

Big Sur Land Use Advisory Committee Agenda

August 27, 2024

9:00 AM Site Visit

10:00 AM at Big Sur Multi-Agency Facility

[Sign outside says “Big Sur Station 1”]

47555 Highway One, Big Sur (25 miles South of Carmel)

SITE VISIT

9:00 am

Project Name: NAIK DEVANG & DESAI RUPA

File Number: PLN210348

Project Location: 36240 HWY 1, MONTEREY, CA 93940

ADJOURN TO REGULAR SCHEDULED MEETING

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC COMMENT:

The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair. The **Planning staff liaison** is Mary Israel at IsraelM@countyofmonterey.gov.

SCHEDULED ITEMS

- Project Name:** NAIK DEVANG & DESAI RUPA
File Number: PLN210348
Project Location: 36240 & 36242 Highway 1, MONTEREY, CA 93940
Assessor’s Parcel Number(s): 243-251-011-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to demolish existing single family dwelling and construct new 9,400 square foot two-story six-bedroom residence inclusive of an attached three-car garage with 330 square feet of decks; 2) Coastal Administrative Permit to construct an 800 square foot accessory dwelling unit with 360 square foot covered deck with stairs and rooftop deck above, 155 square feet of mechanical rooms and three-car rooftop parking. Site improvements include a 3,040 square foot pool deck, hot tub, and pool area. Colors and materials of both structures include natural teak and white oak wood and beige stone veneer body and glass walls, beige stone veneer, dark gray rubber

membrane roof and beige tile rooftop deck and dark bronze windows and doors; 3) Coastal Development Permit for removal of six Cypress trees including five landmark trees; 4) Coastal Development Permit for development within 50 feet of a coastal bluff; 5) Coastal Development Permit for development on slopes greater than 30%; 6) Coastal Administrative Permit for development within 750 feet of archaeological resources; and 7) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT