

EXISTING FENCE IMAGES



SECONDARY GATE



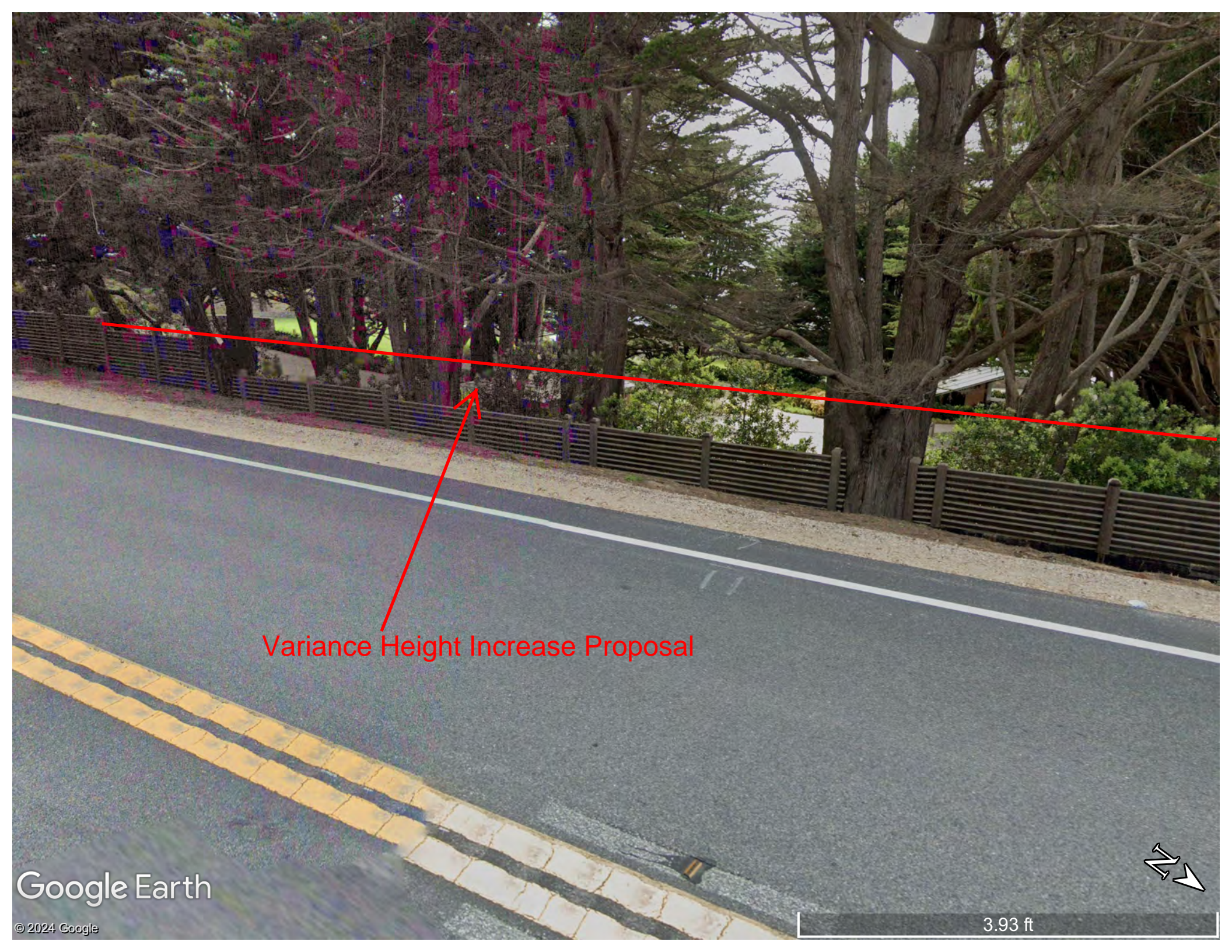
OVERALL FENCE



MAIN ENTRY GATE



