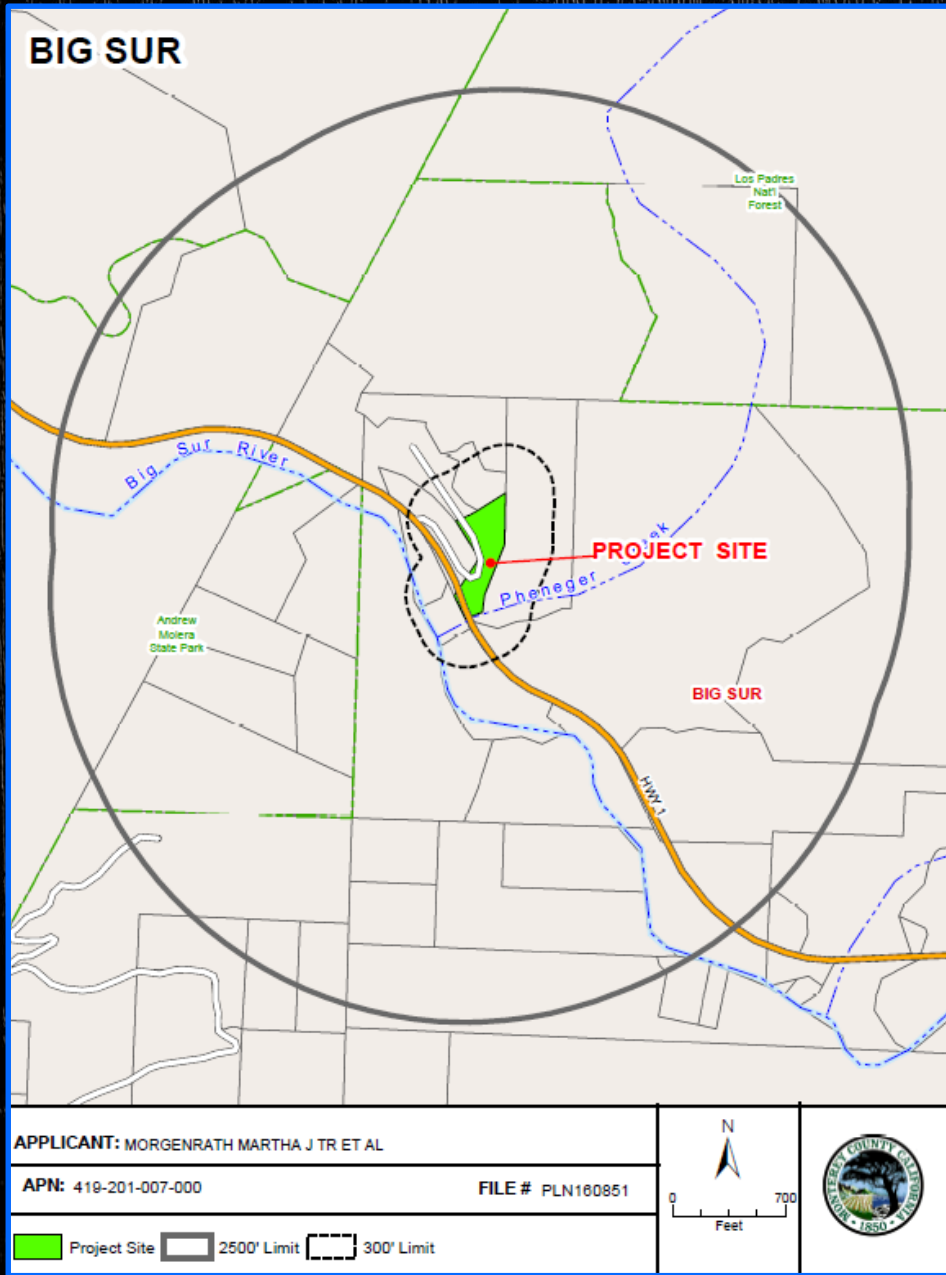


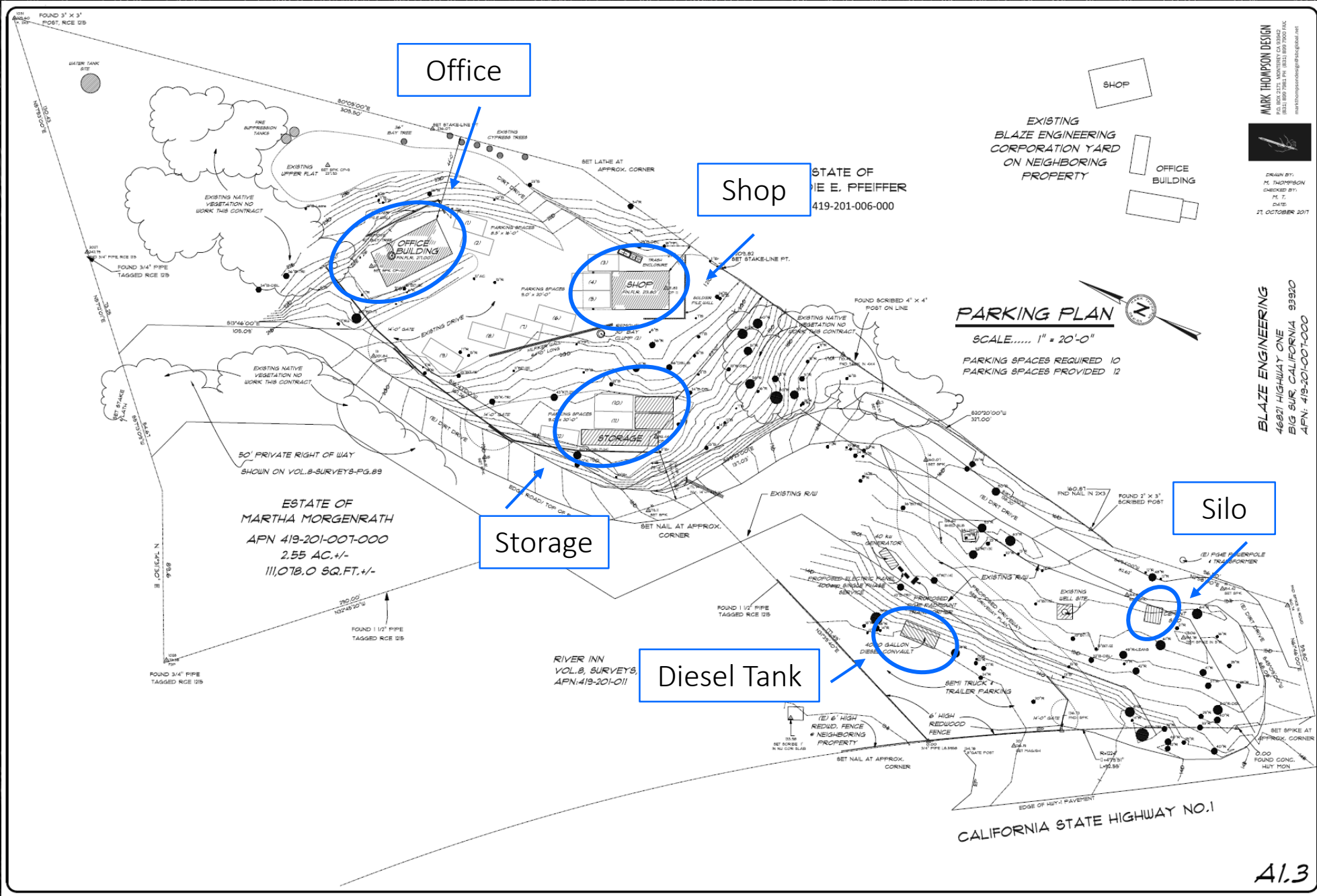
PLN160851 MORGENRATH (BLAZE ENGINEERING)



Monterey County Board of Supervisors
February 26, 2019 – Agenda Item 26



46821 Highway 1, Big Sur
 Big Sur Valley Rural Community Center
 Visitor Serving Commercial, Design Control (CZ)
 Big Sur Coast Land Use Plan (LUP)

