

Ragged Point Inn and Resort

DRC2013-00048



North Coast Advisory Council Meeting

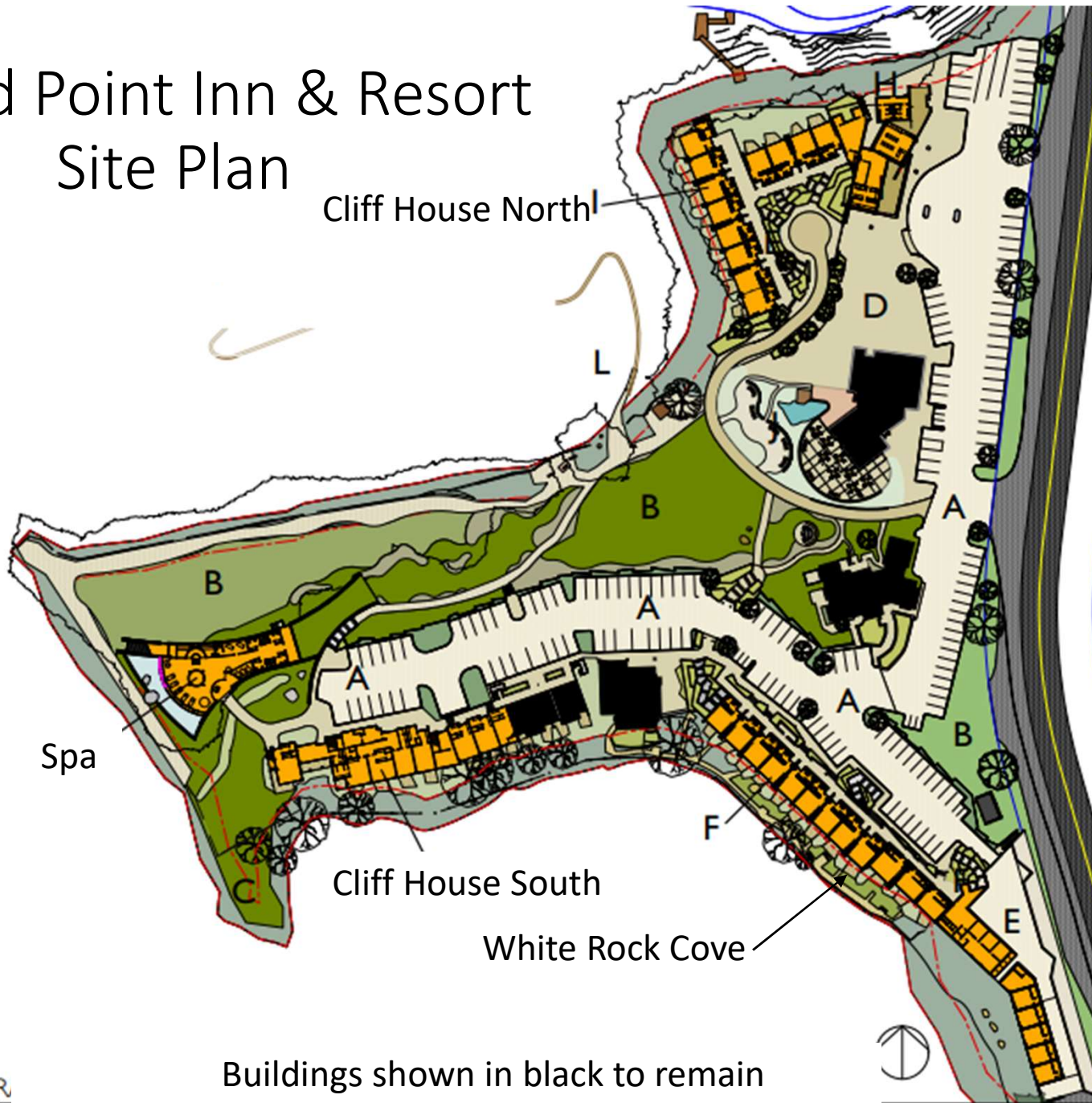
September 15, 2021

Property Owner: Jim Ramey, Ramey Family Trust

Presentation by: Chuck Stevenson, AICP



Ragged Point Inn & Resort Site Plan



Buildings shown in black to remain

Summary Overview

- Renovate, demolish and remodel some guest rooms and construct new ones
- Net result: add 30 guest rooms for total of 69
- Eight permanent employee housing units
- Remove employee trailers
- Demolish and replace mini-mart and gas station
- Demolish and replace fast-food restaurant
- Demolish and replace public restrooms
- Replace existing wastewater treatment facility with tertiary treatment equipment
- Replace asphalt pavement with water permeable paving blocks
- Protect archaeological resources and promote education of tribal cultural activity in the area
- Construct Spa facility
- Parking: 187 spaces required and 201 provided including two RV parking spaces

Project Sustainability Highlights

- High levels of environmental sustainability including:
- New buildings are highly energy efficient and fire resistive
- Will exceed Title 24 Energy standards and achieve LEED Silver equivalency
- Water conserving landscaping
- Extensive water re-use
- Tertiary treated effluent will be used for landscape watering, flushing toilets
- Underground storage of storm water and reclaimed water for irrigation

Special Reports

- Visual Impact Analysis
- Cultural and Archaeological Resources Study and Tribal Consultation
- Cultural Resources Treatment Plan
- Biological Resources Assessment
- Traffic Analysis
- Water, Wastewater and Drainage
- Drought Water Management Program
- Coastal Bluff Erosion /Geologic Hazard Study
- Fire Protection Plan
- **Conclusion:** as proposed, or as mitigated, the project has been determined to have less than significant environmental effects

Architecture

- New buildings designed to blend with the natural setting and existing buildings with use of heavy timber, stone, weathered metal, and vegetated terraces, walls and roofs
- Spaces between new upper-level guest rooms provide improved views to ocean
- Inspiration for design comes from other examples along the Big Sur Coast, such as Post Ranch, shown here →



