

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

BAYER LEX NEAL TR (PLN250111)

RESOLUTION NO. 26-009

Resolution by the County of Monterey Planning Commission:

- 1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow demolition of existing residence, garage, and other site improvements, and the construction of a 5,754 square-foot single-family dwelling with a detached 701 square foot garage and associated site improvements;
 - b) Coastal Development Permit to allow the development within 100 feet of ESHA;
 - c) Coastal Development Permit to allow development within 50 feet of a Coastal Bluff; and
 - d) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

[PLN250111, Lex Neal Bayer Revocable Trust, 35700 Highway 1, Monterey, Big Sur Coast Land Use Plan (APN: 243-231-014-000)]

CORRECTED
April 13, 2026 (This resolutions
corrects the previous resolution
mailed on March 27, 2026).

The BAYER LEX NEAL TR application (PLN250111) came on for public hearing before the County of Monterey Planning Commission on March 25, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan (LUP);
 - Big Sur Coastal Implementation Plan Part 3 (CIP);
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The proposed project includes demolition of the existing 4,692 square foot single-family dwelling and attached garage, and construction of a replacement 5,754 square foot single-family dwelling with a 701 square foot detached garage, and associated site improvements. Improvements include installation of a new onsite wastewater treatment system, repairing the coastal deck and stairway, and driveway, as needed, installation of underground propane tanks, and new impervious surfaces. The proposed project also involves development within 100 feet of Environmentally Sensitive Habitat (ESHA), development within 50 feet of a Coastal Bluff, and development within 750 feet of a known archaeological resource.
 - c) The property is located at 35700 Highway 1, Monterey (Assessor's Parcel Number: 243-231-014-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, Design Control overlay, with 14-foot maximum allowable height within the Coastal Zone or "RDR/D(14')(CZ)", which allows for construction of a new residence and accessory structures subject to the granting of a Coastal Administrative Permit and Design Approval outlined in Title 20 section 20.16.040 and Chapter 20.44. As required in Title 20 section 20.16.030, proposed development to occur within 100 feet of ESHA requires a Coastal Development Permit to be applied. Additionally, Title 20 section 20.70.120.B.1 requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge due to the risk of environmental impact. Finally, a Coastal Administrative Permit is required to allow development within 750 feet of known archaeological resources. Therefore, as proposed and conditioned the project is an allowed land use for this site.
 - d) Lot Legality. The subject parcel (2.0 acres) is identified in its current configuration as Parcel B on Record of Survey, Volume X-2, Page 210, recorded on July 21, 1961. Therefore, the County recognizes this property as a legal lot of record.
 - e) Design and Visual Resources. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes demolition of the existing residence and garage, and construction of a replacement 5,754 square foot single-family dwelling with a 701 square foot detached garage, and associated site improvements, including installation of a new septic system. Consistent with Big Sur LUP Policy 3.2.4.3 and Chapter 20.44,

the project includes colors and materials that are subordinate and help blend the development with the surrounding environment, and includes a flat pitch roof that complies with the height restriction, to assure the shoreline view is not impacted. As designed, the proposed residence and garage will incorporate colors and materials including dark gray stucco and stone veneer, natural stained wood siding, dark gray flat metal roof, and dark gray framing for windows and doors. These colors and materials are similar in nature to the existing residence, and will continue to help blend the proposed structures into the surrounding residential neighborhood. The subject property has a height restriction of 14 feet as measured from the average natural grade. Compliance with this height restriction ensures that the proposed development will not detract from shoreline views and assures protection of public viewshed points and viewing corridors. Due to intervening vegetation, topography, and the reduced allowable height of this zoning district, the proposed residence and accessory structure will not create any adverse visual impacts. The project does not include any tree removal, and therefore, the proposed development will not detract from undeveloped ridgelines, skylines, or shorelines (LUP Policy 3.2.4.1). Therefore, as designed and sited, the proposed development assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. Also see subsequent evidence "I".

- f) Development Standards. Pursuant to Title 20 section 20.16.060, the required setbacks for main dwellings are 30 feet (front), 20 feet (rear), and 20 feet (sides). Additionally, the maximum allowable height within this zoning district is 14 feet, unless otherwise noted on the zoning map. As delineated on the plans, the proposed residence is over 30 feet from the front, 20 feet from the sides, and over 20 feet from the rear property line, with a proposed height of 14 feet as measured from average natural grade. Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 14 feet. The project proposes a detached garage, sited over 50 feet from the front, 5 feet 3 inches from the side, and over 30 feet from the rear with a proposed height of 13.25 feet as measured from average natural grade. The allowed site coverage maximum in the RDR zoning district is 25 percent. The proposed development would result in structural coverage of 7,830 square feet or 8.99 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- g) Cultural Resources. Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.145.120, a Phase I and II Archaeological Report (County of Monterey Library No. LIB250339) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The subject parcel has had moderate to high ground disturbance from 1968 to the present, and is currently developed with a single-family dwelling and attached garage. The results of the Phase 1 Pedestrian Survey were negative for significant resources.

However, the Phase II subsurface auger testing, conducted along the bluff top, identified three flecks of shell and one small chert fragment and a thin scatter of sparse and depleted marine shell. The project archaeologist determined that the scattered materials lack integrity and do not meet the criteria of a significant resource; thus, the project site is considered not to contain known archaeological resources. Further, the proposed residence would not be sited in the area where these sparse materials were discovered and thus would avoid impacts to prehistoric cultural resources. Therefore, the potential inadvertent impacts are controlled with the application of Condition No. 3 which requires work to stop if previously unidentified resources are found during construction.

- h) Environmentally Sensitive Habitat (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 3.3 of the Big Sur Coast LUP are directed at maintaining, protecting, and, where possible, enhancing sensitive habitats. As designed, conditioned, and mitigated, the project minimizes impacts to environmentally sensitive habitat in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan and Monterey County Code. See Finding No. 7 and supporting evidence.
- i) Historic Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. A Phase I Historical Resource Assessment Study (County of Monterey Library No. LIB250342) was submitted with the project application. On April 18, 2025, Margaret Clovis analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1967 (Construction Permit No. BP#20680) with a Ranch style wood-framed one-story single-family dwelling and attached garage. The report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.
- j) Development within 50 feet of a Coastal Bluff. Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. The project, as proposed and conditioned, is consistent with applicable policies of the BSC LUP regarding protection of resources. See Finding No. 8 and supporting evidence.
- k) Public Access. As proposed and conditioned, the development is consistent with the applicable Public Access policies of the BSC CIP. See Finding No. 6 and supporting evidence.
- l) Critical Viewshed. Big Sur Coast Land Use Plan Policy 3.2.1 prohibits all future public or private development visible from Highway 1 and major public viewing areas, and requires the County to condition all new development in areas not visible from Highway 1 or public viewing areas on the siting and design criteria set forth in Policies 3.2.3, 3.2.4, and 3.2.5. Staff conducted a Critical Viewshed Determination site visit on December 12, 2025 to determine whether the project would intrude on the critical viewshed. The project is not visible from Highway 1 or

any other public viewshed due to existing development, intervening vegetation, and topography of the land. The proposed structures are sited in the same footprint as the existing and conform to all site development standards outlined in Title 20. Therefore, the project, as designed and sited, assures protection of the public viewshed, is not within the Critical Viewshed of Highway 1 or any major public viewing areas. In addition to the proposed development not being visible from Highway 1 or major public viewing areas, Big Sur Coastal LUP Policy 3.2.5 establishes exceptions to the Key Policy's prohibition. Specifically, LUP Policy 3.2.5.F states that existing vacant residential parcels in the critical viewshed in the Rocky Point area shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 of the LUP, and the design standards set forth in Policy 3.2.5.F. The project involves a residentially zoned parcel, and demolition of all structures to be replaced with a new residence and garage. Additionally, consistent with Policy 3.2.4.1, the design and siting of the replacement structures are located in previously developed areas, and the applicant does not propose tree removal which will aid in assuring the proposed development does not detract from the natural beauty of undeveloped skylines, ridgelines, and the shoreline. As described in Finding No. 1, Evidence "e", the proposed colors and materials will visibly blend with the surrounding environment (Policy 3.2.5.F). Finally, the proposed garage is sited on a portion of the existing driveway, which meets Policy 3.2.5.F's encouragement to consolidate and maintain simple and direct driveways.

