

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN APRIL 10, 2025 AND JUNE 13, 2025

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since June 13, 2025. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240238 (PLANNER: HYA HONORATO)	CALIFORNIA DEPARTMENT OF TRANSPORTATION (COASTLANDS II RETAINING WALL)	POST MILE MARKER (PM) 44.34, ALONG HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL DEVELOPMENT PERMIT TO REPLACE EXISTING FAILED RETAINING WALL AND ASSOCIATED SITE IMPROVEMENTS INCLUDING NEW BARRIER SYSTEMS AND ROADWAY RESTORATION; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF FIVE (5) MONTEREY CYPRESS, TWO (2) COAST LIVE OAK, AND ONE (1) BUCKEYE TREE. THE PROPERTY IS LOCATED AT POST MILE MARKER (PM) 44.34, ALONG HIGHWAY 1, BIG SUR (NO ASSESSOR'S PARCEL NUMBER), WITHIN THE STATE RIGHT-OF-WAY, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 15, 2025. PROJECT DEEEMED "INCOMPLETE" ON FEBRUARY 28, 2025. PROJECT RE-SUBMITTED ON MARCH 6, 2025; PROJECT DEEMED "COMPLETE" ON APRIL 18, 2025. PROJECT APPROVED BY ZONING ADMINISTRATOR ON MAY 8, 2025. COUNTY APPEAL PERIOD ENDS JUNE 30, 2025. THEN, A FINAL LOCAL ACTION NOTICE MUST BE SENT TO COASTAL COMMISSION & A 10 WORKING DAY APPEAL PERIOD WILL APPLY. STATUS IS "PENDING APPROVED".
PLN240042 (PLANNER: HYA HONORATO)	HAIN JOHN R & JENNIFER L ALLEN TRS	38042 PALO COLORADO ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT AND ASSOCIATED SITE IMPROVEMENTS INCLUDING NEW SEPTIC SYSTEM AND GRADING CONSISTING OF 148 CUBIC YARDS OF EXCAVATION AND 148 CUBIC YARDS OF FILL; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF THREE (3) COAST LIVE OAK TREES. THE PROPERTY IS LOCATED AT 38042 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-132-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 3, 2025. PROJECT DEEMED "INCOMPLETE" ON JANUARY 30, 2025. PROJECT WAS RE-SUBMITTED ON MARCH 14, 2025. PROJECT DEEMED "COMPLETE" ON APRIL 24, 2025. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING, ACCORDING TO ACCELA. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230350 (PLANNER: JOSEPH ALAMEDA)	MR ARTEMIS LLC	30860 AURORA DEL MAR, CARMEL	<p> COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 622 SQUARE FOOT ACCESSORY DWELLING UNIT ATTACHED BY A 210 SQUARE FOOT TRELLIS AND ASSOCIATED SITE IMPROVEMENT; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF CULTURAL RESOURCE; AND 3) ACCEPT THE AMENDED CONSERVATION & SCENIC EASEMENT DEED. THE PROPERTY IS LOCATED AT 30860 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 11, 2024; PROJECT DEEMED "INCOMPLETE" ON JULY 11, 2024. PROJECT RE-SUBMITTED ON SEPTEMBER 6, 2024; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 1, 2024. DOCUMENTATION RE-SUBMITTED ON DECEMBER 4, 2024; DEEMED "INCOMPLETE" ON JANUARY 3, 2025. DOCUMENTATION RE-SUBMITTED ON JANUARY 10, 2025; PROJECT DEEMED "COMPLETE" ON FEBRUARY 7, 2025. PROJECT SCHEDULED FOR THE PLANNING COMMISSION HEARING ON JUNE 11, 2025. STATUS IS "SET FOR HEARING". </p> <p> *CONDITIONS STILL HAVE TO BE CLEARED UNDER PLN220218 </p>
PLN220053 (PLANNER: BENJAMIN MOULTON)	TEDFORD JEFFREY R & DONNA M TRS	31525 HIGHWAY 1, CARMEL	<p> COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 3,986 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING A PATIO, COVERED TERRACE, COVERED LOGGIA, AND RE-CONFIGURATION OF THE DRIVEWAY; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; 3) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND 4) RESTORATION OF SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 31525 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-030-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON APRIL 15, 2025; PROJECT DEEMED "INCOMPLETE" ON MAY 23, 2025. STATUS IS "INCOMPLETE". </p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210348 (PLANNER: MARY ISRAEL)	NAIK DEVANG & DESAI RUPA NEW OWNER AS OF 3/7/25: KOASTAL STAR LLC	36240 & 36242 HIGHWAY 1, MONTEREY	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 RE-SUBMITTED ON OCTOBER 21, 2024; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 21, 2024. PROJECT RE-SUBMITTED ON MARCH 28, 2025; PROJECT DEEMED "INCOMPLETE" ON APRIL 28, 2025. PROJECT RE-SUBMITTED ON JUNE 23, 2025; 30-DAY REVIEW PERIOD ENDED JULY 23, 2025. STATUS IS "RE-SUBMITTED".
PLN170932 (PERMIT TECHNICIAN: SUMMER OBLEDO)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	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. PROJECT OWNER DECIDED TO RE-DESIGN PROJECT AND HIRE A NEW AGENT. NEW APPLICATION FOR RE-DESIGNED PROJECT SUBMITTED ON AUGUST 22, 2024. PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 18, 2024. PROJECT RE-SUBMITTED ON SEPTEMBER 20, 2024; PROJECT DEEMED "COMPLETE" ON OCTOBER 21, 2024. PROJECT APPROVED BY ZONING ADMINISTRATOR ON MARCH 6, 2025. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON APRIL 9, 2025; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160851-AMD2 (PLANNER: FIONNA JENSEN)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	<p>AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851-AMD1; BOARD RESOLUTION NO. 23-369) CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL OPERATION FOR A CONTRACTOR'S EQUIPMENT STORAGE AND OFFICE FACILITY; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP WITH A 300 SQUARE FOOT CANOPY, A 798 SQUARE FOOT STORAGE BUILDING, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING A GENERATOR, A 4,000 GALLON DIESEL STORAGE TANK, A PEDESTRIAN WALKING TRAIL, 4 FOOT RETAINING WALL, INSTALLATION OF A SEPTIC SYSTEM, FORMALIZING SIX PUBLIC PARKING SPOTS, AND INSTALLING TWO (2) ELECTRICAL VEHICLE CHARGING STATIONS; 3) A COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL TO A PERMANENT WELL; 4) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 10 PROTECTED TREES; 5) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30 PERCENT; AND 6) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ESHA. 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 SUBMITTED ON DECEMBER 2, 2024. PROJECT DEEMED "COMPLETE" ON JANUARY 3, 2025. PROJECT APPROVED BY BOARD OF SUPERVISORS ON MARCH 18, 2025. CORRECTED RESOLUTION SUBMITTED TO CLERICAL STAFF ON APRIL 28, 2025. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON APRIL 29, 2025; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN060703-AMD1 (PLANNER: KAYLA NELSON)	HENRY MILLER MEMORIAL LIBRARY AND GILL TIMOTHY R & LAURA M WILKINSON	48603 HIGHWAY 1, BIG SUR	<p>MINOR AND TRIVIAL AMENDMENT TO PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN060703) FOR DEVELOPMENT ON THE HENRY MILLER MEMORIAL LIBRARY SITE CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW PUBLIC AND PRIVATE EVENTS ON THE LIBRARY SITE; 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW: A) DEMOLITION OF A STORAGE CLOSET AND ONE RESTROOM IN THE LIBRARY BUILDING, PARTIAL DEMOLITION OF AN EXISTING DECK, AND ADDITION OF A RESTROOM FACILITY WITH TWO RESTROOMS COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ATTACHED TO REAR OF THE EXISTING LIBRARY; B) REPAIR AND EXPANSION OF THE SEPTIC SYSTEM INCLUDING A NEW SEPTIC LINE TO THE PROPOSED RESTROOM FACILITY, AS WELL AS A 100 FOOT EXTENSION OF AN EXISTING LEACH FIELD; AND C) SITE IMPROVEMENTS INCLUDING A NEW ADA-COMPLIANT, HANDICAPPED ACCESSIBLE RAMP; THREE PAVED ADA-COMPLIANT PARKING SPACES ON THE FRONTAGE OF THE LIBRARY PROPERTY ON HIGHWAY 1; PARKING IMPROVEMENTS; AND APPURTENANCES TO THE WATER SYSTEM INCLUDING TWO 5,000 GALLON STORAGE TANKS (ONE FOR UNFILTERED IRRIGATION WATER AND ONE FOR POTABLE WATER); THE WATER STORAGE TANKS WOULD BE LOCATED ON THE ADJACENT GILL PARCEL AND BE ACCESSIBLE THROUGH A PROPOSED MUTUAL ACCESS, PARKING AND UTILITY EASEMENT; 3) COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO ADJUST THE PROPERTY BOUNDARY BETWEEN THE LIBRARY PARCEL AND THE ADJACENT GILL PARCEL INCREASING THE SIZE OF THE 0.625 ACRE LIBRARY PARCEL TO 0.66 ACRES AND DECREASING THE SIZE OF THE ADJACENT GILL PARCEL FROM 30.06 ACRES TO 30.01 ACRES; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW A REDUCTION OF ON-SITE PARKING REQUIREMENTS FOR EVENTS, IN CONJUNCTION WITH THE OPERATION OF A SHUTTLE SERVICE AND OFF-SITE PARKING BEING IN PLACE DURING EVENTS. THE AMENDMENT INCLUDES MINOR ADJUSTMENTS TO THE APPROVED LOT LINE ADJUSTMENT. THE PROPERTIES ARE LOCATED AT 48603 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-181-006-000 & 420-191-010-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON APRIL 9, 2025. 