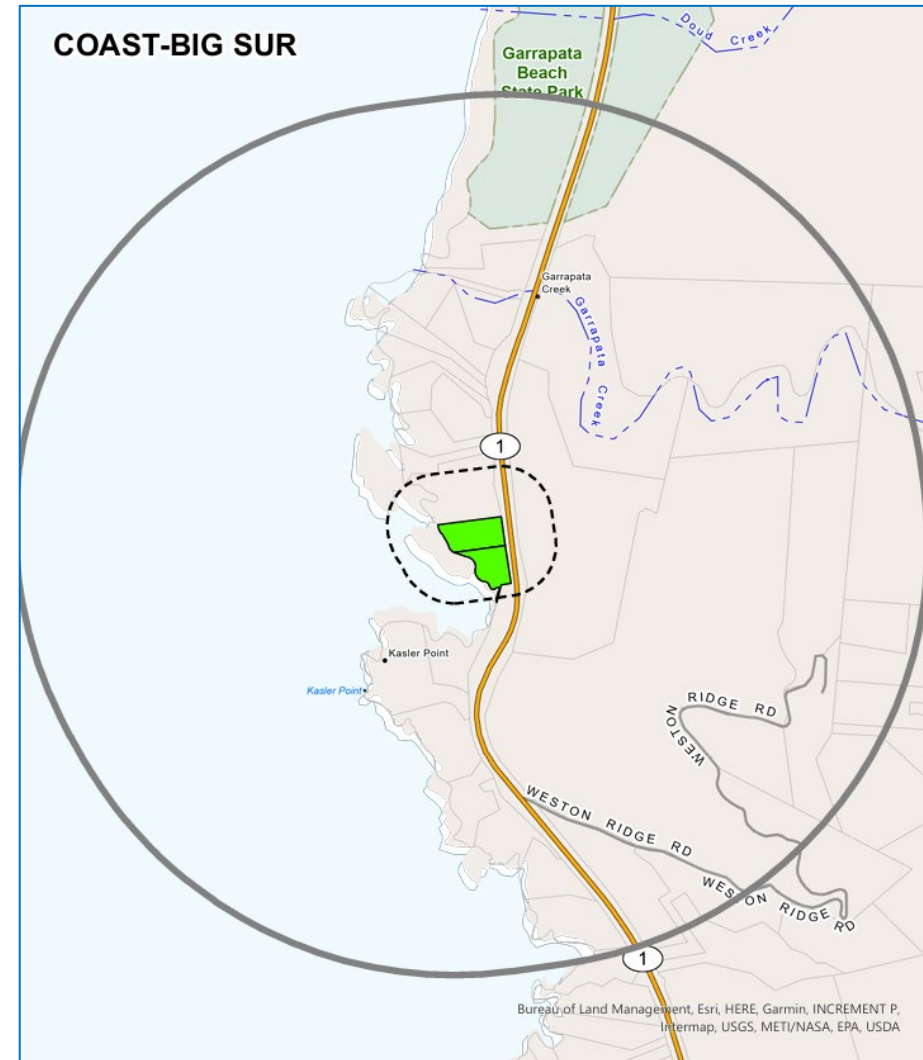


**PLN110257
AMD 1
Berlin**

Project Site

- Project Location: 35986 Highway 1, Big Sur
- APN: 243-231-027-000
- Located within the Big Sur Coast Land Use Plan
- Zoning: RDR/40-D (14')(CZ)



Process

- **December 14, 2011:** Planning Commission approved Resolution No. 11-048 (PLN 110257)
- **August 18, 2025:** Application to modify section of existing fence.
- **November 20, 2025:** Public comment and request for public hearing.
- **December 3, 2025:** Administrative Permit hearing for the Minor and Trivial Amendment. Chief of Planning took no action.
- **March 26, 2026:** Zoning Administrator hearing for Minor and Trivial Amendment. Zoning Administrator intent to deny.
- **April 3, 2026:** Zoning Administrator denied due to procedural inconsistencies.
- **April 15, 2026:** Applicant filed a notice of appeal.
- **April 28, 2026:** Applicant submitted revised plans.



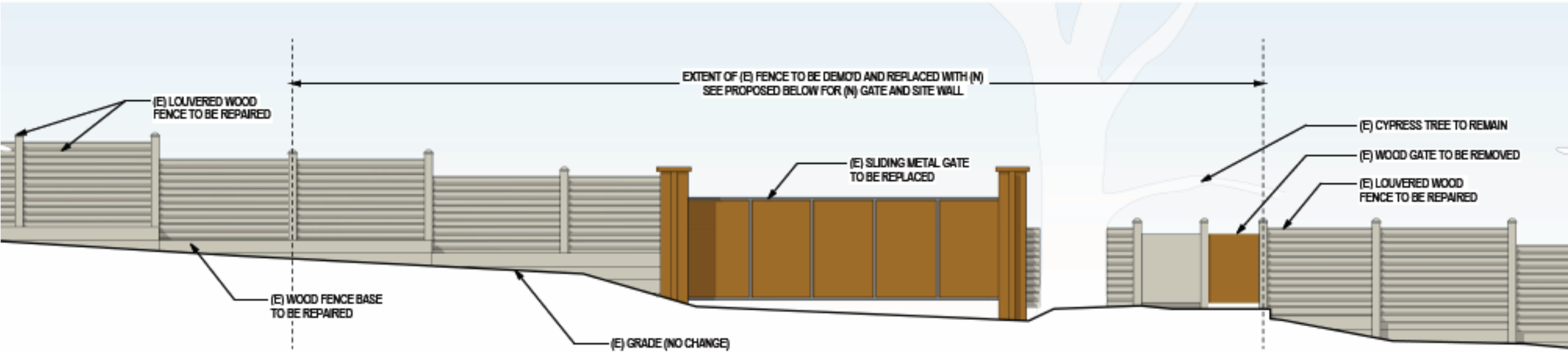
Project Description

Combined Development Permit to allow:

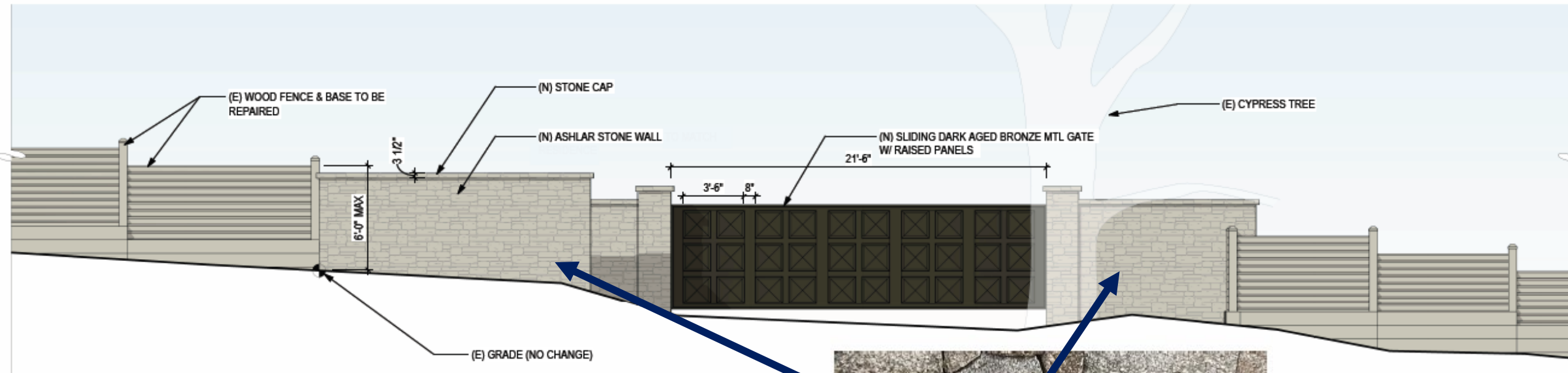
- Replacement of 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate;
- Development within the Big Sur Critical Viewshed; and
- Development within 750 feet of an archaeological resource.



Existing Colors & Materials



Proposed Colors & Materials



LOCALLY SOURCED, UNCOURSED RANDOM ASHLAR STONE WALLS

Critical Viewshed Replacement Policies in Big Sur

- Replacement structures in the Critical Viewshed shall be permitted:
 - In the original location;
 - Or other less visible portion of the site (subject to property owner acceptance);
 - If it does not increase the visibility of structure.



Appeal

Contentions (summarized):	Staff Response:
Fence is not a structure (Title 20 section 20.06.1200)	Fence under six feet is not a structure; however, PC review required as structure is in Critical Viewshed.
ZA was Appropriate Authority (Title 20 section 20.44.040.E)	PC is Appropriate Authority for structures in the Critical Viewshed.
Project is exempt from Critical Viewshed (BSC LUP Policy 3.2.4, 3.2.5.C.2 & 3.2.5.C.F)	Project is in the Critical Viewshed.



CEQA

- Find the project Categorically Exempt as a Class 2 exemption pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply.



Recommendation

Public Hearing to consider approval of:

- Grant the appeal of Andrew T. Berlin, Trustee of the Andrew T. Berlin Revocable Trust from the April 9, 2026, decision of the Zoning Administrator to deny a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257);
- Approve a Combined Development Permit consisting of:
 - A Design Approval to allow replacement of 53.5 linear feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate;
 - A Coastal Development Permit to allow development within the Big Sur Critical Viewshed; and
 - A Coastal Development Permit for development within 750 feet of an archaeological resource.





Thank you!



County of Monterey
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