- m) The project planner conducted a site inspection on December 12, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- n) Land Use Advisory Committee. The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval application subject to a public hearing before the Planning Commission. The project went before the LUAC on January 27, 2026 and received a vote of 4-0 in support of the project as proposed, with no concerns raised.
- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250111.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Big Sur Volunteer Fire Brigade, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological, biological, historical, forest, geological and soils resources. The following reports have been prepared:
 - “Tree Assessment” (County of Monterey Library No. LIB250338) prepared by Ben Eichorn, Carmel, CA, August 11, 2025.
 - “Phase 1 Archaeological Assessment and Phase 2 Subsurface Testing Program” (County of Monterey Library No. LIB250339) prepared by Susan Morley, Marina, CA, July 1, 2025.
 - “Biological Assessment” (County of Monterey Library No. LIB250340) prepared by Fred Ballerini, Pacific Grove, CA, July 7, 2025.
 - “Geologic and Coastal Bluff Recession Assessment Report” (County of Monterey Library No. LIB250341) prepared by Mark Foxx, Watsonville, CA, July 19, 2024.
 - “Historical Evaluation” (County of Monterey Library No. LIB250342) prepared by Margaret Clovis, Salinas, CA, April 18, 2025.
 - “Percolation Investigation Report” (County of Monterey Library No. LIB250343) prepared by Belinda Taluban, Salinas, CA, August 6, 2025.
 - “Geotechnical Investigation” (County of Monterey Library No. LIB250344) prepared by Moses Cuprill, Watsonville, CA, May 14, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on December 12, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250111.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD - Planning, Big Sur Coast Volunteer Fire Brigade, HCD- Engineering Services, Environmental Health Bureau, HCD - Environmental Services, and California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water

system. Wastewater will be treated by a replacement Onsite Wastewater Treatment System (OWTS). The project includes installation of a 2,000-gallon septic tank with a 1,500-gallon pump vault, and new leach field. A primary and secondary field was designed with an application rate of 1.2, based on the percolation testing, which will feature two 65-foot-long trenches to serve the proposed residence. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.

- c) Staff conducted a site inspection on December 12, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250111.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on December 12, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250111.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement and reconstruction of existing structures, inclusive of single-family dwellings and accessory structures, with the proposed structures being located on the same site as the structure replaced, and will have substantially the same purpose and capacity of the structure being replaced.
 - b) The project involves demolition of the existing residence and garage, and construction of a replacement residence with a detached garage, in the same location as the existing residence and maintain the same purpose and capacity as the existing residence.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on December 12, 2025.
 - d) The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. Although the project has been sited and conditioned to ensure less than significant impacts on sensitive biological resources occur, the project's location in or near a particularly sensitive environment (CEQA

Guidelines section 15300.2(a)) does not bar the project from qualifying for a Class 2 exemption. No evidence of significant adverse environmental effects or cumulative effects was identified during the staff's review of the development application

- e) Staff conducted a site inspection on December 12, 2025, to verify that the site and proposed project meet the criteria for an exemption.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250111.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The project planner conducted a site visit on December 12, 2025, to verify that the project, as proposed and conditioned and mitigated, would not impact public access. Based on this site inspection, the proposed development would not obstruct public views of the shoreline from surrounding roadways and would not obstruct public visual access to the shoreline from major public viewing corridors. The existing residence and attached garage are currently not visible from Highway 1, and proposed replacement dwelling unit would continue to not be from Highway 1, through siting the structures in the same development footprint and continuing to comply with reduced height standards. As proposed, the project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity and is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.
 - e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN250111.

7. **FINDING:** **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)** – The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Big Sur Coast LUP, Coastal Implementation Plan, and applicable zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan (LUP), Coastal

Implementation Plan, Part 3, and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.

- b) Pursuant to Big Sur Coastal Implementation Plan section 20.145.040, a Biological Report is required for all proposed development that is sited or may be sited within 100 feet of ESHA, and/or has the potential to negatively impact the long-term maintenance of the habitat. Therefore, a biological report was prepared in accordance with this policy (County of Monterey Library No. LIB250340).
- c) The project biologist surveyed the subject parcel twice within the same year to provide a flowering survey, and a field survey to determine project-related impacts to biological resources as a result of construction. As indicated in the project plans and County of Monterey GIS records, the area of construction is sited within 100-feet of ESHA, specifically Northern Coastal Bluff Scrub (NCBS). According to Big Sur Coastal Implementation Plan (CIP) section 20.145.040.B.4, projects within 100-feet of ESHA shall be prohibited, unless determined through a Biological report, to not negatively impact the habitat's long-term maintenance through siting, location, bulk, size, design, grading vegetation removal, and/or other methods where such modifications will reduce impacts to a level less than significant and assure the habitat's long-term maintenance.
- d) The proposed development will be sited primarily within existing development footprints, but expands to the north and south into existing areas occupied by ornamental landscaping. However, the proposed development will not be sited within ESHA or have direct or indirect impacts on ESHA and thus ensures the protection of ESHA (Policy 3.3.2.8). Further, the project is consistent with Big Sur Coast LUP Policies 3.3.2.4 and 3.3.2.7 as it proposes long-term improvements and maintenance of the habitat present on site through the use of invasive species eradication and habitat restoration recommendations, as detailed in the prepared biological report.
- e) As detailed in the report, to avoid potential impacts to nesting raptors and other nesting avian species, construction activities should be timed to avoid the nesting season period (February 1-September 1). Therefore, Condition No. 6 has been added to require the applicant to conduct the survey prior to ground disturbance and construction, if construction takes place between February 1 to September 1. The report also recommends that the bluff area be protected through the installation of silt fencing around the west and southwest development perimeter, to prevent unwarranted construction impacts and sedimentation erosion during construction. Condition No. 4 has been applied to require the Applicant/Owner to prepare a comprehensive construction management plan that illustrates the location of the protective fencing, areas suitable for construction staging, and other measures outlined in the report to protect onsite and nearby sensitive resources while avoiding construction nuisance impacts to nearby properties.
- f) Consistent with Big Sur LUP Policies 3.3.2.7 and 3.3.2.9, and per the biologist's recommendation, Condition No. 9 requires that the landscape plans include native landscaping species, and procedures to eradicate

invasive, exotic species from encroaching into the area containing ESHA to keep the land areas adjacent to the habitat compatible with the long-term maintenance of the sensitive resource. Consistent with Big Sur LUP Key Policy 3.3.1, Condition No. 11 has been added to require the Applicant/Owner to implement a Northern Coastal Bluff Scrub (NCBS) Restoration Plan that accomplishes the eradication of exotic species surrounding the native coastal bluff scrub habitat, to then be replanted with native species at a 2:1 ratio and monitored biannually for three years. All bluff restoration areas shall use species selections chosen on the basis of compatibility with the surrounding habitat conditions, and the final NCBS Restoration Plan shall be reviewed and approved by the project biologist and HCD-Planning to assure conformance with the habitat on site.

- g) According to the project biologist's survey, there is a low to moderate potential that the adjacent Monterey cypress trees provide monarch butterfly overwintering habitat. Although Monarch butterflies are not special status species, their overwintering habitat is recognized by the Big Sur Coast LUP as ESHA. Thus, with the implementation of standard Condition No. 5 (tree and root protection), any potentially overwintering habitat would be protected in place. Although Monarch butterflies were not observed, should construction initiate between October 15 and February 28, Condition No. 15 will require a pre-construction survey for monarch butterflies and related overwintering habitat to be prepared, and necessary buffer zones to be installed if observed. As designed and sited, the project will have less than significant impacts on Monarch butterfly overwintering habitat, and as conditioned, would ensure no impacts occur.
- h) Condition No. 13 requires a conservation and scenic easement be conveyed to the County of Monterey over those portions containing ESHA or restored to valuable ESHA pursuant to LUP Policy 3.3.2.3. This easement will ensure long-term habitat maintenance.
- i) As sited, designed, and conditioned, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats, would have no or less than significant impacts on ESHA, and would result in enhanced ESHA habitat values.
- j) The project planner conducted a site inspection on December 12, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.
- k) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN250111.

8. FINDING:

DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF –

There is no alternative location to position the proposed development and the location of the proposed development better achieves the goals, policies, and objectives of the applicable land use plan than other development alternatives.

EVIDENCE:

- a) The project includes application for development within 50 feet of a coastal bluff. Pursuant to the policies of the Big Sur Coast LUP and applicable Monterey County Code, a Coastal Development Permit is required, and the criteria to grant said permit have been met.

- b) During the construction permit phase, the project would be required to comply with Chapter 16.12, Erosion Control, which sets forth required provisions for preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions to minimize erosion during construction. In summary, overall site development would be subject to current regulations regarding control of erosion and drainage and would be required to address post-construction requirements and runoff reduction.
- c) Sand Loss Analysis. The County did not require a Sand Loss Analysis as the project will have no effect on the sand supply or transport of the ocean. The elevation of the proposed building site is approximately 45 feet above mean sea level, and the project site does not generate or receive measurable sands to or from the ocean.
- d) As indicated in the report, the two primary faults in the immediate vicinity of the property are the Palo Colorado Fault, which is about 1.8 miles north of the property, and the Sur Fault located approximately 0.9 miles south of the property. The geology in the vicinity of the subject site consists of sandstone bedrock overlain by recent marine terrace deposits. The bedrock is resistant to coastal erosion and the site has slow erosion rates due to how much of the coastal bluff face is composed of hard sandstone, and nearshore bedrock islets, which serve to diminish wave runoff and wave impact. The geologic observations of the bluff face and earth materials found in exploratory borings indicate that Marine Terrace Deposits exist at the building site and overly a wave cut bedrock platform surface approximately 15 to 20 feet below the ground surface. The field observations also indicate the bedrock found at the property contains sandstone, formed approximately 66 to 100 million years ago.
- e) Additionally, the report included a review of the potential of coastal erosion impacts as it relates to the project site. The report includes a series of 11 photos spanning the 47-year period from 1972 to 2019, revealing that there has been little change in the sandstone portion of the bluff face along the edge of the cove where the bluff edge is closest to the proposed improvements. The bluff face has shown a relatively low amount of discernible erosion, and the geologic and geomorphic conditions were found to be virtually identical in the photograph taken in April 2024 to those in the photograph from October 2019. As designed and located, the project would comply with applicable policies of the Big Sur Coast LUP Chapter 3.7.2.3 and has been designed to incorporate measures outlined in the report to minimize potential erosion concerns and incorporates the geologist's recommended 75-year coastal recession setback of 22.5 feet. Further, consistent with LUP Policy 3.7.3.A.9, the prepared geotechnical and geological reports demonstrate that the site would be stable for development. As designed, it is anticipated that the proposed habitable development and necessary improvements (septic, water, etc.) would not be subject to failure over the course of its economic life span.

- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN250111.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors
 - b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, located within three hundred (300) feet of the top of the seaward face of a coastal bluff, and involves conditionally allowed uses (development within 100 feet of ESHA and 50 feet of a coastal bluff)


DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow demolition of existing residence, garage, and other site improvements, and the construction of a 5,754 square-foot single-family dwelling with a detached 701 square foot garage and associated site improvements; and
 - 2) Coastal Development Permit to allow the development within 100 feet of ESHA; and
 - 3) Coastal Development Permit to allow development within 50 feet of a Coastal Bluff; and
 - 4) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource

PASSED AND ADOPTED this 25th day of March 2026 upon motion of Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Gonzalez, Work, Shaw, Monsalve, Diehl, Hartzell
 NOES: None
 ABSENT: Roberts
 ABSTAIN: None

DocuSigned by:

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 Melanie Beretti, AICP
 Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **MARCH 27, 2026**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **APRIL 6, 2026**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250111

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250111) allows demolition of an existing residence and garage, and construction of a replacement 5,754 square foot single-family dwelling with a 701 square foot detached garage and associated site improvements including a new septic system, development within 100 feet of Environmentally Sensitive Habitat (ESHA), development within 50 feet of a Coastal bluff, and development within 750 feet of a known archaeological resource. The property is located at 35700 Highway 1, Monterey (Assessor's Parcel Number 243-231-014-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 26-009) was approved by Planning Commission for Assessor's Parcel Number 243-231-014-000 on March 25, 2026. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
 - Types of construction vehicles and number of trucks and/or vehicle trips/day.
 - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - Hours of operation.
 - Project scheduling (dates) and duration of construction.
- Map illustrating:
 - Location of project (vicinity map).
 - Proposed route for hauling material.
 - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - Location of stockpiles and parking for construction vehicles.
 - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
- The CMP shall:
 - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
 - Prohibit blocking of access roads or driveways.
 - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
 - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
 - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
 - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
 - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
 - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
 - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

- All construction parking/staging shall be on private property, and measures shall be taken to prevent construction vehicles from queuing on highway 1 at any time during the construction.
- Construction vehicles shall not park along California Highway 1 and will be parked on site to reduce the visual impacts seen by highway 1 travelers and the surrounding communities during the construction

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 1 to September 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 7 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. If there is more than a one-week delay of construction activities during the nesting season, additional surveys for nesting birds may be required to continue during construction to address new arrivals or secondary nesting. The necessity and timing of these continued surveys will be determined by the qualified biologist based on the proposed construction scheduling(HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

9. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail and include the recommendations made in the prepared Biological Report (LIB250340) to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

10. PDSP001 - CULTURAL RESOURCES SENSITIVITY TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, Condition of Approval PD003(A) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an "on-call" basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

11. PDSP005- NORTHERN COASTAL BLUFF SCRUB RESTORATION PLANO

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The following sensitive plants are located within proposed development areas and shall be replaced at a minimum of a 2:1 ratio:

- Seacliff buckwheat
- Seaside paintbrush:
- Ocean bluff milk vetch

The Project Biologist shall develop a Northern Coastal Bluff Scrub Restoration Plan with the primary goal of restoring all areas currently occupied by introduced landscape plantings around the development area, including proposed septic leach field areas inundated with exotic species and any disturbed soils resulting from staging, trenching, or other ground disturbance development impacts on the bluff parcel. Other objectives of the plan include restoring coastal bluff scrub habitat with site-identified native species and eliminating all aggressive exotic invasive species, including but not limited to iceplant, cape ivy, pride-of-Madeira, and periwinkle. Prior to issuance of grading and construction permits, the project biologist shall conduct qualitative and quantitative analysis of existing northern coastal bluff scrub habitat for baseline data of species compositions to develop species and quantitative replanting specifications. Any alterations or revisions to development or infrastructure plans shall be reviewed by the project biologist to assess potential impacts and recommend remedial mitigations if further disturbance within areas containing Seacliff buckwheat, Northern coastal bluff scrub, Coastal scrub sensitive species are proposed. The Northern Coastal Bluff Scrub Restoration Plan shall include at a minimum, the following actions:

- Remove introduced landscape plantings and eradicate all aggressive invasive species within the restoration areas.
- Seed and plant collections of site-specific native northern coastal bluff scrub species for propagation for restoration plant stock. It is imperative to keep the genetic stock of restoration plant material local to the parcel. Contract grow plant materials with specialized restoration nursery familiar with the propagation and growing requirements of the subject native plant species.
- Stabilize soils with erosion control measures.
- Restore coastal bluff with propagated materials during the late fall season to coincide with seasonal rains.
- Establish exotic species control protocols and management tools.
- Establish a monitoring program to track success of exotic species control and establishment of native coastal bluff scrub species. Quarterly monitoring will be conducted for the first three years followed by biannual monitoring for years four and five. Success criteria and percent cover analysis to be determined after establishing the baseline data and will be incorporated into the restoration plan.
- Establish long-term maintenance program for invasive species control, soil stabilization, and other actions noted during monitoring.
- Avoid impacts to outlining habitats and improve area as habitat for wildlife by maintaining good land stewardship practices.
- Detail the mitigation protocols for special status species that are identified in the pre-construction / pre-eradication surveys which could be impacted by the construction and restoration/eradication efforts. Mitigation shall include but is not limited to 2:1 replanting, establishing exclusionary zones, and habitat fencing. Replanted species shall be monitored accordingly.
- Preparation of a final report summarizing the implemented protective measures, observed and/or impacts species, 5-year monitoring compliance with success criteria,

and the need for additional remediation.

**Compliance or
Monitoring
Action to be
Performed:**

- Prior to issuance of building permits, develop and submit a Northern Coastal Bluff Scrub Restoration Plan integrated as a part of the project Landscape Plan to the Monterey County Housing and Community Development – Project Planner for approval. All disturbed soils within NCBS habitat resulting from exotic species controls, repair work or removal of hand railings, decking, stairs, and wood retaining walls, removal of ornamental landscape plantings, and/or any proposed construction elements (drain lines, etc.) shall be mitigated for restoration with site appropriate Northern Coastal Bluff Scrub habitat. Prior to any proposed impacts along the bluff, the project biologist shall assess the work areas and survey for listed species, including sea cliff buckwheat, seaside paintbrush and potentially ocean milk vetch. If any listed species are determined to be impacted, the project would be required to mitigate with replanting at a recommended 2:1 ratio for all listed species impacted. All proposed mitigation replanting resulting from construction impacts (including from impacts resulting from exotic species removals) shall be monitored biannually for a three-year period with biannual reporting submitted to the Monterey County Housing and Community Development – Project Planner for approval.
- Subject plan shall include prescriptions and protocols for restoration of the bluff scrub habitat including but not limited to invasive species removal (see Impact/Recommendation 4) and long-term control methodology, erosion control measures, site specific species restoration for NCBS species and/or site-specific seed planted in appropriate micro-habitats, temporary irrigation, and establish conditions for natural species recruitment.
- Surrounding cypress trees or tree limbs along the bluff shall be assessed by the project arborist to review potential hazardous limb removal for the safety of the occupants and reduce risk of harm or fire laddering.
- Final submittal of Northern Coastal Bluff Scrub Restoration Plan, specifically the planting list, to be reviewed and approved by the project biologist to ensure species list conforms to the habitat on site and that no potentially invasive, non-native species, or native species cultivars that may cross pollinate with on site species are proposed for use.
- Any proposed plant materials should be installed in the Fall months to coincide with seasonal rains and natural plant phenology characteristics.
- Any proposed temporary irrigation should be decommissioned and removed after a two-year period following native seeding and/or planting.