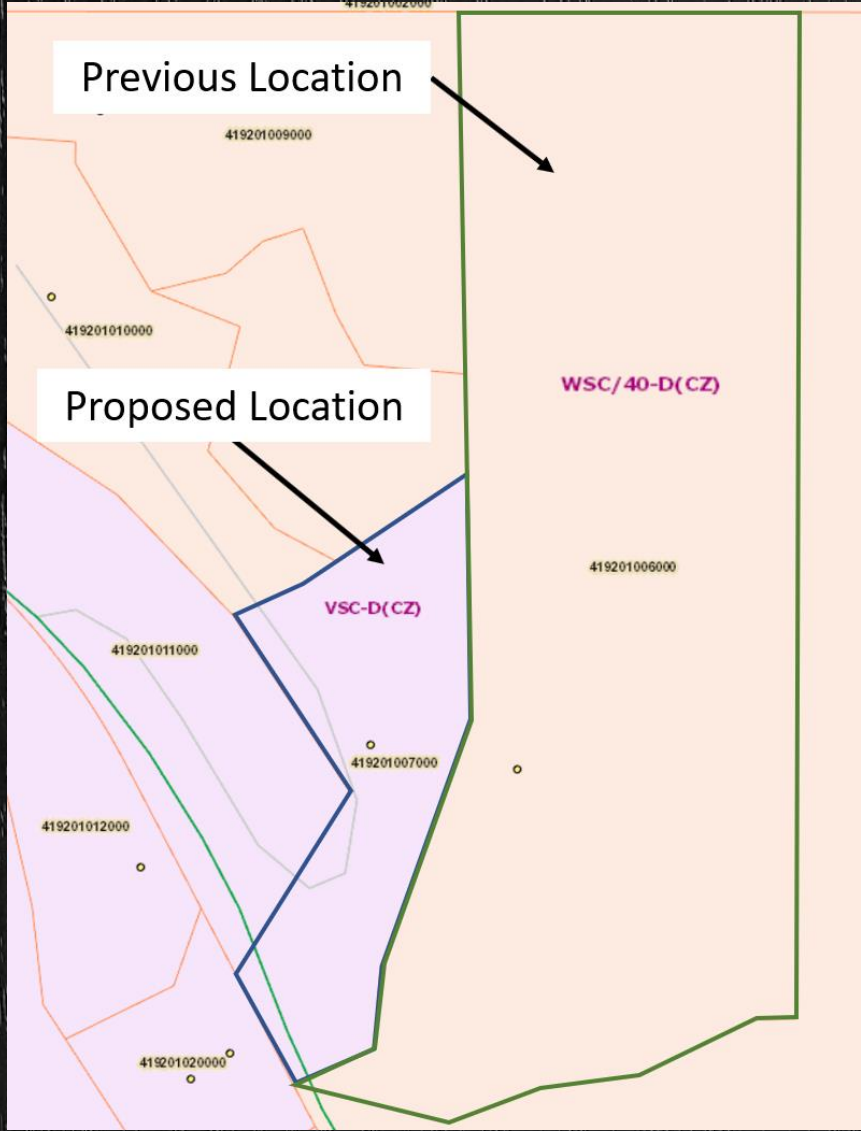
