value.
- Approximately \$261,100 in rehabilitation costs for the home and site. Rehabilitation for the home includes costs associated with the improvements contemplated in PLN210053 such as designers fees, the demolition of the non-historic utility room, demolition and replacement of the existing deck, the kitchen remodel, replacement of the existing garage door and upgrading the clerestory windows on the rear façade. Additional rehabilitation work includes replacement of façade windows with double pane windows, re-roofing on the back eave of the home, replacement of 1" x 12" exterior wood siding, interior blinds, re-staining of exterior siding, chimney cleaning and masonry maintenance, and utility/service improvements such as electrical panels. Site improvements included in the plan which are not directly associated with the historic structure include installation of a drain system, upgrading the onsite wastewater treatment system, and retaining wall repairs. The \$261,100 figure does not include figures miscellaneous accessory structures and landscaping: for lawn replacement, fence repair, gates and sheds, and landscaping with native plants.

Criteria 3: Staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

Criteria 4: A residential appraisal was prepared by Mahir Agha-Decker (State Certification #AR015441) which appraised the fair market value of the property at \$2,800,000 dollars, less than the \$3,000,000 valuation limitation set forth in Monterey County Code 18.28.040.C.

Criteria 5: Materials necessary for the review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Monterey County Code Chapter 18.28.

Estimate of Financial Impact

While the current fair market appraisal was \$2,800,000 dollars, the property's Proposition 13 assessed value is \$1,786,389, and its most recent tax bill was \$18,731/year. The Mills Act would cap the assessed value at \$796,213, meaning that estimated property taxes would be \$7,962/year, resulting in an approximate tax savings of \$10,769 annually.

The purpose of the historic property contracts is to allow an owner of a qualified historical property to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore, and maintain the historic property. The subject application is in keeping with this purpose.

Prepared by: Phil Angelo, Associate Planner

Approved by: Craig Spencer, Chief of Planning

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

- Attachment 1 - Draft Resolution
- Attachment 2 - Combined Phase I & 2 historic Assessment (LIB210151)
- Attachment 3 - HRRB Resolution No. 21-003 Recommending Approval of Combined Development Permit PLN210053
- Attachment 4 - HRRB Resolution No. 22-003 Recommending that the Donald G. Thompson house be added to the Monterey County Register of Historic Resources
- Attachment 5 - 12 Year Rehabilitation and Maintenance Plan
- Attachment 6 - Zoning Administrator Resolution 22-003 (PLN210053)

Attachment 1

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Draft Resolution

Before the Historic Resources Review Board in and for the County of Monterey, State of California

PLN220176-GRIMES CHRISTOPHER TR

Resolution No. 22-

Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending that the Board of Supervisors approve a Mills Act Contract Application for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House)
[Assessor's Parcel Number 420-221-011-000.]

WHEREAS, Christopher Grimes, on behalf of the property owner "Grimes Chirsopher Tr", applied for a Mills Act Contract (PLN220176) to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the home onsite; and

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on August 4, 2022, pursuant to the regulations contained in Chapter 18.28 (The Mills Act Program for Monterey County) of the Monterey County Code; and

WHEREAS, the Donald G. Thompson house is eligible for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources under the criteria of 18.25.070.B.1 "Historic, Architectural, and Engineering Significance" as an example the Wrightian Organic "Usonian" architectural style and 18.25.070.A.5 as the last known example of architect Rowan Maiden's work; and

WHEREAS, at their May 5, 2022 meeting the HRRB adopted a resolution recommending that the Board of Supervisors add the home to the Monterey County Register of Historic Resources Resolution No. 22-003); and

WHEREAS, the Board of Supervisors would consider the listing as a pre-requisite for consideration of the Mills Act Contract Application; and

WHEREAS, should it be listed, the Donald G. Thompson house will qualify as a Historic Property for the purposes of Chapter 18.28 (The Mills Act Program); and

WHEREAS, the home has been appraised at \$2,800,000, below the \$3,000,000 value eligibility cap for residential properties established under Monterey County Code Section 18.28.040.C; and

WHEREAS, the properties Proposition 13 assessed value is \$1,786,389, and the most recent tax bill was \$18,731/year. The Mills Act is estimated to cap the value of the value of the property at \$796,213, meaning that estimated property taxes would be \$7,962/year, resulting in an approximate tax savings of \$10,769 annually; and

WHEREAS, a 12-year work plan has been submitted that describes how the property tax savings would be used for the preservation and maintenance of the home. Approximately \$33,667 in annual costs associated with maintaining the home and property, including maintaining fuel breaks, driveway maintenance, maintenance of the shared road and water system, termite and pest control, and onsite wastewater treatments system. An additional \$10,116 for unidentified insurance was not included in maintenance this value; and

WHEREAS, this 12-year work plan also describes how the property tax savings would be used for rehabilitation activities for the home and site. Rehabilitation for the home includes costs associated with the improvements contemplated in PLN210053 such as designers fees, the demolition of the non-historic utility room, demolition and replacement of the existing deck, the kitchen remodel, replacement of the existing garage door and upgrading the clerestory windows on the rear façade. Additional rehabilitation work includes replacement of façade windows with double pane windows, re-roofing on the back eave of the home, replacement of 1" x 12" exterior wood siding, interior blinds, re-staining of exterior siding, chimney cleaning and masonry maintenance, and utility/service improvements such as electrical panels. Site improvements included in the plan which are not directly associated with the historic structure include installation of a drain system, upgrading the onsite wastewater treatment system, and retaining wall repairs. The \$261,100 figure does not include figures miscellaneous accessory structures and landscaping: for lawn replacement, fence repair, gates and sheds, and landscaping with native plants.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend that the property be listed on the Monterey County Register of Historic Resources, subject to the following findings:

Finding: The Donald G. Thompson house at 51410 Partington Ridge, Big Sur (Assessor's Parcel Number 420-221-011-000) shall be eligible for a Mills Act Contract should the Board of Supervisors add it to the Monterey County Register of Historic Resources.

Evidence:

1. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
2. The Mills Act Program contained in Chapter 18.28 of the Monterey County Code;
3. The Big Sur Coast Land Use Plan and Monterey County Coastal Implementation Plan Part 3;
4. Mills Act Application materials, including application forms, tax savings worksheet, 12-year maintenance and rehabilitation plan, and property appraisal in HCD-Planning file PLN220176;

5. Phase I and II Historic Resources Assessment (LIB220011) prepared by Kent Seavey, Pacific Grove, CA, November 30, 2020
6. HRRB Resolution No. 21-003;
7. HRRB Resolution No. 22-003;
8. Zoning Administrator Resolution No. 22-003; and
9. Oral testimony and HRRB discussion during the public hearing and the administrative record.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the above findings and evidence the Historic Resources Review Board does hereby recommend that the Board of Supervisors approve a Mills Act Contract Application for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House).

Passed and adopted on this **4th day of August, 2022**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest
Philip Angelo, Secretary
August 4, 2022

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Attachment 2

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KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

November 30, 2020

Mr. Christopher Grimes
51410 Partington Ridge Rd.
Big Sur, CA 93920

Dear Mr. Grimes:

Introduction:

This Focused Phase II Historic Assessment for compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties* has been prepared as part of an application for minor alterations & an addition to a one-story single family residence, owned by the Christopher Grimes Living Trust, located at 51410 Partington Ridge Rd. (APN# 420-221-011), in Big Sur (see photos, plans & drawings provided).

Historical Background & Description

The subject property is a one-story, wood-framed "Usonian" type residence, with a garage & storage space below. It is Irregular in plan, resting on a concrete slab foundation. The exterior wall-cladding is a medium-width horizontal flush redwood siding on the upper portion of the building envelope, and cement-stucco facing the below grade lower garage/storage area, & an eave-wall chimney on the SW side-elevation, all added c.2008. The wood-siding, below the full-width ribbon-band of large, fixed windows along the SE facing facade, folds inward and up to allow natural air circulation within the building envelope. The rear (NW) elevation has a flat-roofed, partial width lower extension off the NE side-elevation running about half-way along the rear of the building envelope, containing bathroom and service spaces.

Evaluation:

The owner proposes to (1) remove the projecting c. 2008 laundry room, and extend the original lower flat-roofed bathroom/service spaces, matching materials in kind, along the length of this elevation. They propose to add new operable windows to the two existing bathrooms, for adequate light & air, and replace the existing c. 2007 kitchen window with a wider feature to bring light into the interior. (2) Slightly modify the c. 2008 open front deck, moving the existing wooden access stairway which is immediately adjacent to the covered parking garage, to the SE side of the deck, for reasons of fire safety. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

The Secretary of the Interiors Standards for the Treatment of Historic Properties Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is on a secondary or altered elevations. The proposed extension of the lower bathroom/utility space will be on the rear of the historic building envelope, matching in kind the size and scale of the original feature on the historic residence. As proposed any new material will reflect the existing historic building fabric for continuity of design. As noted, the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment.

This is consistent with Rehabilitation Standards #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10.

Impacts of the Proposed Project:

The owner has proposed the following addition for contemporary usage.

SE (FRONT) ELEVATION (primary/altered)

This is the primary elevation. The existing. 2008 open deck, accessing the front door will be slightly modified in moving the location of the existing access stairway away from the building envelope for fire safety, and the deck repaired, adding built in seating.

EAST SIDE-ELEVATION.

No changes to this elevation are proposed.

NW (REAR) ELEVATION (secondary, altered)

The work outlined in the evaluation above will include removal of the c. 2008 laundry room, and extension of the original lower projecting bathroom/service feature along the rear elevation, with replacement of the two existing bathroom windows with new fixed casement types, to bring more light and air into these spaces, as well as new kitchen fenestration, also to bring more light into the interior. The proposed addition will bring the building envelope much closer to its original 1957-58 appearance.

WEST SIDE-ELEVATION (secondary/altered)

The addition of a single access door under the open deck, for maintenance & repair.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features in kind (see photos, plans & drawings provided).

Any new work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation

The project, as proposed, appears to be in conformance with the *Secretary of The Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,



51410 Partington Ridge Road-Big Sur

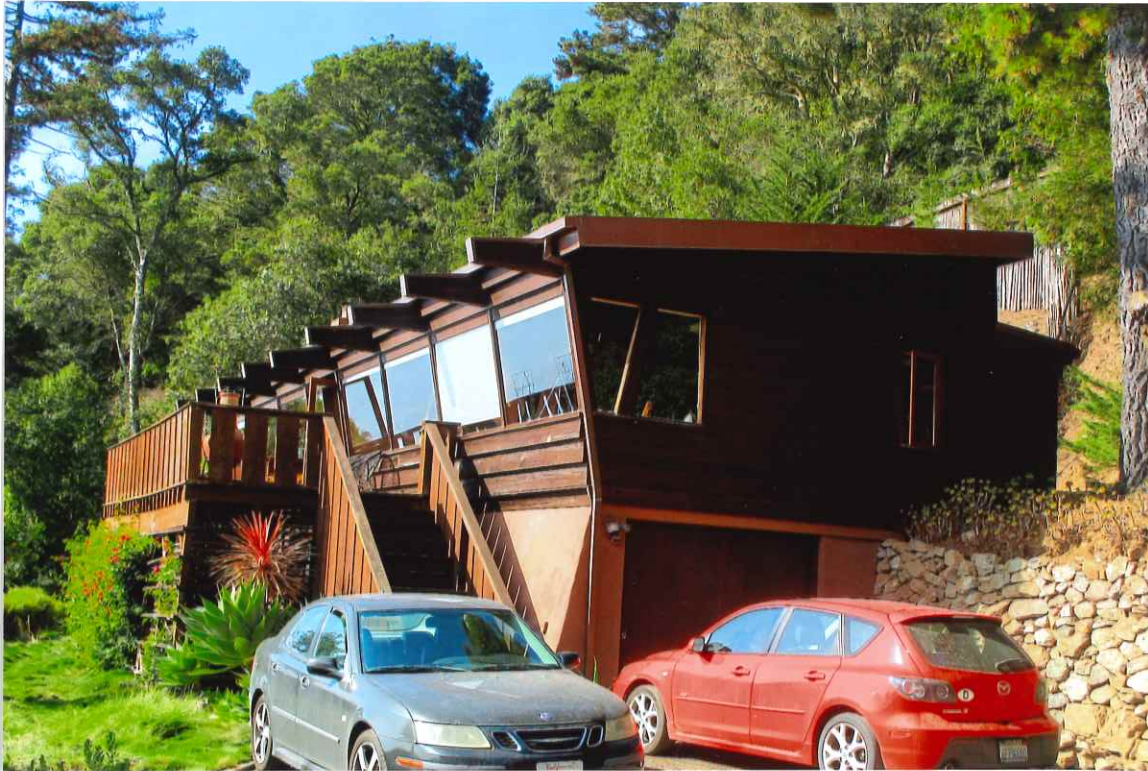


Photo #1. Looking NW at the SE facing entry deck, & access stairs proposed for relocation to the SE side of the deck, Kent Seavey, November, 2020



Photo #2. Looking SW at the East side-elevation. Note original lower bathroom & service spaces on the NW rear elevation. Kent Seavey, November, 2020.



Photo #3. Looking SW at the c. 2008 laundry room addition projecting off the rear elevation, proposed for removal, Kent Seavey, November, 2020.

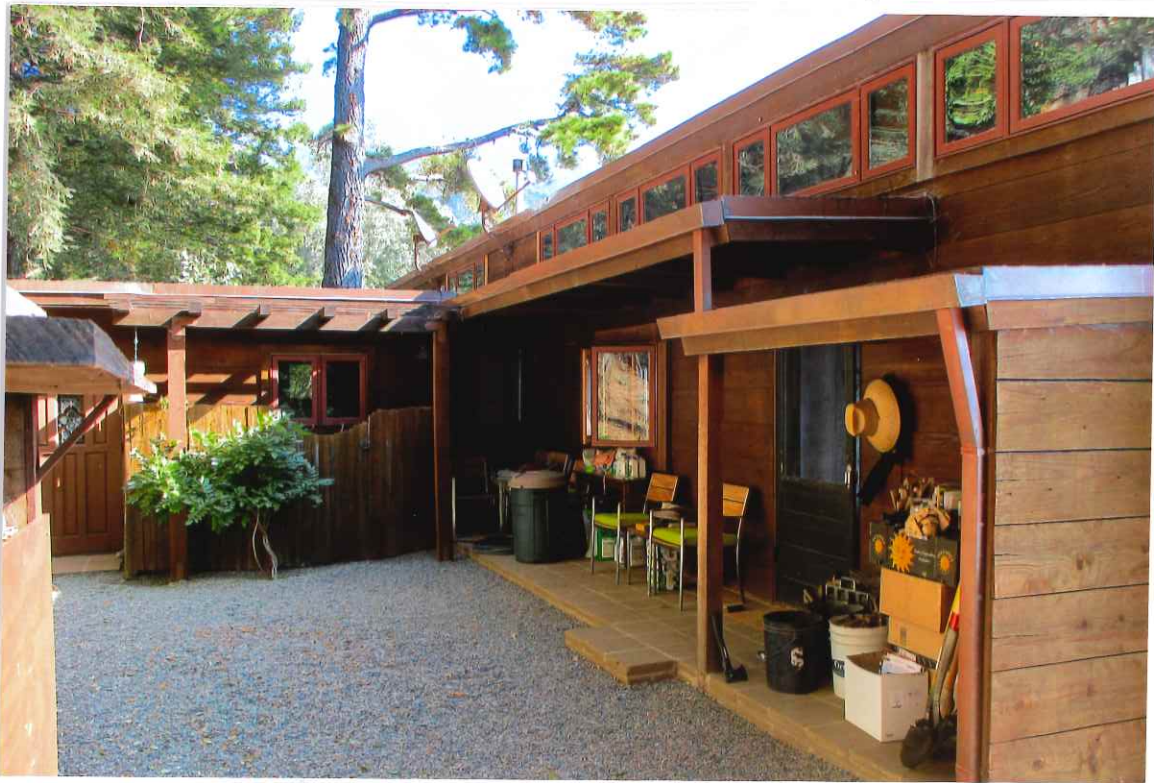


Photo #4. Looking easterly at the NW rear elevation w/c.2008 additions proposed For removal, & enclosure matching original bath/service spaces at the far end of this elevation, Kent Seavey, November, 2020.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 553

Other
Review Code

Reviewer

Date

Listings

Page 1 of 4

*Resource Name or #: (Assigned by recorder) Donald G. Thompson House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T R ; of of Sec ; B.M.

c. Address 51410 Partington Ridge Road City Big Sur Zip 93920

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

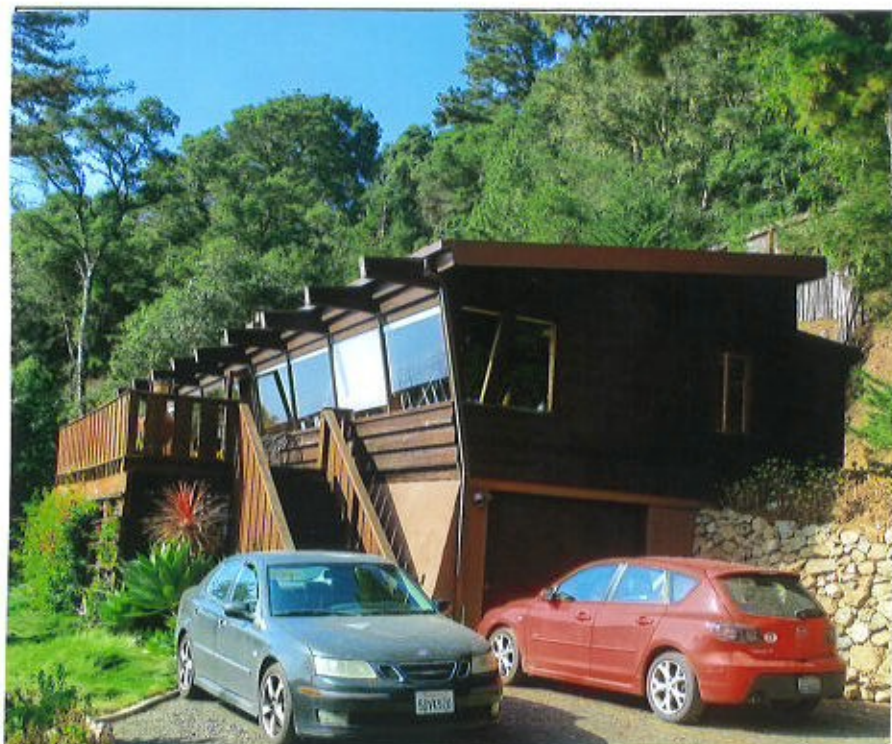
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN# 420-221-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Usonian type residence, with garage & storage space below. It is Irregular in plan, resting on a concrete slab foundation. The exterior wall-cladding is a medium-width horizontal flush redwood siding on the upper portion of the building envelope, and cement-stucco facing the below grade lower garage/storage area, & chimney on the SW side-elevation, all added c.2008. The wood-siding, below the full-width ribbon-band of large, fixed windows along the SE facing facade folds inward and up to allow natural air circulation within the building envelope. The rear (NW) elevation has a flat-roofed, partial width lower extension off the NE side-elevation running about half-way along the rear elevation, containing bathroom and service spaces. A laundry room was added off this feature, enclosing what had originally been the principal entry access route to the living area. A covered open porch & storage area extends SW along this elevation.

*P3b. Resource Attributes: (List attributes and codes) SFR (HP2)



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

Looking NW at the SE facing facade & NE side-elevations, Kent Seavey, October, 2020

*P6. Date Constructed/Age and Source:
c. 11957-1958: Monterey Co. Assessors records.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Christopher Grimes Living Trust, 51410
Partington Ridge Rd., Big Sur, CA 93920

*P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, 310 Lighthouse Ave., Pacific
Grove, CA 93950

*P9. Date Recorded: 11/20/2020

*P10. Survey Type: (Describe)
Intensive-owner requested.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Donald G. Thompson House

*NRHP Status Code 5S3

Page 2 of 4

B1. Historic Name: Donald G. Thompson House
Name:

B2. Common

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Wrightian Organic-"Usonian" type

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1958 (Monterey County Assessor's records; hand drawn plan set, by Rowan Maiden, 1956; repair/remodel (copy of original; specs.), 2007.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Rowan Maiden

b. Builder: _____

*B10. Significance: Theme Architectural Development

Area Big Sur

Period of Significance 1957-58

Property Type SFR

Applicable Criteria CR 2 & 3 (Discuss

importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant, at the local level, for its "Usonian" architectural design by architect Rowan Maiden. It was Maiden's last residential building prior to his passing in 1957. Rowan Maiden was born in Oakland, CA in 1913. He did his undergraduate work at U.C. Berkeley, & became one of Frank Lloyd Wright's Taliesin apprentices in 1939, working both at Taliesin West in Arizona and at Spring Green in Wisconsin. Maiden returned to California in 1941. As a conscientious objector during WWII, he worked as a draftsman at the Alameda Air Station. He and his young family moved to Monterey in 1948, taking up residence on Huckleberry Hill, an artist enclave in Monterey, deigning four houses in the area, including his own on David Avenue in Monterey.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Hess, Alan, *Forgotten Modern: California Houses 1940-1970*, Gibbs Smith Pub., 2007, pp. 160-164.