Building Materials



COR-TEN Steel Panels
at walls and planters



Weathered Red
Cedar heavy timber



Board formed
concrete at planters



Sustainable hardwood
guest room ceilings



Interlocking live roof
panels



Live roof used on
Garden Terraces

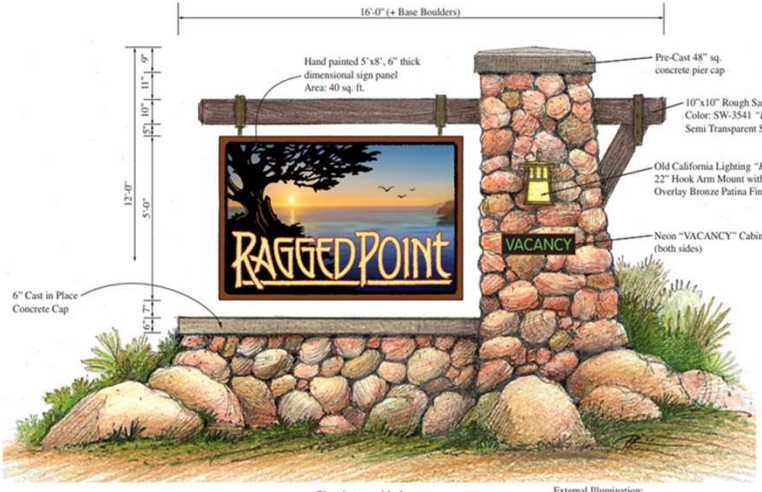


COR-TEN Planter and
Conc Retaining Wall

Replacement Entry Signs



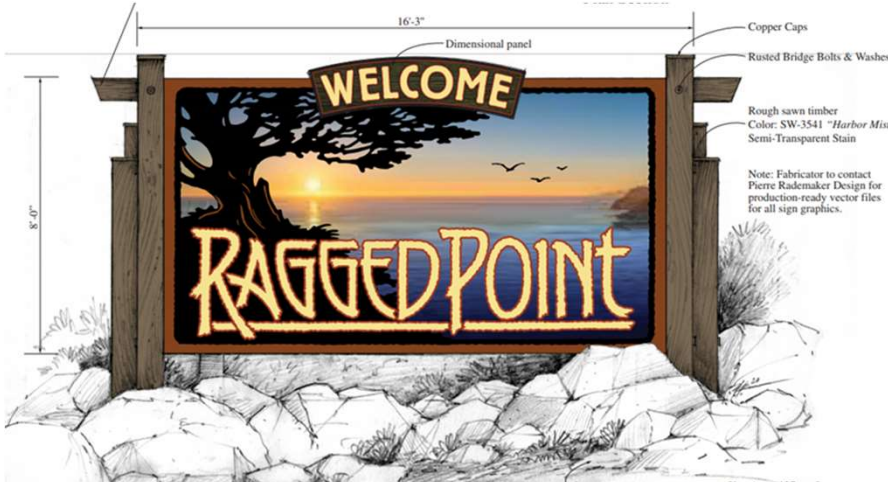
Existing Monument Sign



Proposed Monument Sign