30-DAY REVIEW PERIOD ENDS ON MAY 9, 2025. PROJECT DEEMED "INCOMPLETE" ON MAY 9, 2025. STATUS IS "INCOMPLETE".</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN050722-AMD1-EXT1 (PLANNER: KAYLA NELSON)	DOUD JOHN P TR ET AL	NO ADDRESSES ASSIGNED TO PARCELS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBRANES POINT & KASLER POINT, BIG SUR	THREE-YEAR PERMIT EXTENSION TO A PREVIOUSLY APPROVED COASTAL DEVELOPMENT PERMIT (PLN050722), AS AMENDED BY PLN050722-AMD1, THAT ALLOWED A LOT LINE ADJUSTMENT BETWEEN FOUR LEGAL LOTS OF RECORD. THE PROPERTIES ARE LOCATED EAST OF HIGHWAY 1 BETWEEN SOBRANES POINT AND KASLER POINT, BIG SUR [NO ADDRESSES ASSIGNED TO PARCELS] (ASSESSOR'S PARCEL NUMBERS 243-211-022-000, 243-211-023-000, 417-011-016-000 AND 417-021-002-000), APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 25, 2023. PROJECT DEEMED "COMPLETE" ON AUGUST 25, 2023. PROJECT APPROVED BY CHIEF OF PLANNING ON MAY 21, 2025. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON JUNE 13, 2025; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since June 13, 2025:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240223 (PLANNER: JOSEPH ALAMEDA)	DIEHL MARTHA V AND WILLIAMS MOLLY HELENE TR ET AL	35811 HIGHWAY 1, CARMEL AND 35809 & 35963 HIGHWAY 1, MONTEREY	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR (4) PARCELS (5.0, 5.1, 11.1 AND 10.7 ACRES, RESPECTIVELY) INTO FOUR (4) PARCELS (5.0, 10.2, 9.8 AND 6.9 ACRES, RESPECTIVELY). THE PROPERTIES ARE LOCATED AT 35811 HIGHWAY 1, CARMEL AND 35809 & 35963 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBERS 243-321-007-000, 243-321-008-000, 243-321-009-000 AND 243-321-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 29, 2025. 30-DAY REVIEW PERIOD ENDS ON FEBRUARY 27, 2025. PROJECT DEEMED COMPLETE ON FEBRUARY 27, 2025. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING, ACCORDING TO ACCELA. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN240203 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	*PROJECT IS NOT CONSIDERED AN AMENDMENT. THE MAJORITY OF PROJECT WAS PROCESSED UNDER PLN040180-AMD1, HOWEVER, THE HEARING WAS PROCESSED UNDER PLN240203 COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO DESIGNATE AND TRANSFER A TRANSFERABLE DEVELOPMENT CREDIT CREATED UNDER PLN060613 TO PARCEL 4; AND 2) A COASTAL DEVELOPMENT PERMIT ALLOW A MERGER AND LOT LINE ADJUSTMENT OF PARCEL 1 (34.1 ACRES), PARCEL 2 (74.2 ACRES), PARCEL 3 (0.14 ACRES), AND PARCEL 4 (24.8 ACRES), RESULTING IN THREE PARCELS CONTAINING 52.6 ACRES (PARCEL A), 40.3 ACRES (PARCEL B), AND 40.4 ACRES (PARCEL C). PARCEL A WILL RETAIN THE TRANSFER DEVELOPMENT CREDIT. 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. PROJECT DEEMED "COMPLETE" ON JULY 16, 2024. PROJECT APPROVED BY PLANNING COMMISSION ON SEPTEMBER 11, 2024. APPEAL RECEIVED ON OCTOBER 24, 2024. STATUS IS "APPEALED". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240140 (PLANNER: BENJAMIN MOULTON)	STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (BIG SUR RIVER SLOPE RECONSTRUCTION)	47231 HIGHWAY 1, BIG SUR	AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW PLACEMENT OF APPROXIMATELY 8,000 TONS OF ROCK SLOPE PROTECTION TO REPAIR TO THE RIGHT BANK OF THE BIG SUR RIVER FOR APPROXIMATELY 450 FEET TO MAINTAIN THE PRESENT SLOPES AND TO PREVENT FURTHER BANK FAILURE. THE PROJECT IS LOCATED AT POSTMILE MARKER [PM] 47.3, ALONG HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-031-002-000 & 419-291-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 17, 2024. PROJECT DEEMED "INCOMPLETE" ON JANUARY 16, 2025. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN240050 (PLANNER: JOSEPH ALAMEDA)	STATE OF CALIFORNIA (SPACE FOR MEANINGFUL OUTDOOR RECREATION & EDUCATION)	45500 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW PERMANENT OUTDOOR EDUCATION AND FAMILY/GROUP CAMPING FACILITIES INCLUDING THE CONSTRUCTION OF TWO (2) TENT CAMPSITE AREAS THAT COULD ACCOMMODATE UP TO THIRTY (30) TENTS, A SMALL AMPHITHEATER, A RUSTIC KITCHEN AND PAVILION, ADA-ACCESSIBLE NATURE PATHS AND OTHER IMPROVEMENTS. THE PROPERTY IS LOCATED AT 45500 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 16, 2024. PROJECT DEEMED "INCOMPLETE" ON JANUARY 15, 2025. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
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 ACCELA THE PROJECT WAS SET FOR THE PLANNING COMMISSION HEARING ON MARCH 27, 2024. STATUS IS "SET FOR HEARING". [NO CHANGE IN STATUS] *PROJECT WAS CONTINUED AT MARCH 27, 2024 PLANNING COMMISSION HEARING IN ORDER FOR CODE ENFORCEMENT STAFF TO INVESTIGATE ADDITIONAL TREE REMOVAL WHICH CAME TO LIGHT AFTER THE PC HEARING NOTICE OF THE PAIRED PROJECT, PLN160856, THE AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT VIOLATION (CE080464). INVESTIGATIONS ARE UNDERWAY.

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]
PLN230197 (PLANNER: JOSEPH ALAMEDA)	CELLARIUS LIMITED	48700 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF AN EXISTING WATER TANK WITH A 4,775 GALLON WATER TANK AND REPLACEMENT OF A 96 SQUARE FOOT RETAINING WALL; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND 3) COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN KNOWN CULTURAL RESOURCES. THE PROPERTY IS LOCATED AT 48700 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-027-000), 0.8 MILES WEST OF STATE HIGHWAY 1, FRONTING ON AND EASTERLY OF COASTLANDS ROAD, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 7, 2025. PROJECT DEEMED "COMPLETE" ON FEBRUARY 6, 2025. PROJECT HAS NOT BEEN SET FOR HEARING ACCORDING TO ACCELA. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN230090 (PLANNER: PROJECT MUST BE RE-ASSIGNED)	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]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230036 (PLANNER: JOSEPH ALAMEDA)	SALOMON CHARLOTTE D TR & FETHERSTON RICHARD S TR ET AL	30740 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CONVERT 721 SQUARE FEET OF CRAWL SPACE TO HABITABLE SPACE; 2) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW ADDITION OF 288 SQUARE FEET OF OFFICE SPACE; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ESHA; AND 5) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 30740 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-004-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JULY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON AUGUST 22, 2024. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN220363 (PLANNER: FIONNA JENSEN)	ESPERANZA CARMEL COMMERCIAL LLC (ROCKY POINT RESTAURANT)	36700 HWY 1, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT DEMOLISH THE EXISTING ROCKY POINT RESTAURANT AND ALLOW CONSTRUCTION OF A REPLACEMENT RESTAURANT (120 SEATS), TWO EMPLOYEE HOUSING UNITS, AND A PUBLIC RESTROOM, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING IMPROVEMENTS TO THE PARKING LOT (41 STALLS), PUBLIC ACCESS TRAILS, SIGNAGE, REPLACEMENT OWTS, AND LANDSCAPING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF. THE PROPERTY IS LOCATED AT 36700 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-262-004-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 13, 2025; PROJECT DEEMED "INCOMPLETE" ON MARCH 14, 2025. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
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". [NO CHANGE IN STATUS]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
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
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 MUST 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 MUST 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: MUST 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. PLANNER MUST SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180166 (PLANNER: PROJECT MUST BE RE-ASSIGNED)	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]

FILE #	APPLICANT	AREA	PROPOSED USE
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". [NO CHANGE IN STATUS] </p> <p> *PROJECT WAS CONTINUED AT MARCH 27, 2024 PLANNING COMMISSION HEARING IN ORDER TO INVESTIGATE ADDITIONAL TREE REMOVAL WHICH CAME TO LIGHT AFTER THE PLANNING COMMISSION HEARING NOTICE OF PLN160856. APPLICANT HAS BEEN DIRECTED TO UPDATE TREE ASSESSMENT REPORT. </p>

FILE #	APPLICANT	AREA	PROPOSED USE
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: PROJECT MUST BE RE-ASSIGNED)	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
PLN160766 (PLANNER: PROJECT MUST 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 MUST 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 MUST 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 MUST 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
PLN160191 (PLANNER: PROJECT MUST 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: PROJECT MUST BE RE-ASSIGNED)	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 MUST 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
PLN140729 (PLANNER: PROJECT MUST 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]
PLN140625-EXT1- EXT2 (PLANNER: MCKENNA BOWLING	BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)	38025 ROCKY CREEK ROAD, BIG SUR	SECOND THREE-YEAR EXTENSION TO A PREVIOUSLY APPROVED FOUR (4) YEAR EXTENSION (PLN140625-EXT1) OF PREVIOUSLY APPROVED PERMIT (PLN140625), AN AMENDMENT OF A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 2,800 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 331 SQUARE FOOT COVERED DECK AND A 2,711 SQUARE FOOT UNCOVERED DECK; A 1,960 SQUARE FOOT ONE-STORY YOGA STUDIO WITH A 906 SQUARE FOOT UNCOVERED DECK; A 576 SQUARE FOOT ONE-STORY DETACHED GARAGE; INSTALLATION OF A SEPTIC SYSTEM; CONSTRUCTION OF A WELL; AND ASSOCIATED GRADING; DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 38025 ROCKY CREEK ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-132-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. RELATED TO PLN990440, PLN020073, PLN040077, PLN060176, PLN080111 AND PLN100119. PROJECT SUBMITTED ON JULY 24, 2024. PROJECT DEEMED "COMPLETE" ON JULY 24, 2024. ACCORDING TO ACELA, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN130342 (PLANNER: PROJECT MUST 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]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN110473 (PLANNER: PROJECT MUST 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 MUST 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]
PLN080166 (PLANNER: PROJECT MUST 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]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN070520 (PLANNER: PROJECT MUST 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 MUST 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]
PLN060189 (PLANNER: PROJECT MUST 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]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN050722 (PLANNER: PROJECT MUST 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 MUST 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
PLN040180-AMD1 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	<p>*REFER TO PLN240203; PROJECT IS NOT CONSIDERED AN AMENDMENT</p> <p>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". STATUS IS "COMPLETE". FILE PLN040180-AMD1 WAS NEVER SENT TO A HEARING BODY. [NO CHANGE IN STATUS IN ACCELA]</p>
PLN040180 (PLANNER: PROJECT MUST BE RE-ASSIGNED)	WESTON JANE ET AL	LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR	<p>*REFER TO PLN240203; PROJECT IS NOT CONSIDERED AN AMENDMENT</p> <p>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]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN030127 (PLANNER: PROJECT MUST 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 MUST 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 MUST 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
PLN010530 (PLANNER: PROJECT MUST 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 MUST 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 MUST 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 MUST 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
PLN970596 (PLANNER: PROJECT MUST 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 MUST 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 MUST 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]