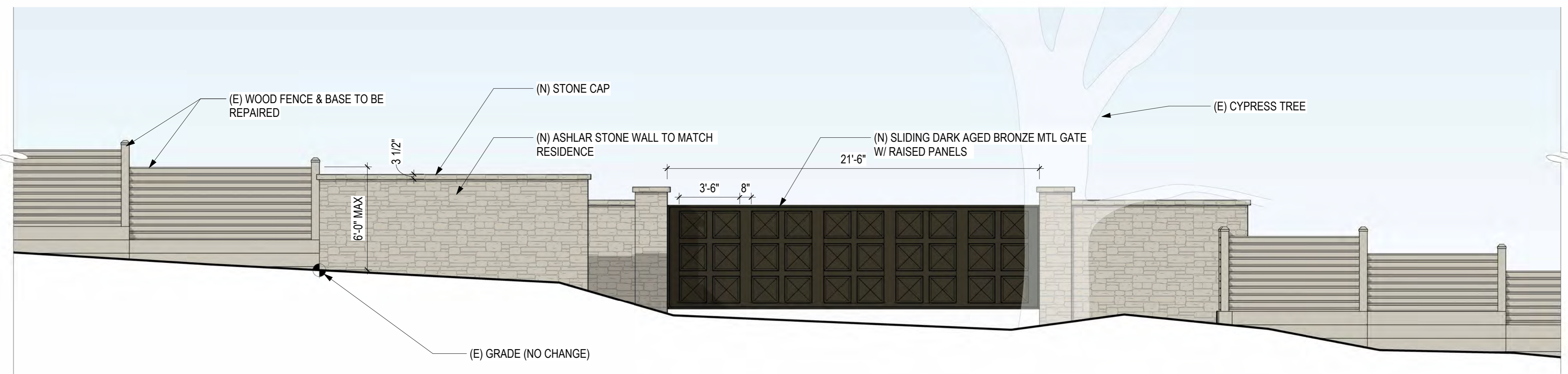
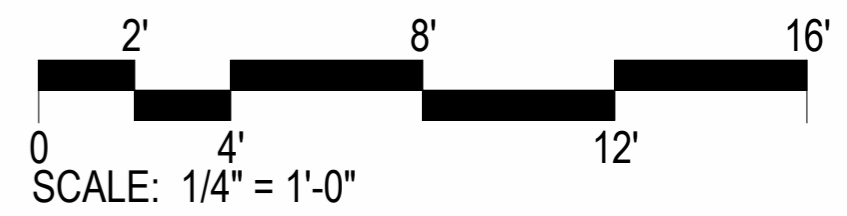
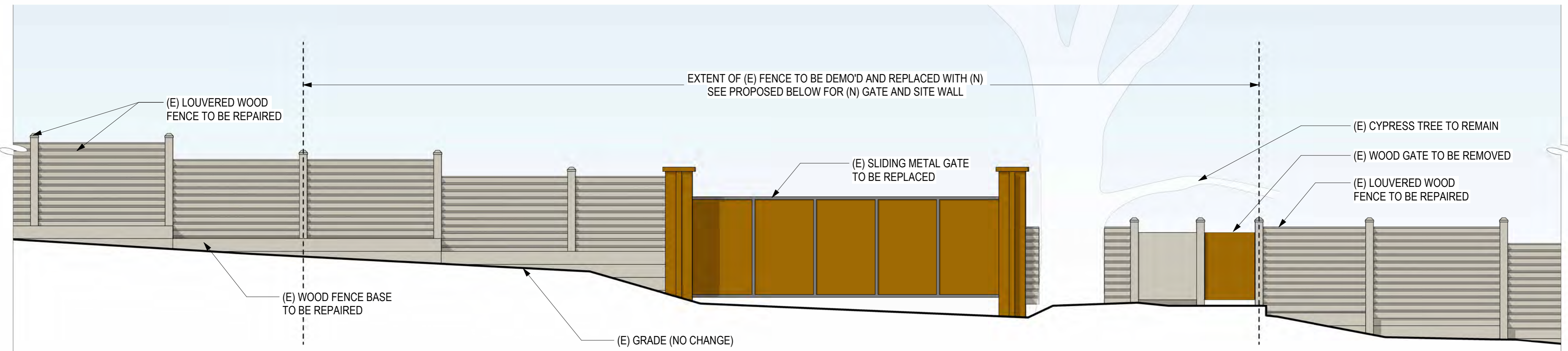
ACCESS DOOR AT MAIN ENTRY GATE



Variance Height Increase Proposal













Legend

Main Entrance

Total Fence Length = 384 Feet



EXISTING FENCE IMAGES



SECONDARY GATE



OVERALL FENCE



MAIN ENTRY GATE



ACCESS DOOR AT MAIN ENTRY GATE



Northbound 1

EXISTING FENCE IMAGES



SECONDARY GATE



OVERALL FENCE



MAIN ENTRY GATE

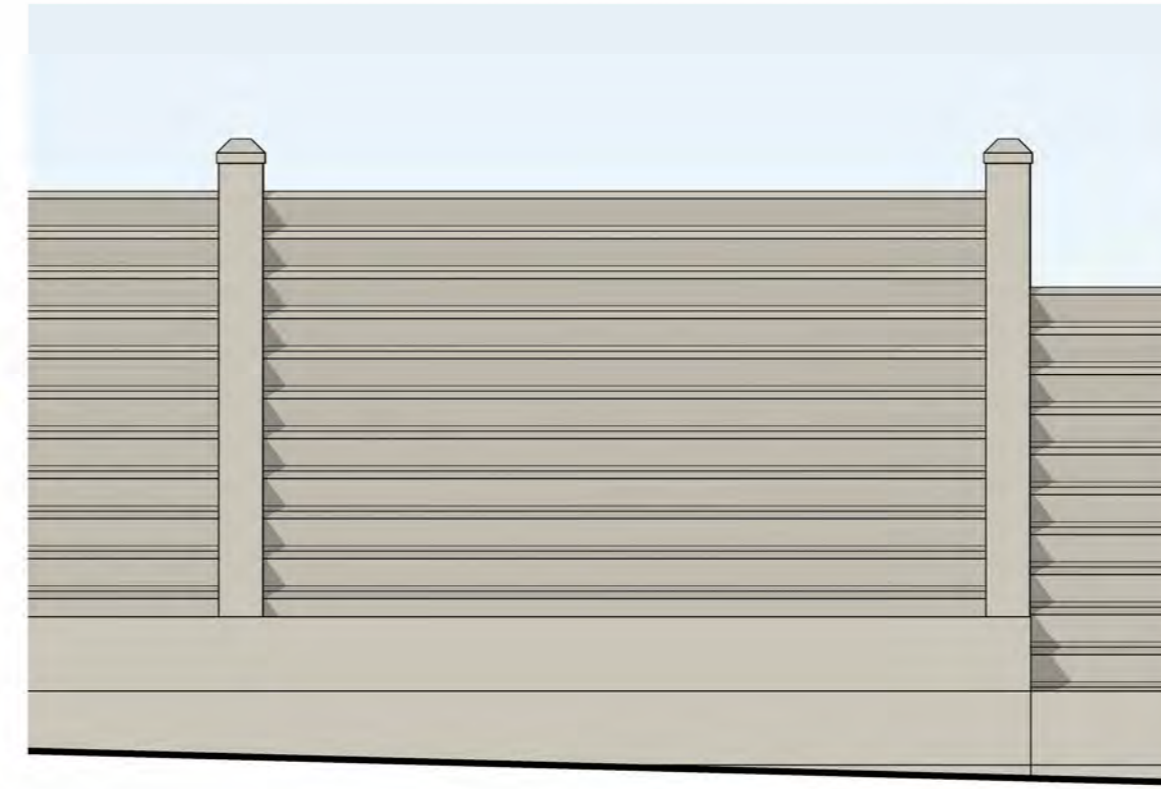


ACCESS DOOR AT MAIN ENTRY GATE

PROPOSED MATERIAL IMAGES



LOCALLY SOURCED, UNCOURSED RANDOM ASHLAR STONE WALLS



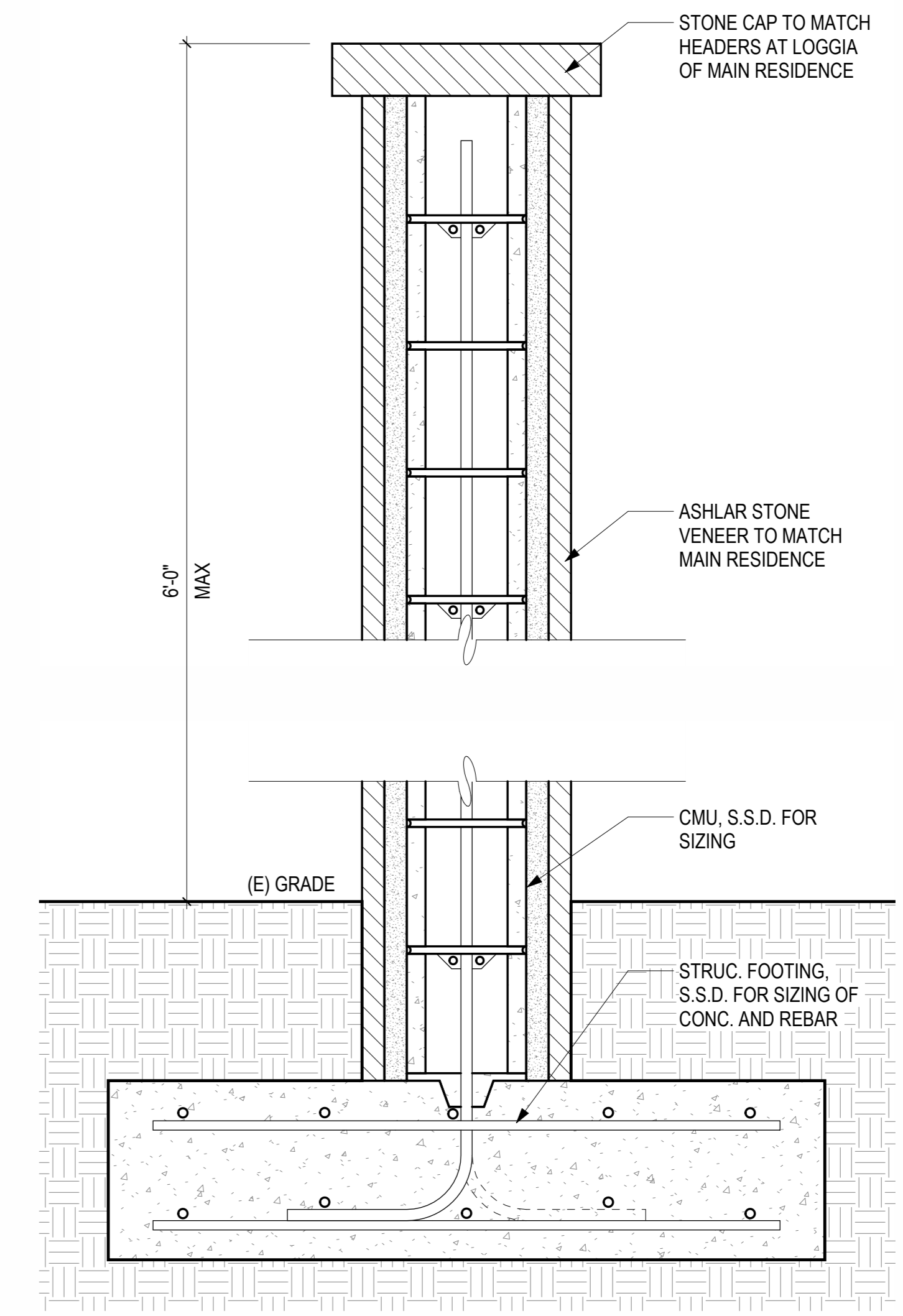
ALL WOOD STAINED AND ACID WASHED TO MATCH (E) FENCE



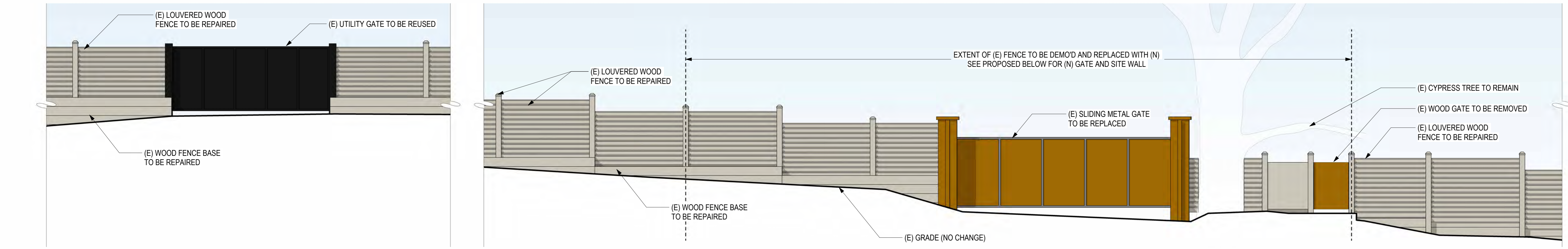
AGED BRONZE METAL TO MATCH DOORS & WINDOWS OF MAIN RESIDENCE



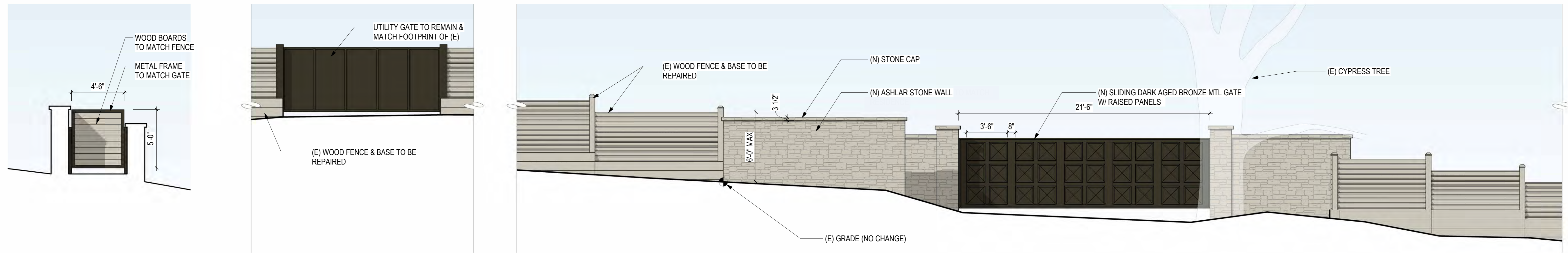
(E) WOOD FENCE



6 FENCE SECTION - PROPOSED
A1.1 1 1/2" = 1'-0"



1 ENTRY GATE & FENCE ELEVATION - EXISTING / DEMO
A1.1 1/4" = 1'-0"



5 SIDE DOOR - PROPOSED
A1.1 1/4" = 1'-0"

2 ENTRY GATE & FENCE ELEVATION - PROPOSED
A1.1 1/4" = 1'-0"



3. Highway 1 Facilities.

a. Public Highway Facilities.