MAARA Files (Monterey Area Architectural Resources Archive) Monterey, CA..

B13. Remarks:

See Continuation sheet 4 for sketch map.

(Sketch Map with north arrow required.)

*B14. Evaluator: Kent Seavey

*Date of Evaluation: 11/20/2020

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Donald G. Thompson House

Page 3 of 4

P3 (Cont) The flat roof is slightly pitched along the rear (NW) elevation, with the ends of the roof joists extending out from the front (SE) of the building envelope as both structural and decorative elements, clearly defining the building's modular framing. There is one stucco-clad exterior eave-wall chimney present centered on the SW side-elevation. All roof covering is in tar & gravel. Fenestration is irregular, consisting of a ribbon band of large, fixed windows running the length of the SE facing facade and wrapping around both the NW & SE corners of the building envelope, with a sliding-glass entry door in one of the bays along the facade. This entry is accessed by a raised open wood deck with a set of straight-run wooden stairs, immediately adjacent to the covered garage beneath the building envelope. The rear (NW) elevation is characterized by narrow, operable tripartite clerestory windows just under the main roof eave-line, with a band of four such windows along the SW portion of this elevation, above the interior living spaces. Several wood casement windows, in varying sizes & shapes appear to have been added along the rear elevation & stucco-clad portion of the lower garage/storage portion of the facade in 2008 when the laundry room was added. The building's orientation towards the SE, in concert with a generous use of glass walls and clerestory windows enabled the architect to capture the greatest amount of sunlight during the day. The ribbon bands of large windows backed by horizontal clerestory windows also exhibit the structural components of its modular system, as well as enhancing the connection between indoor and outdoor living. All these features are elements of "Usonian" design developed by Frank Lloyd Wright as part of his larger concept of organic design.

Character-defining features include its redwood siding, exposed roof structure flat roof system, large expanses of glass, clerestory fenestration concrete slab floor, built-in furnishings and site orientation.

B10 (cont.) Maiden's most noted design was of Nepenthe in 1948, a restaurant in Big Sur which was published in both *Sunset* and *House Beautiful* magazines. His Dorothy Chapman House in Carmel was also published in *Sunset* & *House Beautiful* in the 1950s after Maiden returned to the East Bay Area. Although unlicensed as an architect he continued to design houses in Marin County, Oakland & on the San Francisco Peninsula until returning to Monterey County & Big Sur c.1954.

Maiden designed the subject property as a vacation house for a Fresno based traveling Freight & Passenger Agent for the Santa Fe Railway Company, Mr. Donal G. Thompson. The original hand drawn plans for the house by designer Maiden are with the current owners. The specific changes to the house noted in this report come from a proposal for construction to then owners, Susan & Pat Black dated December 27, 2007.

The term "Usonian" usually refers to a group of approximately sixty or so middle-income family homes designed by Frank Lloyd Wright beginning in 1934. Many American magazines at that time were offering prizes for affordable & efficient single family dwellings. Wright employed the word to refer to the United States in general, but more specifically to his vision of affordable residential housing for middle-class American employing his concepts of organic architecture. In fact he did not describe the "Usonian" form as a style, but rather as a type of residential architecture.

They were typically small (around 1500 Sq. Ft.) one-story without a garage or much storage area, with a horizontal orientation. They were often "Eli" shaped, to frame a garden terrace, on unusual & inexpensive sites (economical). They were characterized by native materials; flat roofs with no attics or basements & large cantilevered overhangs for passive solar heating and natural cooling, had open floor plans with few interior walls, & natural lighting with clerestory windows & window walls. Combined they captured the maximum amount of daylight creating a strong visual connection between the interior & exterior spaces, particularly for garden settings and much longer views of nature. Typically the houses had little exposure to the front, or public sides of the house. The word carport was first coined by Wright, to describe a simple covered opening for parking adjacent to these houses. The Thompson House exhibits almost all of these elements. As an aside, the Thompson House bears enough of a structural resemblance to Rowan Maiden's Nepenthe to suggest the original owner was familiar with the Big Sur, restaurant, and may have had it in mind when he hired the architect to design his vacation home.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a) and asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

The Donald G. Thompson House represents a theme of Architectural Development in Big Sur; it retains substantial integrity and is fifty years old. The period of significance is 1958, the year it was constructed.

Integrity is defined as the ability of a property to convey significance. There are seven aspects of integrity: Location, Design, Setting, Materials, workmanship, Feeling & Association. To retain historic integrity a property must retain several & usually most of the aspects. This is the case for the Donald G. Thompson House. Over time several minor changes have been made to the house including the stucco wall cladding on the lower garage/storage portion of the building envelope with some glazing to bring light into the storage spaces. Construction of a small laundry room off the NW elevation with attendant small wood windows to bring further light and air into the interior.

CONTINUATION SHEET

Property Name: Donald G. Thompson House

Page 4 of 4

B10 (cont) In spite of these changes there is no question that the Thompson House retains Location, Setting, Materials, Workmanship, Feeling & Association with its original design by noted area architect Rowan Maiden. Historians employ National Register Bulletin 15 to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources & the Monterey County Historic Register. Bulletin 15 States:

"A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of features that illustrate its style (type) in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."

As noted above, the Thompson House clearly retains the majority of its original design features therefore its integrity is sufficiently intact to convey its significance as an excellent example of a "Usonian" type house of the Wrightian Organic Style. The house shows a geometry as simple as Maiden's Nepenthe, and is the last known residential design of this important, but short-lived California architect. California Architectural Historian and author, Alan Hess said of Rowan Maiden, "His small but exquisitely crafted houses showed his allegiance to Organic concepts. But also his fresh and sensitive response to the site and his client's needs. The subject property clearly qualifies for listing in the Monterey County Historic Register, at the local level of significance, for its "Usonian" design, and as the work of the gifted California architect Rowan Maiden (1913-1957). Its period of significance should be 1957-58.

B12 (cont.)

Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.

National Register Bulletin 15

Rowan Maiden Obituary, Carmel Pine Cone, 1/17/1957.

Serrano, Pierluigi, NorCalMod: Icons of Northern California Modernism, Chronicle Books: San Francisco, 2006.
Sunset Magazine, House Beautiful Magazine.

B13 (cont.)



KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

County of Monterey
Planning & Community Development
1441 Schilling Pl., South 2nd Flr.
Salinas, CA, 93901

51410 Partington Ridge Rd., Big Sur, CA APN 420-221-011

Project Description as provided by project designer: Detached one-story wood-framed, Garage-Workshop Addition, West and slightly below existing residence, resting on the edge of a steep slope toward the East.

Project is on site with a residential structure (Grimes House) proposed for historic designation.

To Whom it may concern,

It is my understanding that the County of Monterey is requesting concurrence from a certified historical consultant as to the project's compliance with the Secretary of the Interior Standards for Rehabilitation..

I have reviewed the document titled PLN210053-GRIMES-Reports and Environmental Analysis, reviewed the plans for the proposed design as prepared by Justin Pauly Architects, and walked the property myself. I have also reviewed the subsequent e-mails pertaining to the placement of the subject garage-workshop addition.

Based on the quality and appropriateness of the design for the addition, paired with the physical limitations of the site, it is my professional opinion that the project as submitted is in substantial compliance with the Secretary of the Interior's Standards for Rehabilitation.

Respectfully Submitted,



HISTORIC PRESERVATION MUSEUM INTERPRETATION

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Attachment 3

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*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. 21-003

PLN210053-GRIMES CHRISTOPHER TR

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of the Combined Development Permit (PLN210053) to the Monterey County Planning Commission. The property is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on October 7, 2021, pursuant to Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Land Use Plan, Section 20.145.110 Historical Resources Development Standards and the regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25.

WHEREAS, the project is located at 51410 Partington Ridge Road (APN 420-221-011-000), Big Sur of the county of Monterey, and the structure on the site has been determined eligible for listing on the Monterey County Register of Historic Resources based on a survey performed by Kent Seavey in accordance with the requirements of Monterey County Code Section 20.145.110(B.).

WHEREAS, Justin Pauly Architects (applicant) filed with the County of Monterey, an application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage and workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room and pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and a 100 square foot interior remodel; 2) a Coastal Development Permit to allow development on a historical site; 3) a Coastal Development Permit to allow grading on slopes in excess of 30%.

WHEREAS, the property is developed with an approximately 2,000 square foot two story single-family dwelling and attached garage, designed by architect Rowan Maiden, and constructed in 1958. Maiden studied under Frank Lloyd Wright beginning in 1939, and the home is designed in a Wrightian Organic "Usonian" style. The term Usonian typically refers to group of approximately sixty homes design by Lloyd Wright beginning in 1934, as a form of residential architecture intended to be affordable to middle class Americans and employing his concepts of organic architecture. The homes were typically modest in size, approximately 1,500 square feet, typically being one story without a garage, and are characterized by the use of native materials, flat roofs without attics or basements, little exposure to the front or public sides of the home, large cantilevered overhangs to utilize passive solar heating and cooling, and natural lighting with clerestory windows. These work to create a strong visual connection between interior and exterior spaces.

WHEREAS, the home exhibits many of these defining features of its style. Native materials including redwood siding and timbers are utilized for the building exterior, the roof is a flat angled roof, there are no basements or attics, clerestory windows are included, and as originally designed the primary entry is on the rear of the home.

WHEREAS, Kent L. Seavey prepared Phase I and Phase II Historic Assessments assessing the properties eligibility for local listing on the Monterey County Register of Historic Resources and reviewing the development proposals consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. These reports and a supplemental letter prepared by Mr. Seavey, referred to the historic assessments herein, are dated November 30, 2020 and are available in HCD-Planning library file LIB210151. County staff independently reviewed these reports and concurs with their conclusions.

WHEREAS, the proposed new construction will not adversely affect the significant architectural and historical features of the designated resource. The new garage and workshop is differentiated from the original structure, utilizing different primary finish materials including colored cement plaster and a metal roof, while being compatible with the architectural features of the main home. Both have a flat angled roof, incorporate natural tones, and have similar massing and form.

WHEREAS, the proposed alterations to the historic residence will also not adversely affect the significant architectural features or historical features of the designated resource. The alterations to the primary home include the removal of two non-historic additions circa 2008, a front entry deck on the primary façade and an attached laundry room on the rear of the residence, the addition of a new replacement entry deck, a 101 square foot addition to the kitchen on the rear of the home, a 100 square foot interior remodel, expanded windows on the rear elevation, and replacement of the garage door. Both the new replacement deck and kitchen addition utilize matching finishes and a similar architectural form to the primary home to protect the historic integrity of the property. The new work is on secondary or previously altered elevations, and shall be undertaken in a manner that if removed the essential form and integrity of the residence shall not be damaged.

WHEREAS, the project was referred to the Big Sur Land Use Advisory Committee (LUAC) on August 24 and September 14, 2021. At the August 24 meeting, the LUAC members indicated that it would be appropriate that this project be staked and flagged, that a guest house was identified on the onsite wastewater treatment system drawings and not anywhere else in the project proposal, and that notice was not appropriately given to the client and neighbors, and continued deliberation on the item to the September 14 meeting. To address these issues, the project was staked and photos of the staking were transmitted to the LUAC members, the applicant confirmed that the guest house would either be removed from the drawings or a note added verifying it's depicted only to appropriately size the wastewater treatment system, and County staff confirmed that the neighbors had been noticed and ensured the client was given appropriate notice of the LUAC meeting.

WHEREAS, the project planner conducted site visits on June 10 and September 15, 2021 to review the project site and proposed development for consistency with the applicable policies and regulations.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Combined Development Permit, subject to the following findings:

Finding: The proposed work is consistent with the Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Land Use Plan, Section 20.145.110 Historical Resources Development Standards; the regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25; and the Secretary of the Interior's Standards for Rehabilitation and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Regulations for Development in the Big Sur Land Use Plan, Section 20.145.110 Historical Resources Development Standards.
2. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25
3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210053.
5. Historic Resources Assessments (Phase I and II) and Supplemental Letter (LIB210151) prepared by Kent Seavey, Pacific Grove, CA, November 30, 2020.
6. The Big Sur Land Use Advisory Committee decision to recommend approval of PLN210053 (GRIMES CHRISTOPHER TR) as proposed at a public meeting on September 14, 2021.
7. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Grimes Christopher Tr Combined Development Permit subject to the following conditions:

1. In accordance with the requirements of the Big Sur Coastal Implementation Plan Section 20.145.110(C.)(4.), the parcel shall be rezoned combining the Historic Resources (HR) District with the parcel's existing zoning. The property owner shall submit written request that the property be rezoned to include this zoning district to HCD-Planning prior to the issuance of grading or building permits.

Passed and adopted on this **7th day of October, 2021**, upon motion of Kelly Morgantini, seconded by Judy MacClelland and passed by the following vote:

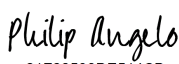
AYES: Judy MacClelland, Shelia Lee Prader, Kellie Morgantini, Belinda Taluban, John Scourkes, Michael Bilich

NOES: None

ABSENT: Salvador Munoz

ABSTAIN: None

DocuSigned by:


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Attest

Philip Angelo, Project Planner

October 7, 2021

Attachment 4

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Resolution
Before the Historic Resources Review Board in and for the
County of Monterey, State of California

**Resolution No. 22-003 PLN210053-GRIMES
CHRISTOPHER TR**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend the “Donald G. Thompson” house to be added to the Monterey County Register of Historic Resources. The property is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on May 5, 2022, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, the project is located at 51410 Partington Ridge Road (APN 420-221-011-000), Big Sur of the county of Monterey, and the structure on the site has been evaluated as eligible for listing on the Monterey County Register of Historic Resources based on a survey performed by a Monterey County qualified historical consultant, Kent Seavey in accordance with the requirements of Monterey County Code Section 20.145.110.B.

WHEREAS, on February 19, 2021, property owner Christopher Grimes requested in writing that their home be considered for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

WHEREAS, the property is developed with an approximately 2,000 square foot two story single-family dwelling and attached garage, designed by architect Rowan Maiden, and constructed in 1958 and designed in the Wrightian Organic “Usonian” style.

WHEREAS, the term Usonian typically refers to group of approximately sixty homes design by Lloyd Wright beginning in 1934, as a form of residential architecture intended to be affordable to middle class Americans and employing his concepts of organic architecture. The homes were typically modest in size, approximately 1,500 square feet, typically being one story without a garage, and are characterized by the use of native materials, flat roofs without attics or basements, little exposure to the front or public sides of the home, large cantilevered overhangs to utilize passive solar heating and cooling, and natural lighting with clerestory windows. These work to create a strong visual connection between interior and exterior spaces.

WHEREAS, the home exhibits many of the defining features of and contains integrity to convey the Wrightian Organic “Usonian” style. It’s modest in size, approximately 2,000 square feet; native materials including redwood siding and timbers are utilized for the building exterior; the

roof is a flat angled roof; there are no basements or attics; clerestory windows are included; and as originally designed the primary entry is on the rear of the home.

WHEREAS, Rowan Maiden studied under Frank Lloyd Wright beginning in 1939 as one of his “Talesian apprentices”, and his designs are known for their application of Wright’s organic architectural concepts and sensitive responses to the site and client’s needs. Maiden’s most noted design is the Nepenthe restaurant in Big Sur, and the Donald G. Thompson house is the last known example of his work.

WHEREAS, Kent L. Seavey prepared a combined Phase I and Phase II Historic Assessment assessing the properties eligibility for local listing on the Monterey County Register of Historic Resources and reviewing the development proposals consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties dated November 30, 2020 and available in HCD-Planning library file LIB210151. County staff independently reviewed this report and concurs with its conclusions.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend that the property be listed on the Monterey County Register of Historic Resources, subject to the following findings:

Finding: The Donald G. Thompson house is eligible for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources under the criteria of 18.25.070.B.1 “Historic, Architectural, and Engineering Significance” as an example the Wrightian Organic “Usonian” architectural style and 18.25.070.A.5 as the last known example of architect Rowan Maiden’s work.

Evidence:

1. Letter dated February 19, 2021 from property owner Christopher Grimes requesting in writing that their home be considered for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources;
2. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. Phase I and II Historic Resources Assessment (LIB210151) prepared by Kent Seavey, Pacific Grove, CA, November 30, 2020
4. Historic Resources Review Board Resolution No. 21-003;
5. Zoning Administrator Resolution No. 22-003; and
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the above findings and evidence the Historic Resources Review Board does hereby recommend to the Board of Supervisors that the “Donald G. Thompson” house be added to the Monterey County Register of Historic Resources.

Passed and adopted on this **5th day of May, 2022**, upon motion of Kellie Morgantini, seconded by Judy MacClelland, by the following vote:

AYES: Judy MacClelland, John Scourkes, Salvador Munoz, Sheila Lee Prader, Belinda Taluban, Kellie Morgantini, Michael Bilich

NOES: None

ABSENT: None

ABSTAIN: None

DocuSigned by:

Philip Angelo

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Attest

Philip Angelo, Secretary

May 5, 2022

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Attachment 5

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This form is used to document the proposed rehabilitation, restoration and maintenance plan and will be attached to the recorded Historic Property Contract. If additional space is needed, note "see attached" and submit additional sheets. The proposed plan may include both interior and exterior work, and must utilize all of the estimated tax savings. This plan will be reviewed by the Historic Resources Review Board for historical appropriateness based on the Secretary of the Interior's Standards for the treatment of Historic properties. All programs that include modifications to a historic property will require additional review and permitting pursuant to current permitting requirements. The property owner is responsible for retaining copies of all receipts and permits for submittal with annual reporting on compliance with an approved Historic Property Contract.

Year	Proposed Project	Estimated Cost
1 (20 <u>22</u>)	" See Attached "	\$ 48,000
2 (20 <u>23</u>)		\$ 55,200
3 (20 <u>24</u>)		\$ 32,000
4 (20 <u>25</u>)		\$ 24,400
5 (20 <u>26</u>)		\$ 25,700
6 (20 <u>27</u>)		\$ 17,800
7 (20 <u>28</u>)		\$ 14,100
8 (20 <u>29</u>)		\$ 12,600
9 (20 <u>30</u>)		\$ 17,800
10 (20 <u>31</u>)		\$ 16,500
10 year total costs		\$ 19,100

Mills Act
Maintenance Plan, April 2022

Estimated Annual Expenses	Cost	Timeline
Insurance	10,116	Per year
Landscaping/arborist/fire break maintenance	27,240	Per year
Partington Mutual Water/Road maintenance	3,057	Per year
Driveway grading and base rock cost	1,500	Per year
Flea, tick and termite control	270	Per year
New sewer system maintenance	1,600	Per year

Year One

57

Year Three

[illegible]

Mills Act
Maintenance Plan, April 2022

Year Four

Estimated Annual Expenses	Cost	Timeline
Replace façade windows with double pane	\$ 7,000	Year Four
Replace 1"x 12" siding on façade	12,000	Year Four
Upgrade electrical service	2,200	Year Four
New conduit lines for generator	3,200	Year Four

Mills Act
Maintenance Plan, April 2022
Year Five

Estimated Annual Expenses	Cost	Timeline
Roof replacement on back eave	\$ 4,500	Year Five
Floor refinishing	6,400	Year Five
Update plumbing fixtures - bathrooms	3,400	Year Five
Re-stain house	7,200	Year Five
Lawn replacement with gopher wire	4,200	Year Five

Year Six

62

Year Seven

63

Mills Act
Maintenance Plan, April 2022
Year Eight

[illegible]

Mills Act
Maintenance Plan, April 2022
Year Nine

[illegible]

Year Ten

[illegible]

Year Eleven

[illegible]

Mills Act
Maintenance Plan, April 2022
Year Twelve

[illegible]

Attachment 6

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

In the matter of the application of:

GRIMES CHRISTOPHER TR (PLN210053)

RESOLUTION NO. 22-003

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the Combined Development Permit qualifies for Class 1, 3, and 31 Categorical Exemptions pursuant to CEQA Guidelines Sections 15301, 15303, 15331 of the CEQA Guidelines respectively; and
- 2) Approving a Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel;
 - b) a Coastal Development Permit to allow development on a historical site;
 - c) a Coastal Development Permit to allow development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop.

PLN210053 GRIMES CHRISTOPHER TR, 15140
Partington Ridge Road, Big Sur Land Use Plan
(APN: 420-221-011-000)]

The GRIMES CHRISTOPHER TR application (PLN210053) came on for a public hearing before the Monterey County Zoning Administrator on January 13, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County 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, Regulations for Development in the Big Sur Coast Land Use Plan;
- Monterey County Zoning Ordinance Title 20; and
- Preservation of Historic Resources Code of Monterey County, Monterey County Code Chapter - 18.25 Preservation of Historic Resources

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) Project Scope. The project includes the remodel and minor addition to an existing historic single-family home, the construction of a new accessory structure (garage & workshop), and installation of a new onsite wastewater treatment system to serve the property.

