

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN JANUARY 26, 2024 AND MAY 17, 2024

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since January 26, 2024. Changes are highlighted:

| FILE # | APPLICANT | AREA | PROPOSED USE |
|--------------------------------------|--|--|--|
| PLN240076 (PLANNER: HYA HONORATO) | CALIFORNIA DEPARTMENT OF TRANSPORTATION & ROMAN CATHOLIC BISHOP OF MTY | NO ADDRESS ASSIGNED (PROJECT LOCATED AT PM 47.8, BIG SUR | EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPAIR OF A RETAINING WALL BY REMOVING DEBRIS AND WOOD OBSTRUCTIONS RESTRICTING RIVER FLOW. DEBRIS AND WOOD OBSTRUCTION WILL BE REMOVED & STORED BY THE ROAD FOR OFF-HAUL. THE PROPERTY IS LOCATED AT POST MILE MARKER (PM) 47.8, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-211-018-000 AND 419-291-005-000), ALONG HIGHWAY 1, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 4, 2024. STATUS IS "APPLIED". |
| PLN230308 (PLANNER: MARY ISAREL) | MAEHR TED H AND RAINER RICHARD SCOTT | 38829 & 1122 PALO COLORADO ROAD, CARMEL | COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO (2) LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000) AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO (2) PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 20, 2023. PROJECT RE-SUBMITTED ON JANUARY 18, 2024 AND DEEMED "COMPLETE" ON FEBRUARY 18, 2024. ACCORDING TO ACELA THE PROJECT WAS SET FOR THE PLANNING COMMISSION HEARING ON MARCH 27, 2024. STATUS IS "SET FOR HEARING". |
| PLN230291 (PLANNER: HYA HONORATO) | RATAUL BALBIR TR | 46820 CLEAR RIDGE ROAD, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW A TEST WELL AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ESHA. THE PROPERTY IS LOCATED AT 46820 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 13, 2024; PROJECT DEEMED "COMPLETE" ON APRIL 12, 2024. PROJECT IS SCHEDULED FOR THE ZONING ADMINISTRATOR HEARING ON JUNE 27, 2024; ACELA STATUS HAS NOT BEEN UPDATED. STATUS IS "COMPLETE". |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN230231 (PLANNER: HYA HONORATO) | KIRKPATRICK ERIN ET AL | NO ADDRESS ASSIGNED TO PARCEL | RESTORATION PLAN TO CORRECT A CODE ENFORCEMENT VIOLATION (23CE00225) FOR REMOVAL OF VEGETATION, THREE (3) REDWOOD AND ONE (1) COTTONWOOD TREES. THE PROPERTY IS LOCATED OFF OF COAST ROAD, MONTEREY [NO ADDRESS ASSIGNED TO PARCEL] (ASSESSOR'S PARCEL NUMBER 418-121-021-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 3, 2024; PROJECT DEEMED "COMPLETE" ON FEBRUARY 2, 2024. PROJECT APPROVED BY CHIEF OF PLANNING ON MARCH 20, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON APRIL 10, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE". |
| PLN230207 (PLANNER: BENJAMIN MOULTON) | FERLINGHETTI LORENZO | 39350 COAST ROAD, MONTEREY | COASTAL ADMINISTRATIVE PERMIT FOR A TEST WELL. THE PROPERTY IS LOCATED AT 39350 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-049-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 17, 2023; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2023. PROJECT APPROVED BY CHIEF OF PLANNING ON MARCH 14, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON MAY 2, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE". |
| PLN230170 (PLANNER: HYA HONORATO) | MCFARLAND ALBERT M & TERRI LEE DEAN TRS | NO ADDRESS ASSIGNED TO PARCEL | COASTAL ADMINISTRATIVE PERMIT TO ALLOW A TEST WELL. THE PROPERTY IS LOCATED OFF OF SYCAMORE CANYON ROAD, BIG SUR [NO ADDRESS ASSIGNED TO PARCEL] (ASSESSOR'S PARCEL NUMBER 419-261-016-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 22, 2024; PROJECT DEEMED "COMPLETE" ON FEBRUARY 21, 2024. PROJECT APPROVED BY CHIEF OF PLANNING ON APRIL 17, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON MAY 2, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE". |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN230064 (PLANNER: PHIL ANGELO) | ROBERTS BRYAN & ADRIENNE D TRS | 37600 HIGHWAY 1, MONTEREY | <p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW RENOVATION OF EXISTING TWO-STORY SINGLE FAMILY RESIDENCE, REMOVAL AND REPLACEMENT OF EXISTING 397 SQUARE FOOT GUEST HOUSE WITH A 504 SQUARE FOOT GUEST HOUSE, A NEW 941 SQUARE FOOT DETACHED GARAGE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING A DRIVEWAY, PARKING AREA, TERRACES AND A POOL; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A BLUFF; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT TO MERGE TWO (2) PARCELS RESULTING IN A SINGLE 4.01 ACRE PARCEL; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 37600 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-111-012-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 5, 2023; PROJECT DEEMED "INCOMPLETE" ON MARCH 31, 2023. PROJECT RE-SUBMITTED ON MAY 5, 2023; PROJECT DEEMED "INCOMPLETE" ON JUNE 2, 2023. PROJECT RE-SUBMITTED ON JULY 20, 2023; PROJECT DEEMED "COMPLETE" ON AUGUST 19, 2023. PROJECT SET FOR PLANNING COMMISSION HEARING ON JANUARY 31, 2024. STATUS IS "CONDITION COMPLIANCE"</p> |
| PLN220217 (PLANNER: FIONNA JENSEN) | FOWLER JOHN F & ANNE M TRS | 46402 PEAR VALLEY ROAD, BIG SUR | <p>COASTAL ADMINISTRATIVE PERMIT TO ALLOW LESS THAN 100 CUBIC YARDS OF GRADING ON SLOPES IN EXCESS OF 30 PERCENT AND A DESIGN APPROVAL TO ALLOW CONSTRUCTION OF 355 SQUARE FOOT STORAGE STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING AN AUTO COURT AND RETAINING WALLS. THE PROPERTY IS LOCATED AT 46402 PEAR VALLEY ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-231-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON SEPTEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 20, 2023. PROJECT RE-SUBMITTED ON DECEMBER 13, 2023. ACCORDING ACELA, NO 884 LETTER WAS SENT OUT BUT PROJECT DEEMED "COMPLETE" ON JANUARY 12, 2024. PROJECT IS SCHEUDLED FOR AN ADMINISTRATIVE HEARING (CHIEF OF PLANNING) ON JUNE 5, 2024; ACELA STATUS HAS NOT BEEN UPDATED. STATUS IS "COMPLETE".</p> |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN220280 (PLANNER: ZOE ZEPP) | RATAUL BALBIR TR | 46977 & 46820 CLEAR RIDGE ROAD, BIG SUR | <p>COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF AN EXISTING EXTERIOR STAIRCASE, CONSTRUCTION OF AN EXTERIOR CANTILEVERED STAIRCASE ATTACHED TO AN EXISTING RETAINING WALL, CONSTRUCTION OF A 100 SQUARE FOOT NON-HABITABLE ACCESSORY STRUCTURE AND INSTALLATION OF TWO (2) 5,000 GALLON ABOVE GROUND WATER TANKS. THE PROPERTY IS LOCATED AT 46977 & 46820 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-008-000 AND 419-271-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 23, 2024. PROJECT WAS RE-SUBMITTED ON MARCH 12, 2024; PROJECT DEEMED "COMPLETE" ON APRIL 9, 2024. PROJECT APPROVED BY CHIEF OF PLANNING ON MAY 15, 2024. FINAL LOCAL ACTION NOTICE WILL BE SENT TO COASTAL COMMISSION AFTER JUNE 3, 2024 & THERE WILL BE A 10 "WORKING DAY" APPEAL PERIOD. STATUS IS "PENDING APPROVED".</p> |
| PLN220106 (PLANNER: FIONNA JENSEN) | BIG SUR CG OWNER LLC | 47000 HIGHWAY 1, BIG SUR | <p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW CAMPGROUND IMPROVEMENTS INCLUDING A REPLACEMENT SEPTIC SYSTEM AND RELOCATION OF CAMP SITES, DEMOLITION OF APPROXIMATELY 12,840 SQUARE FEET OF EXISTING CAMPGROUND COMMON SPACES AND CONSTRUCTION OF A 200 SQUARE FOOT GATEHOUSE, 800 SQUARE FOOT CAMPGROUND RETAIL STORE, 3,000 SQUARE FOOT GENERAL STORE, 2,500 SQUARE FOOT EDUCATION AND HISTORY CENTER, 3,00 SQUARE FOOT LODGE, AND 705 SQUARE FOOT GUEST SERVICES BUILDING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 47000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 14, 2022; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 9, 2022. PROJECT RE-SUBMITTED ON FEBRUARY 6, 2023; PROJECT DEEMED "COMPLETE" ON APRIL 11, 2023. ENVIRONMENTAL DOCUMENT WAS ROUTED ON NOVEMBER 14, 2023; REVIEW PERIOD ENDS ON DECEMBER 14, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON JANUARY 31, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED".</p> |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN210292 (PLANNER: MARY ISRAEL) | CUDE JESSE L & SANDRA TRS | 37761 PALO COLORADO ROAD, CARMEL | COMBINED DEVELOPMENT PERMIT TO CLEAR A CODE ENFORCEMENT VIOLATION (14CE00095) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,175 SQUARE FOOT SINGLE-FAMILY DWELLING, A BRIDGE, 5,000 GALLON WATER TANK AND TWO (2) NON-HABITABLE ACCESSORY STRUCTURES; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (INTERMITTENT STREAM) AREA. THE PROPERTY IS LOCATED AT 37761 PALO COLORADO, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-081-033-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 9, 2022; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 7, 2022. PROJECT RE-SUBMITTED ON OCTOBER 31, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 29, 2023. PROJECT RE-SUBMITTED A SECOND TIME ON JANUARY 9, 2024; PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 8, 2024. PROJECT RE-SUBMITTED A THIRD TIME ON FEBRUARY 26, 2024; PROJECT DEEMED "INCOMPLETE" ON MARCH 26, 2024. PROJECT RE-SUBMITTED A FOURTH TIME ON MAY 6, 2024; 30-DAY REVIEW PERIOD ENDS ON JUNE 5, 2024. STATUS IS "RE-SUBMITTED". |
| PLN200097 (PLANNER: FIONNA JENSEN) | WIND & SEA PROPERTY LLC | 54722 HIGHWAY 1, BIG SUR | AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO PARTIALLY CLEAR CODE ENFORCEMENT VIOLATION (16CE00201) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE PARTIAL CONVERSION OF A DETACHED GARAGE INTO A GUESTHOUSE; 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF OUTDOOR SAUNA, HOTS, TUBS AN OUTDOOR PATIO AND DECKS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA. THE PROPERTY IS LOCATED AT 54722 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-010-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 14, 2023 [AFTER RE-ASSIGNED PLANNER HANDED OUT NEW CHECKLIST], PROJECT DEEMED "INCOMPLETE" ON JANUARY 18, 2024. STATUS IS "INCOMPLETE". PROJECT RE-SUBMITTED ON FEBRUARY 13, 2024; PROJECT DEEMED "COMPLETE" ON MARCH 13, 2024. PROJECT IS SCHEUDLED FOR THE ZONING ADMINISTRATOR HEARING ON JUNE 13, 2024; ACCELA STATUS HAS NOT BEEN UPDATED. STATUS IS "COMPLETE". |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN180347-AMD1 (PLANNER: MARLENE GARCIA | SLAWSON ROBERT TODD TR | 30770 AURORA DEL MAR CARMEL | <p>MINOR AND TRIVIAL AMENDMENT TO PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (PLN180347, PLANNING COMMISSION RESOLUTION 19-030) THAT ALLOWED THE DEMOLITION OF AN EXISTING 3,198 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND REBUILD A 5,704 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, DEVELOPMENT ON SLOPES GREATER THAN 30%, DEVELOPMENT WITHIN 750' OF KNOWN ARCHAEOLOGICAL RESOURCES, DEVELOPMENT WITHIN A 50' OF COASTAL BLUFF AND RELATED SITE IMPROVEMENTS. THE AMENDMENT CONSISTS OF A REMODEL INSTEAD OF A DEMOLITION OF THE SINGLE FAMILY DWELLING INCLUSIVE OF A 1,288 SQUARE FOOT ADDITION TO THE SINGLE FAMILY DWELLING, A 526 SQUARE FOOT DETACHED GARAGE, CONSTRUCTION OF PREVIOUSLY APPROVED GYM/POOL ADDITIONS TO THE EXISTING GARAGE AND SITE IMPROVEMENTS THAT INCLUDE REPLACING DRIVEWAY WITH PAVERS. THE PROPERTY IS LOCATED AT 30770 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 2, 2023; 30-DAY REVIEW PERIOD ENDED ON SEPTEMBER 1, 2023. PLANNER NEVER SENT 884 LETTER OR UPDATE STATUS IN ACCELA. PROJECT DEEMED "COMPLETE" BY OPERATION-OF-LAW ON SEPTEMBER 1, 2023. 884 LETTER SENT ON DECEMBER 6, 2023. STATUS IS "COMPLETE". PROJECT APPROVED BY CHIEF OF PLANNING ON APRIL 3, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON APRIL 25, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</p> |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN160856 (PLANNER: MARY ISRAEL) | MAEHR TED H AND RAINER RICHARD SCOTT | 38829 & 1122 PALO COLORADO ROAD, CARMEL | <p>AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE080464) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 1,466 SQUARE FOOT SINGLE FAMILY DWELLING, A DETACHED 270 SQUARE FOOT STUDY ROOM, A 450 SQUARE FOOT TWO-STORY BARN, A 75 SQUARE FOOT SHED, A 90 SQUARE FOOT SHED, A 250 SQUARE FOOT CARPORT/WORKSHOP, 12 WATER STORAGE TANKS (10,000 GALLONS; 5 AT 4,900 GALLONS; 3,000 GALLONS; 2,500 GALLONS; 1,000 GALLONS; AND 3 AT 500 GALLONS), A WATER CATCHMENT SYSTEM, ON-SITE WASTEWATER SYSTEM, APPROXIMATELY 600 LINEAR FEET OF UNPAVED DRIVEWAY, AND ASSOCIATED GRADING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 3 MADRONE TREES; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000), AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDED ON APRIL 21, 2017. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON FEBRUARY 11, 2019. ENVIRONMENTAL DOCUMENT WAS ROUTED ON MARCH 27, 2023; REVIEW PERIOD ENDED APRIL 26, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON MARCH 27, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED".</p> |
| PLN030379-AMD1 (PLANNER: FIONNA JENSEN) | SEAL HOUSE LLC | 56700 HIGHWAY 1, BIG SUR | <p>MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN030379) THAT ALLOWED THE SUBDIVISION OF A 49 ACRE PROPERTY INTO TWO (2) PARCELS CONTAINING 40 ACRES AND 9 ACRES, CONSTRUCTION OF A 2,729 SQUARE FOOT SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS INCLUDE A 300 SQUARE FOOT GARAGE, PERIMETER FENCE, SEPTIC SYSTEM, AND REMOVAL OF TWO (2) PROTECTED TREES; AND DEVELOPMENT WITHIN THE CRITICAL VIEWSHED, WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE AND ON SLOPES IN EXCESS OF 30 PERCENT. THIS AMENDMENT WOULD CLEAR CODE ENFORCEMENT VIOLATION (22CE00104) TO ALLOW CONSTRUCTION OF A REPLACEMENT 5 FOOT TALL OPEN-STYLE FENCE AND ENTRANCE GATE WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 56700 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-034-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 19, 2023; PROJECT DEEMED "COMPLETE" ON NOVEMBER 17, 2023. PROJECT APPROVED BY THE CHIEF OF PLANNING ON FEBRUARY 7, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON FEBRUARY 28, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</p> |

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since January 26, 2024:

| FILE # | APPLICANT | AREA | PROPOSED USE |
|--------------------------------------|--|--|---|
| PLN230208 (PLANNER: HYA HONORATO) | IZONIL LLC | 31549 HIGHWAY 1, CARMEL | COMBINED DEVELOPMENT PERMIT CONSISTING OF AN: 1) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR CONVERSION OF AN EXISTING 413 SQUARE FOOT GUEST HOUSE AND 451 SQUARE FOOT STORAGE ROOM OVER AN EXISTING DETACHED GARAGE TO AN 864 SQUARE FOOT ACCESSORY DWELLING UNIT; AND 2) A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-027-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 4, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 1, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS] |
| PLN230090 (PLANNER: CHRISTINA VU) | SALYER SAUNDRA | 38887 PALO COLORADO ROAD, CARMEL | COASTAL ADMINISTRATIVE PERMIT FOR ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 10,000 SQUARE FEET OF CULTIVATION, 400 SQUARE FEET OF STORAGE AND 200 SQUARE FOOT NURSERY. THE PROPERTY IS LOCATED AT 38887 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-151-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 12, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 3, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS] |
| PLN220090 (PLANNER: PHIL ANGELO) | CALIFORNIA DEPARTMENT OF TRANSPORTATION (GARRAPATA CREEK BRIDGE) | LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA BRIDGE, HIGHWAY 1, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW REPLACEMENT OF BRIDGE RAILS ON THE GARRAPATA CREEK BRIDGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON A HISTORICAL SITE. THE PROJECT IS LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA CREEK BRIDGE, HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 000-000-000-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 4, 2022; 30-DAY REVIEW PERIOD ENDED DECEMBER 2, 2022. PROJECT DENIED BY PLANNING COMMISSION ON MARCH 8, 2023. PROJECT APPEALED ON MARCH 23, 2023. PROJECT SCHEDULED FOR BOARD OF SUPERVISORS HEARING ON DECEMBER 6, 2023; ITEM CONTINUED TO JANUARY 30, 2024 BOARD OF SUPERVISORS HEARING. ITEM CONTINUED TO MARCH 26, 2024 BY BOARD OF SUPERVISORS. STATUS IS "SET FOR HEARING". [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN220076 (PLANNER: FIONNA JENSEN) | MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK) | 4860 & 5240 CARMEL VALLEY ROAD, CARMEL | COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) GENERAL DEVELOPMENT PLAN FOR PALO CORONA REGIONAL PARK; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 4) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 25%. THE PROPERTIES ARE LOCATED NEAR 4860 & 5240 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 015-162-033-000, 015-162-041-000, 015-162-042-000, 015-162-044-000, 015-162-046-000, 015-162-047-000, 015-162-050-000, 015-162-051-000, 157-121-001-000, 157-121-002-000, 157-131-011-000, 157-131-012-000, 157-181-009-000, 157-181-010-000, 243-081-005-000, 243-081-008-000, 243-091-001-000, 416-011-014-000, 416-011-021-000, 416-011-033-000, 416-011-035-000, 416-011-037-000, 416-011-038-000, 416-011-039-000, 416-011-040-000, 417-011-002-000, 417-011-004-000, 417-011-005-000, 417-011-014-000, 417-011-015-000, 417-011-017-000, 417-011-020-000, 417-011-023-000, 417-011-026-000, 417-011-027-000, 417-011-028-000, 417-011-029-000, 417-011-030-000, 417-011-032-000 AND 417-011-033-000) [NO ADDRESSES ASSIGNED TO PARCELS], A PORTION LOCATED IN CARMEL LAND USE PLAN, PORTION LOCATED IN CARMEL VALLEY MASTER PLAN & PORTION LOCATED IN GREATER MONTEREY PENINSULA AREA PLAN. [NO DEVELOPMENT IS PROPOSED IN THIS PROJECT. THE GENERAL DEVELOPMENT PLAN IDENTIFIES POTENTIAL FUTURE PROJECTS]. PROJECT SUBMITTED ON MARCH 17, 2022; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS] |
| PLN220016 (PLANNER: MARY ISRAEL) | GREENWOOD KODIAK | 46240 PFEIFFER RIDGE ROAD, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 5,000 SQUARE FEET OF CULTIVATION AREA. THE PROPERTY IS LOCATED AT 46240 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 7, 2023; PROJECT DEEMED "INCOMPLETE" ON JULY 7, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN210348 (PLANNER: MARY ISRAEL) | NAIK DEVANG & DESAI RUPA | 36240 & 36242 HIGHWAY 1, MONTEREY | <p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT NEW 9,392 SQUARE FOOT TWO-LEVEL SINGLE FAMILY RESIDENCE INCLUDING AN ATTACHED THREE-CAR GARAGE; AND A NEW SINGLE STORY 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT WITH A 536 SQUARE FOOT TWO-CAR GARAGE AND NEW DRIVEWAY; 2) COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF THREE CYPRESS TREES INCLUDING ONE LANDMARK TREE; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; 5) COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 36240 & 36242 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-251-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 23, 2022; PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2023. PROJECT RE-SUBMITTED ON OCTOBER 10, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 9, 2023. PROJECT RE-SUBMITTED ON JANUARY 29, 2024; PROJECT DEEMED "INCOMPLETE" ON APRIL 12, 2024. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]</p> |
| PLN210100 (PLANNER: FIONNA JENSEN) | AGARWAL PUNEET & AARTI NASTA TRS | 30950 AURORA DEL MAR, CARMEL | <p>COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 3,264 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 5,016 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ATTACHED GARAGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 30950 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 15, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 26, 2022. PROJECT RE-SUBMITTED ON JULY 12, 2023; DEEMED "INCOMPLETE" ON AUGUST 1, 2023. PROJECT RE-SUBMITTED A SECOND TIME ON DECEMBER 18, 2023; PROJECT DEEMED "COMPLETE" ON JANUARY 18 2024. ACCORDING TO ACCELS, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]</p> |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN210074 (PLANNER: FIONNA JENSEN) | 22 STARS INC | 50150 HIGHWAY 1, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL FOR THE DEMOLITION OF A 3,963 SQUARE FOOT SINGLE FAMILY DWELLING & ATTACHED GARAGE, AND CONSTRUCTION OF A 4,217 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 50150 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-291-008-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 7, 2021 & PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS] |
| PLN200040 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | FERNWOOD RESORT LLC (KING VENTURES) | 47200 HIGHWAY 1, BIG SUR | DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF SIX (6) EXISTING PARK MODEL UNITS WITH NEW AIRSTREAM CLASSIC MODELS. ALL UTILITIES ARE ALREADY IN PLACE. THE PROPERTY IS LOCATED AT 47200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-022-000), BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 10, 2020; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2020. [NO CHANGE IN STATUS] |
| PLN190160 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | UBBEN JEFFREY W & LAURA H TRS | 37791 PALO COLORADO ROAD, CARMEL | COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 699 SQUARE FOOT ACCESSORY DWELLING UNIT WITH DECK AND A 45 SQUARE FOOT RETAINING WALL. GRADING OF 55.8 CUBIC YARDS CUT AND 53.3 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 37791 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-091-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 28, 2020; 30-DAY REVIEW PERIOD ENDED MARCH 27, 2020. PROJECT DEEMED "INCOMPLETE" ON APRIL 1, 2020. [NO CHANGE IN STATUS] |
| PLN180296 (PLANNER: HAS TO BE RE-ASSIGNED) | CALIFORNIA DEPT OF PARKS & RECREATION | 44350 HIGHWAY 1, MONTEREY | COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN180166 (PLANNER: CHRISTINA VU) | GORES SAM TR | 47062 CLEAR RIDGE ROAD, BIG SUR | AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PC93112) TO ALLOW AN INCREASE OF SQUARE FOOTAGE CONSISTING OF: A 5,756 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 920 SQUARE FOOT ATTACHED GARAGE AND A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 47062 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 29, 2018; DEEMED "COMPLETE" ON SEPTEMBER 28, 2018. PROJECT RE-SUBMITTED ON AUGUST 23, 2019; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 27, 2019. PROJECT RE-SUBMITTED ON OCTOBER 28, 2019; PROJECT DEEMED "COMPLETE" ON NOVEMBER 12, 2019. APPLICANT SUBMITTED REVISED PLANS ON MAY 24, 2023, WITH MANAGEMENT APPROVAL. PROJECT DEEMED "INCOMPLETE" ON JUNE 23, 2023. [NO CHANGE IN STATUS] |