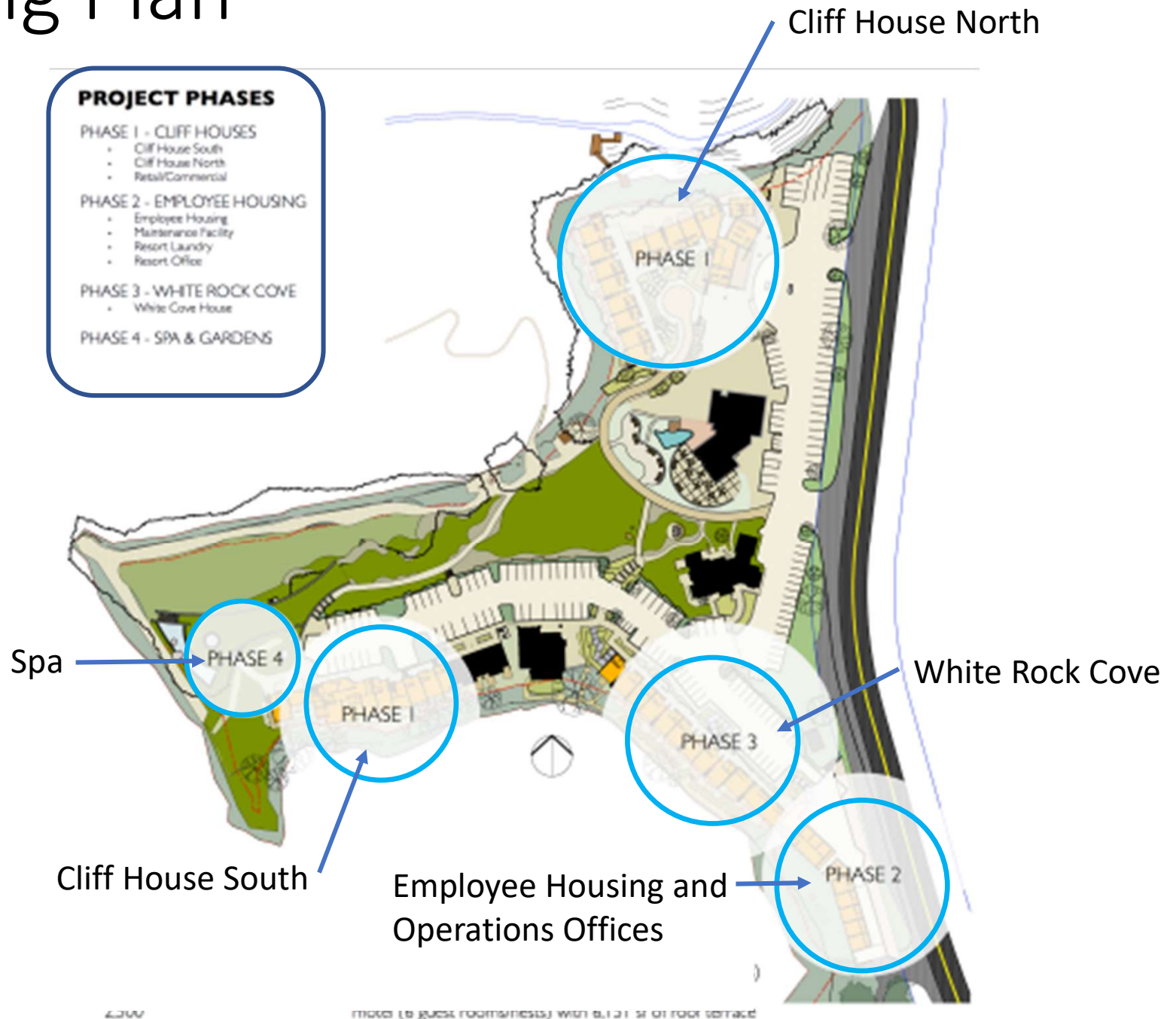


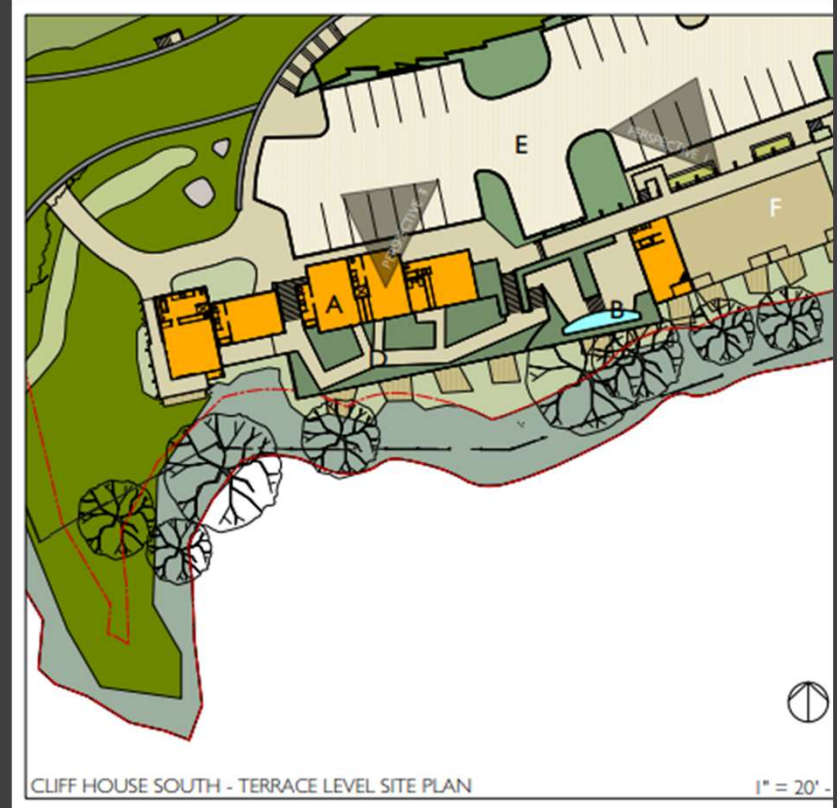
Existing North Commercial Sign



Proposed Community Entry Sign

Phasing Plan

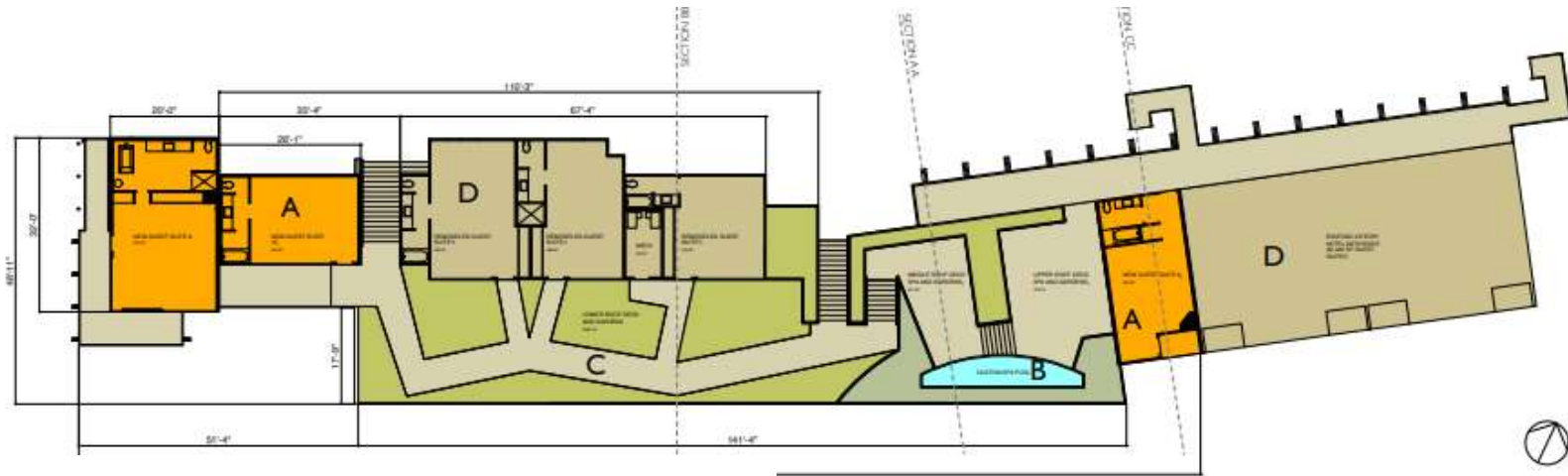




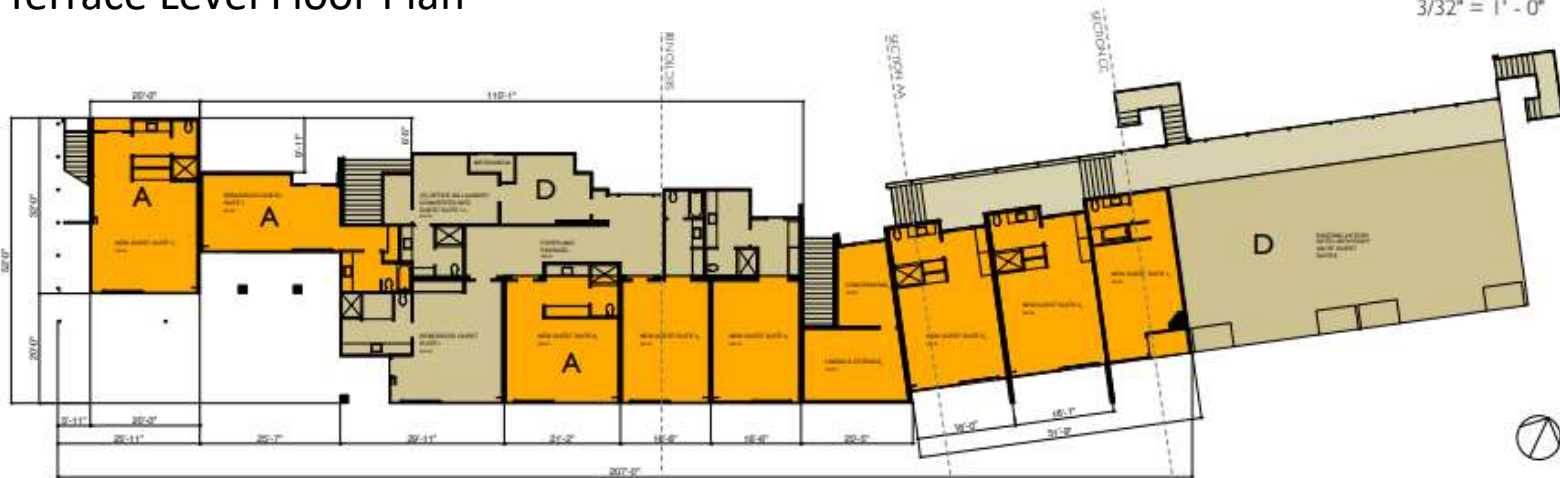