Road capacity, safety and aesthetic improvements shall be allowed, as set forth below, provided they are consistent with Section 20.145.130 of this Chapter.

Signs, guardrails, and restrooms shall be of a design complementary to the rural setting and character of Big Sur, with preference for natural materials, or natural-appearing materials, where feasible. Protective barriers constructed by Caltrans should utilize boulders or walls of rock construction. Public agency permanent highway signs should be framed with unpainted redwood. The design of all structures shall be subject to the approval of the Director of Planning as a condition of project approval, subject to consultation with Caltrans. Caltrans shall consider any recommendations by the Director of Planning concerning signing and structure design. While an application for a public highway improvement is incomplete, Caltrans shall review all highway signs within the area encompassed by the project in order to determine the need for each sign's continued use. The information on each sign, including location, type, and necessity shall be submitted to the Planning Department before the application can be considered complete, as a condition of project approval, the signs determined to be unnecessary signs shall be removed prior to issuance of building or grading permits. (Ref. Policy 3.2.5.C.1)

b. Private Highway Improvements.

Private driveway entrances, gates, roadside fences, mailboxes, and signs shall be of a design complementary to the rural setting and character of Big Sur. Such structures shall be composed of natural materials, including wood and stone. The design of all structures shall be subject to the approval of the Director of Planning as a condition of project approval. (Ref. Policy 3.2.5.C.2)

4. Utilities

Appropriate studies shall be required and conditions of approval applied by the Health Department as needed to assure compliance.

17. Where resubdivision is proposed for non-contiguous parcels, the parcel receiving the increased density shall contain at least one acre per unit of residential density. The non-contiguous donor parcel shall be permanently restricted from residential development through dedication of scenic easements in accordance with Section 20.142.130. (Ref. Policy 5.4.3.H.5)

B. Specific Development Standards

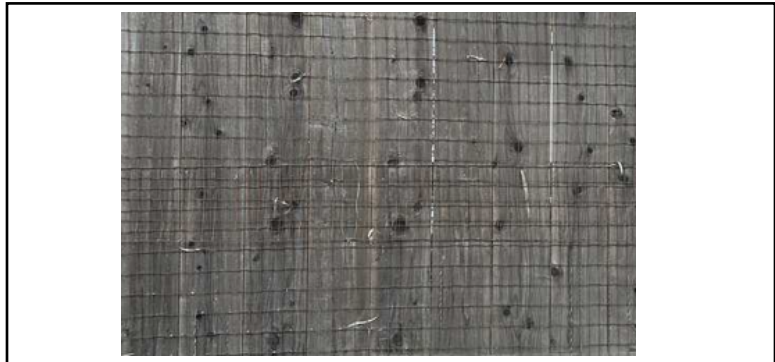
1. New or Expanded Recreation and Visitor-Serving, Facilities
 - a. Intensive recreation uses and facilities, including restaurant and over-night facilities, shall be compatible in scale and nature with the rustic, small-scale, outdoor recreation character of Big Sur. As such, development shall be modified as necessary in order to meet the following standards:
 - 1) Building materials shall be natural, including wood (and stone wherever possible) and shall also utilize earth-stone colors.
 - 2) Tree removal and grading shall be minimized to that which is necessary for accommodation of the main and accessory structures. Where there are alternatives to development which minimize tree removal and/or grading, the development proposal shall be modified as necessary, such as in location, siting, size, design, and bulk, in order to incorporate the alternative.
 - 3) The design, size, scale and bulk of the proposed structure shall be comparable to existing structures in the area and clearly subordinate to the surrounding landforms.
 - 4) Maximum building height may be two stories, subject to site constraints. The two-story height may be required to be decreased or allowed to be increased upon action of the decision-making body, where the height alteration is needed to and/or able to meet the resource protection

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: _____ Colors: _____

Description: _____



Materials: _____ Colors: _____

Description: _____



Materials: _____ Colors: _____

Description: _____