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

13. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where Northern Coast Bluff Scrub (NCBS) exist(s) or is being restored by this permit, in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional (biologist). An easement deed shall be submitted to, reviewed and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval.

Prior to final inspection of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD – Planning.

14. PDSP003 – COASTAL HAZARDS DEED RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: "In accordance with Big Sur Coast Land Use Plan Hazards Policy 3.7.2.4, the owner shall record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements. The deed restriction shall say the following:

"a. Coastal Hazards. This deed restriction is being recorded to satisfy Condition No. 14 of the Combined Development Permit Approval (PLN250111), approved by the County of Monterey Planning Commission Resolution No. 26-009. By accepting this permit, the property owner has accepted the following conditions and restrictions, which shall run with the land:

b. Coastal Hazards. That the site is subject to coastal hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise.

c. Assume Risks. The property owner assumes all risks to the Permittee and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development.

d. Liability Waiver. The property owner unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards.

e. Indemnification. The property owner indemnifies and holds harmless the California Coastal Commission & the County of Monterey, and their officers, agents, and employees with respect to the County's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. This indemnification obligation is in addition to, and cumulative of, the indemnification obligation imposed by the County of Monterey Planning Commission Resolution No. 26-, Condition No. 14. Property owner understands and agrees that both indemnification obligations shall be memorialized in the indemnification agreement.

f. Permittee Responsible. That any adverse effects to property caused by the permitted project shall be fully the responsibility of the Permittee.

g. Shoreline Armoring Prohibited. That no shoreline armoring shall ever be constructed to protect the development approved pursuant to this CDP, including in the event that the development is threatened with damage or destruction from coastal hazards in the future.

h. Waiver of Rights to Construct Armoring. The Permittee hereby waives, on behalf of itself and all successors and assigns, any rights to construct such armoring that may exist under applicable law."

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, owner/applicant shall record the deed restriction, and provide HCD-Planning with evidence that it has been recorded. Such evidence shall be in the form of a copy of the recorded document with the recorders seal.

15. PDSP004-MONARCH BUTTERFLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The monarch butterfly (*Danaus plexippus*) is noted to occur in nearby groves of eucalyptus, Monterey cypress, and Monterey pine trees. Butterfly overwintering roosting sites are recognized as Environmentally Sensitive Habitat Area in the Big Sur Coast Land Use Plan. Any disturbance to roosting trees or loud activities near roosting sites can disrupt the overwintering butterflies. The Monterey cypress trees on the parcel may provide potential overwintering roosts for the Monarch butterfly. Surveys were conducted for the development of this report but found no observations of overwintering on the bluff or inland parcels during 2021-2022 seasonal site monitoring. Though overwintering habitat is determined to be of low potential on the subject parcel, the potential does exist for the butterfly to overwinter on site. If proposed construction is proposed during nesting season, surveys should be conducted during observations times (mid-October – February) to determine their presence or lack thereof. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.

Compliance or Monitoring Action to be Performed: The existing grove of Monterey cypress trees should be preserved and protection fencing be installed to avert unwarranted construction impacts to the tree trunks, roots, and limbs

If construction is to be initiated between October 15 and February 28, the Project Biologist shall conduct a pre-construction survey for Monarch butterflies. Pre-construction surveys shall be conducted no more than 30 days prior to the start of construction. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.



FIELD
ARCHITECTURE

974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.9554

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VICINITY MAP



SCOPE OF WORK

REPLACE THE EXISTING SINGLE FAMILY RESIDENCE WITH A NEW MAIN RESIDENCE, DETACHED GARAGE, A NEW SEPTIC SYSTEM, AND ASSOCIATED SITE WORK. REPLACE ON A 1:1 BASIS THE EXISTING VIEWING DECK & BLUFF STAIRS.

BUILDING INFORMATION

OCCUPANCY GROUP: R-3 / RESIDENTIAL & U / UTILITY
CONSTRUCTION TYPE: V-8
FIRE PROTECTION: 130 FIRE SPRINKLER SYSTEM
APPLICABLE CODES: 2022 California Building Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Code
2022 California Energy Code
2022 California Fire Code
2022 California Residential Code

PROJECT DIRECTORY

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ARCHITECT:	FIELD ARCHITECTURE, INC. 974 COMMERCIAL ST SUITE 104 PALO ALTO, CA 94306 Jess Field, Architect AIA, LEED AP T. 650 462 9554	SEPTIC:	831 PLUMBING AND SEPTIC SERVICES 71 W CARMEL VALLEY RD SUITE #101, CARMEL VALLEY, CA 93924 Peter Dew T. 831 999 7667
CONTRACTOR:	MASON HAMMER BUILDERS 18840 SUTTER BLVD # 100, MORGAN HILL, CA 95037 J.T. Matarangas T. 408 778 6060		
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC 2495 INDUSTRIAL PKWY W, HAYWARD, CA 94545 Pete Carliano T. 510 887 4086		
GEOLOGIST/GEO TECHNICAL ENGINEER:	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 Mark Fox T. 631 722 4175		
BIOLOGIST:	FRED BALLERINI PO BOX 1023, PACIFIC GROVE, CA 93950 Fred Ballerini T. 831 333 9009		

DRAWING INDEX

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
GENERAL		EX-1	SLOPE CALCULATION EXHIBIT
G000	TITLE SHEET	LANDSCAPE	
G002	EXISTING CONDITIONS	L101	OVERALL CONCEPT LANDSCAPE PLAN
G003	CONSTRUCTION MANAGEMENT PLAN	L102	LANDSCAPE MATERIALS - ENLARGED PLAN
SURVEY		L103	OVERALL PLANT SCHEDULE
SU1	SURVEY	L200	IRRIGATION NOTES AND LEGEND
CIVIL		L201	IRRIGATION PLAN
C-1.0	TITLE SHEET	L202	IRRIGATION PLAN
C-1.1	OVERALL SITE PLAN	L203	IRRIGATION DETAILS
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN	L204	IRRIGATION DETAILS
C-2.1	PRELIMINARY GRADING & DRAINAGE PLAN	L205	IRRIGATION DETAILS
C-2.2	PRELIMINARY GRADING & DRAINAGE PLAN	L206	IRRIGATION DETAILS
C-3.0	PRELIMINARY UTILITY PLAN	L207	IRRIGATION WATER CALCULATIONS
C-3.1	PRELIMINARY UTILITY PLAN	L500	FUEL MANAGEMENT PLAN
ER-1	EROSION CONTROL PLAN	L501	FUEL MANAGEMENT NOTES
ER-2	EROSION CONTROL DETAILS	ARCHITECTURAL	
		A0050	(E) SITE & DEMO PLAN
		AS050	(N) SITE PLAN
		AS051	(N) ENLARGED SITE PLAN
		AS055	(N) SITE PLAN - ROOF
		A101	FLOOR PLAN
		A200	ELEVATIONS

PROJECT DATA

EXISTING AND PROPOSED PROJECT AREAS - (APN 243-231-014)			
PARCEL SIZE:	ALLOWED	EXISTING	PROPOSED
		87,120 SF	87,120 SF
FLOOR AREA:		3,914 SF	6,455 SF
			- MAIN RESIDENCE: 5,754 SF
			- GARAGE: 701 SF
BUILDING SITE COVERAGE:		4,866 SF	7,830 SF
			- MAIN RESIDENCE: 5,754 SF
			- GARAGE: 701 SF
			- EAVES >30": 1,375 SF
			- DECKS <24": NONE
	(25% ALLOWED)	(5.59 %)	(8.99 %)
IMPERVIOUS COVERAGE:		7,855 SF	6,433 SF
			- DRIVEWAY: 4,989 SF
			- PATHWAYS: 560 SF
			- PATIOS/LANDINGS: 256 SF
			- DECKS <24": 540 SF
			- HOT TUB: 80 SF
TOTAL COVERAGE: (INCLUDES BUILDING SITE COVERAGE PLUS IMPERVIOUS COVERAGE)		12,721 SF	14,263 SF

Issue Set / Revisions		
No.	Description	Date
1	SCHEMATIC ESTIMATE	10.22.24
2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25

North

BAYER RESIDENCE

35700 HIGHWAY 1
MONTEREY, CA 93940
APN: 243-231-014

Date: 11/17/2025
Drawn by: TMD
Scale:

TITLE SHEET

Sheet number

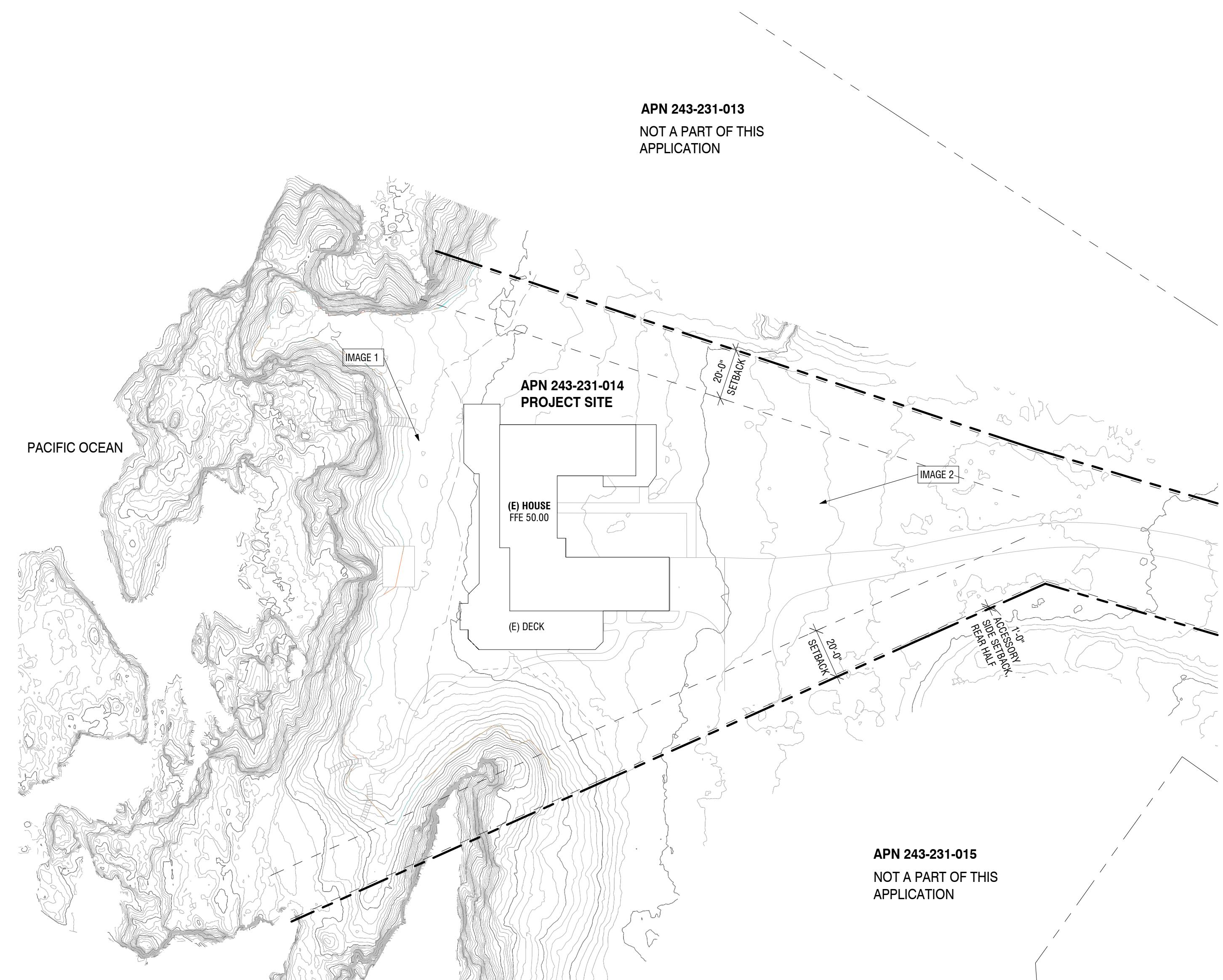
G000



IMAGE 2



IMAGE 1



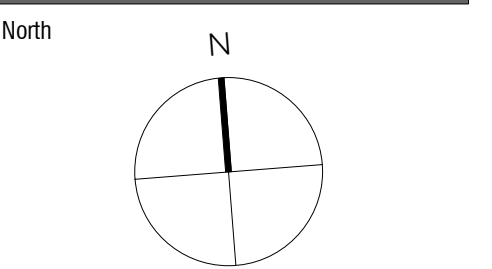
① (E) SITE PLAN
1/32" = 1'-0"

FIELD ARCHITECTURE

974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.9554

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2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25



BAYER RESIDENCE

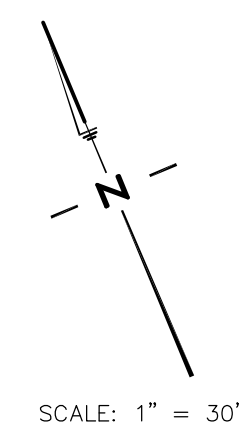
35700 HIGHWAY 1
MONTEREY, CA 93940
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	1/32" = 1'-0"

EXISTING CONDITIONS

Sheet number

G002



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL = ONE FOOT. ELEVATION DATA DERIVED FROM LIDAR/PHOTOGRAMMETRY SESSIONS ON APRIL 25, 2024.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

UPDATED JULY 2025: ADDITIONAL CONTOURS

TOPOGRAPHIC MAP
 OF
PARCEL C, 35700 HIGHWAY ONE, AS SHOWN ON THE MAP FILED IN, VOL. X-2, "SURVEYS", PG. 210 OFFICIAL RECORDS OF MONTEREY COUNTY

GARRAPATA CREEK AREA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Lex Bayer

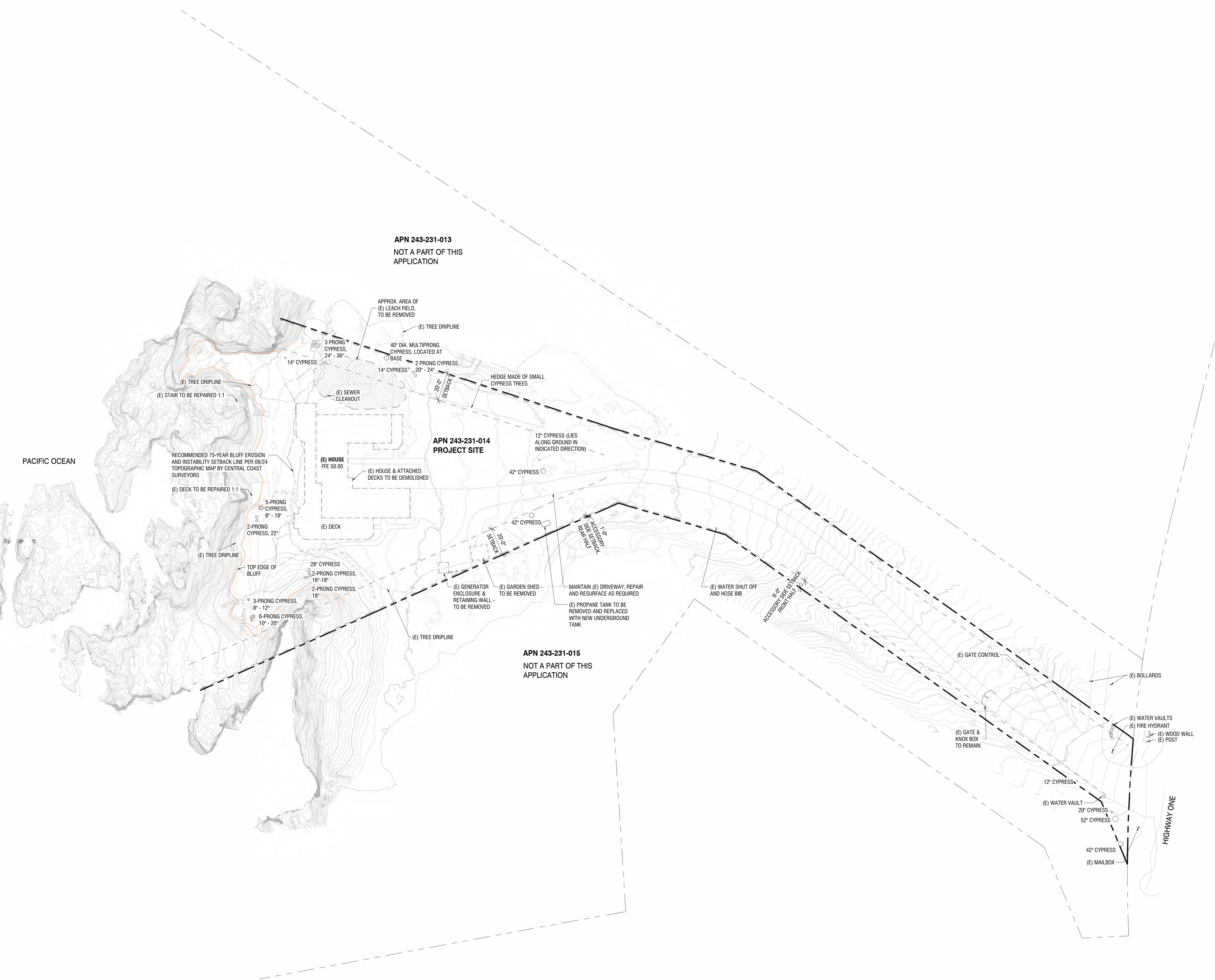


JULY 8, 2025

BY
CENTRAL COAST SURVEYORS
 5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
 Phone: (831) 394-4930
 Fax: (831) 394-4931