The remodel and minor addition to the existing single family home includes:

- Demolition of a 147 square foot laundry room & pantry;
- Demolition of a 447 square foot entry deck & stairs;
- Construction of a new 318 square foot entry deck & stairs;
- Construction of a 101 square foot addition to the kitchen
- Interior remodel scope of approximately 100 square feet, reconfiguring the kitchen, relocating the pantry, and reconfiguring two bathrooms within their existing footprints; and
- Replacement of the openings on the home, including larger windows on the rear of the structure and removal and replacement of the garage door.

A new 1,286 square foot garage and workshop with a 407 square foot deck are also proposed. The volume of excavation for construction of the garage/workshop is 35 cubic yards.

The new onsite wastewater treatments system includes a 2,000 gallon septic tank, and primary and secondary leech fields. Excavation for the septic system will disturb approximately 375 square feet of surface area, resulting in 28 cubic yards of excavation, all of which is on slopes of 30% or greater.

Total earthwork activities will generate 63 cubic yards of excavated cut, which would be distributed across approximately 17,500 square feet of site area, generating slightly less than 1” of fill over that area.

- c) Allowed Use. The property is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Rural Density Residential with Design Control Overlay in the Coastal Zone or "RDR-D (CZ)", which allows the first single-family dwelling on a legal lot of record, and accessory structures and uses, including workshops and garages. Therefore, the proposed uses are allowable under the base zoning.
- d) Lot Legality. The property is shown in its present configuration on the sheet A-75 of the 1964 Assessor's Township Maps and sheet 20-2F of the 1971-1972 Assessor's Tract Maps. Therefore, the County recognizes it as a legal lot of record.
- e) Design/Scenic Resources. The subject property is within a Design Control "D" overlay district, which regulates the location, size, configuration, materials, and colors of structures and fences to assure protection of the public viewshed and neighborhood character. The property is also subject to the Scenic Resources policies of the Big Sur Coast Land Use Plan, which includes policies requiring the siting and design of structures to preserve the natural beauty of the Big Sur coast.

The existing single-family home is a two-story structure 16 feet and 9 inches above average natural grade, tiered into the existing hillside. The roof line is angled, and this angular architectural motif is reflected throughout the design. Examples include the angles on the primary façade and supporting members for the windows. The home has a finish palette of redwood siding and rafters, a smooth coat reddish brown stucco, and a large bay of windows on the primary façade. The additions and modifications to the home will match these finishes in kind. The new workshop and garage will be approximately 15 feet above average natural grade, and will have an angled roof, responsive to the design of the existing home. The roof and deck of the workshop are designed with a cutout to preserve an existing landmark oak tree. The finish palette will consist of light brown integral color cement, a light warm grey coated metal roofing, and aluminum doors and windows.

The neighborhood character of the Partington Ridge area, where the property is located, is rural, consisting of rolling hillsides with annual grasses, shrubs, and trees, and single-family homes at a very low density. The existing home, proposed remodel, and proposed garage and workshop are consistent with this character. Both structures massing and scale are consistent with the neighborhood. The natural finish palettes, tiering of the home into the hillside, preservation of the landmark oak, and limited height of the structures integrate them into the natural character of the landscape. This is also in line with the Big Sur Coast Land Use Plan Policies 3.2.4(A.)(1.) and (3.), which require that the siting and design of structures not detract from the natural beauty of undeveloped skylines and ridgelines, and that development be subordinated to its environment, using materials and colors to achieve that affect. The preservation of the heritage oak screening the garage

and workshop is also consistent with Policy 3.2.4(A.)(2.), which indicates that new structures shall be located where existing trees provide screening for the development.

Also refer to evidence g) for discussion of consistency with Critical Viewshed policies, evidence h) for discussion of the tree preservation, and evidence n) for discussion of the design as it relates to historic resources.

- f) Development Standards. The existing and proposed structures meet the setbacks, height, and lot coverage limitations for the base zoning district, Rural Density Residential in the Coastal Zone [RDR (CZ)]. The site development standards for this zoning district can be found in Title 20 Section 20.16.060. The allowable and proposed site development standards are summarized below. Setback distances were scaled from sheet A1.1, and structure heights are shown on sheets A2.3 and A3.2 of the project plans. The unique configuration of the lot means that it is bounded by rights of ways on the south, east, and west sides, therefore, the front setback is applied on all these sides pursuant to the definition of a front setback found in Title 20 Section 20.06.1030. The distances below are the closest point to any right of way. The remaining north property line may be considered a side or a rear setback. Either way the structures exceed the minimum side and rear setback requirements.

<i>Single-family home</i>	Allowable:	Proposed:
Minimum Front Setback:	30 ft	~36 ft
Minimum Rear Setback:	20 ft	>200 ft
Minimum Side Setback:	20 ft	>200 ft
Maximum Height:	20 ft	16 feet 9 inches

<i>Workshop/Garage</i>	Allowable:	Proposed:
Minimum Front Setback:	50 ft	~75 ft
Minimum Rear Setback:	1 ft	>150 ft
Minimum Side Setback:	6 ft*	>150 ft
Maximum Height:	15 ft	14 ft 11½ in

**6 ft for the front half of the property, 1 ft for the rear*

The minimum building site size is 5 acres and the existing building site is 5.69 acres(248,161 square feet). The maximum allowable building site coverage is 25% (62,040 square feet), while the proposed building 1.3% (3,255 square feet).

- g) Critical Viewshed. The Big Sur Coast Land Use Plan has strong Scenic Resources policies. It defines the Critical Viewshed as everything in the Big Sur Coast Land Use Plan area within sight of Highway 1 and major Public viewing areas, pursuant Coastal Implementation Plan Section 20.145.020(V.). All projects which have the potential to be viewable from the Critical Viewshed are required to be evaluated. With few exceptions, expansion of structures and new structures within the Critical Viewshed is not allowed.

The project is near major public viewing areas, being approximately ¼ mile northeast from Partington Cove Trailhead and Highway 1, and 1 mile north from Julia Pfeiffer State Park Vista Point. However, due to the topography of the hillsides, neither the proposed or existing structures are visible from Highway 1 or any public viewing areas. Therefore, the project is outside of the Critical Viewshed.

On June 10, 2021, the project planner inspected the site and there was no visibility of Highway 1 from the site. In accordance with the Big Sur Coast Land Use Plan Scenic Resources Policy 3.2.3(B.)(1.), the garage/workshop was flagged to indicate location, massing, and height with poles and orange netting. The planner performed a subsequent onsite investigation on September 15, 2021 to review the flagging and photograph the direction of the site from points along Highway 1. The subject property is on the south face of Partington Ridge. Extremely steep slopes of the cliffs in the area prevent any visibility of the subject property within the critical viewshed.

Therefore, the applicable Big Sur Coast Land Use Plan policies to assure protection of the Scenic Resources would be for those outside the Critical Viewshed. Refer to evidence e) for discussion of these policies as they apply to the design and siting of the structures. The Critical Viewshed was also a subject of deliberation among the Land Use Advisory Committee (LUAC), who determined that the project was outside of the viewshed and voted to recommend approval of the project as proposed. Refer to evidence m) for detailed discussion of the LUAC.

h) Forest Resources. No tree removal is proposed as a part of the project, and so impacts to Forest resources are expected to be minimal, keeping in line with the preservation objectives of the Big Sur Land Use Plan.

The site contains multiple tree stands, including coast redwood, pine, and oak trees. An arborist report dated June 15, 2021 by Frank Ono was prepared for the project which included an assessment of the subject site and provided recommendations on how to protect existing trees throughout the construction project. The report identifies stands west of the existing home, north of the home along the driveway leading to Partington Ridge Road, and east of the proposed workshop/garage for protection throughout the construction process. The proposed workshop/garage is within the dripline of multiple trees oak trees, including one mature 30” diameter landmark oak. Crown raising pruning will be required to install the structure, however, the arborist concludes that this pruning is not anticipated to negatively impact the the landmark oak. To ensure that the trees are protected throughout the construction process, Monterey County’s standard tree and root protection condition has been incorporated.

The preservation of the landmark Oak is consistent with Big Sur Coast Land Use Plan Policy 3.5.2.4, which requires landmark trees of all species to be protected in perpetuity as significant features of Big Sur’s natural heritage.

- i) Historical Resources. The Big Sur Coast Land Use Plan Chapter 3.10 contains policies for the preservation of historic resources within the land use plan area. These policies are general in nature, with Coastal Implementation Plan, Part 3, Section 20.145.110 containing detailed implementing regulations which enumerate how they should be applied to specific development projects. In addition to the land use plan policies and accompanying implementation regulations, the Preservation of Historic Resources chapter of Monterey County Code (Chapter 18.25), contains countywide regulations intended to protect and enhance historic resources.

The site contains one approximately 2,000 square foot single-family home by designed by Rowan Maiden, and constructed in 1958. Maiden studied under Frank Lloyd Wright beginning in 1939, and the home is designed in a Wrightian Organic “Usonian” style. The term Usonian typically refers to group of approximately sixty homes design by Lloyd Wright beginning in 1934, as a form of residential architecture intended to be affordable to middle class Americans and employing his concepts of organic architecture. The homes were typically modest in size, approximately 1,500 square feet, typically being one story without a garage, and are characterized by the use of native materials, flat roofs without attics or basements, little exposure to the front or public sides of the home, large cantilevered overhangs to utilize passive solar heating and cooling, and natural lighting with clerestory windows. These features work to create a strong visual connection between interior and exterior spaces. The home exhibits many of these defining features of its style. Native materials including redwood siding and timbers are utilized for the building exterior, the roof is a flat angled roof, there are no basements or attics, clerestory windows are included, and as originally designed the primary entry is on the rear of the home.

In accordance with Coastal Implementation Plan Section 20.145.110(B.) an historical site assessment was prepared for the property which described the sites historical significance and primary features and assessed the potential impacts of the proposed project to the historic resource. The assessment, prepared by Kent L. Seavey and dated November 30, 2020, is available in HCD-Planning library file LIB210151. The analysis of the report concludes that the single-family home on the subject site is historically significant at the local level, as the example of the “Usonian” Wrightian Organic architectural style, which is regionally important to Monterey County.

Coastal Implementation Plan Section 20.145.110(C.)(1.) requires that development proposed on an identified historical site be compatible with the site through the incorporation of appropriate design, structural and architectural features, siting, and location. The project design is in line with this requirement, implementing these techniques appropriately to not adversely affect the architectural and historical features of the resource. The new garage and workshop is appropriately differentiated from the original structure, being spaced apart from the primary home,

and utilizing different primary finish materials including colored cement plaster and a metal roof. It is also compatible with the architectural features of the main home. Both have a flat angled roof, incorporate natural tones, and have similar massing and form. The proposed alterations to the historic residence will also not adversely affect the significant architectural features or historical features of the designated resource. The alterations to the primary home include the removal of two non-historic additions circa 2008, a front entry deck on the primary façade and an attached laundry room on the rear of the residence, the addition of a new replacement entry deck, a 101 square foot addition to the kitchen on the rear of the home, a 100 square foot interior remodel, expanded windows on the rear elevation, and replacement of the garage door. Both the new replacement deck and kitchen addition utilize matching finishes and a similar architectural form to the primary home to protect the historic integrity of the property. The new work is on secondary or previously altered elevations.

As required by Coastal Implementation Plan Section 20.145.110(C.)(3.), the project was referred to the Historic Resources Review Board for review and a recommendation. This referred is discussed in evidence n).

In accordance with Coastal Implementation Plan 20.145.110(C.)(4.), a condition of approval has been applied which would require the property owner request the Historic Resources (HR) zoning be combined with the parcel's existing zoning.

- j) Hazardous Areas. The Big Sur Coast Land Use Plan, and accompanying Coastal Implementation Plan regulations, contain hazardous area policies and standards intended minimize risk to life and property and damage to the natural environment for flood hazards, geologic hazards, and fire hazards. The project, as proposed and conditioned, is consistent with these policies and regulations. Monterey County GIS information identifies the property as not being in a flood zone and being in an area of minimal flood hazard. Refer to Finding No. 3 evidences c) and d) for respective discussion of geologic and fire hazards.
- k) Development on Slopes. Title 20 Section 20.64.230(C.)(1.) requires that all development on slopes in excess of 30%, with certain exceptions, secure a Coastal Development Permit. A portion of the proposed workshop/garage and the entirety of the proposed onsite wastewater treatment system will be on slopes in excess of 30%. Construction of these facilities is defined as development, and therefore requires a Coastal Development Permit for development on slopes in excess of 30%. Pursuant to Coastal Implementation Plan Section 20.145.140(A.)(4.), development on slopes is not allowable, unless:
 - a. There is no alternative which would allow development to occur on slopes of less than 30%; or
 - b. The proposed development better achieves the resources protection objectives and policies of the Big Sur Coast Land Use Plan and development standards of this ordinance.

Onsite Wastewater Treatment System: In this case, there is no feasible alternative location which could accommodate the onsite wastewater treatment system. The only available areas outside of steep slopes are the existing graded driveway accesses to Partington Ridge Road and Oink road, and the graded building pad for the single-family home. The vast majority of the garage/workshop is on the flat, graded driveway near the single-family home.

Workshop/Garage: A small 27 square foot of slopes in excess of 30% would be disturbed to install the foundation. It may be technically feasible to move the structure to avoid this area, however, it's present location better achieves the protection objectives and policies of the land use plan and Coastal Implementation Plan. As discussed in evidence i) and Finding No. 5 evidence c), separating the garage/workshop from the historic home visually differentiates it from the home as specified in the Secretary of the Interior Standards for Rehabilitation, as to not detract from the historic resource. It also allows the workshop/garage to be sited in a location where it is visually screened by a stand of existing oak trees, consistent with the land use plan Scenic Resources policies.

- 1) Archaeological Resources. The project is in an area that is mapped as having a high sensitivity for archaeological resources. In accordance with the Coastal Implementation Plan Section 20.145.120(B.) an archaeological survey report had been prepared by Dr. Robert Cartier on April 22, 1999 for a previous Coastal Administrative Permit for a guest house which was not constructed, PLN980675. This report is found within HCD-Planning library file LIB210098. This report included both an archival records search and a field survey of the subject site. The survey did not identify evidence of archaeological resources present onsite. The archival search did not find any reports indicating resources were onsite, however, it did identify that there were seven recorded resources within half a mile, including a site within midden soils approximately 700 feet from the property, CA-MNT-486. While no resources were identified onsite, the archaeologist concluded that due to the proximity of several sites to the subject property, it was generally sensitive to cultural resources, and recommended that a qualified archaeologist conduct spot check monitoring of earthmoving activities.

As a part of this project, Susan Morley M.A. prepared a follow up letter dated May 2, 2021 (LIB210150) which analyzed the contents of Cartier's report. Using archaeological survey maps, topographic survey information, and GIS mapping systems (Navigator Pro, a Trimble application), the report concluded that the subject site was 790 feet from the proposed project, as opposed to 700. Further, the professional opinion of the archaeologist was that the onsite survey turned up no evidence of cultural resources and no mitigation or monitoring activity was warranted.

Because both the initial report and recent report drew different professional conclusions, a phase II report was prepared to further

analyze and provide substantial evidence as to whether the project had the potential to impact any cultural resources. This report (LIB21076) was prepared by Dana E. Supernowicz, M.A. and dated June 2021. The report included a survey of currently available archival information, a surface reconnaissance of the subject property, and exploratory shovel testing in proximity to areas proposed for development. In their initial evaluation of the projects sites characteristics, the archaeologist indicated that the archaeological sensitivity of the site was low, due in part to the moderate to steep slopes throughout the site. Twelve shovel tests were performed on the site, which excavated earth material at an average depth of 40 centimeters, in proximity to the proposed development locations: by the single-family home, along where the onsite wastewater treatment system would be installed, and near where the garage/workshop would be constructed. The excavated material by the residence and garage/workshop consisted of compacted fill. The downslope soils were also compacted, intermixed with rocks or pebbles. No variation in soils was observed that would indicate prehistoric land use, and no cultural artifacts were uncovered. Therefore, the potential to impact archaeological resources is low, and controlled by the incorporation of the County's standard condition of approval PD003(A), which requires work to be halted if previously unidentified resources are discovered during earth moving activities.

- m) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) on August 24 and September 14, 2021. At the August 24 meeting, the LUAC members indicated that it would be appropriate that this project be staked and flagged in order to visually assess the project and determine if it was within the critical viewshed prior to the LUAC acting on the item, that a guest house was identified on the onsite wastewater treatment system drawings and not anywhere else in the project proposal, and that notice was not appropriately given to the client and neighbors. The LUAC continued deliberation on the item to the September 14 meeting. The project was staked and photos of the staking were transmitted to the LUAC members, the applicant added a note to the septic system drawings verifying it's depicted only to appropriately size the wastewater treatment system, the guest house is not being reviewed or approved in any capacity as part of the action on this permit, and County staff confirmed that the neighbors had been noticed and ensured the client was given appropriate notice of the LUAC meeting. The LUAC recommended that the project be approved as proposed 5-0, with no members absent or abstaining.
- n) Historic Resources Review Board (HRRB) Review. The project is a field identified historical site, as discussed in evidence i). In accordance with Coastal Implementation Plan Section 20.145.110(C.)(3.) and Monterey County Code Section 18.25.150, the project was referred the Historic Resources Review Board for review and a recommendation. At their October 7, 2021 meeting, the board recommended that the project be approved 6-0 with 1 member absent and no members abstaining, with staff's recommended condition that the Historic Resources (HR) zoning district be combined with the parcels existing zoning.

- o) The project planner conducted site inspections on June 10, 2021 and September 15, 2021 to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- p) The project planner reviewed aerial and street view imagery (Monterey County GIS and Google Earth) to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- q) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Development Services (representing public works), HCD-Environmental Services, Environmental Health Bureau, and Cal Fire. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological resources, forest resources, historic resources, and hazardous areas. The following reports have been prepared these subject areas:
 - “Cultural Resources Evaluation” (LIB210098) prepared by Dr. Robert Cartier, San Jose, CA, April 22, 1999.
 - “Construction Impact Assessment” (LIB210149) prepared by Frank Ono, Pacific Grove, CA, June 15, 2021.
 - Letter regarding Archaeological Resources (LIB210150) prepared by Susan Morley M.A., Marina, CA, May 2, 2021.
 - “Focused Phase II Historic Assessment” (LIB210151) prepared by Kent Seavey, Pacific Grove, CA, November 30, 2020.
 - “Geotechnical Report” (LIB210152) prepared by Lawrence E. Grice, P.E., Salinas, CA, June 1, 2020.
 - “Onsite Wastewater Treatment System Study” (LIB210153) prepared by Lawrence E. Grice, P.E., Salinas, CA, June 1, 2020.
 - “Cultural Resources Study” (LIB21076) prepared by Dana E. Supernowicz, M.A., Pebble Beach, CA, June 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted site inspections on June 10, 2021 and September 15, 2021 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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 HCD-Planning, HCD-Development Services (representing Public Works), HCD-Environmental Services, Environmental Health Bureau, and Cal Fire. 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. Potable water will be provided by Partington Ridge Mutual Water Company, water system ID: 2701263. The company provided a can and will serve letter indicating that the property is served and will continue to be served by this system. Wastewater will be processed through an onsite wastewater treatment system. An existing onsite wastewater treatment system serves the property, which will be abandoned in place and replaced with the new system shown on the project plans. The new system will service both the single-family home and the proposed garage and workshop. A percolation report was prepared to assess the site's suitability for a new system by Lawrence E. Grice, P.E. and dated June 1, 2020 (LIB210153), and a preliminary onsite wastewater treatment system design was included in the project plans on sheet C-1.0.-C-3.0. A guest house is shown on this plan sheet, however, this was initially depicted to size the onsite wastewater treatment system and this project approval does not approve the guest house in any capacity. The Environmental Health Bureau reviewed the percolation report and preliminary design as part of the Interdepartmental Review (IDR) process and deemed the application complete without conditions.
 - c) The property is located in the seismic hazard zone "Relatively Unstable Uplands" according to Monterey County GIS, and in an area with high potential for erosion. The site is also heavily sloped, with large portions of the site on slopes in excess of 30%. In accordance with Coastal Implementation Plan Section 20.145.080(A.)(1.)(d.), a geotechnical report was prepared by Lawrence E. Grice, P.E. dated June 1, 2020 (LIB210252) to assess the geologic conditions of the property, evaluate whether geologic hazards posed a threat to the property and proposed development, and provide design recommendations to address said hazards as appropriate. The report concluded that the site was suitable for the proposed development, with the recommendations contained within the report. A standard condition of approval is incorporated requiring the property owner to record a notice indicating that they will comply with the recommendations of the report. Specific soil hazards are discussed in more detail below:

To address erosion and drainage, HCD-Environmental Services applied a standard condition requiring the applicant to submit a stormwater control plan to HCD-Environmental Services for review and approval prior to the issuance of grading and building permits. As indicated in

Finding No. 1 evidence b), the applicant intends to disperse the 63 cubic yards of excavated cut across approximately 17,500 square feet, resulting in 1” of fill. As part of the project review, HCD-Environmental Services indicated that the dispersal location of these spoils would need to be shown on the grading plans, and the geotechnical engineer will need to review this plan to certify it complies with their recommendations. In addition, HCD-Planning applied a standard condition, which requires that any disturbed areas onsite be restored. To clear this condition, the applicant shall need to submit plans indicating how they intend to stabilize any areas where they disperse soil and furnish evidence that the areas were stabilized prior to final.

- d) The property is within the State Responsibility Area (SRA) in a Very High Fire Hazard zone. A fuel management plan indicating 30 and 100 foot fuel management zones what submitted as a part of the project plans, on sheet A1.2. The project was also routed to the Cal Fire representative for review as a part of the interdepartmental review (IDR) process, who deemed it complete without conditions.
- e) Staff conducted site inspections on June 10, 2021 and September 15, 2021 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

4. FINDING: **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.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on June 10, 2021 and September 15 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts repair, maintenance, and alteration of existing facilities provided there is no change in use. Section 15303 exempts the construction of new, small facilities or structures. This project includes minor alterations to an existing single family dwelling and construction of a new accessory structure.
 - b) Section 15301 of the CEQA Guidelines applies to modifications to structures that do not change the nature of the use of the structure. This project includes modifications to an existing single family dwelling and the single family use of the property will not change. Section 15303 of

the CEQA Guidelines applies to new construction of small structures. The new workshop/garage and onsite wastewater treatment system fit these criteria. Additionally, Section 15331 categorically exempts projects that meet the Secretary of Interior's Standards (SOI) for the Treatment of Historic Properties. As described above, this project has been found to comply with the SOI standards.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in an area with any known mapped environmental resources of hazardous or critical concern. There are no mapped positive findings of sensitive species in the California Natural Diversity Database and current Monterey County GIS information indicates "none" for mapped sensitive vegetation communities. The limited project scope, remodeling an existing home, an accessory structure, and associated site improvements, would not result in a significant cumulative effect over successive projects. No unusual circumstances exist which would create the reasonable possibility of an environmental impact. The property is within proximity to state Scenic Highway 1, but as discussed in Finding No. 1, has no visibility from the highway. The project does propose modifications to a historic building, the existing single-family home on the property. However, all work on the home is in conformance to the Secretary of the Interiors Standards for Rehabilitation.
- d) No adverse environmental effects were identified during staff review of the development application during site visits on June 10, 2021 and September 15, 2021.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

6. 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 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 Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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

- EVIDENCE:** a) Pursuant to Title 20 Section 20.86.030(A.) An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by this decision.
- b) The project is appealable to the California Coastal Commission because it involves development that is listed as conditionally allowed in the RDR zoning district (30% slope).

DECISION

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

1. Find the Combined Development Permit qualifies for Class 1, Class 3 and Class 31 Categorical Exemptions pursuant to CEQA Guidelines Sections 15301, 15303, and 15331 respectively;
2. Approve the Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel;
 - b) a Coastal Development Permit to allow development on a historical site; and
 - c) a Coastal Development Permit to allow development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop.

All of which are in general conformance with the attached project plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of January, 2022.

DocuSigned by:

John M. Dugan

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John M. Dugan, FAICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **01/13/2022**

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 **01/24/2022**.

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 HCD-Planning and HCD-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.

Form Rev. 1-27-2021

Monterey County RMA Planning

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

PLN210053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit permit (PLN210053) allows construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel; development on a historical site; and development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop. The property is located at 15140 Partington Ridge Road (Assessor's Parcel Number 420-221-011-000), Big Sur Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 22-003) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 420-221-011-000 on January 13, 2022. The permit was granted subject to eleven (11) conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. 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 HCD - 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.

8. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A geotechnical report (Library No. LIB210152), was prepared by Lawrence E. Grice on June 1, 2020 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

9. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of HCD - Planning. Plans for such restoration shall be submitted to and approved by the Director of the HCD - Planning Department prior to commencement of use. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading & Building permits, the Owner/Applicant shall submit restoration plans to HCD - Planning for review and approval.

Prior building final, the Owner/Applicant shall furnish evidence that the restoration activity was performed for HCD - Planning review and approval.

10. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control 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 HCD-Environmental Services. (HCD-Environmental Services)

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

11. PDSP001 - HISTORIC RESOURCES ZONING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with the requirements of the Big Sur Coastal Implementation Plan Section 20.145.110(C.)(4.), the parcel shall be rezoned combining the Historic Resources (HR) District with the parcel's existing zoning. The property owner shall submit written request that the property be rezoned to include this zoning district to HCD-Planning prior to the issuance of grading or building permits.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the property owner shall submit a written request that the property be rezoned to include the Historic Resource (HR) district together with the parcels existing zoning.

GRIMES RESIDENCE

Big Sur, California

issued: 07/11/21

revised: 10/04/21

drawn by:

JUSTIN PAULY ARCHITECTS

550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
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PRELIMINARY: NOT FOR CONSTRUCTION

A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:

GRIMES RESIDENCE

Big Sur, California

apn: 420-221-002-000

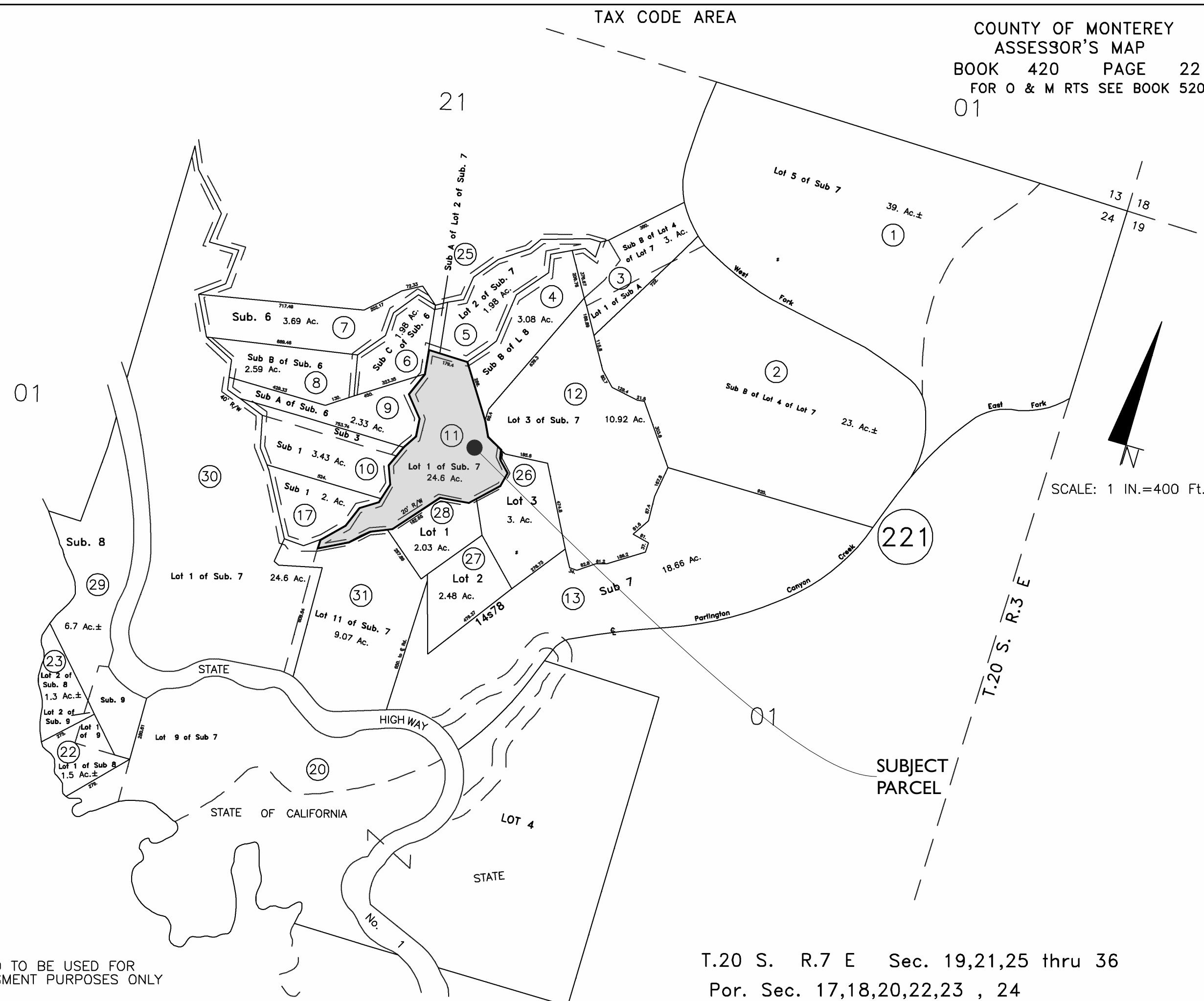
COVER SHEET

sheet

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of -
sheets

PARCEL MAP



PROJECT DATA

LOT DATA

OWNER:	CHRISTOPHER GRIMES		
SITE ADDRESS:	51410 PARTINGTON RIDGE RD. BIG SUR, CALIFORNIA		
A.P.N.	420-221-011-000		
FIRE DISTRICT:	BIG SUR VFB		
LOT SIZE	5.69 ACRES	248,161	SQ. FT.
PLANNING DATA			
ZONING:	RDR/40-D(CZ) - WSC/40-D(CZ)		
LAND USE	N/A		
PARKING	(2) COVERED REQ. (2) COVERED SPACES PROVIDED.		
BUILDING HEIGHT:	EXISTING TO REMAIN 30'-0" (MAX. PER RDR(CZ))		
GRADING:	63 CU YARDS CUT/83 CU YARDS FILL (BALANCE SITE) SEE SCOPE OF WORK		
TREE REMOVAL:	0		
ALLOWABLE LOT COVERAGE	25%	62,040	SQ. FT.
FLOOR AREA RATIO	N/A		
BUILDING CODE DATA			
OCCUPANCY:	R-3 (RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	YES		
WATER SUPPLY:	PRIVATE WATER SYSTEM		
SEWER:	SEPTIC		
ELECTRICITY PROVIDER:	PG&E		

FLOOR AREAS	EXISTING (SQ. FT.)	FAR	DEMO'D (SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE - UPPER LEVEL	1,292		147	100	101	1,246	
MAIN RESIDENCE - LOWER LEVEL	758					758	
WORKSHOP				0	1,286	1,286	
						0	
TOTAL	2,050	0.8%	147	100	1,387	3,290	1.3%

LOT COVERAGE	EXISTING (SQ. FT.)	%	PROPOSED (SQ. FT.)	%
MAIN RESIDENCE	1,292	0.5%	1,246	0.5%
MAIN RES. DECKS & OVERHANGS	447	0.2%	316	0.1%
WORKSHOP FOOTPRINT		0.0%	1,286	0.5%
WORKSHOP DECKS & OVERHANGS		0.0%	407	0.2%
TOTAL	1,739	0.7%	3,255	1.3%

PROJECT TEAM

ARCHITECT OF RECORD:
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HISTORIC CONSULTANT
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PACIFIC GROVE, CA 93950
seaveykent@gmail.com
831.375.8739

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
A1.0	SURVEY
A1.1	ARCHITECTURAL SITE PLAN
A1.2	FUEL MANAGEMENT PLAN
C-1.0	SEPTIC DESIGN
C-2.0	SEPTIC DESIGN
C-3.0	SEPTIC DESIGN
C-4.0	SEPTIC DESIGN
A2.1	PHOTOS OF HISTORIC RESIDENCE
A2.2	RESIDENCE: EXISTING FLOOR PLANS & ELEVATIONS
A2.3	RESIDENCE: PROPOSED FLOOR PLANS & ELEVATIONS
A3.1	WORKSHOP: PROPOSED PLANS AND ELEVATIONS
A3.2	WORKSHOP: PROPOSED PLANS AND ELEVATIONS

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE MONTEREY CO. BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO ENFORCEMENT AGENCY.

- AUTOMATIC FIRE SPRINKLER SYSTEM. COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS W/ARCHITECT.
- DESIGN DRAWINGS OF MECHANICAL SYSTEM, SIZES AND DETAILS NECESSARY TO OBTAIN A MECHANICAL/PLUMBING PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE

GENERAL CONDITIONS

- TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2019 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
- SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING.
CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT FROM GRICE ENGINEERING, INC. File No. 6993-08.09 September 21, 2018 AND ALL RECOMMENDATION MADE THEREIN.
- UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
- CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
- DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

SCOPE OF WORK

EXISTING SINGLE FAMILY DWELLING

REHABILITATION OF (E) HISTORIC STRUCTURE IN ORDER TO RESTORE HISTORIC FABRIC OF RESIDENCE TO INCLUDE 147 SQ. FT. OF DEMOLITION OF NON-HISTORIC WORK. ADDITION OF 101 SF. FT. TO UPPER LEVEL, INTERIOR REMODEL OF APPROXIMATELY 100 SQ. FT. AND NEW ENTRY DECK.

PROPOSED GARAGE WORKSHOP

PROPOSED 1,286 SQ. FT. DETACHED ACCESSORY STRUCTURE FOR USE AS WORKSHOP.

SITE

NEW 2,000 GALLON SEPTIC TANK, PRIMARY AND SECONDARY LEACH FIELDS.

EXISTING SEPTIC SYSTEM TO BE ABANDONED IN PLACE\

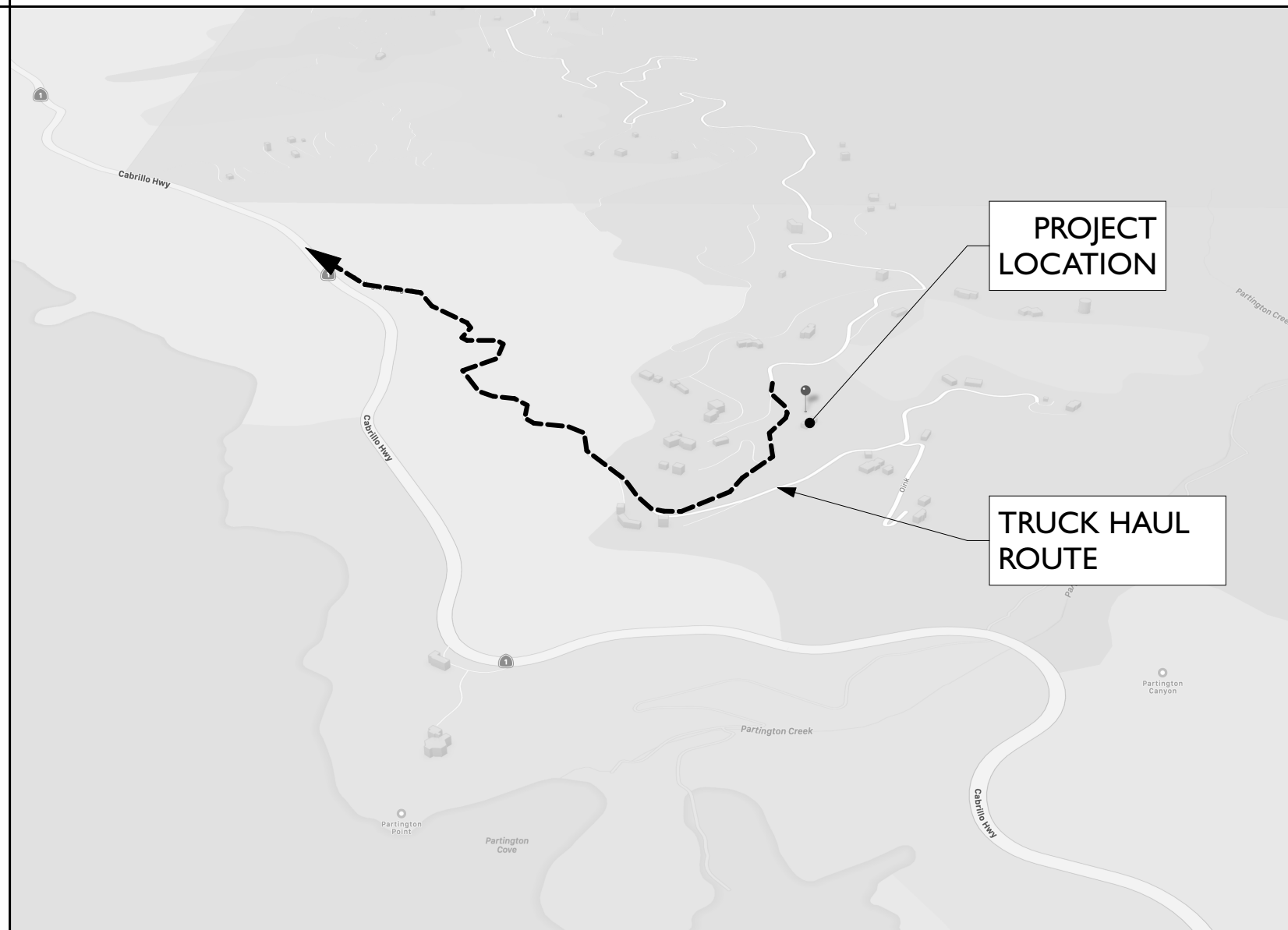
GRADING:

WORKSHOP:
APPROXIMATELY 950 SQ. FT. OF SURFACE AREA WILL BE DISTURBED FOR THE FOUNDATION EXCAVATION OF THE WORKSHOP WITH APPROXIMATELY 35 CUBIC YARDS OF EXCAVATION TO BE RE-DISTRIBUTED EVENLY ON THE DOWNHILL PORTION OF THE SITE. 27 SQ. FT. OF THIS EXCAVATION WILL BE IN 30% SLOPE.

SEPTIC:
APPROXIMATELY 375 SQ. FT. OF SURFACE AREA WILL BE DISTURBED FOR THE INSTALLATION OF THE SEPTIC SYSTEM. APPROXIMATELY 28 CUBIC YARDS OF EXCAVATION WILL BE REQUIRED. THE ENTIRETY OF THIS EXCAVATION WILL BE IN 30% SLOPE.

TOTAL EXCAVATION FOR THE PROJECT WILL BE APPROXIMATELY 63 CUBIC YARDS OF CUT WHICH WILL BE REDISTRIBUTED ACROSS APPROXIMATELY 17,500 SQ. FT. OF SITE AREA GENERATING A LITTLE OVER 1" OF FILL ACROSS THIS SURFACE AREA. ALL OF THIS AREA WILL BE IN 30% SLOPE.

VICINITY MAP / TRUCK HAUL ROUTE



NOT TO SCALE

Site Benchmark: Control Point #9 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

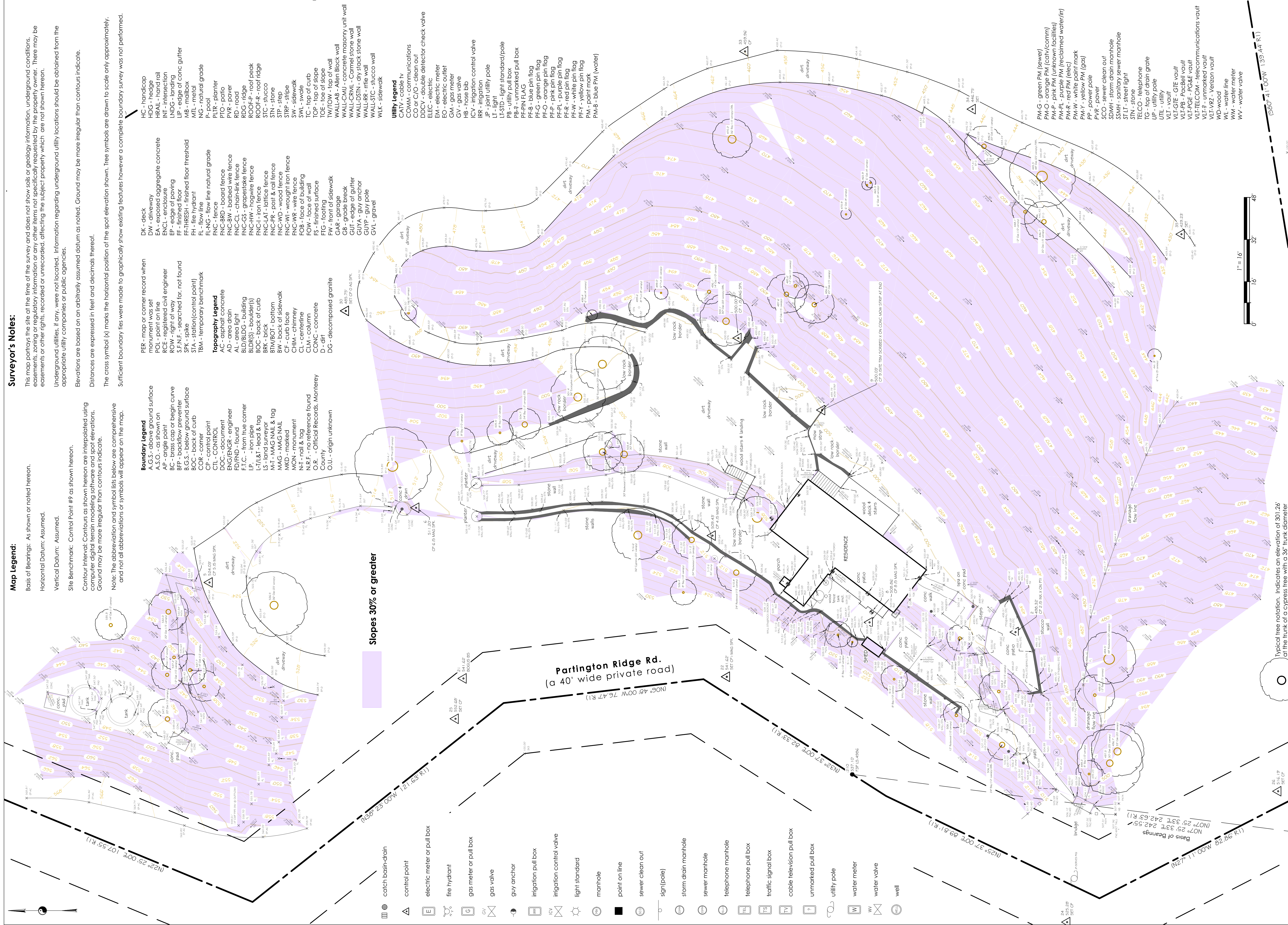
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

Sufficient boundary lies were made to graphically show existing features; however a complete boundary survey was not performed. The cross symbol (X) marks the horizontal position of the spot elevation shown; these symbols are drawn to scale only approximately.



