

## Exhibit B

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**THE LAW OFFICE OF AENGUS L. JEFFERS**

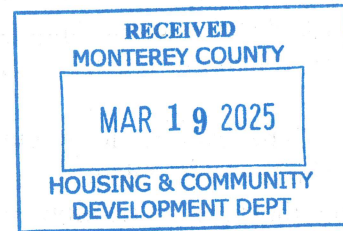
A Professional Corporation  
215 West Franklin Street, Fifth Floor  
Monterey, California 93940

Phone: (831) 649-6100  
Fax: (831) 325-0150  
Email: Laura@aengusljeffers.com

March 13, 2025

**VIA ELECTRONIC AND US MAIL DELIVERY**

Melanie Beretti, HCD Chief of Planning Services  
Monterey County RMA-Planning  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901



**Re: PLN160047-AMD1-EXT1: Application for Extension of a Combined Development Permit for Post Ranch Inn, 47900 and 47998 Highway 1, Big Sur (APNs 419-311-038-000 and 419-311-042-000)**

Dear Ms. Beretti:

At the request of our client, Post Ranch Inn LLC ("Applicant"), I am submitting this letter as the formal written request for an extension of Combined Development Permit PLN160047-AMD1 ("Application") approved for 47900 and 47998 Highway, Big Sur, CA, Big Sur Coast Land Use Plan Planning Area. The Application applies to the entirety of Post Ranch Inn ("Property"). A signed and executed Development Project Application is included.

The Tier 4 Permit Extension fee, in the amount of \$6,384.00, will be paid once an invoice is received.

The Combined Development Permit PLN160047-AMD1 was approved by the Monterey County Chief of Planning on May 4, 2022 in Resolution No. 22-025 ("Permit"). The primary purpose of the Permit was to avoid a threatened Coastal Commission by quickly addressing Coastal Staff concerns about adequate public access through the Property. The Permit was granted for three years to expire on May 4, 2025. Pursuant to Monterey County Code §20.82.110, "The Director of Planning and Building Inspection may extend a Combined Development Permit upon receipt of a written request from the permittee, provided such request is made at least 30 days prior to expiration of the Combined Development Permit. The written request shall be filed with the Appropriate Authority and set forth the reasons supporting the request."

The Applicant has complied with the following conditions of approval:

PLN160047

- Condition 2 (Permit Approval Notice)
- Condition 4 (Indemnification Agreement)
- Condition 5 (Fish & Game Neg Dec/EIR)
- Condition 6 (Condition of Approval / Mitigation Monitoring Plan)

PLN160047-AMD1

- Condition 2 (Permit Approval Notice)
- Condition 3 (Indemnification Agreement)

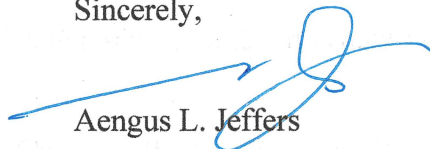
The primary development purpose of the Permit is to construct 12 additional employee units. As much as the Applicant needs to construct these additional employee units as soon as possible, the Applicant has struggled with the cost to construct these units in Big Sur. The last 'affordable' builder the Applicant worked with ultimately estimated \$800/sqft construction despite the efficiencies of pre-fabricating most of the structural elements offsite.

The Applicant is currently consulting with a new company, Shibusa Systems in coordination with Diane Coward's ReVision West (collectively, "Shibusa/ReVision West"), that claims their pre-fabrication approach can get this cost down to \$500/sqft. Based upon Shibusa's success with their Cass Street demonstration project in Monterey (\$341/sqft construction in Monterey), the Applicant and I are looking forward to working with Shibusa/ReVision West to ground truth their cost of construction and quality of construction estimates in Big Sur. Better yet, quite a number of other Big Sur businesses are looking at these 12 new employee units as a pilot project before deciding to work with Shibusa/ReVision West for their employee housing needs.

The purpose of this extension request is to give the Applicant additional time to work with Shibusa/ReVision West to final their plans. Therefore, we are requesting a three-year extension of the Permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Aengus L. Jeffers

ALJ:lm1

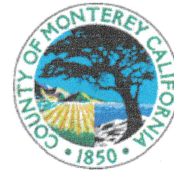
Enclosure

cc: Hya Honorato, Associate Planner

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

Planning - Building - Housing  
1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527  
(831) 755-5025



### Development Project Application

This application is for:

- |  |   |
|--|---|
| <input type="checkbox"/> Combined Development Permit                     | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision]         |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Tentative Map [Standard Subdivision]             |
| <input type="checkbox"/> Administrative Permit [Coastal/Non-Coastal]     | <input type="checkbox"/> Vesting Tentative Map                            |
| <input type="checkbox"/> Use Permit                                      | <input type="checkbox"/> Preliminary Map                                  |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Preliminary Project Review Map                   |
| <input type="checkbox"/> Design Approval                                 | <input type="checkbox"/> Lot Line Adjustment                              |
| <input type="checkbox"/> General Development Plan                        | <input type="checkbox"/> Revised Final Map                                |
| <input type="checkbox"/> Coastal Development Permit                      | <input type="checkbox"/> Revised Parcel Map                               |
| <input type="checkbox"/> Modification of Conditions                      | <input type="checkbox"/> Amended Final Map                                |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map                               |
| <input type="checkbox"/> General Plan Amendment                          | <input type="checkbox"/> Subdivision Extension Request                    |
| <input type="checkbox"/> Minor Amendment [Coastal/Non-Coastal]           | <input checked="" type="checkbox"/> Other <small>PERMIT EXTENSION</small> |