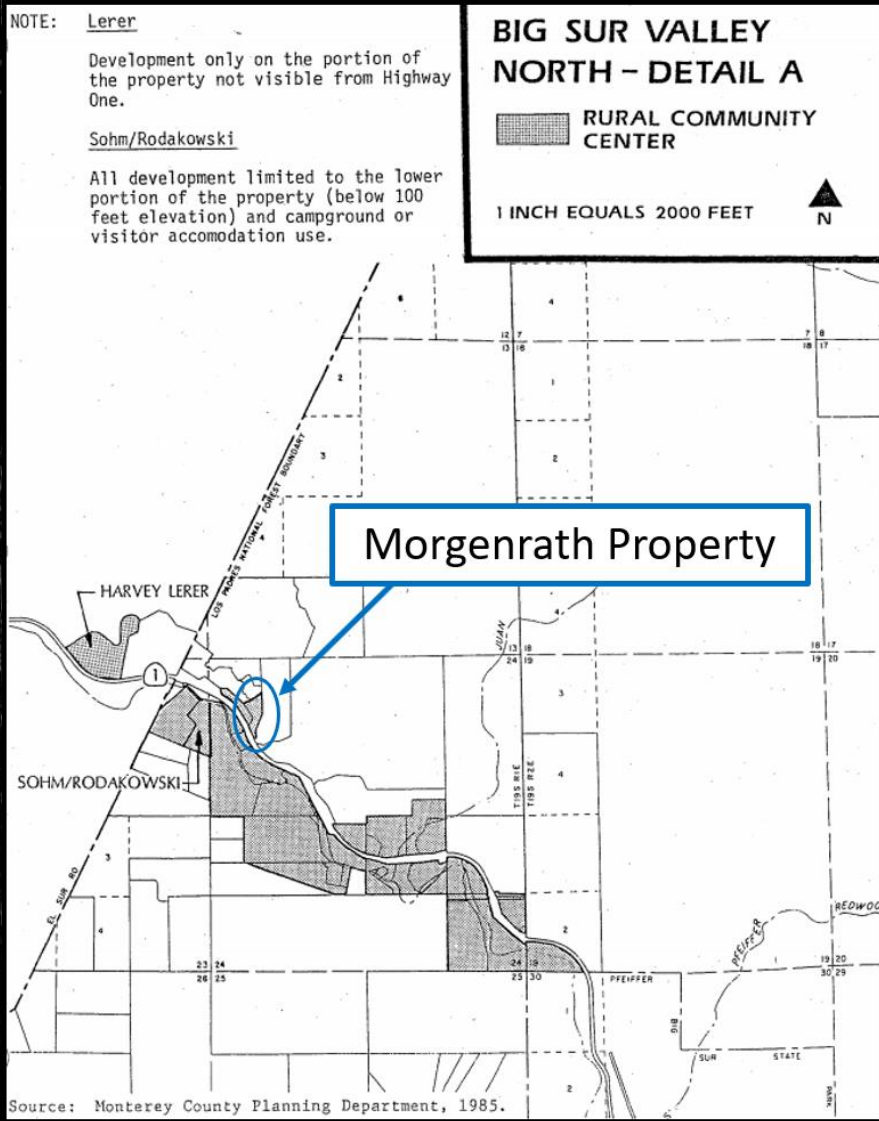


