



Monterey County Planning Commission

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

Agenda Item No. 1

Legistar File Number: PC 19-020

March 27, 2019

Introduced: 3/20/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN190006 - MARSHALL

Public hearing to consider construction of a new raised foundation under an existing legal non-conforming historic cabin within 100 feet of environmentally sensitive habitat and on slopes greater than 30 percent.

Proposed Location: 36963 Palo Colorado Road, Big Sur

Proposed CEQA Action: This continuance is not a commitment to a project and therefore is not subject to a CEQA determination.

PROJECT INFORMATION:

Owner: David and Linda Marshall

APN: 418-031-012-000

Agent: Rob Carver

Zoning: RDR/40-D (CZ)

Plan Area: Big Sur Coast

Flagged and Staked: N/A

RECOMMENDATION:

It is recommended the Planning Commission continue the public hearing on the Marshall Cabin application to a date uncertain.

SUMMARY:

An application for an emergency permit was submitted by the applicant because the existing redwood log foundation of a historic cabin, straddling Palo Colorado creek, is failing. Staff coordinated with Coastal Commission staff on the emergency permit and it was determined that the proposed foundation repairs are not the minimum required to stabilize the structure and address the immediate emergency situation. The applicant has elected to pursue the permanent foundation repair through a Coastal Development Permit, instead of installing temporary shoring to address the emergency.

Given that the applicant is seeking a Coastal Development Permit for the permanent foundation improvements rather than the temporary measures to stabilize the situation, staff needs additional time to fully vet the permit. The project is located on top of a stream bed, within environmentally sensitive habitat, and includes an historic resource.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed or will review the project prior to hearing:

Environmental Health Bureau

RMA-Public Works

RMA-Environmental Services
CalFire Fire Protection Area

FINANCING:

Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

Prepared by: Yasmeen Hussain, Associate Planner

Reviewed by: Craig Spencer, RMA Planning Services Manager 

Approved by: John M. Dugan, RMA Deputy Director of Land Use and Community Development

cc: Front Counter Copy; Planning Commission; Craig Spencer, Acting RMA Services Manager; Yasmeen Hussain, Project Planner; David Marshall and Family, Property Owners; Rob Carver, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN190006