SCALE: 1" = 30' JOB No. 24-23 JUNE 2024
PREPARER: DRZ

APN 243-231-014



1 ENLARGED (E) SITE & DEMO PLAN
1/32" = 1'-0"

FIELD
ARCHITECTURE

974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.9554

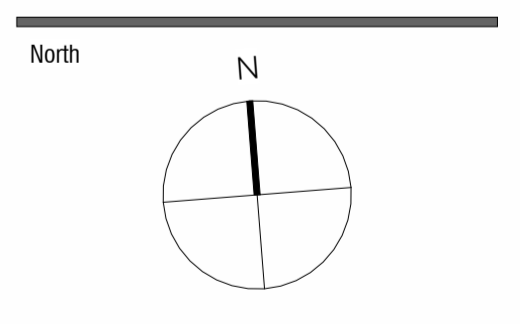
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Issue Set / Revisions

No.	Description	Date
1	SCHEMATIC ESTIMATE	10.22.24
2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25

LEGEND

- EXISTING SITE STRUCTURES TO BE DEMOLISHED
- UNDERGROUND UTILITIES
- 48 (N) CONTOUR
- 48 (E) CONTOUR
- (E) TREES
- (N) TREES



BAYER RESIDENCE

35700 HIGHWAY 1
MONTEREY, CA 93940
APN: 243-231-014

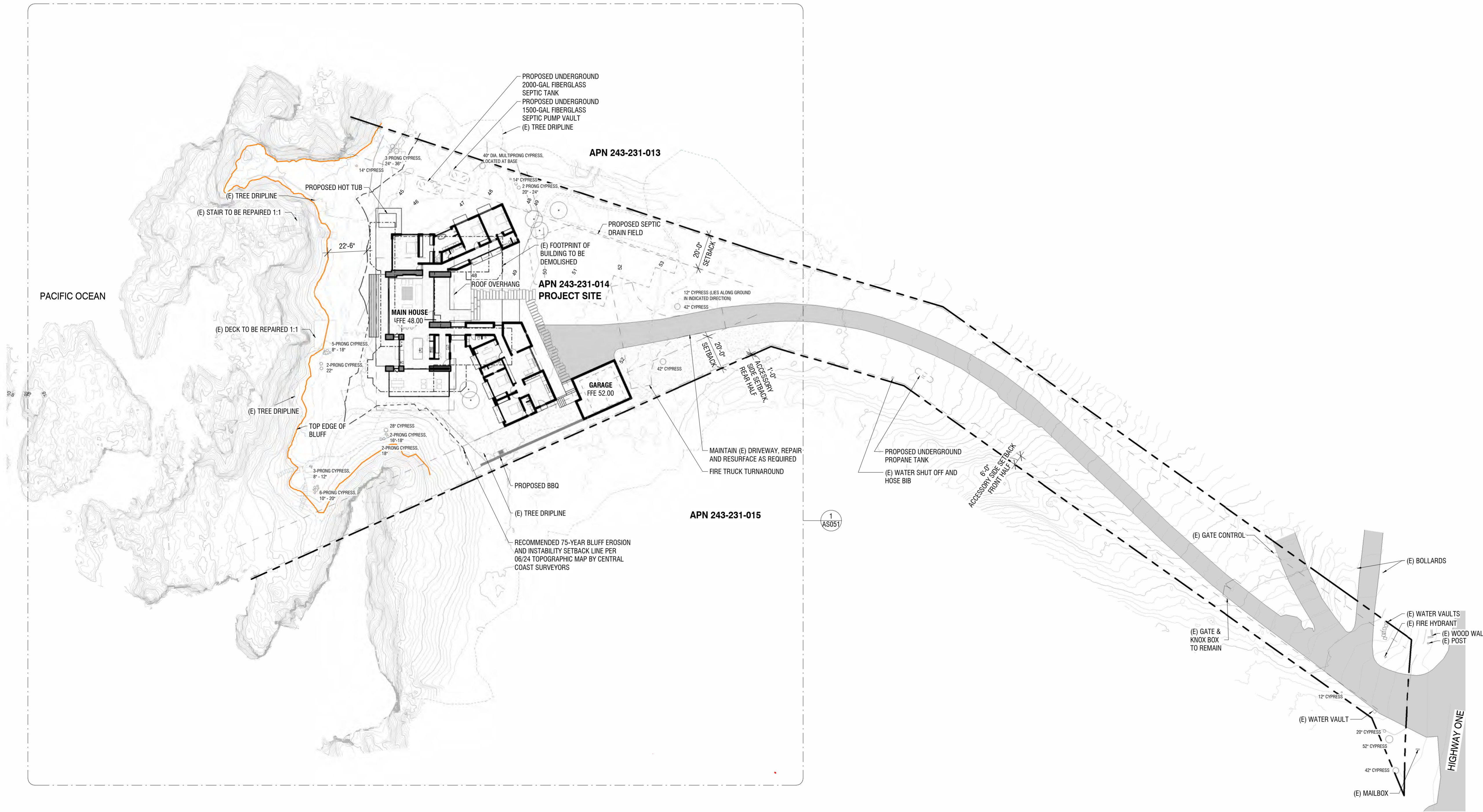
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Drawn by	TMD
Scale	As indicated

(E) SITE & DEMO PLAN

Sheet number

AD050

11/16/2025 03:30:07 AM



LEGEND

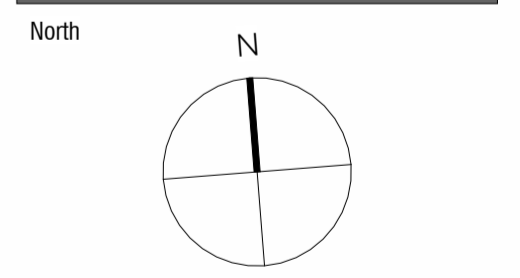
- EXISTING SITE STRUCTURES TO BE DEMOLISHED
- UNDERGROUND UTILITIES
- 48 (N) CONTOUR
- 48 (E) CONTOUR
- (E) TREES
- (N) TREES

FIELD ARCHITECTURE
 974 COMMERCIAL ST., STE 104
 PALO ALTO, CA 94303
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BAYER RESIDENCE
 35700 HIGHWAY 1
 MONTEREY, CA 93940
 APN: 243-231-014