MARK THOMPSON DESIGN
 1831 880 125th AVE, SUITE 100, TOWN OF
 RIVERVIEW, CA 94057
 markthompsondesign@pacbell.net

DRAWN BY: M. THOMPSON
 CHECKED BY: M. T.
 DATE: 21 OCTOBER 2017

BLAZE ENGINEERING
 46821 HIGHWAY ONE
 BIG SUR, CALIFORNIA 93920
 APN: 419-201-007-000

LAND USE DESIGNATION & ZONING



APPELLANTS' CONTENTIONS

INCOMPATIBILITY

- Zoning
- Surrounding Area

VIOLATES ESHA POLICIES

- Tree Removal
- Development

VIOLATES SLOPE POLICIES

- Finding

VISUAL IMPACTS

- Critical Viewshed
- Private Views

VIOLATES CEQA

- EIR



APPELLANTS' CONTENTIONS – COMPATIBILITY

- Coastal Commission Staff Letter
- Proposed Operation is Not Permitted in the Visitor Serving Commercial Zone (VSC)
- Not Suitable for the Site
- Violations on the Property

COMPATIBILITY – RESPONSE

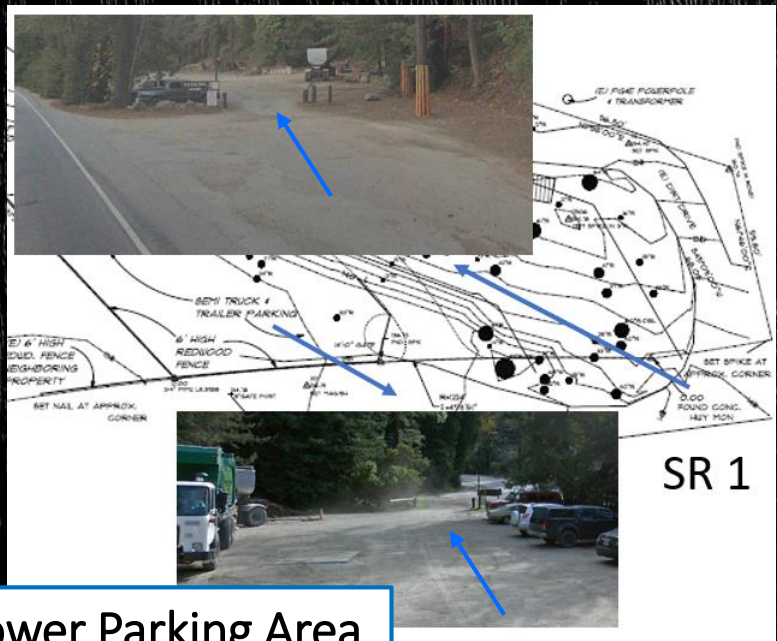
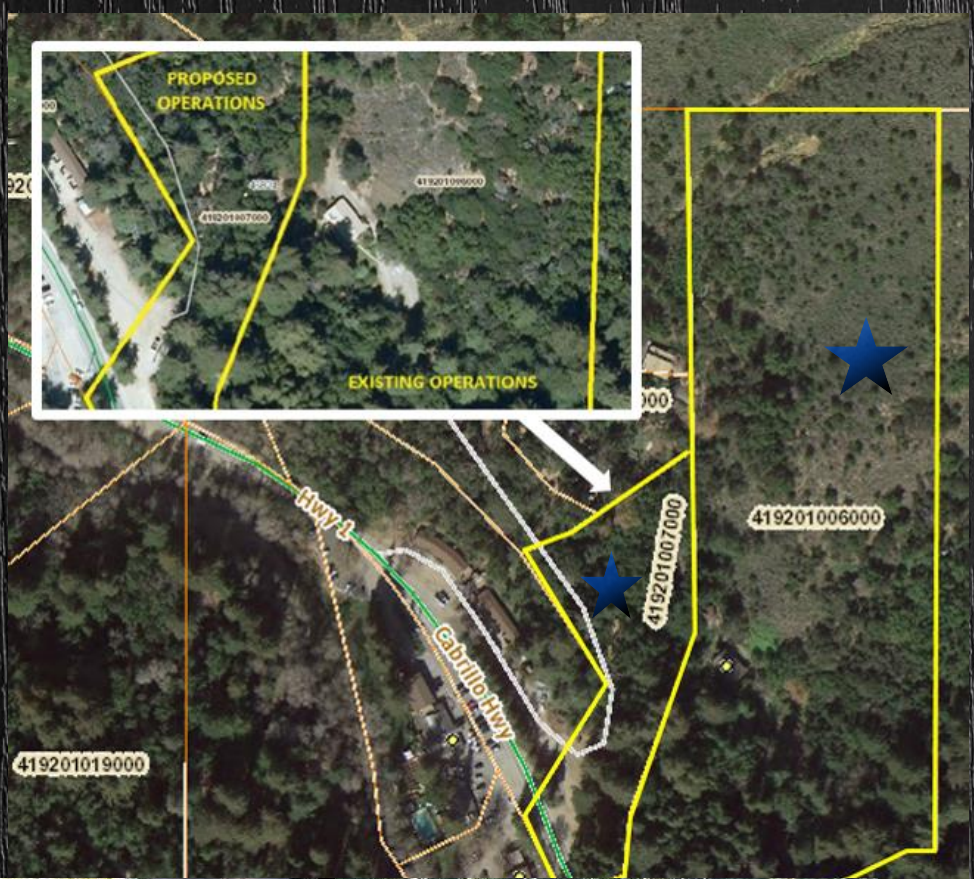
- Visitor serving accommodations and restaurants are not appropriate
- LUP Policy 5.3.2: “(I)n general, any use allow in any zoning district is appropriate for Rural Community Centers.”
- Title 20 Section 20.22.060.W: Use allowed in Visitor Serving Commercial zone

APPELLANTS' CONTENTIONS – COMPATIBILITY

- LUP Policy 5.4.3.E.8: “Good Neighbor Policy”
 - *Consideration of impacts of commercial activities near residences*
 - *Not affect the peace and tranquility of existing neighbors*
- CIP Section 20.145.140.B.2.g: Implementation
 - *Proposals evaluated for the nature and extent of land use conflicts*
 - *Modifications required as necessary to reduce potential adverse impacts*



Upper Area

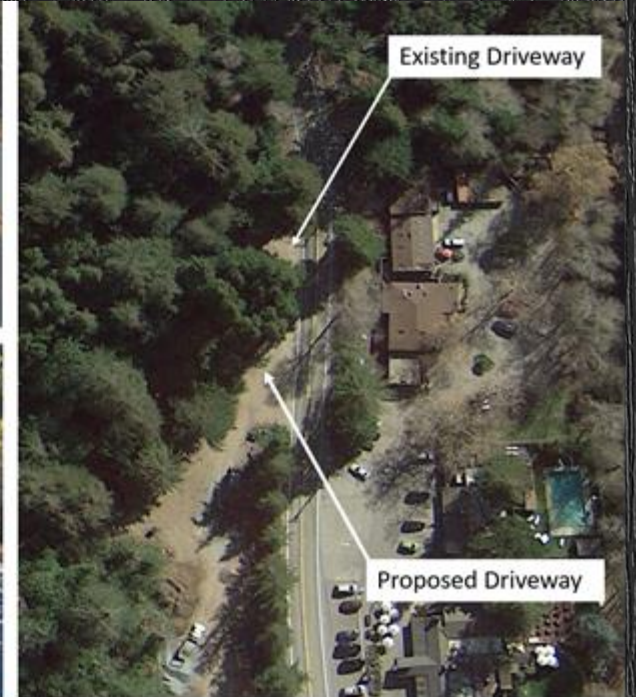


Lower Parking Area



Adjacent Property

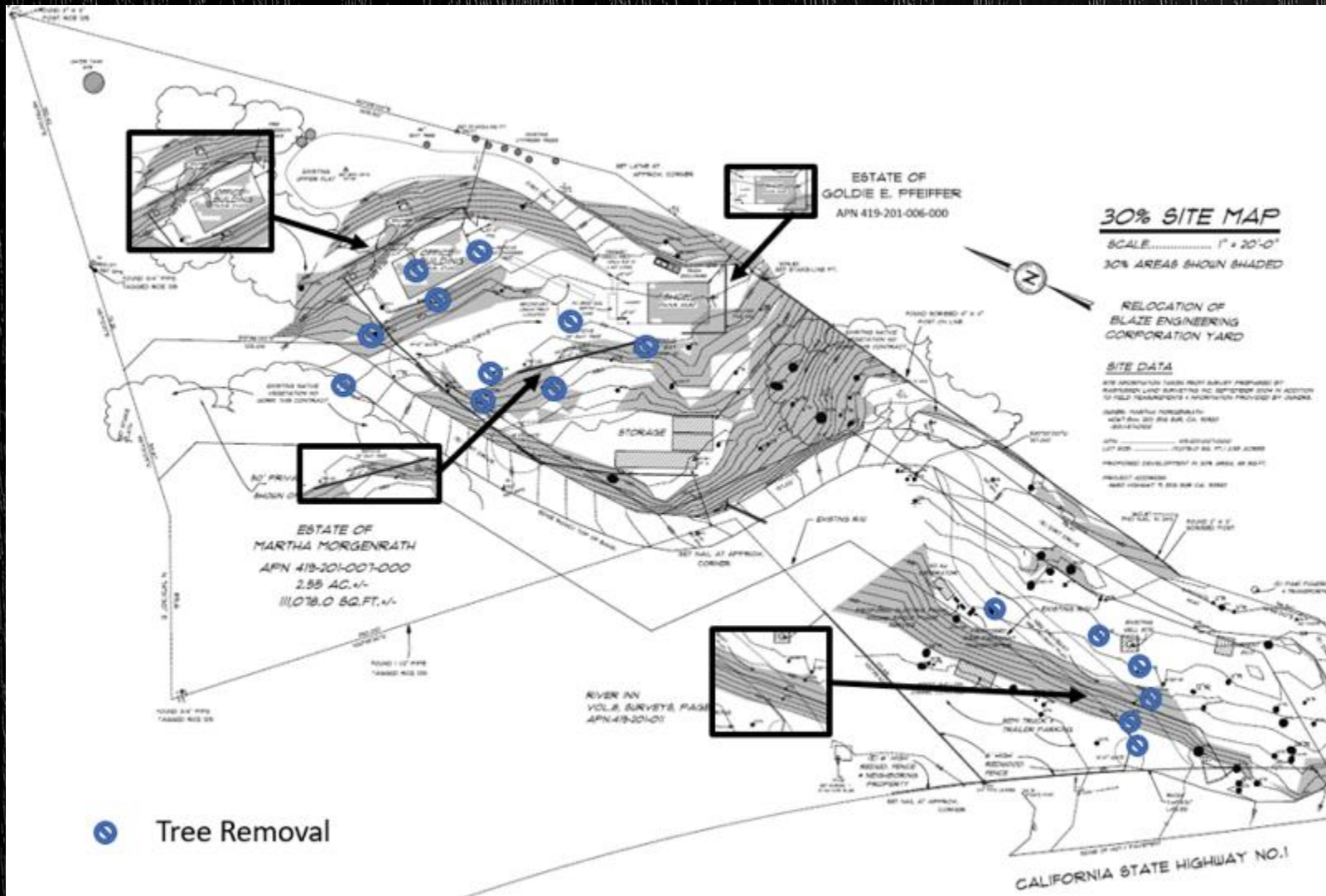




APPELLANTS' CONTENTION – TREE REMOVAL/ESHA

- Removal of 16 Trees
- Includes 8 Landmark Trees
- Inconsistent with LUP and CIP policies and regulations for tree removal
- Inconsistent with LUP and CIP policies and regulations for ESHA
- No condition requiring conservation easement incorporated

TREE REMOVAL/ESHA – RESPONSE



Tree Removal

- 5 - Impacts
- 7 - Impacts & Hazard
- 4 - Hazards

TREE REMOVAL/ESHA – RESPONSE

LUP Forest Policies

- Tree removal shall meet the broad resource protection objectives of the plan
- Restoration of native forest resources and removal of non-native species is encouraged
- Select tree removal may be permitted if consistent with forest resource policies, no impairment of the Critical Viewshed, or degradation of ESHA