Located in Big Sur, Monterey County, State of California

Prepared For: Christopher Grimes

November 2019 / Updated November 2020

Rasmussen Land Surveying, Inc.

Garden Road, Suite A-3, Monterey, CA
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2019-136

Sheet 1 of 1

SURVEY

————— Subject Parcel Boundary on Center Line of Right of Way

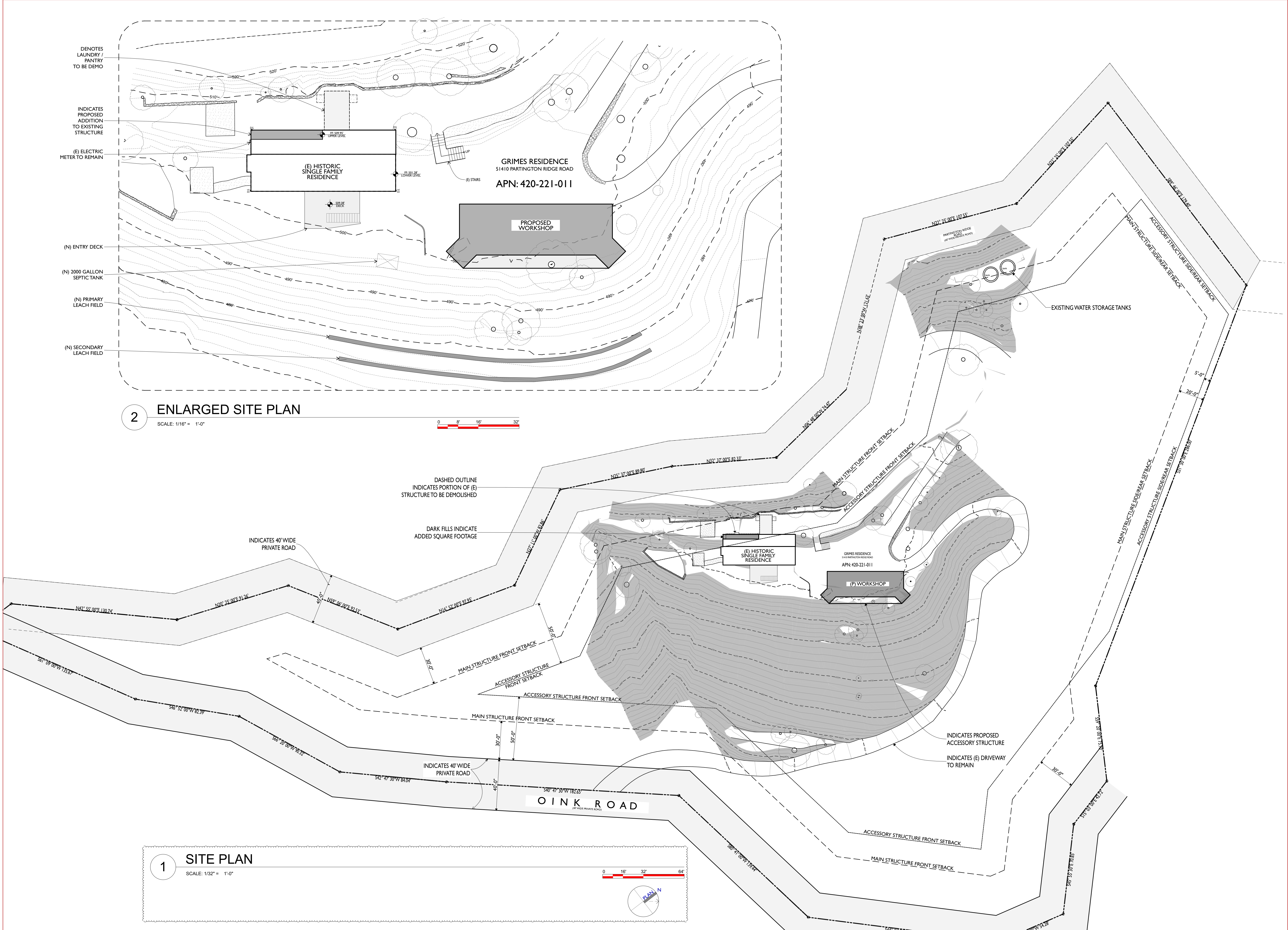
— — — — — Right of Way

————— Right of Way Center Line —————

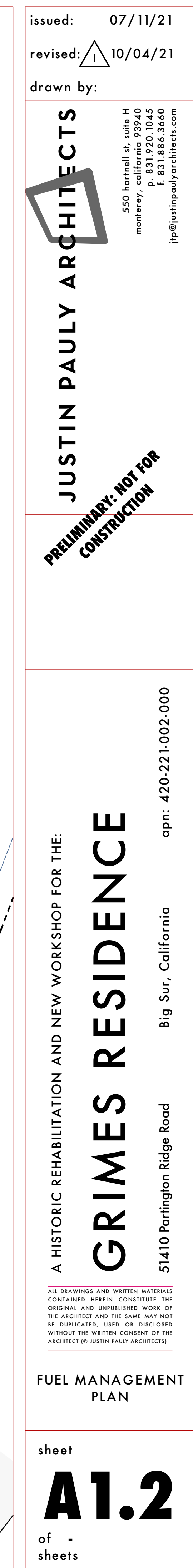
DRAWING REVISIONS:

January 2020 - Corrected location of 36th Eucalyptus

November 2020 - Add slope shading



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PROPERTY AND SYSTEM INFORMATION:
SITE ADDRESS: 51410 PARTINGTON RIDGE ROAD, BIG SUR, CALIFORNIA
A.P.N.: 420-221-011-000
AREA OF PARCEL: 5.695 ACRES

NITROGEN BALANCE

EXISTING STRUCTURE: 3 BEDROOM SINGLE FAMILY RESIDENCE
PROPOSED STRUCTURE: DETACHED 2 BEDROOM GUEST HOUSE AND DETACHED GARAGE WITH RESTROOM

TOTAL NUMBER OF OCCUPANTS: 4 (EXISTING RESIDENCE)
2 (PROPOSED GUEST HOUSE)
TOTAL: 6 FULL TIME OCCUPANTS PER DAY

PER TABLE 5-2 MCEH OWTS:
ALLOWABLE APPLIED NITROGEN PER ACRE: 40 GRAMS
ALLOWABLE APPLIED NITROGEN ON PARCEL: 227.8 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: 40 GRAMS
PROPOSED APPLIED NITROGEN ON PARCEL: 60 GRAMS
EXCESS APPLIED NITROGEN: 00.00 GRAMS

OWTS DESIGN FOR SINGLE FAMILY RESIDENCE & GUEST HOUSE

PER TABLE 5-3 MCEH OWTS:
PEAK DAILY FLOW: 600 GALLONS
SEPTIC TANK SIZE: WITHOUT GARBAGE GRINDER 2,000 GALLONS
WITH GARBAGE GRINDER 2,500 GALLONS

DEPTH TO GROUND WATER PER GRICE ENGINEERING:
NO GROUNDWATER WAS ENCOUNTERED AT THIS SITE TO THE MAXIMUM DEPTH OF EXPLORATION, APPROXIMATELY 42 FEET BELOW GRADE NEAR THE PROPOSED GARAGE AND 27.13 FEET BELOW THE PROPOSED AREA OF THE SEPTIC LATERALS. (ELEVATION 436.37± FEET)

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: NOT APPLICABLE

POTENTIAL GROUND WATER RECHARGE AREA SPECIFIED BY FIGURE 2-10 PER MCEH-OWTS-2018: NOT APPLICABLE
(IF YES, THE DISPERSAL SYSTEM SHALL NOT BE DEEPER THAN 5 FEET)

LOWEST PROBABLE ELEVATION OF LEACHFIELD BOTTOM: ELEVATION 468.50 FEET

INFILTRATION AREA REQUIRED: 500 SQUARE FEET

LEACHFIELD TYPE: SHALLOW TRENCH, 2FT DEEP X 1.5FT WIDE
EFFECTIVE WALL AREA: 4 SQUARE FEET PER LINEAR FOOT

TOTAL LENGTH OF TRENCH REQUIRED PER FIELD: 125 LINEAR FEET

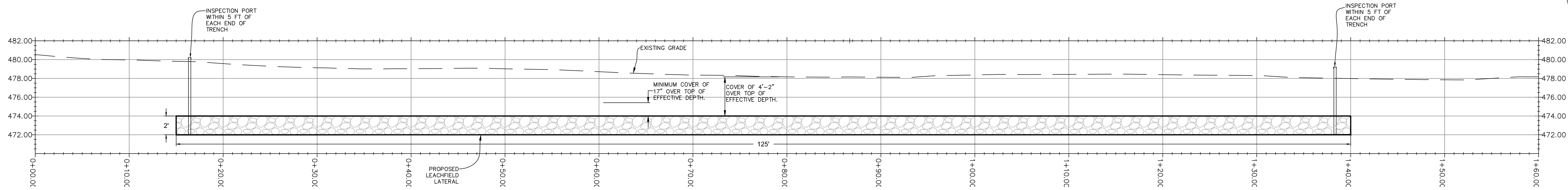
PRIMARY FIELD: 1 LATERAL; 2 FEET DEEP, 1.5 FEET WIDE, 125 FEET LONG
500 SQUARE FEET OF INFILTRATION AREA

SECONDARY FIELD: 1 LATERAL; 2 FEET DEEP, 1.5 FEET WIDE, 125 FEET LONG
500 SQUARE FEET OF INFILTRATION AREA.

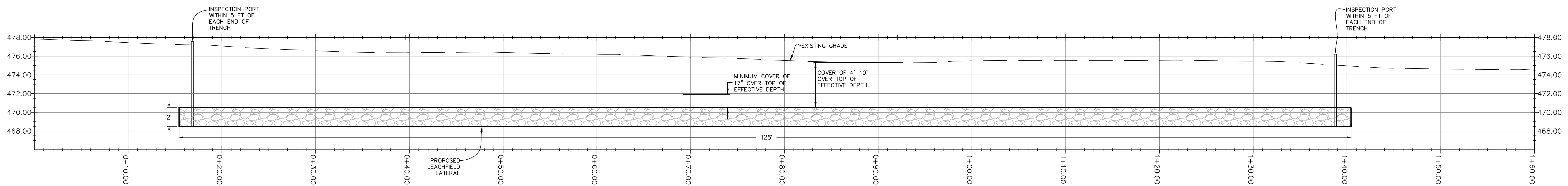
SUFFICIENT ROOM REMAINS FOR INSTALLATION OF A TERTIARY FIELD OF EQUAL SIZE. OTHER LEACHFIELD LATERAL ALIGNMENTS ARE POSSIBLE.

PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2			
LOWER AREA	TEST DEPTH (FEET)	STABILIZED TAFT RATE (MINUTES/INCH)	APPLICATION RATE (GALLONS/SQUARE FOOT/DAY)
P-1	4.79 TO 9.23	2.8	1.2
P-2	2.06 TO 4.96	1.9	1.2
P-3	5.33 TO 9.38	3.3	1.2
P-4	1.77 TO 4.96	0.9	1.2
P-5	5.18 TO 9.33	1.6	1.2
P-6	1.79 TO 4.81	2.5	1.2
AVERAGE			1.2

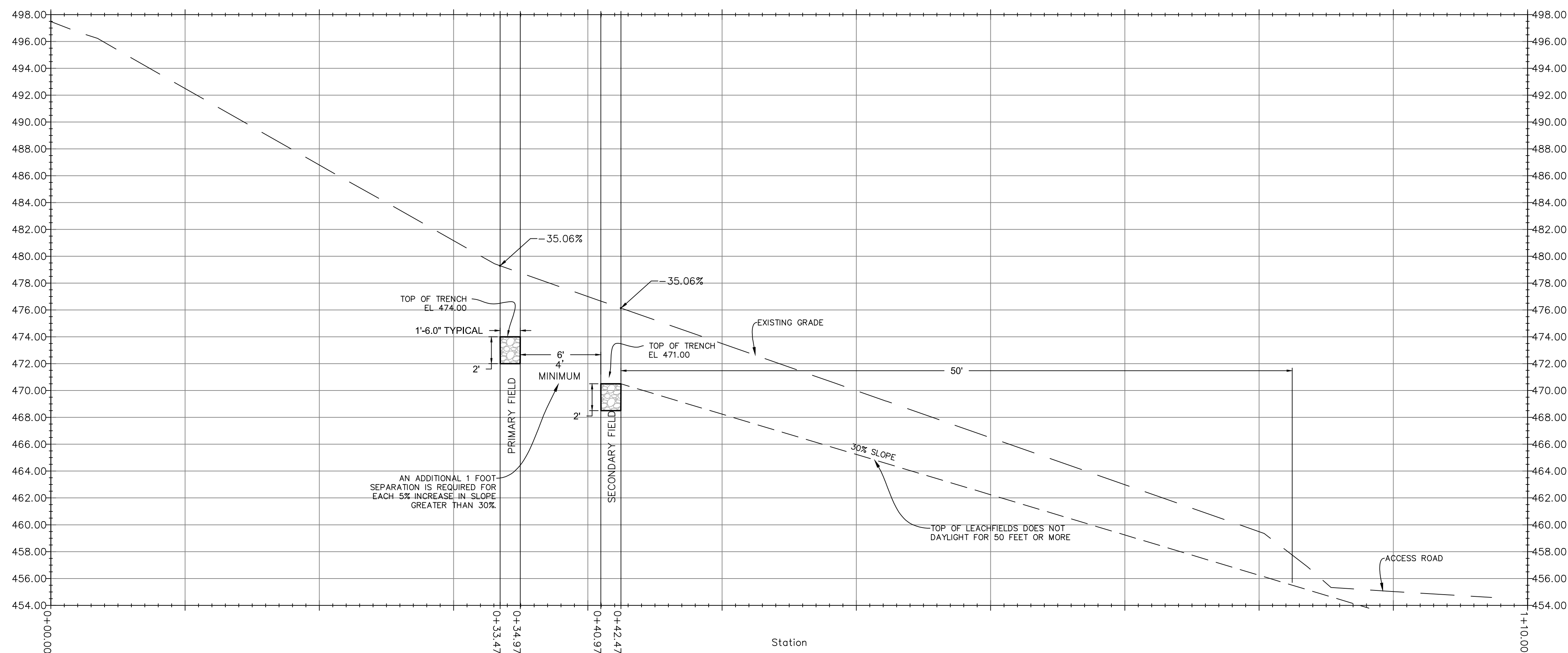
PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2			
UPPER AREA	TEST DEPTH (FEET)	STABILIZED TAFT RATE (MINUTES/INCH)	APPLICATION RATE (GALLONS/SQUARE FOOT/DAY)
P-10	1.78 TO 4.81	72.6	0.16
P-11	5.97 TO 9.25	60.7	0.2
AVERAGE			0.16



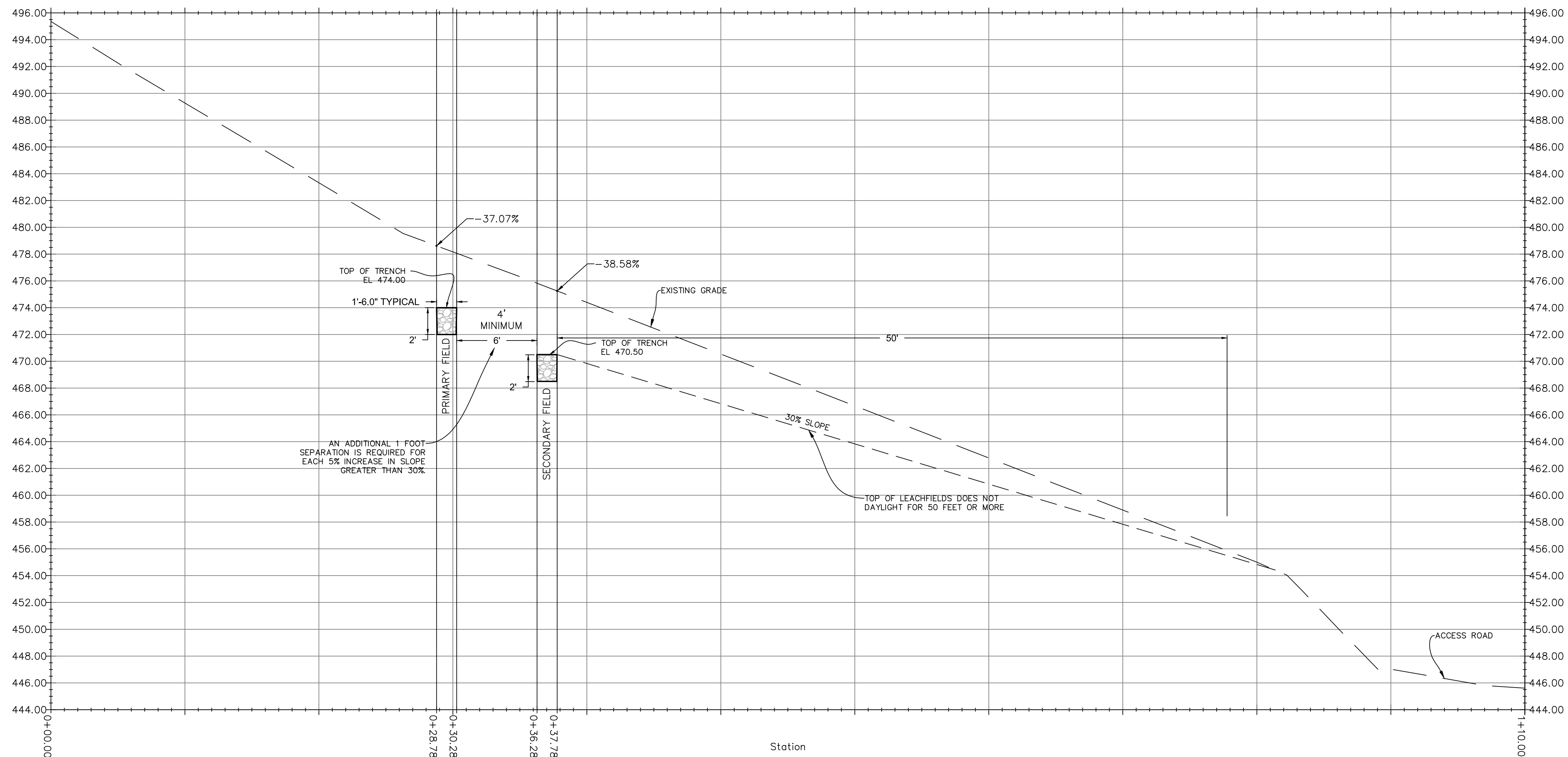
1 PROFILE OF LEACHFIELD LATERAL - PRIMARY FIELD
SCALE 1" = 5'