- Owner[s] Name: POST RANCH IN LLC  
Address: 215 WEST FRANKLIN STREET 5TH FLOOR City: MONTEREY State: CA  
Telephone: 831-649-6100 Zip Code: 93940
- Applicant's Name: THE LAW OFFICE OF AENGUS L. JEFFERS  
Address: 215 WEST FRANKLIN STREET 5TH FLOOR City: MONTEREY State: CA  
Telephone: 831-649-6100 Zip Code: 93940
- Applicant's interest in property [Owner, Buyer, Representative, etc.] REPRESENTATIVE
- Property address and nearest cross street: 47900 AND 47998 HIGHWAY ONE, BIG SUR 93920  
NORTH OF COASTLANDS ROAD
- Assessor's Parcel Number[s]: 419-311-038-000 AND 419-311-042-000
- Current Zoning: WSC/40-D (CZ); AND WSC/40-D-HR (CZ), VSC-D-HR (CZ)
- Property area [acres or square feet]: 90.35 ACRES AND 11.56 ACRES (101.91 ACRES)
- Describe the proposed project:  
THREE-YEAR EXTENSION OF COMBINED DEVELOPMENT PERMIT PLN160047-AMD1

9. Rezoning Or Amendment Only		The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.	
10. General Plan Amendment Or Coastal Plan Amendment Only: Describe the proposed amendment: _____ _____			
11. Subdivision Information Only		Number of Lots: _____	
Purpose of Subdivision: Sale <input type="checkbox"/>		Lease: <input type="checkbox"/>	Financing: <input type="checkbox"/> Other: <input type="checkbox"/>
12. Lot Line Adjustment Information Only		What is the purpose of the adjustment: _____	
Will The Adjustment Relocate The Building Area?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Adjusted Parcel Size[s]: _____			
Owner's Signature _____		Owner's Signature _____	
Owner's Name [Please Print] _____		Owner's Name [Please Print] _____	
Assessor's Parcel Number _____		Assessor's Parcel Number _____	
13. Variances Only: Describe the proposed variance: _____ _____ _____			



## 14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence ☐ Other [how many total units] \_\_\_\_\_

No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

B. Commercial or Industrial Development: No. of employees [include all shifts] 180

No. of covered parking spaces 6 No. of uncovered parking spaces 182

No. of Loading Spaces 3 Lot Coverage 0.77 %

15. Will grading or filling be required: Yes ☒ No ☐ Cubic Yards 3,050 CY CUT AND FILL16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes ☐ No ☒17. Will any trees be removed: Yes ☒ No ☐ If yes, indicate the number, specie[s] and diameter: SIX BAY LAURELS 12"-25" DBH AND ONE 6" REDWOOD; RELOCATE ONE 16" BIG LEAF MAPLE

Other vegetation to be removed: SEE SUPPLEMENTAL BIOLOGICAL ASSESSMENT REPORT LIB160407

18. How will water be supplied: Individual Wells \_\_\_\_\_ Mutual System ☒

Name of Public or Private Water System: POST RANCH INN

19. How will sewage or other waste be disposed: ONSITE WASTEWATER DISPOSAL SYSTEMS

Name of Public or Private Sewer System: \_\_\_\_\_

20. Is this land currently in row crop production: Yes ☐ No ☒21. Is this land used for grazing: Yes ☐ No ☒22. Is this land under an Agricultural Preservation Contract: Yes ☐ No ☒ If yes, indicate the Contract No. \_\_\_\_\_23. Is this proposed project located on a hazardous waste facility: Yes ☐ No ☒ [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: 3/13/2025 at MONTEREY COUNTY, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Mike Freed

POST RANCH INN LLC / ONESIMO PARCEL C LLC

AENGUS L. JEFFERS

Owner's Name [Please Print or Type]

Agent's Name [Please Print or Type]

DocuSigned by:

Mike Freed

Owner's Signature

DocuSigned by:

Aengus Jeffers

Agent's Signature

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

## For Department Use Only

Plan Designation: \_\_\_\_\_ Area Plan: \_\_\_\_\_

Legal Lot: \_\_\_\_\_ Zoning Violation Case No.: \_\_\_\_\_

Property Owner Verified: Yes ☐ No ☐ Height: \_\_\_\_\_ Lot Coverage \_\_\_\_\_

Setbacks: F \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ Special \_\_\_\_\_ OPL \_\_\_\_\_

FAR \_\_\_\_\_ Fire Haz. \_\_\_\_\_ SRA \_\_\_\_\_ Flood \_\_\_\_\_

Advisory Committee: \_\_\_\_\_

Geo. Hazard Zones: \_\_\_\_\_ Arch. Sensitivity Zone: \_\_\_\_\_ ESH: \_\_\_\_\_

Misc.: \_\_\_\_\_

Application Given Out By: \_\_\_\_\_ Date: \_\_\_\_\_

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_