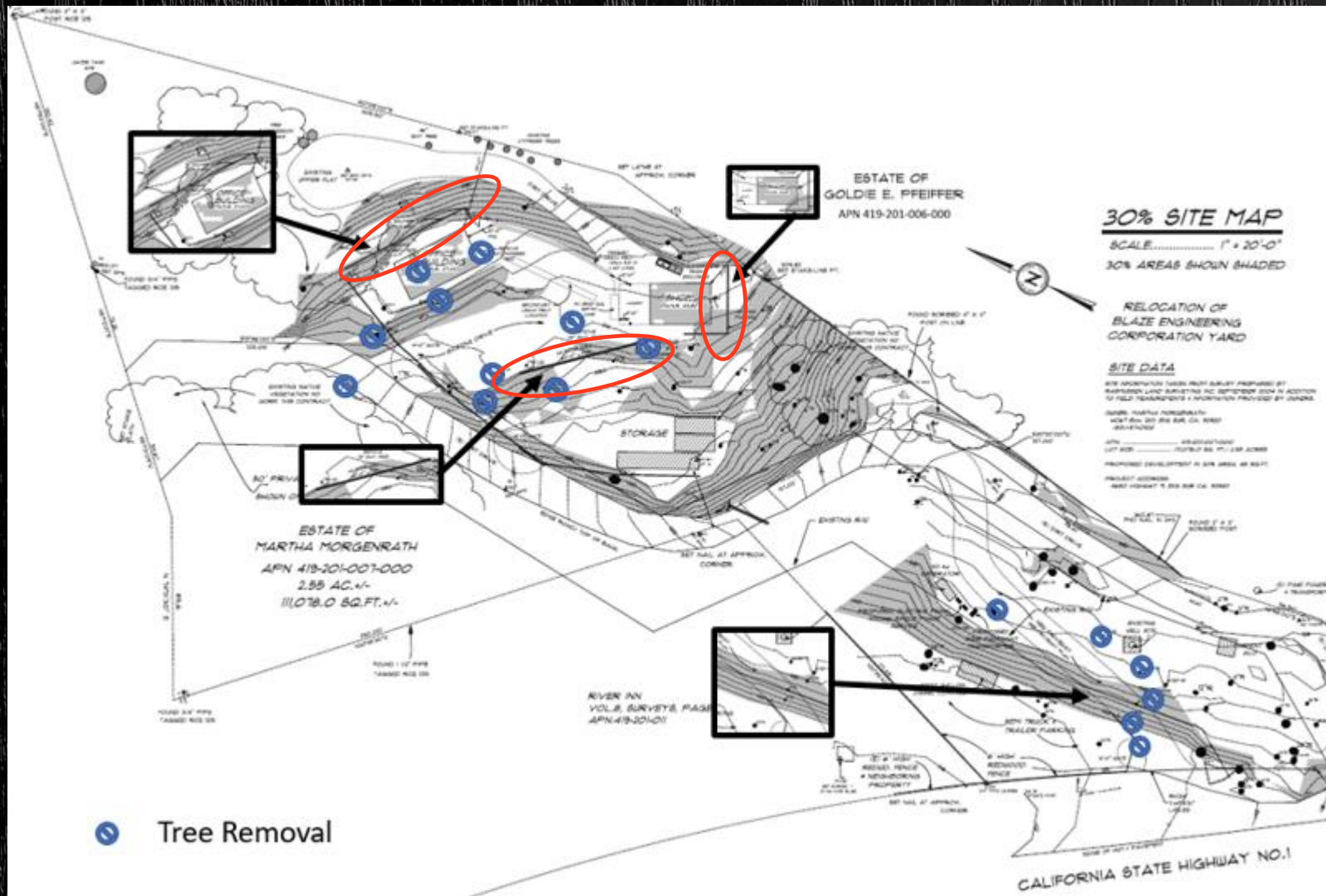
LUP ESHA Policies

- Disruption of habitat caused by development shall not be significant
- Dedication of conservation easement
- Limit indigenous vegetation removal to that needed for structural improvements

APPELLANTS' CONTENTION – DEVELOPMENT ON 30% SLOPE

- Slope development violates LUP and CIP policies and regulations
- Planning Commission resolution did not include finding for development on 30% slope

DEVELOPMENT ON 30% SLOPE – RESPONSE



APPELLANTS' CONTENTION – VISUAL IMPACTS

Critical Viewshed Impacts

- Stockpiling at lower portion of property
- Cement silo
- New driveway & roadway

Private Viewshed Impacts

- Views from Donaldson property
- Forest views from Donaldson property due to tree removal

VISUAL IMPACTS - RESPONSE



VIOLATION OF CEQA

- IS/MND identified potential impacts to biological & tribal cultural resources
- Mitigation measures have been incorporated reducing those impacts to a less than significant level
- CEQA Guidelines Section 15064.f.2 – MND is appropriate

STAFF RECOMMENDATION

- Deny the Appeals Filed by Matt and Carol Donaldson and Paul Smith;
- Adopt the Mitigated Negative Declaration;
- Approved the Combined Development Permit and General Development Plan; and
- Adopt a Mitigation Monitoring and Reporting Program.

PLN160851 MORGENRATH (BLAZE ENGINEERING)