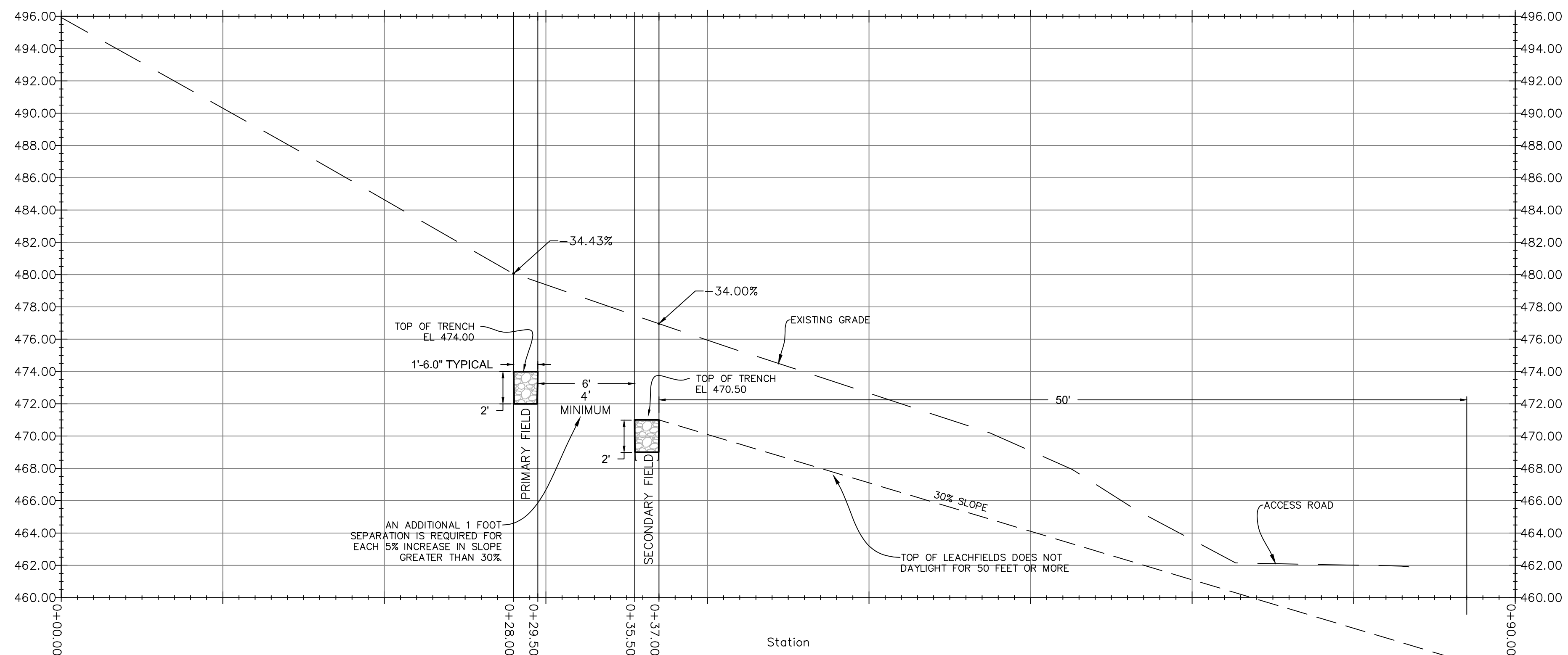
2 PROFILE OF LEACHFIELD LATERAL - SECONDARY FIELD
SCALE 1" = 5'



A SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'



B SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'



C SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'

GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

MR. CHRISTOPHER GRIMES
51410 PARTINGTON RIDGE ROAD
BIG SUR, CALIFORNIA 93920

GRIMES ESTATE
51410 PARTINGTON RIDGE ROAD, BIG SUR, CALIFORNIA 93920
A.P.N. 420-221-011-000
ONSITE WASTEWATER TREATMENT SYSTEM
SECTIONS

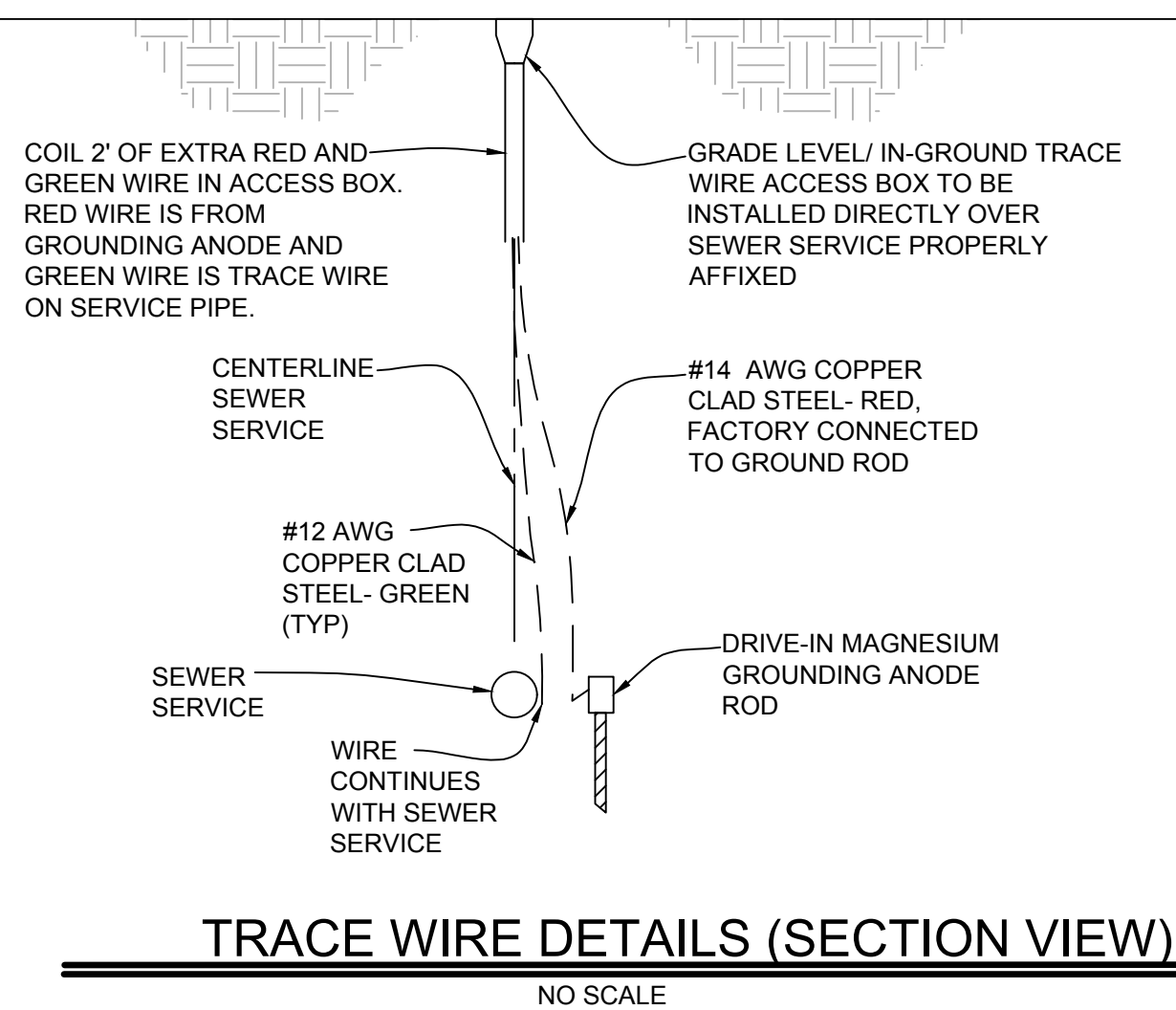
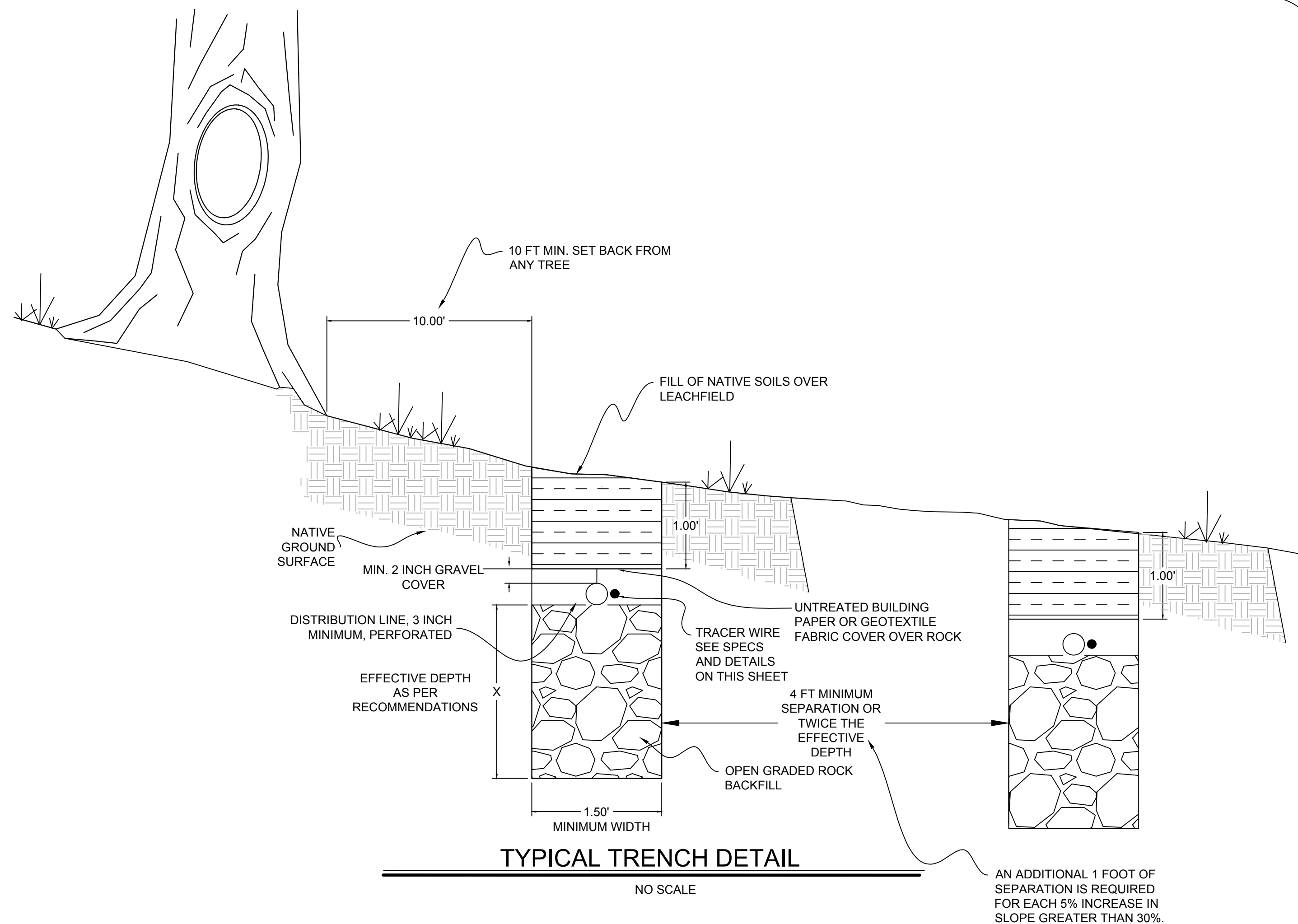
REVISION
DATES

PUB. 071020

C-3.0

Date Plotted: Jul 10, 2020

GRIMES ESTATE
FILE NO. 7199-20.02



NO SCALE

CONTINUITY TESTING IN LIEU OF ACTUAL LINE TRACING SHALL NOT BE ACCEPTED.



NON-HISTORIC ADDITION TO BE REMOVED



issued: 07/11/21
revised:  10/04/21
drawn by:

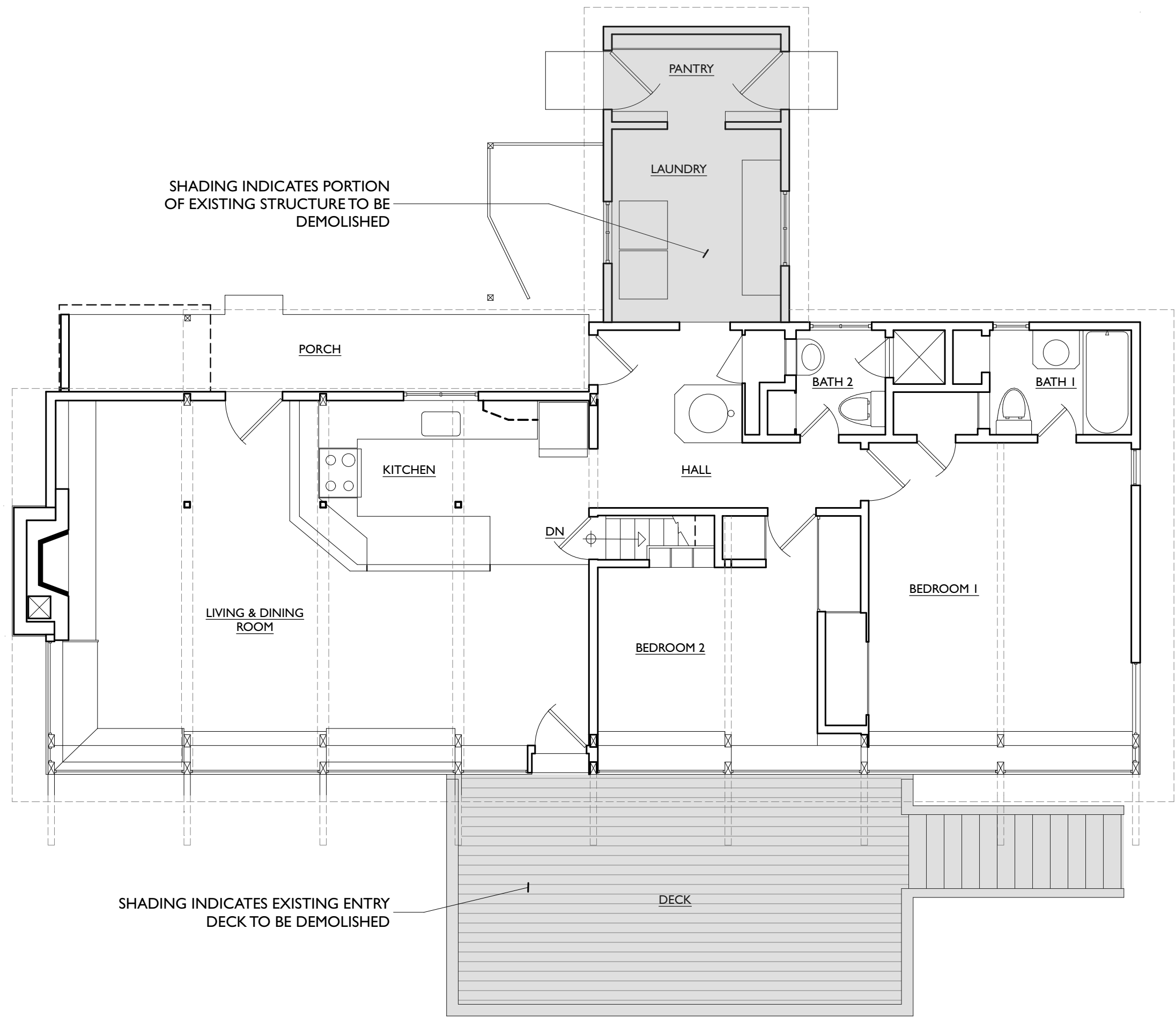
JUSTIN PAULY ARCHITECTS
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f. 831.886.3660
jpa@justinpaulyarchitects.com
PRELIMINARY: NOT FOR CONSTRUCTION

A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:
GRIMES RESIDENCE
51410 Partington Ridge Road Big Sur, California apn: 420-221-002-000

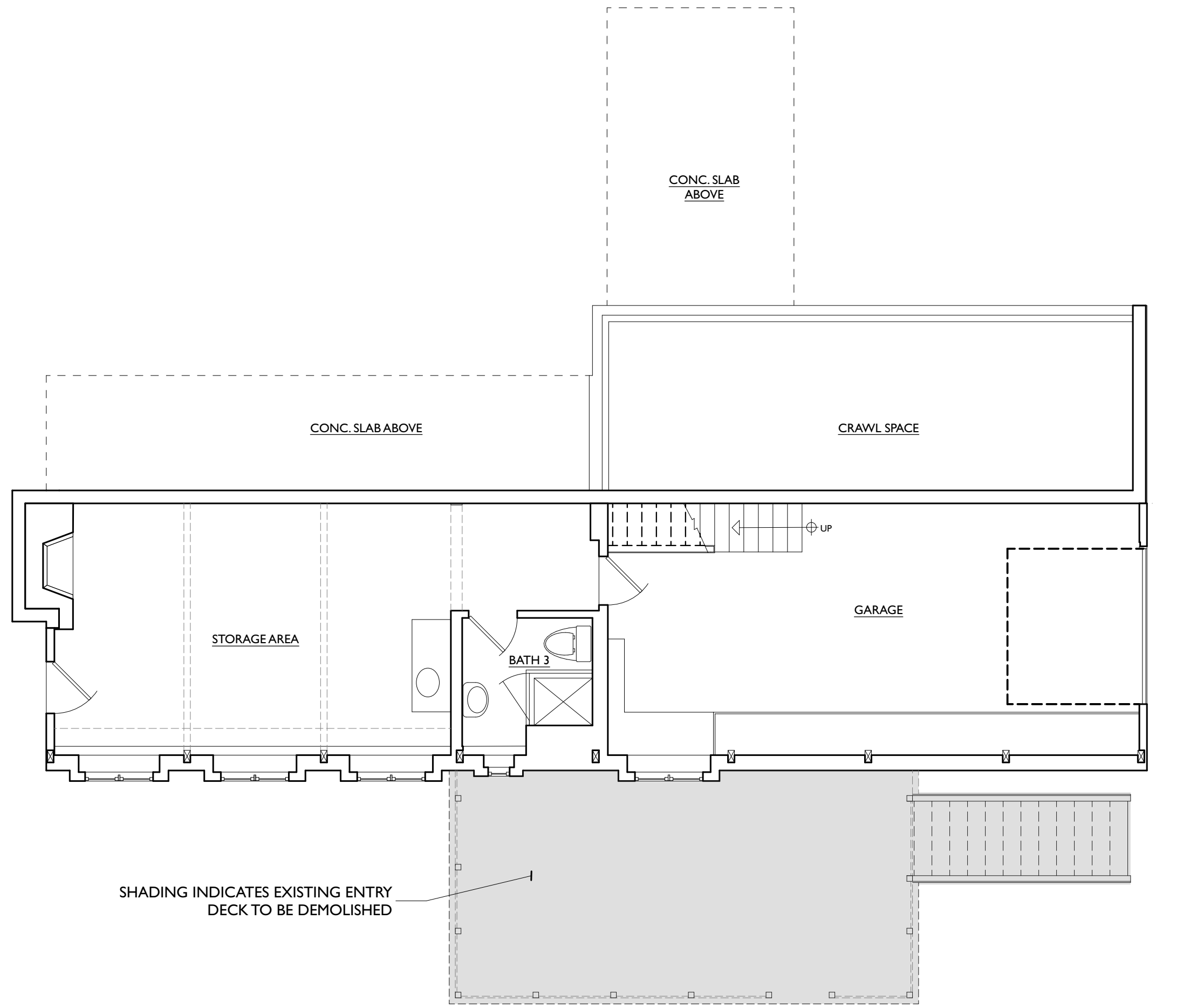
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PHOTOS OF HISTORIC RESIDENCE