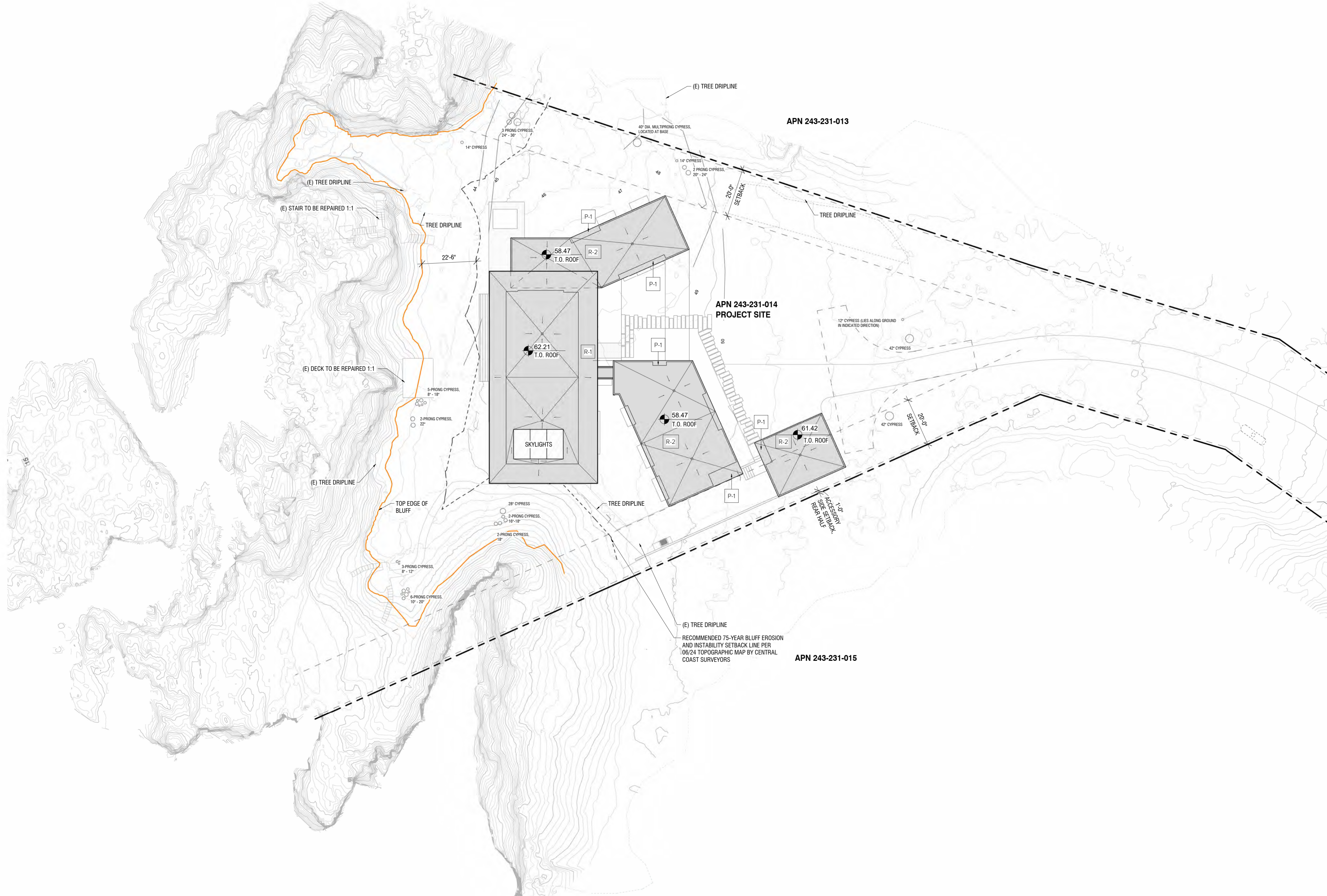
Date 11/17/2025
 Drawn by TMD
 Scale As indicated

(N) SITE PLAN

Sheet number

AS050

EXTERIOR MATERIALS LEGEND			
MARK	MATERIAL	DESCRIPTION	COMMENTS
EXTERIOR WALL FINISHES			
S-1	(S-1) SIDING - STONE VENEER	ADHERED SPLIT FACE THIN VENEER STONE, OVER-GROUTED.	
S-2	(S-2) WALL - STUCCO	INTEGRAL COLOR RAKED STUCCO FINISH Q/ SCRATCH & BROWN COAT W/ SELF FURRING LATH	
GLAZING			
GL-1	(GL-1) TEMPERED IGU	DOUBLE PANE IGU WITH THERMALLY BROKEN ALUMINUM FRAME; FRAME COLOR: DARK GRAY/BLACK	
METAL FINISHES			
P-1	(P-1) METAL - STEEL (EXTERIOR)	ALL FASCIA AND TRIM, PAINTED NON-REFLECTIVE DARK GRAY/BLACK TO MATCH WINDOW & EXT. DOOR FRAMES	
ROOF FINISHES			
R-1	(R-1) METAL ROOF	CLASS A STANDING SEAM METAL ROOF	
R-2	(R-2) GRAVEL	ROUNDED PEA GRAVEL OVER MEMBRANE ROOF	



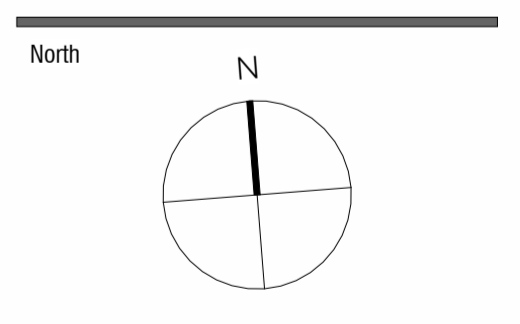
FIELD
ARCHITECTURE

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LEGEND	
	EXISTING SITE STRUCTURES TO BE DEMOLISHED
	UNDERGROUND UTILITIES
	(N) CONTOUR
	(E) CONTOUR
	(E) TREES
	(N) TREES



BAYER RESIDENCE

35700 HIGHWAY 1
MONTEREY, CA 93940
APN: 243-231-014

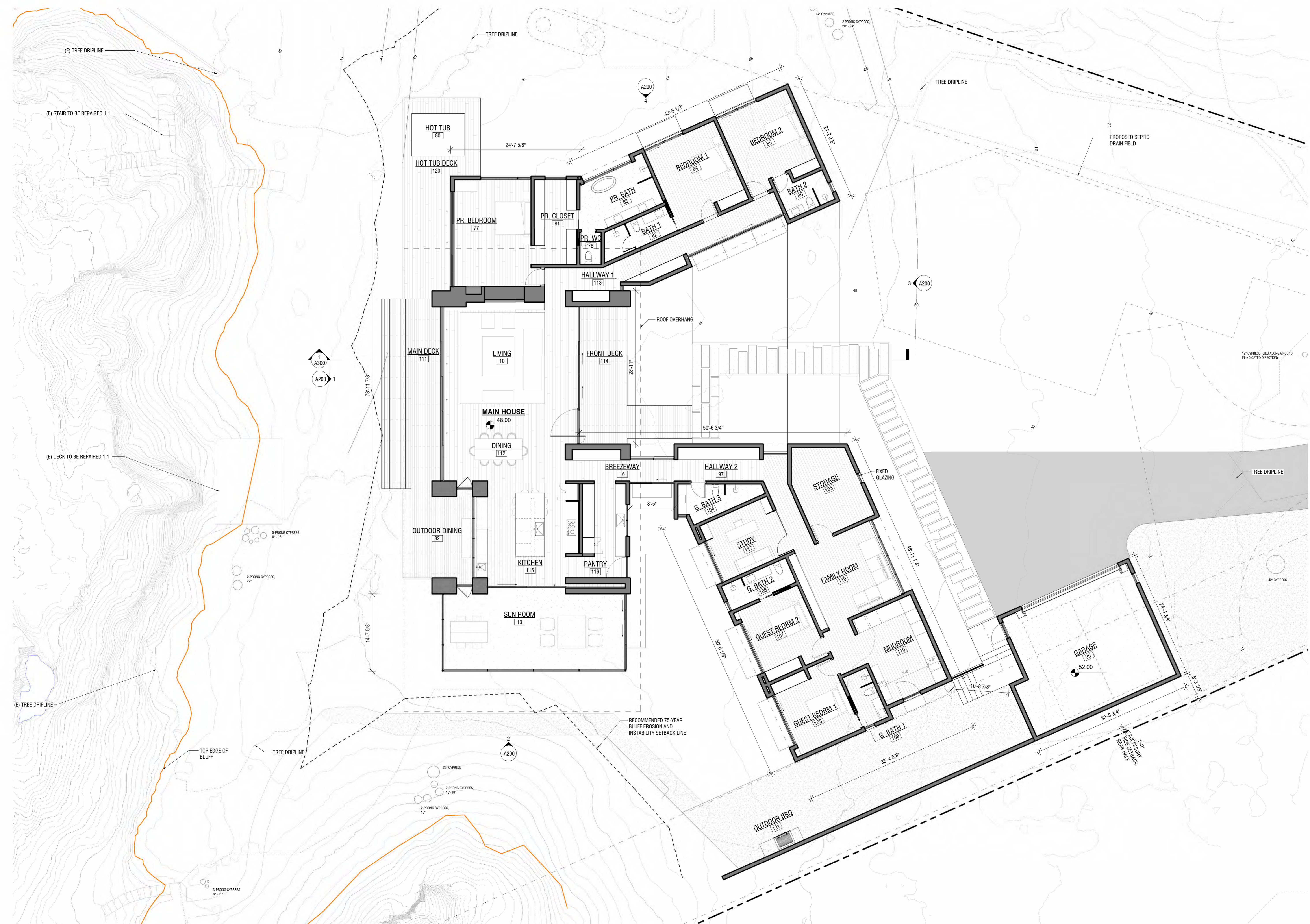
Date	11/17/2025
Drawn by	TMD, JR
Scale	As indicated