| PLN170932 (PLANNER: ZOE ZEPP) | EVANS PETER H TR | 38793 PALO COLORADO ROAD, MONTEREY | <p>*PROJECT WILL BE RE-DESIGNED PER OWNER'S DIRECTION</p> COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 980 SQUARE FOOT SINGLE FAMILY DWELLING, 128 SQUARE FOOT COVERED PORCH, 20 SQUARE FOOT COVERED ENTRY, 184 SQUARE FOOT DECK AND INSTALLATION OF NEW WATER TANKS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT; AND REMOVAL OF TREES DAMAGED BY THE SOBERANES WILDFIRE. THE PROPERTY IS LOCATED AT 38793 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-161-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLICATION RE-SUBMITTED OCTOBER 12, 2018 AND DEEMED "COMPLETE" ON NOVEMBER 8, 2018. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE, AT THE REQUEST OF THE APPLICANT. STATUS IS "COMPLETE". [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN160851-AMD1 (PLANNER: FIONNA JENSEN) | MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING) | 46821 HIGHWAY 1, BIG SUR | AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851; BOARD RESOLUTION 19-285) CONSISTING OF: 1) GENERAL DEVELOPMENT PLAN AMENDMENT TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION, 2) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL, 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 700 SQUARE FOOT OFFICE WITH A TWO (2) BEDROOM SECOND STORY EMPLOYEE HOUSING UNIT, A 600 SQUARE FOOT WORKSHOP, 800 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SEVEN (7) PUBLIC PARKING SPOTS; AND 4) COASTAL DEVELOPMENT PERMITS TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%, WITHIN 100 FEET OF ESHA AND REMOVAL OF 11 NATIVE TREES. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT RE-SUBMITTED ON NOVEMBER 30, 2022; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2022. ENVIRONMENTAL DOCUMENT WAS PREPARED & ROUTED. PROJECT APPROVED BY PLANNING COMMISSION ON JUNE 14, 2023. PROJECT APPEALED TO THE BOARD OF SUPERVISORS ON JULY 20, 2023 & JULY 24, 2023. PROJECT APPROVED BY BOARD OF SUPERVISORS ON SEPTEMBER 19, 2023. PROJECT APPEALED TO THE COASTAL COMMISSION ON OCTOBER 19, 2023 & OCTOBER 20, 2023. STATUS IS "PENDING APPROVED". [NO CHANGE IN STATUS] |
| PLN160851 (PLANNER: KENNY TAYLOR) | MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING) | 46821 HIGHWAY 1, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT, DESIGN APPROVAL, AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION INCLUDING A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP, AN 800 SQUARE FOOT STORAGE UNIT, STORAGE OF EQUIPMENT SUCH AS GENERATORS, CEMENT SILO, DIESEL STORAGE TANKS, AND SEPTIC SYSTEM; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 16 PROTECTED TREES; AND 4) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT WAS APPROVED BY BOARD OF SUPERVISORS ON AUGUST 27, 2019. FINAL LOCAL ACTION NOTICE SENT OCTOBER 9, 2019. TWO APPEALS RECEIVED BY THE COASTAL COMMISSION. PLANNING STAFF RESCINDED FLAN FROM COASTAL COMMISSION ON OCTOBER 21, 2022. STATUS REMAINS "PENDING APPROVED". PROJECT IS BEING AMENDED UNDER PLN160851-AMD1 TO ADDRESS COASTAL COMMISSION CONTENTIONS. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN160766 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | DOOLITTLE WILLIAM G & NANCY C TRS | 48228 HIGHWAY 1, BIG SUR | EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2016. STATUS IS "PENDING APPROVED". PLANNER & HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA. [NO CHANGE IN STATUS] |
| PLN160571 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | WOLFF ANTHONY | 38089 PALO COLORADO ROAD, CARMEL | COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN AS-BUILT 585 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38089 A PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-131-017-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 24, 2017. [NO CHANGE IN STATUS] |
| PLN160558 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | LIPMAN HILLARY TR | 47540 HIGHWAY 1, BIG SUR | COASTAL ADMINISTRATIVE PERMIT TO ALLOW FIVE (5) 4,999 GALLON WATER TANKS. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 26, 2016; DEEMED INCOMPLETE ON SEPTEMBER 6, 2016. PROJECT RE-SUBMITTED ON FEBRUARY 22, 2017; DEEMED "INCOMPLETE" ON MARCH 22, 2017 [NO CHANGE IN STATUS] |
| PLN160470 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | RANCHOL DEL MONTE LLC & DAGMAR ELISE FRANKLIN | 37821 PALO COLORADO ROAD, CARMEL | COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING DETACHED 1,140 SQUARE FOOT BARN AND PHOTOVOLTAIC SYSTEM WHICH WILL REMAIN. THE PROPERTY IS LOCATED AT 37821 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-101-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN160191 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS) | 47020 HIGHWAY 1, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AND A DESIGN APPROVAL TO ALLOW REPLACEMENT OF A CONCRETE CROSSING STRUCTURE OVER THE BIG SUR RIVER (RIVERSIDE CAMPGROUND) WITH A CLEAR SPAN BRIDGE TO IMPROVE FISH PASSAGE CONDITIONS FOR FEDERALLY PROTECTED STEEL HEAD TROUT. THE PROPERTY IS LOCATED AT 47020 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS] |
| PLN160108 (PLANNER: CHRISTINA VU) | OROSCO PATRICK WEBBER & AMANDA BROOKS | 47070 HIGHWAY 1, BIG SUR | COMBINED DEVELOPMENT PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION (14CE00255) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AFTER-THE-FACT ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT CONSTRUCTION OF A RETAINING WALL ENCROACHING INTO SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL TO ALLOW AFTER-THE-FACT CONCRETE PAD DECKS ON AN EXISTING GRADED PADS. THE PROPERTY IS LOCATED AT 47070 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON JANUARY 20, 2017; SET FOR APRIL 12, 2017 PLANNING COMMISSION HEARING. RE-SCHEDULED FOR A PC HEARING DATE TO BE DETERMINED; STATUS WAS "SET FOR HEARING". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. UPDATED CHECKLIST HANDED OUT BY PLANNER ON FEBRUARY 15, 2023. FORMAL APPLICATION WAS NOT SUBMITTED WITHIN THE 6 MONTH TIME FRAME AND STATUS AUTOMATICALLY CHANGED TO "VOID" ON AUGUST 15, 2023. PLANNER HAS TO PROVIDE WRITTEN PROOF FROM OWNER/APPLICANT/AGENT REQUESTING AN EXTENSION OF TIME TO SUBMIT THE FORMAL APPLICATION. UNTIL SUCH EVIDENCE IS RECEIVED, STATUS REMAINS "VOID". [NO CHANGE IN STATUS] |