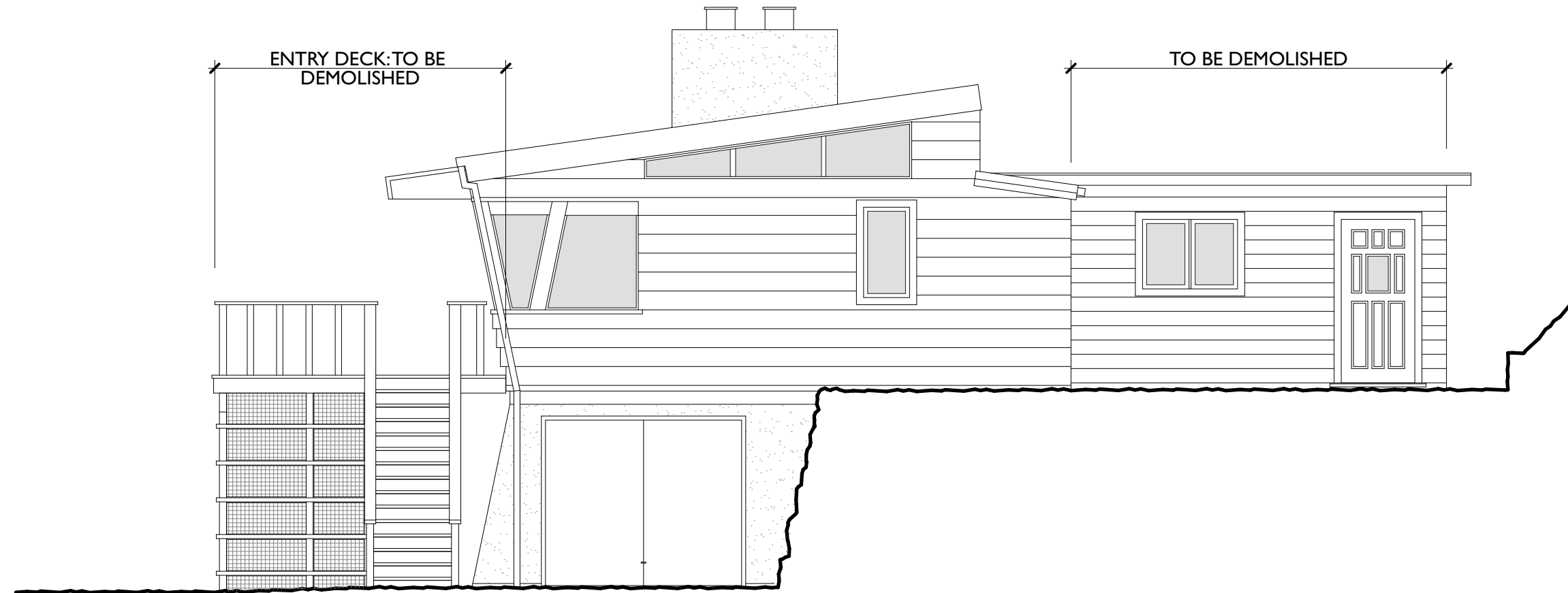
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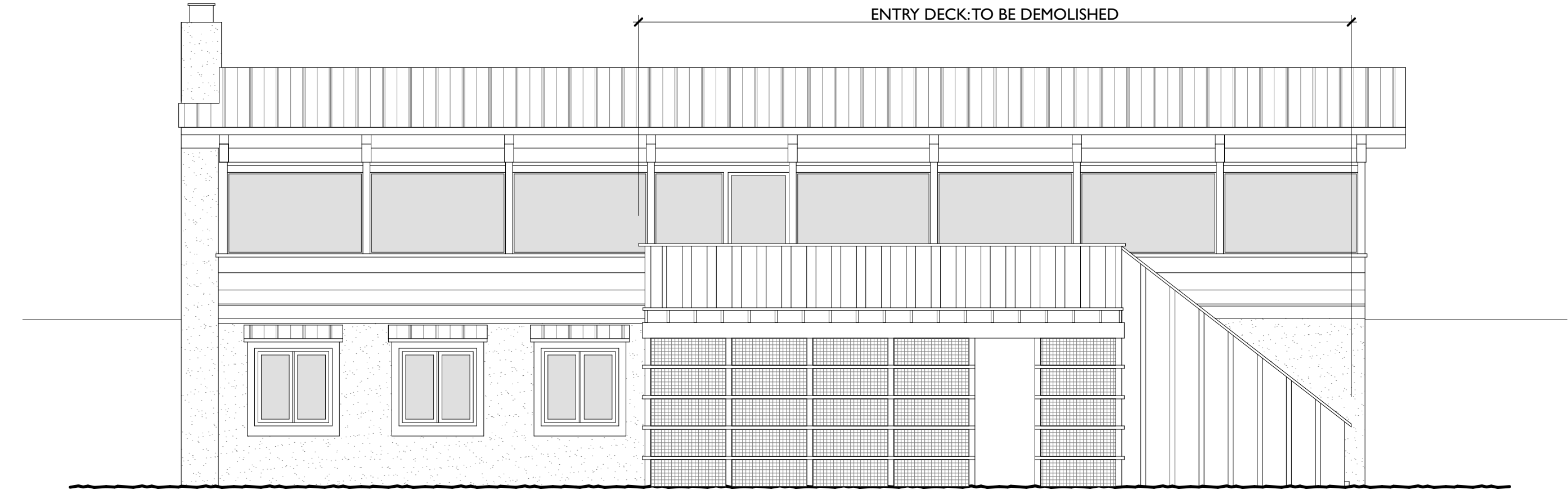
1 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



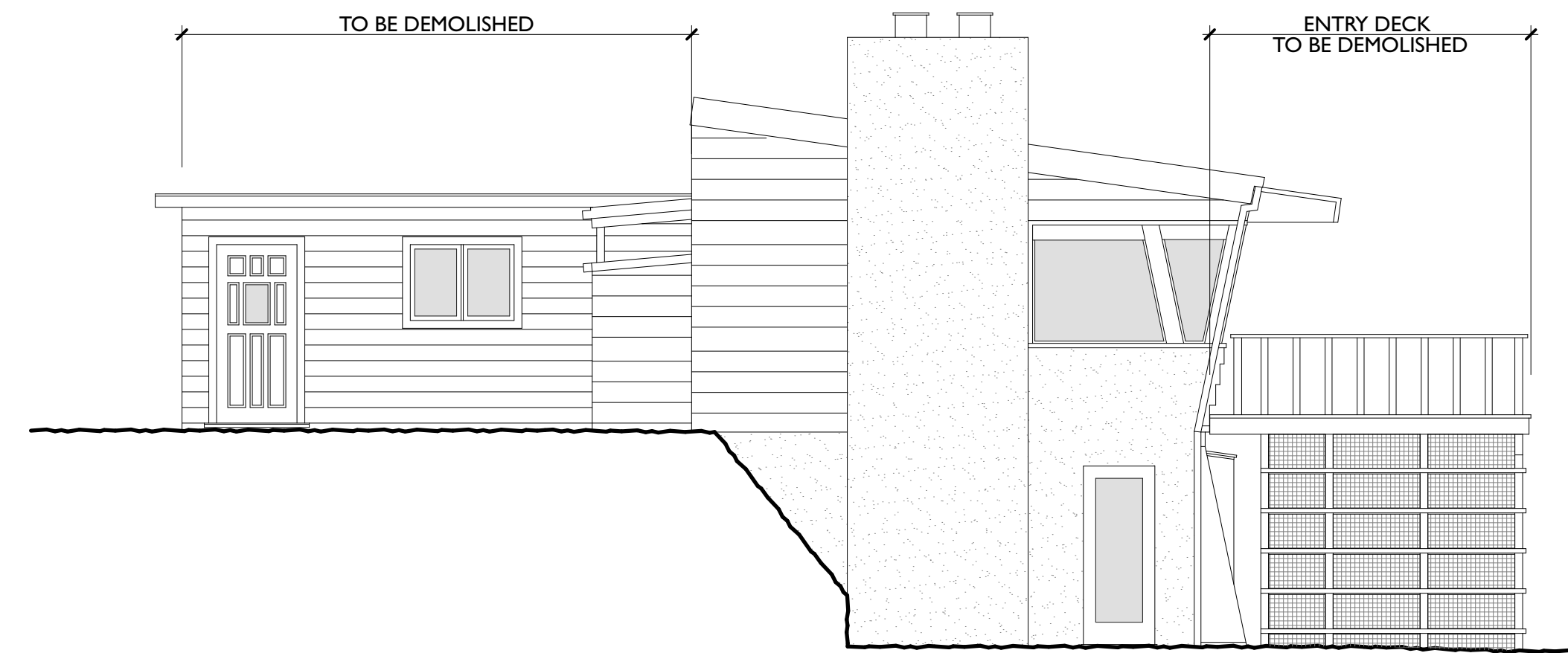
2 EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



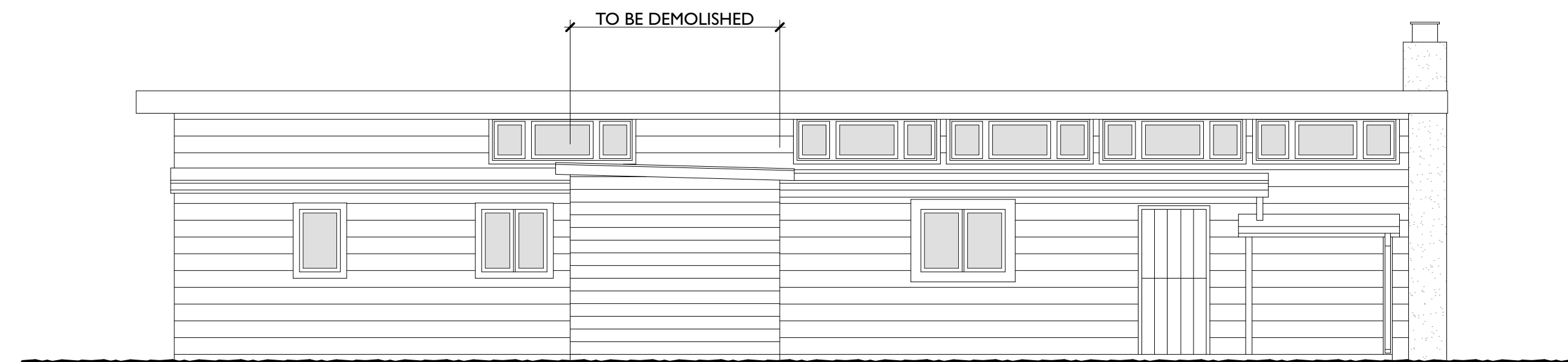
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

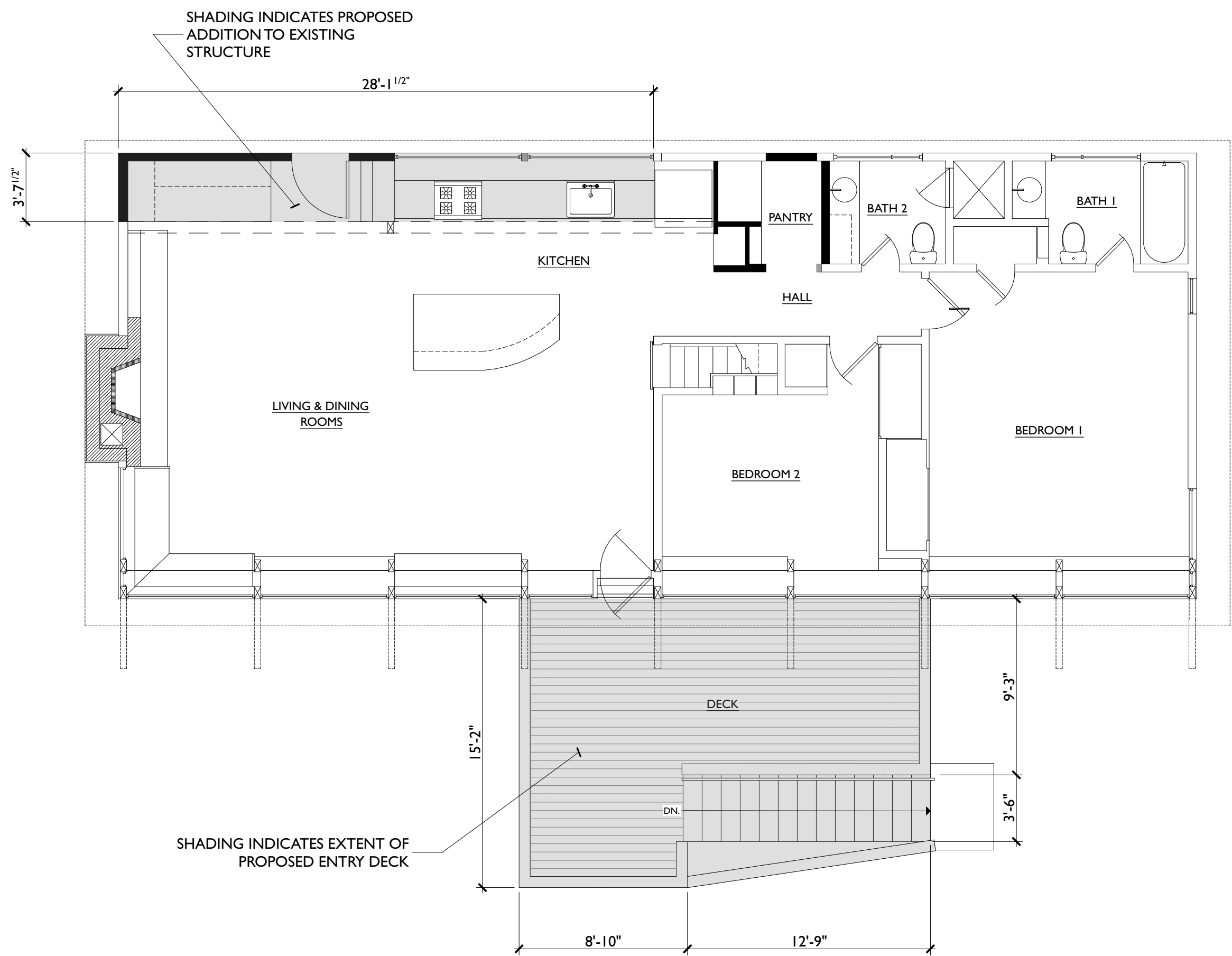
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drawn by:

JUSTIN PAULY ARCHITECTS
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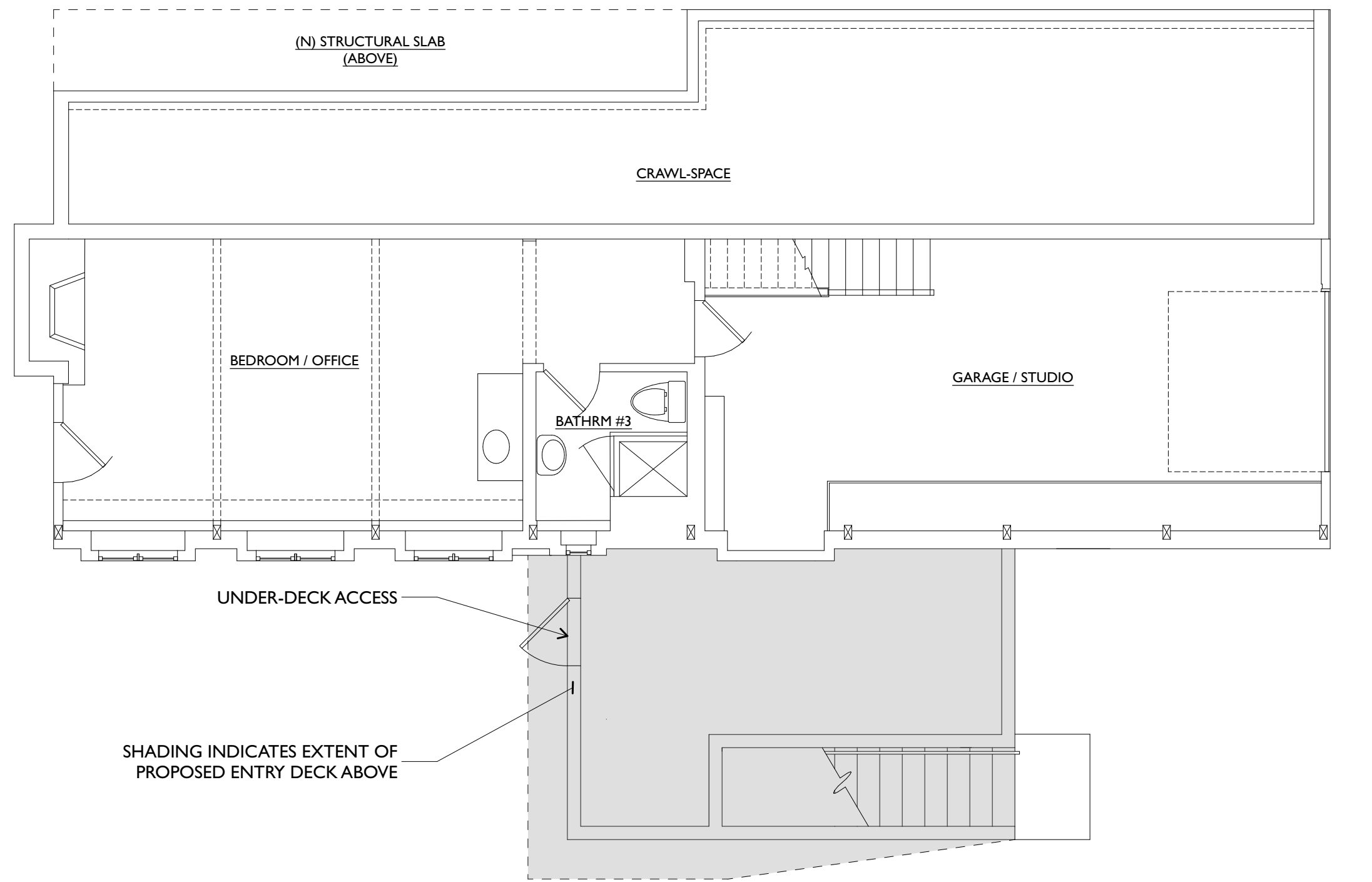
A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:
GRIMES RESIDENCE
51410 Partington Ridge Road
Big Sur, California
apn: 420-221-002-000

RESIDENCE:
EXISTING FLOOR
PLANS & ELEVATIONS
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of -
sheets

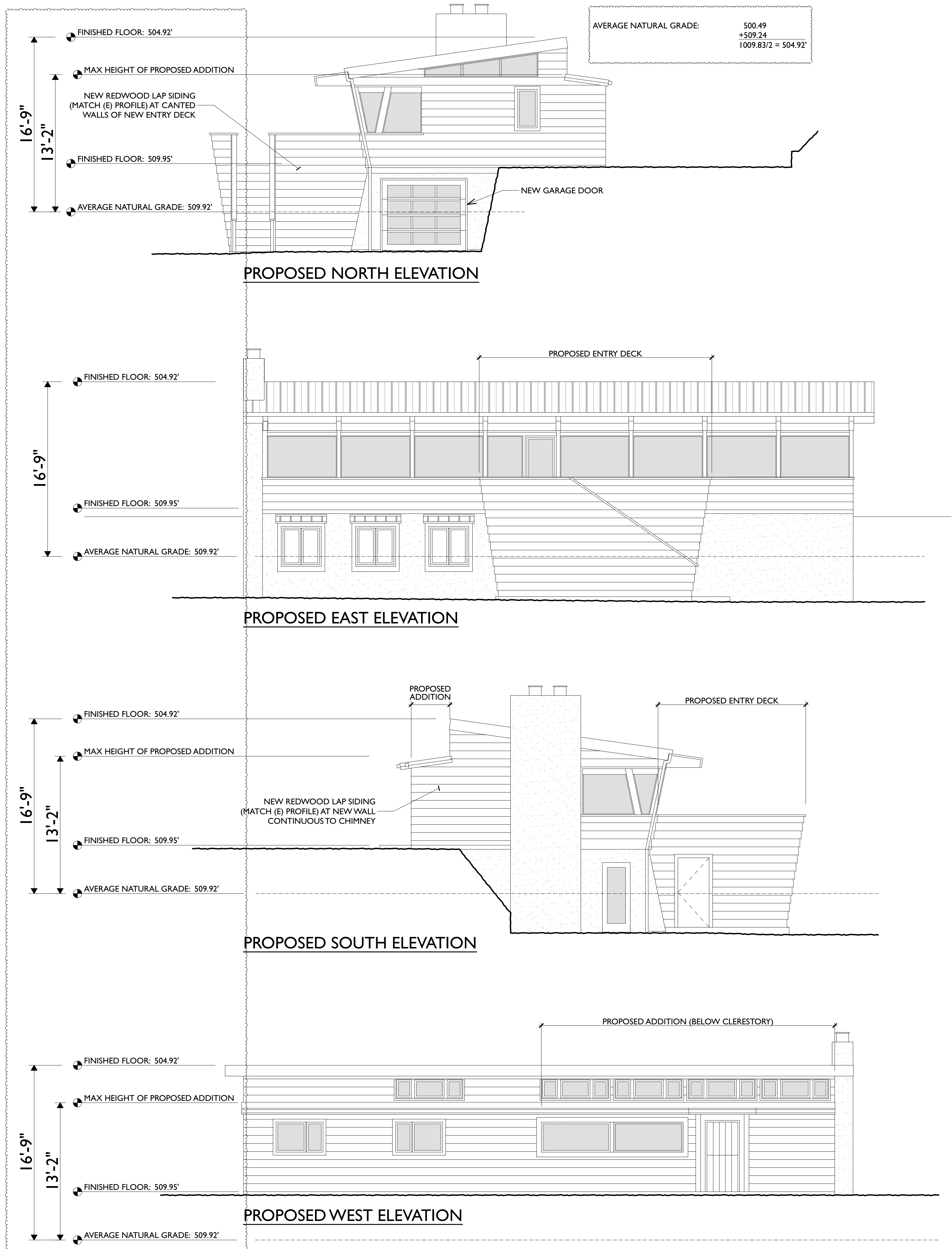
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1 PROPOSED UPPER LEVEL
SCALE: 3/16" = 1'-0"



2 PROPOSED LOWER LEVEL
SCALE: 3/16" = 1'-0"



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revised: 10/04/21
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jpa@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:

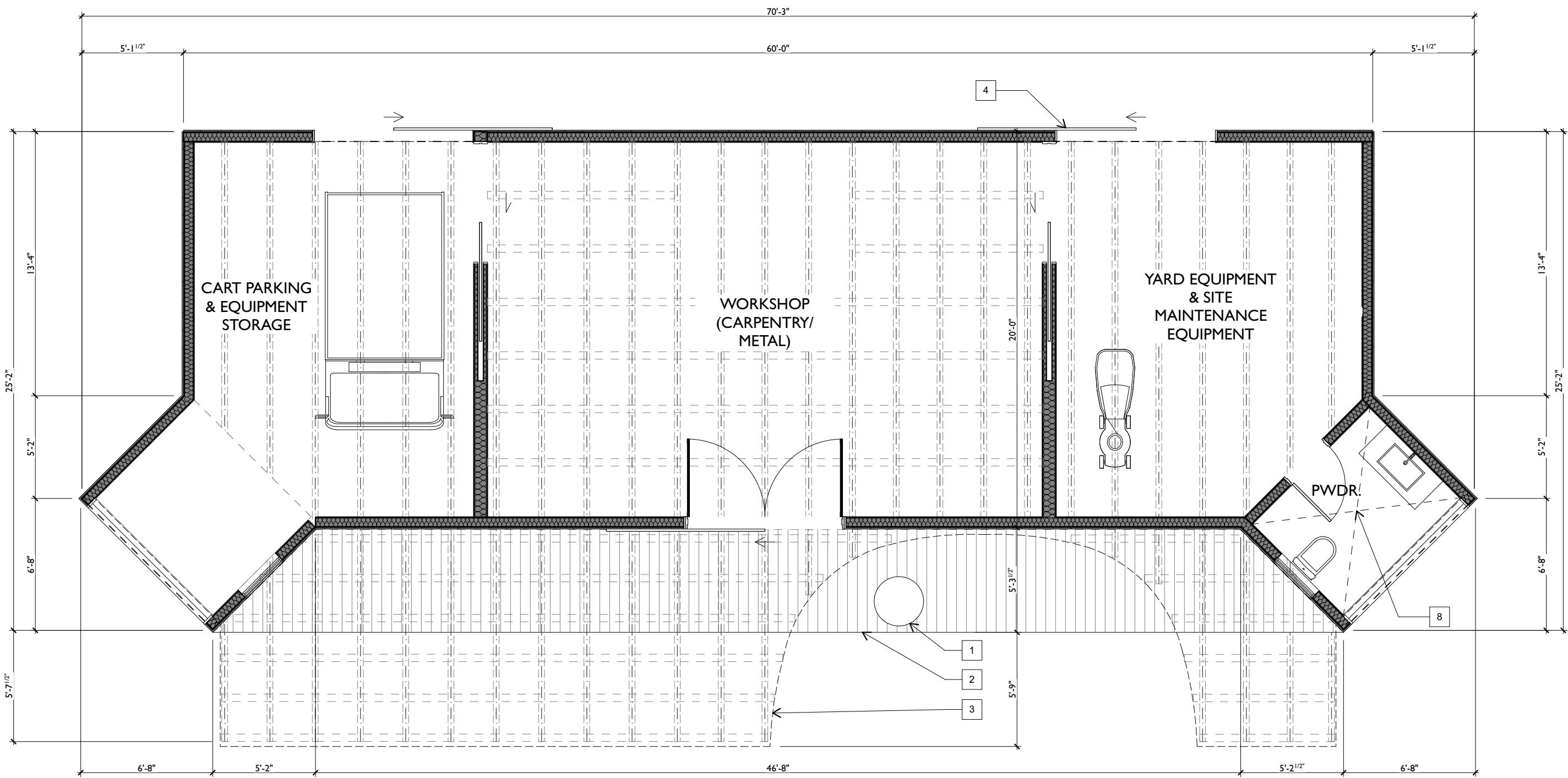
GRIMES RESIDENCE

51410 Partington Ridge Road
Big Sur, California
apn: 420-221-002-000

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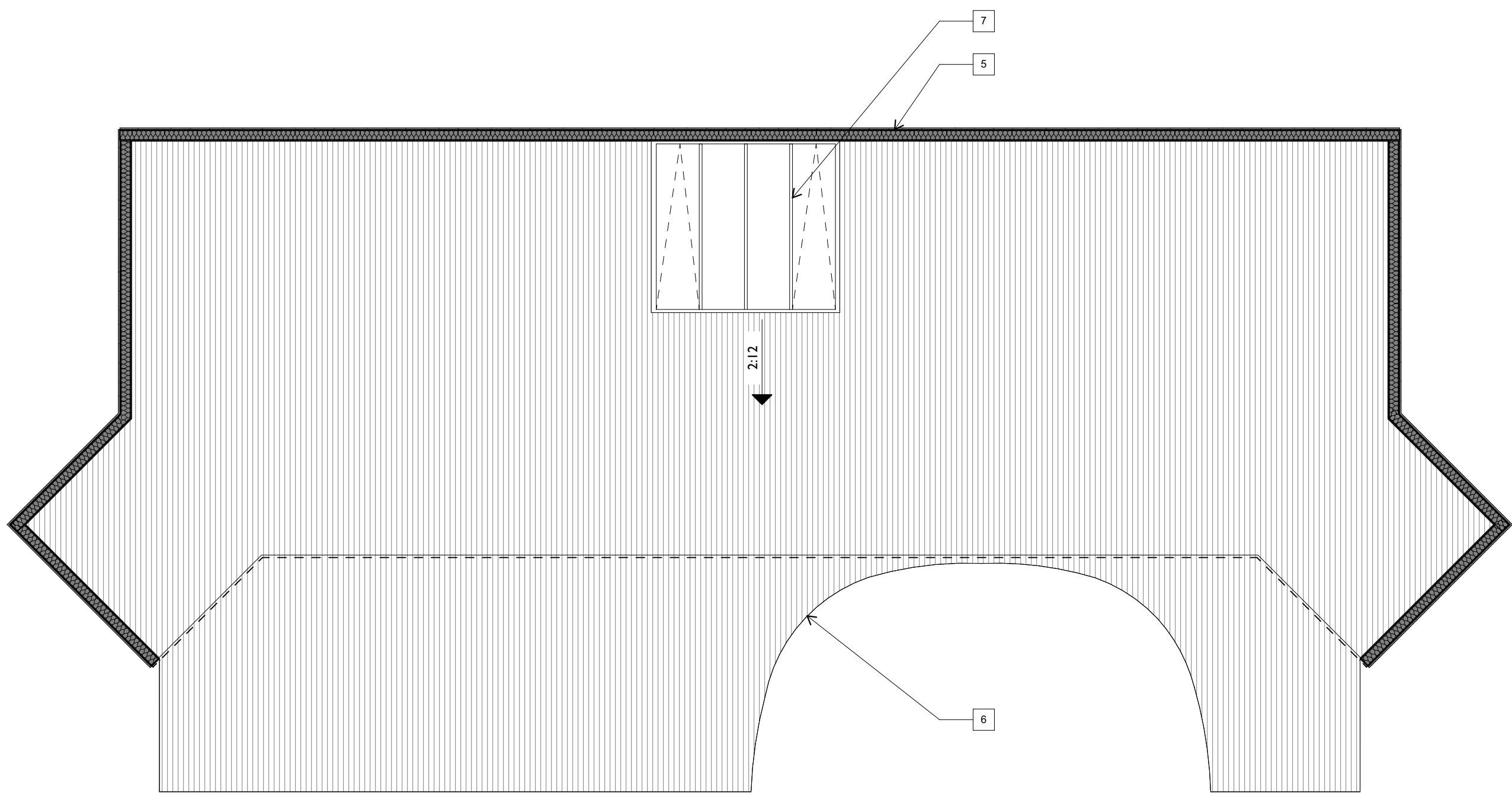
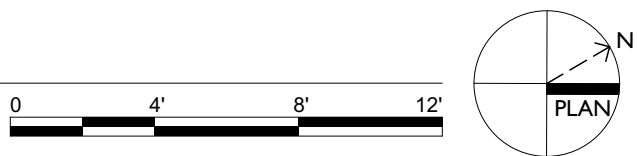
RESIDENCE:
PROPOSED FLOOR
PLANS & ELEVATIONS

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of -
sheets



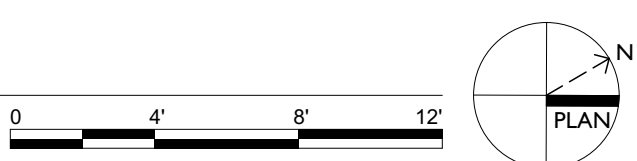
1 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"



2 PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"



FLOOR & ROOF PLAN NOTES

- 1 CUT-OUT OF DECK FOR EXISTING OAK TREE
- 2 IPE DECKING AT BACK PORCH
- 3 DASHED LINE INDICATES EXTENT OF CORRUGATED METAL ROOFING ABOVE
- 4 SLIDING BARN DOORS FOR GARAGE ACCESS
- 5 NON-STRUCTURAL PARAPET
- 6 EDGE OF CORRUGATED METAL ROOFING (INSTALLED OVER CLASS 'A' CAP SHEET
- 7 NEW 4-PANEL SKYLIGHT W/ OPERABLE SASHES AS INDICATED; PROVIDE INTERIOR SHADING DEVICE
- 8 PROVIDE UNDER-FLOOR MECHANICAL SPACE UNDER POWDER ROOMD; SEE EXTERIOR ELEVATIONS FOR ACCESS PANEL

GENERAL NOTES

- 1. ALL DIMENSIONS TO OUTSIDE FACE OF SHEATHING, U.O.N.
- 2. ARCHITECTURAL DESIGN OF ACCESSORY STRUCTURE TO BE CONSISTENT WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES

WALL LEGEND

- W01 NEW 2X6 INTERIOR WALL W/5/8" GWB BOTH SIDES,TYP. AT ALL INTERIOR WALLS U.O.N
- W02 NEW 2X6 EXTERIOR WALL W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, MIN. R15 INSULATION PER TITLE 24 & 5/8" GWB INTERIOR,TYPICAL AT ALL EXTERIOR WALLS U.O.N.

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PRELIMINARY: NOT FOR CONSTRUCTION

a new workshop for:

GRIMES RESIDENCE

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big sur, california
apn: 009-032-005-000

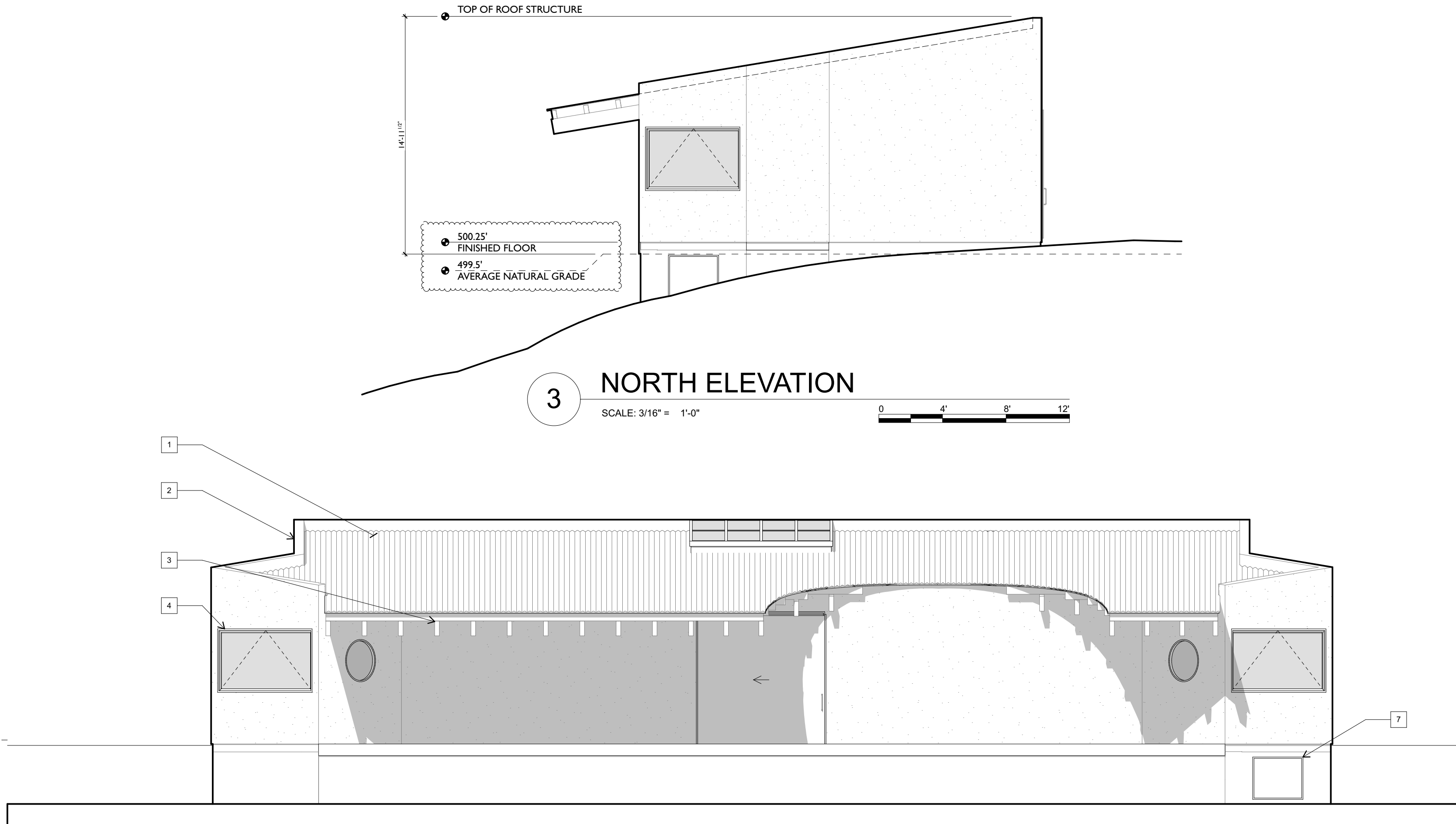
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FLOOR PLAN & ROOF PLAN

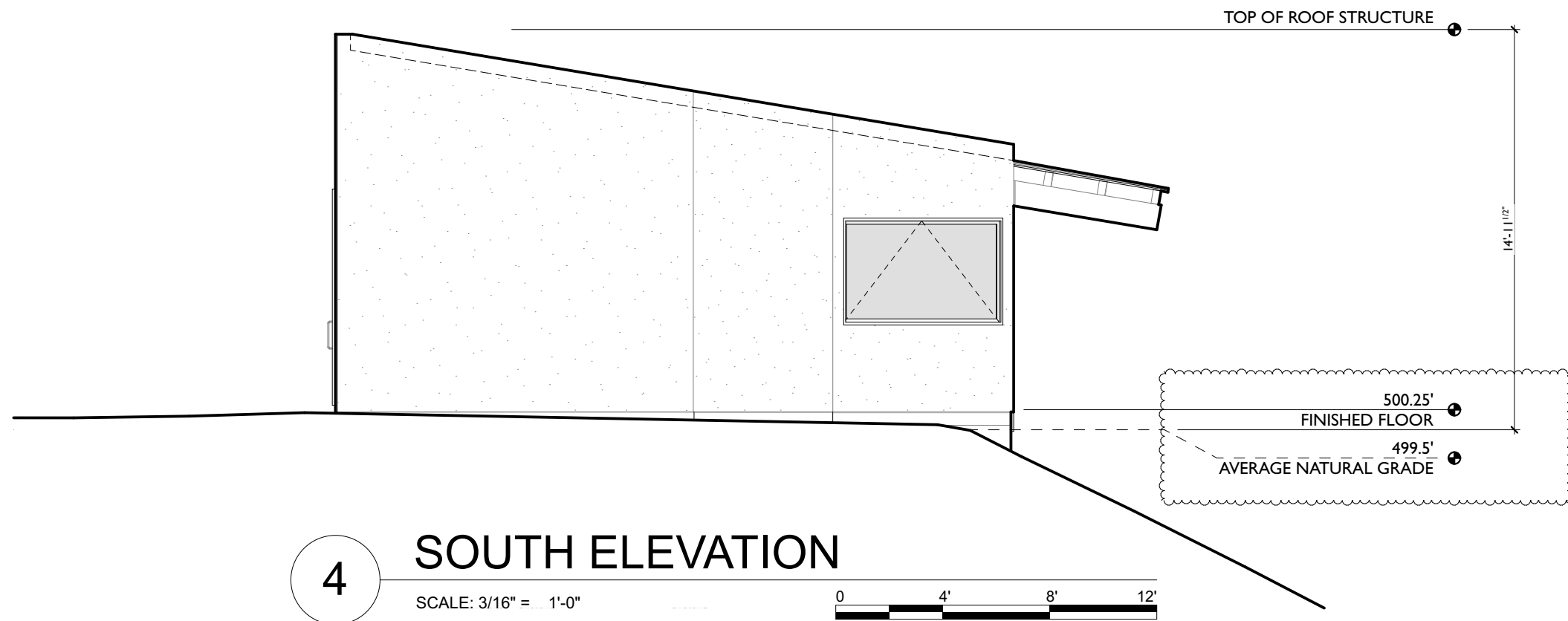
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of - sheets



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

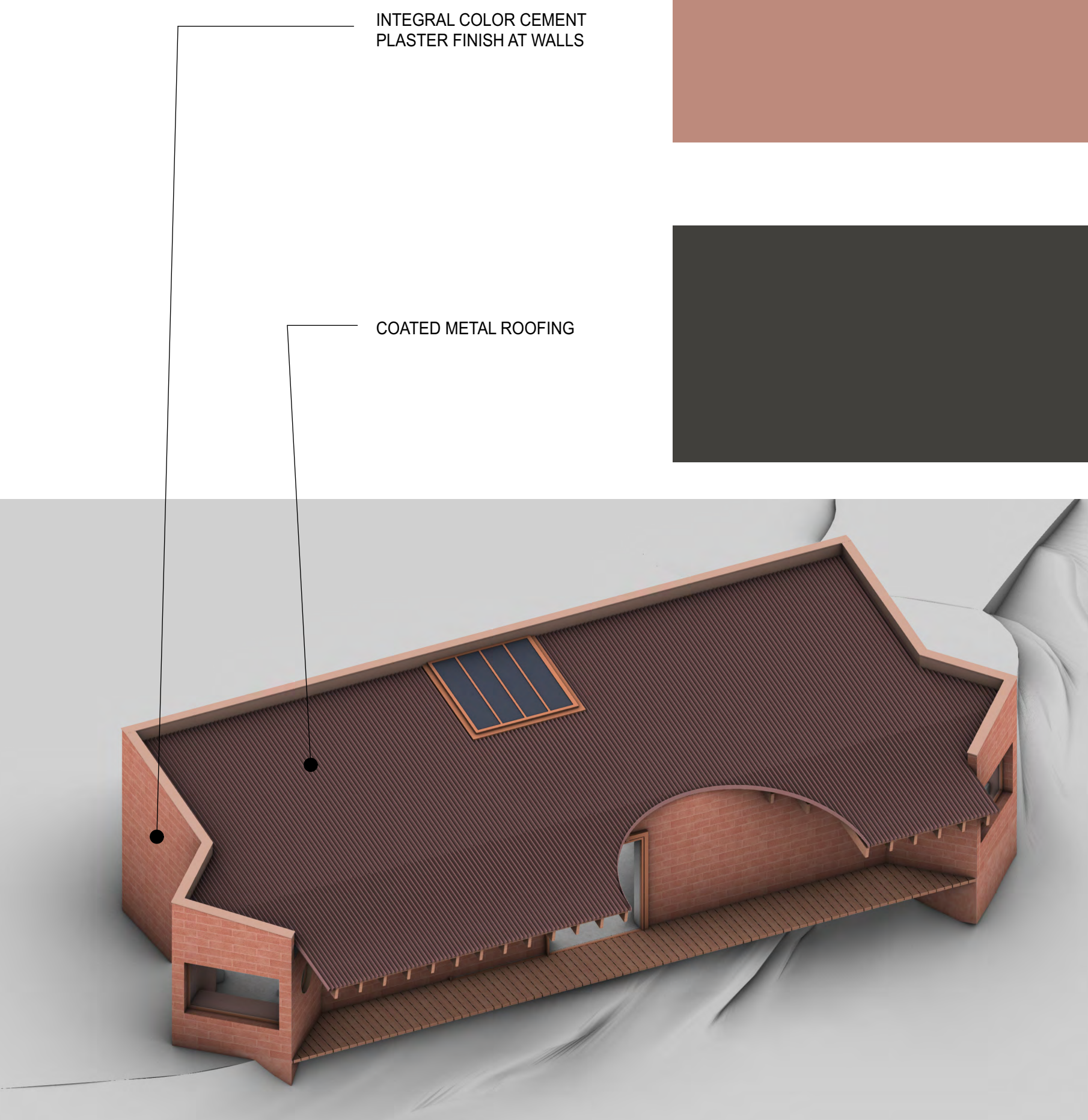
FLOOR & ROOF PLAN NOTES

- 1 GALVANIZED CORRUGATED METAL ROOFING OVER CLASS 'A' ROOFING MEMBRANE
- 2 PARAPET
- 3 HEAVY TIMBER CEDAR ROOF FRAMING (WUI COMPLIANT) AT ROOF OVERHANG
- 4 SLIDING BARN DOORS FOR GARAGE ACCESS
- 5 SLIDING BARN DOORS
- 6 INTEGRAL COLOR CEMENT PLASTER FINISH
- 7 UNDER-FLOOR MECHANICAL ACCESS DOOR- ONE HOUR RATED

MATERIALS



FLEETWOOD ALUMINUM DOORS AND WINDOWS



NOTE: INDICATED COLORS ARE AN APPROXIMATION OF FINAL SELECTIONS WHICH ARE TO BE DETERMINED WITH MOCK-UPS IN THE FIELD TO BE APPROVED BY ARCHITECT AND OWNER

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EXTERIOR ELEVATIONS

sheet

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of -
sheets

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