(N) SITE PLAN - ROOF

Sheet number
AS055

1 ENLARGED ROOF PLAN
1" = 20'-0"

11/16/2025 1:04:35 AM



1 FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"

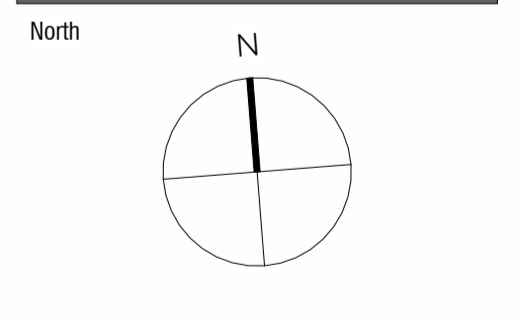
FIELD
ARCHITECTURE

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BAYER RESIDENCE

35700 HIGHWAY 1
MONTEREY, CA 93940
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	1/8" = 1'-0"

FLOOR PLAN

Sheet number

A101

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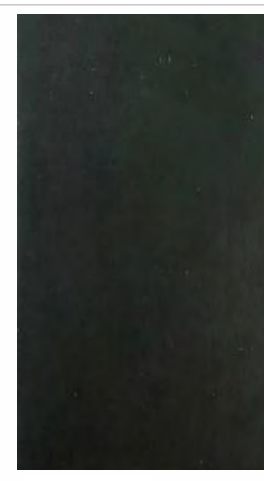
S-1



S-2



S-3

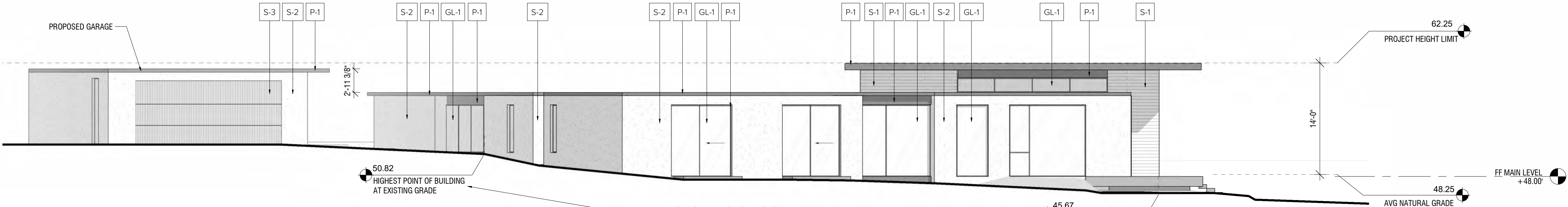


P-1 & R-1



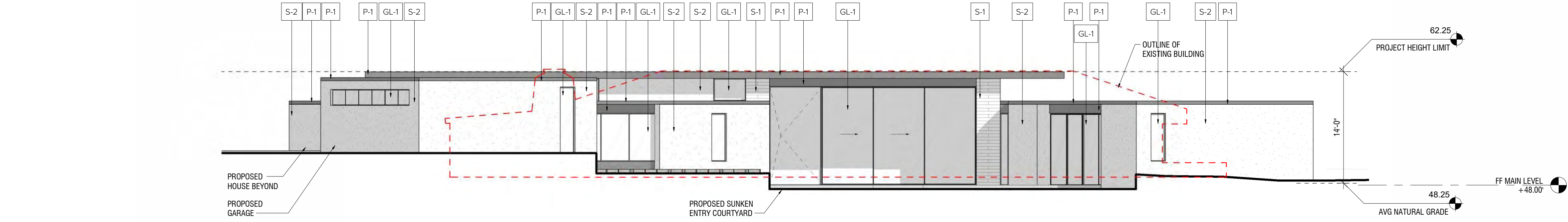
CONCRETE

EXTERIOR MATERIALS LEGEND			
MARK	MATERIAL	DESCRIPTION	COMMENTS
EXTERIOR WALL FINISHES			
S-1	(S-1) SIDING - STONE VENEER	ADHERED SPLIT FACE THIN VENEER STONE, OVER-GROUTED.	
S-2	(S-2) WALL - STUCCO	INTEGRAL COLOR RAKED STUCCO FINISH O/ SCRATCH & BROWN COAT W/ SELF FURRING LATH	
S-3	(S-3) SIDING - WOOD - VERTICAL BOARDS	1x6 S4S OR ROUGH SAWN (TBD), VG WRC SHIP LAP (TBD) O/RAINSREEN DRAINAGE MAT, ALLOW 2 COATS S.W. WOODSCAPES STAIN OR SIM	FASTEN W/ HEADCOAT 305 SS #7 X 2 1/4" TRIM HEAD SCREW, COLOR TBD PER FINISH, ON GARAGE DOOR ONLY
GLAZING			
GL-1	(GL-1) TEMPERED IGU	DOUBLE PANE IGU WITH THERMALLY BROKEN ALUMINUM FRAME, FRAME COLOR: DARK GRAY/BLACK	
METAL FINISHES			
P-1	(P-1) METAL - STEEL (EXTERIOR)	ALL FASCIA AND TRIM, PAINTED NON-REFLECTIVE DARK GRAY/BLACK TO MATCH WINDOW & EXT. DOOR FRAMES	
ROOF FINISHES			
R-1	(R-1) METAL ROOF	CLASS A STANDING SEAM METAL ROOF	
R-2	(R-2) GRAVEL	ROUNDED PEA GRAVEL OVER MEMBRANE ROOF	

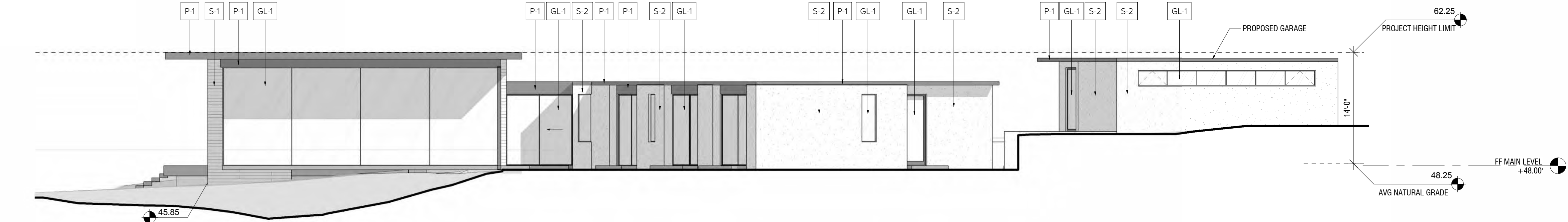


④ NORTH ELEVATION
1/8" = 1'-0"

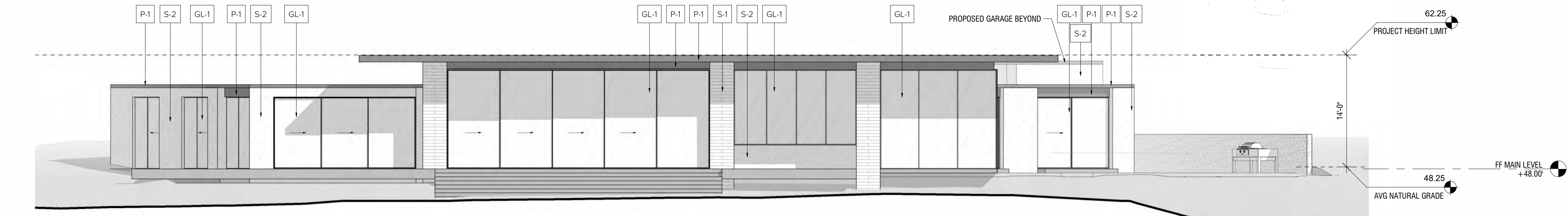
BUILDING HEIGHT LIMIT CALCULATIONS:
 HIGHEST POINT OF BUILDING AT EXISTING GRADE: 50.82'
 LOWEST POINT OF BUILDING AT EXISTING GRADE: 45.67'
 AVERAGE GRADE = (50.82' + 45.67') / 2 = 48.245'
 BUILDING HEIGHT LIMIT = AVG GRADE + 14' = 48.25' + 14' = 62.25'
 PROJECT HEIGHT LIMIT = 62.25'



③ EAST ELEVATION (FRONT ENTRY)
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

FIELD ARCHITECTURE
 974 COMMERCIAL ST., STE 104
 PALO ALTO, CA 94303
 650.462.9554

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1	SCHEMATIC ESTIMATE	10.22.24
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North

BAYER RESIDENCE
 35700 HIGHWAY 1
 MONTEREY, CA 93940
 APN: 243-231-014

Date: 11/17/2025
 Drawn by: TMD, JR
 Scale: As indicated

ELEVATIONS

Sheet number

A200

9/3/2025 2:04:46 PM