| PLN150151 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | STATE OF CALIFORNIA | 47225 HIGHWAY 1, BIG SUR | COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF A CULVERT BRIDGE WITH A FREE-SPAN BRIDGE AND RESTORATION OF THE STREAMBED. THE PROPERTY IS LOCATED AT 47225 HIGHWAY 1, BIG SUR [PFEIFFER BIG SUR STATE PARK] (ASSESSOR'S PARCEL NUMBER 419-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON MARCH 11, 2015. STATUS CHANGED TO "SET FOR HEARING" BUT PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE AS OF THIS DATE. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN140729 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | WTCC VENTANA INVESTORS V LLC (VENTANA INN) | 48123 HIGHWAY 1, BIG SUR | DESIGN APPROVAL FOR SIGNAGE AND TRAIL IMPROVEMENTS, ASSOCIATED WITH THE INSTALLATION OF TRAIL AND DIRECTIONAL/INTERPRETIVE SIGNAGE, AND CONSTRUCTION OF APPROXIMATELY 2,700 LINEAR FEET OF ON-SITE TRAILS, INCLUDING STEPS AND APPROXIMATELY 500 LINEAR FEET OF RETAINING WALLS, CONSTRUCTION OF 17 PARKING SPACES (INCLUDING 2 ADA-COMPLIANT SPACES). THE TRAIL IMPROVEMENTS AND SIGN POSTS WILL USE NATURAL COLORS AND MATERIALS (DOUGLAS FIR AND CEDAR). THE SIGNS WILL USE EARTH TONE COLORS, EXCEPT FOR THE DISABLED PARKING, TRAIL MAP, AND INTERPRETIVE SIGNS. THE PROPERTY IS LOCATED AT 48123 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-321-010-000 AND 419-321-015-000), BIG SUR LAND USE PLAN, COASTAL ZONE. APPEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS] |
| PLN130342 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | MONTEREY BAY AREA COUNCIL INC | PALO COLORADO, BIG SUR | DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING STORAGE BUILDING AND RECONSTRUCTION OF A 630 SQUARE FOOT STORAGE BUILDING. THE PROPERTY IS LOCATED AT PALO COLORADO, BIG SUR, CA (ASSESSOR'S PARCEL NUMBER 418-181-021-000), BIG SUR COAST LUP. DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS] |
| PLN110473 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | SKINNER PETER G | 54220 HIGHWAY 1, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO REMOVE EXISTING OVERHEAD UTILITIES AND PLACE UTILITIES UNDERGROUND, RELOCATE EXISTING GENERATOR TO NEW CONCRETE UTILITY PAD, TWO (2) NEW 5,000 GALLON WATER TANKS, RELOCATE PROPANE TANK, AND NEW FIRE HYDRANT; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 8 EUCALYPTUS TREES AND 6 MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 54220 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-231-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS] |
| PLN110214 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | NOVOA KATHLEEN WOODS ET AL | 31200 PLASKETT RIDGE ROAD, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW A MINOR SUBDIVISION TENTATIVE PARCEL MAP OF AN EXISTING 120 ACRE PARCEL INTO TWO PARCELS CONSISTING OF ONE FORTY ACRE PARCEL (PARCEL 1) AND ONE 80 ACRE REMAINDER PARCEL (PARCEL 2). THE PROPERTY IS LOCATED AT 31200 PLASKETT RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 423-011-010-000). BIG SUR LAND USE PLAN AREA, COASTAL ZONE. TABLED; DEPARTMENT CANNOT SUPPORT MINOR SUBDIVISION BECAUSE OF SLOPE-DENSITY; APPLICANT IS APPLYING FOR A TRANSFER OF DEVELOPMENT CREDIT (TDC) TO GET CREDIT TO APPLY FOR SUBDIVISION. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN080166 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | JARDINE ALAN C AND MARY ANN TRS | SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 7.51 ACRES (ASSESSOR'S PARCEL NUMBER 419-261-012-000) AND 2.52 ACRES (ASSESSOR'S PARCEL NUMBER 419-262-013-000), RESULTING IN TWO LOTS OF. 2.52 (PARCEL A) AND 7.51 (PARCEL B) RESPECTIVELY. THE PROJECT IS LOCATED ON SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR, AND COASTAL ZONE. REVISIONS NEED TO BE MADE. DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS] |
| PLN070520 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | PACIFIC GAS & ELECTRIC | BETWEEN JULIA PFEIFFER BURNS STATE PARK, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FIREFLY BIRD FLIGHT DIVERTERS ON PG&E POWER LINES NOT VISIBLE FROM HIGHWAY ONE AND SWAN FLIGHT DIVERTERS ON POWER LINES WITHIN THE CRITICAL VIEWSHED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT. THE BIRD FLIGHT DIVERTERS WILL BE INSTALLED TO HELP REDUCE CALIFORNIA CONDOR FATALITIES FROM COLLISIONS WITH POWER LINES. CONDORS ARE A FEDERALLY ENDANGERED SPECIES. THE PROJECT IS LOCATED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT BECAUSE A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED IS NEEDED. TABLED [NO CHANGE IN STATUS] |
| PLN070362 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | CAL TRANS – WILLOW SPRINGS PM 10 | POST MILE 10.4, SOUTH OF GORDA, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW A GENERAL DEVELOPMENT PLAN TO ADDRESS THE LONG RANGE DEVELOPMENT AND OPERATIONS OF THE WILLOW SPRINGS STATION IN THREE PHASES: PHASE I INCLUDES A NEW OFFICE BUILDING; PHASE II CONSISTS OF CONSTRUCTING A NEW SLAB TO ACCOMMODATE EQUIPMENT FOR WASHING VEHICLES AND RECYCLING OF WASTEWATER; AND PHASE III CONSISTS OF REMODELING EXISTING EQUIPMENT BUILDING TO INCLUDE NEW WINDOWS/DOORS AND PAVING; AN LCP AMENDMENT TO REZONE THE MAINTENANCE STATION FROM THE WATERSHED AND SCENIC CONSERVATION ZONING DISTRICT AND INCORPORATE IT INTO THE GORDA RURAL COMMUNITY CENTER DISTRICT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT HIGHWAY ONE, POST MILE 10.4, SOUTH OF GORDA RURAL CENTER IN THE BIG SUR AREA. APPLIED ON JUNE 8, 2009; DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN060189 (PERMIT TECHNICIAN: PROJECT HAS TO BE RE-ASSIGNED) | BURKE TIMOTHY M & DANA L (J T) | PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR | COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT THAT WOULD RECONFIGURE THREE EXISTING VACANT LOTS RESULTING IN TWO OF THE SMALLER LOTS BEING MOVED FROM THE EASTERLY LOCATION TO THE WESTERLY LOCATION FOR THE PURPOSES OF BETTER ACCESS. THE RESULTING LOT SIZES WOULD REMAIN AT EXISTING SIZES TO INCLUDE 39.92, 6.60 AND 7.56 ACRES (ASSESSOR'S PARCEL NUMBERS 418-011-041-000, 418-011-043-000, 418-011-042-000). THE PROJECT IS LOCATED ON PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR AREA, AND COASTAL ZONE. APPROVED BY THE SUBDIVISION COMMITTEE DECEMBER 14, 2006; APPEALED BY THE COASTAL COMMISSION (A-3-MCO-07-004). APPEAL POSTPONED BY APPLICANT ON SEPTEMBER 9, 2009 AT CALIFORNIA COASTAL COMMISSION HEARING. [NO CHANGE IN STATUS] |
| PLN050722 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | DOUD JOHN EDWARD & JANE DEVINE DOUD TRS | EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROX. TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR | COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR LOTS OF 555 ACRES (LOT A, ASSESSOR'S PARCEL NUMBER 243-211-023-000), 530 ACRES (LOT 10, ASSESSOR'S PARCEL NUMBER 243-211-022-000), 144 ACRES (LOT 2, ASSESSOR'S PARCEL NUMBER 417-011-016-000) AND 146 ACRES (LOT 3, ASSESSOR'S PARCEL NUMBER 417-021-002) TO RESULT IN FOUR PARCELS WITH 116 ACRES (PARCEL JD1), 72 ACRES (PARCEL JD2), 931 ACRES (PARCEL JD3), 256 ACRES (PARCEL JD4). PARCEL A WAS PART OF A 2-LOT ADJUSTMENT APPROVED IN 2003 (PLN030027). THE PROJECT IS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. STATUS IS "APPEALED". [NO CHANGE IN STATUS] |
| PLN040759 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | DU BOIS JOHN H & MARCIA A | 50580 PARTINGTON RIDGE, BIG SUR | COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO CLEAR A VIOLATION FOR THE INSTALLATION OF TWO 5,000 GALLON WATER TANKS ON SLOPES OF 30% OR GREATER; 2) COASTAL ADMINISTRATIVE PERMIT FOR A LOT LINE ADJUSTMENT, BETWEEN TWO EXISTING LEGAL PARCELS OF 10.8 ACRES (PARCEL 1) AND 46 ACRES (PARCEL 2) RESULTING IN TWO LOTS OF 10.8 ACRES (PARCEL A) AND 46 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT PARTINGTON RIDGE, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-211-015-000 AND 420-211-018-000) EAST OF HIGHWAY 1, COASTAL ZONE. DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN040180-AMD1 (PLANNER: FIONNA JENSEN) | BERGERON BIG SUR DEVELOPMENT LLC | 48170 HIGHWAY 1, BIG SUR | AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN040180) CONSISTING OF: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD COMPRISING 34.1 ACRES +/- (PARCEL 1), 74.2 ACRES +/- (PARCEL 2), 0.14 ACRES +/- (PARCEL 3) AND 24.8 +/- ACRES (PARCEL 4) IN THE COASTLANDS SUBDIVISION INTO THREE (3) LOTS OF APPROXIMATELY 52.6 +/- ACRES (PARCEL "A"), 40.5 +/- ACRES (PARCEL "B") AND 40.1 +/- ACRES (PARCEL "C"). TRANSFER OF DEVELOPMENT CREDIT (TDC) THAT HAD BEEN ALLOWED IN PLN060613 TO CREATE A RECEIVER SITE FOR A DONOR, WOULD BE EXTINGUISHED. THIS IS CHANGED FROM THE COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 [FORMERLY 420-011-002-000] AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34 AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR (4) LOTS OF APPROXIMATELY 18, 27, 45 AND 45 ACRES EACH; AND A VARIANCE TO ALLOW TWO (2) RESULTING LOTS THAT DO NOT MEET THE MINIMUM LOT SIZE OF 40 ACRES. THE PROPERTIES ARE LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 AND 420-171-032-000), WEST OF HIGHWAY 1, SOUTHERLY OF POST RANCH INN, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. [NO ADDRESS ASSIGNED TO APN 420-171-032-000]. APPLIED ON SEPTEMBER 7, 2021 & DEEMED INCOMPLETE ON OCTOBER 26, 2021. PROJECT RE-SUBMITTED ON OCTOBER 6, 2021 & DEEMED COMPLETE ON OCTOBER 7, 2021. STATUS IS "COMPLETE". [NO CHANGE IN STATUS] |
| PLN040180 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | WESTON JANE ET AL | LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR | COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-002-000 AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34, AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR LOTS OF APPROXIMATELY 18, 27, 45, AND 45 ACRES EACH. THE LOTS ARE LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR AREA, COASTAL ZONE. APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052). PROJECT IS BEING AMENDED UNDER PLN040180-AMD1. [NO CHANGE IN STATUS] [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN030127 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | EIZNER EDUARDO & CAROLYN SHEARER | 46205 CLEAR RIDGE RD, BIG SUR | AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (RESOLUTION NO 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE. TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS] |
| PLN020400 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALTRANS) | 35781 HWY 1 (PM 63.0), CARMEL | COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF TWO PERMANENT EARTH MATERIAL DISPOSAL SITES FOR MATERIAL REMOVED FROM HIGHWAY 1 IN THE BIG SUR AREA. THE AREAS WITHIN THE PROPERTY USED FOR MATERIAL DISPOSAL ARE IDENTIFIED AS SITES A AND C, AND COMBINED WILL HOLD APPROXIMATELY 70,000 CUBIC YARDS OF EARTH MATERIAL. THE PROJECT INCLUDES RESTORATION AND REVEGETATION OF DISTURBED AREAS; PERMANENT REMOVAL AND RESTORATION OF THE EXISTING ACCESS DRIVEWAY TO THE PROPERTY; AND CONSTRUCTION OF A NEW DRIVEWAY WHICH WILL SERVE AS SINGLE ACCESS TO THE PROPERTY AND DISPOSAL SITES. THE PROPERTY IS LOCATED AT 35781 HIGHWAY 1 (POST MILE 63.0), CARMEL (ASSESSOR'S PARCEL NUMBER 243-301-030-000), BIG SUR COAST LAND USE PLAN COASTAL ZONE. TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING - NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS] |
| PLN020374 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | HAUSWIRTH ROBERT & SHARON | 39290 COAST ROAD, MONTEREY | COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 897 SQ. FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,945 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 480 SQ. FT. DETACHED GARAGE (TOTAL STRUCTURAL COVERAGE IS 3,439 SQ. FT.); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF MAPPED OR FIELD IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (540 CUBIC YARDS OF CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39290 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-023-000), BIG SUR AREA, COASTAL ZONE. TABLED FROM JUNE 12, 2003 ZONING ADMINISTRATOR MEETING; PREPARATION OF AN INITIAL STUDY TO ADDRESS POTENTIAL IMPACTS TO BIXBY CREEK AND ENVIRONS – INFORMATION REQUESTED NOT SUBMITTED BY APPLICANT. APPLICANT INQUIRED ABOUT RESTARTING THE PROJECT; PLANNER CONTACTED APPLICANT ON FEBRUARY 13, 2014. [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN010530 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | HILL JAMES III | EAST OF OLD COAST ROAD, BIG SUR | COASTAL DEVELOPMENT PERMIT FOR A MAJOR LOT LINE ADJUSTMENT OF APPROXIMATELY 960 ACRES OF THE 7000+/- ACRE EL SUR RANCH. THE PROPOSAL IS TO RECONFIGURE TEN PARCELS RANGING FROM 47 ACRES TO 196 ACRES. THE PROPERTY IS LOCATED EAST OF THE CONFLUENCE OF THE NORTH AND SOUTH FORKS OF THE LITTLE SUR RIVER, (ASSESSOR'S PARCEL NUMBERS PORTIONS OF 418-021-021-000, 418-021-025-000 AND 418-021-034-000), EAST OF OLD COAST ROAD, BIG SUR AREA, COASTAL ZONE. [ADMINISTRATIVE DETERMINATION THAT THE PROJECT WAS SUBJECT TO STATE LAW LIMITING LOT LINE ADJUSTMENTS TO 4 PARCELS APPEALED BY APPLICANT TO PLANNING COMMISSION – APPEAL DENIED ON DECEMBER 11, 2002 – PC DECISION APPEALED TO THE BOARD OF SUPERVISORS SOON THEREAFTER AND SUBSEQUENTLY TABLED AT MAY 27, 2003 BOARD OF SUPERVISORS MEETING TO ADDRESS LOT LEGALITY ISSUES] NO HEARING DATE HAS BEEN SET. STATUS CHANGE ON 09/10/2007, TABLED BY BOARD OF SUPERVISORS IN 2003. SUSPENDED [NO CHANGE IN STATUS] |
| PLN010311 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | TRAPKUS STEPHEN TR | 3.2 MILES EAST OF HWY 1 ON PALO COLORADO, BIG SUR | COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 418-131-028-000 AND 418-132-005-000). THE LOT LINE ADJUSTMENT WILL ADD 7.8 ACRES TO ASSESSOR'S PARCEL NUMBER 418-131-028-000. THE PROPERTIES ARE LOCATED AT THE 3.2 MILE MARKER AT PALO COLORADO ROAD, BIG SUR, AND COASTAL ZONE. TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS] |
| PLN000142 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | CALTRANS 2000- DISPOSAL SITE | HWY 1 VARIOUS SITES PM27.8 & 22.4, BIG SUR | EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE LANDSLIDE THAT IS BLOCKING BOTH LANES OF HWY 1. INCLUDES REVIEW OF DISPOSAL SITES FOR EXCESS MATERIAL FROM PITKINS CURVE AND BIG CREEK SLIDES. (SEE PLN000425 AND PLN000426 FOR FOLLOW-UP DISPOSAL.) SUSPENDED [NO CHANGE IN STATUS] |
| PLN980487 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | GRIES BEVERLY STERN | GORDA MOUNTAIN NO 4, BIG SUR | COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A 540 SQUARE FOOT CARETAKER UNIT AND CARPORT ON A PARCEL WITH AN EXISTING SINGLE FAMILY RESIDENCE. THIS PROJECT WILL BRING THE EXISTING ILLEGAL MANUFACTURED UNIT INTO COMPLIANCE WITH THE ZONING ORDINANCE AND RESOLVE COUNTY CODE VIOLATION FILE #85-315:D. THE PROPERTY IS FRONTING AND SOUTHERLY OF GORDA MOUNTAIN RD, LOCATED AT NO. 4 GORDA MOUNTAIN (ASSESSOR'S PARCEL NUMBER 424-011-016-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 1999. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS] |

| FILE # | APPLICANT | AREA | PROPOSED USE |
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| PLN970596 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | PACIFIC BELL | LOPEZ POINT, BIG SUR | COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ENCLOSED IN A SHED (22' 6" IN HEIGHT) LOCATED WITHIN THE CRITICAL VIEWSHED OF STATE HIGHWAY 1. THE PROJECT INCLUDES A PROPANE TANK, 7' HIGH CEDAR FENCE AND SOLAR PANELS ON THE SHED ROOF. THIS WILL PROVIDE PACIFIC BELL TELEPHONE SERVICE ALONG THE SOUTH COAST AREA OF BIG SUR. THE PROPERTY IS FRONTING ON THE WESTERLY SIDE OF STATE HIGHWAY 1, LOCATED AT LOPEZ POINT (ASSESSOR'S PARCEL NUMBER 422-011-010-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS] |
| PLN970595 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | PACIFIC BELL | POST RANCH (WEST SIDE OF HWY 1), BIG SUR | COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ON A 34' HIGH SUPPORT ANTENNA FOR PACIFIC BELL TELEPHONE SERVICE; AND A VARIANCE TO EXCEED THE 15' MAXIMUM ALLOWABLE HEIGHT FOR AN ACCESSORY STRUCTURE. THE PROPERTY IS FRONTING ON AND WESTERLY OF STATE HIGHWAY 1, LOCATED AS PARCEL "C" ON THE POST RANCH PROPERTY (ASSESSOR'S PARCEL NUMBER 419-311-036-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS] |
| PD040368 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED) | DOUD JOHN EDWARD | W OF HWY 1 N OF GARRAPATA BRIDGE, BIG SUR | CONSIDER LAND USE PLAN AMENDMENT AND ZONE CHANGE FROM OUTDOOR RECREATION (OR) TO WATERSHED & SCENIC CONSERVATION (WSC/40) FOR A 2.5-ACRE LOT LOCATED NORTH OF GARRAPATA CREEK, SOUTH OF GARRAPATA PARK, AND WEST OF HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-212-016-000), COASTAL ZONE. APPROVED BY BOARD OF SUPERVISORS ON NOVEMBER 14, 2006; LOCAL COASTAL PROGRAM AMENDMENT SENT TO CALIFORNIA COASTAL COMMISSION IN JUNE 2007. CALIFORNIA COASTAL COMMISSION RECOMMENDED DENIAL-APPEAL WITHDRAWN TO ADDRESS LEGAL LOT ISSUE. [NO CHANGE IN STATUS] |