Cliff House South

New and remodeled guest rooms total 16

Cliff House South



Terrace Level Floor Plan



Ground Level Floor Plan

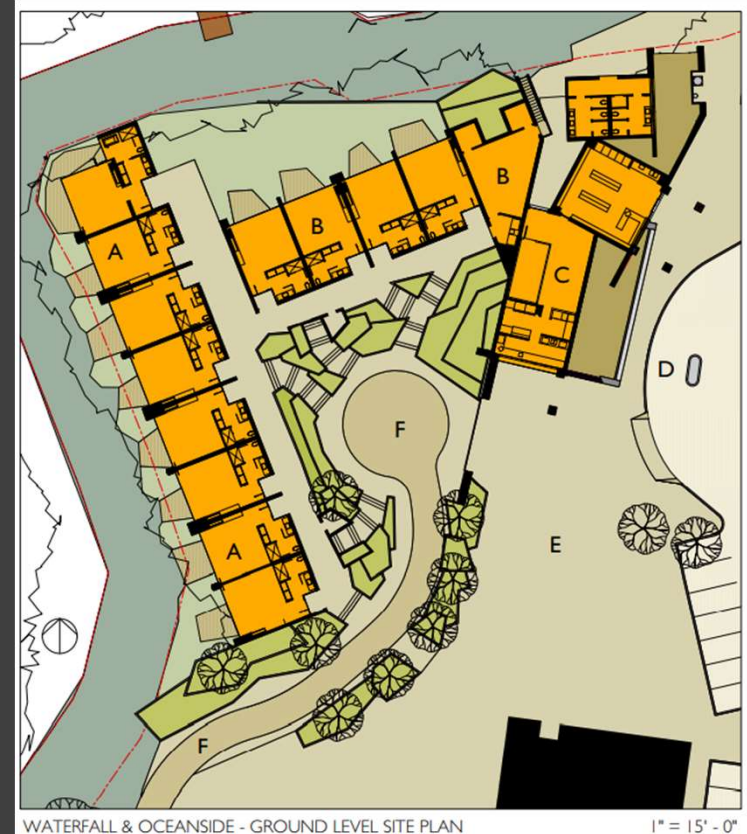
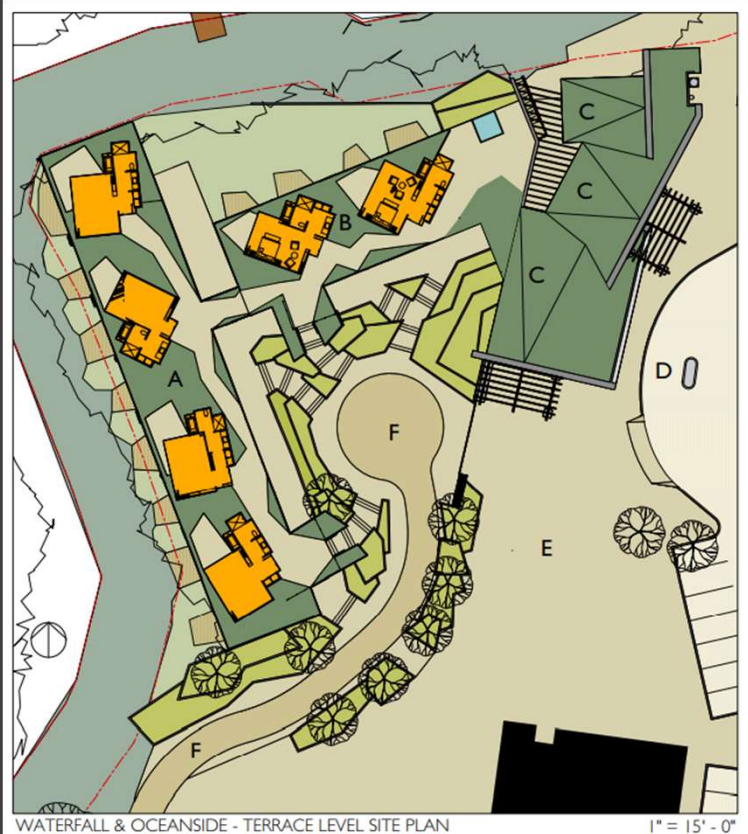


- PERSPECTIVE I



CLIFF HOUSE SOUTH - PERSPECTIVE II

Cliff House South



Cliff House North

18 new guest rooms, replace existing public restroom, convenience store and fast-food restaurant with new buildings

Guest Drop off Area

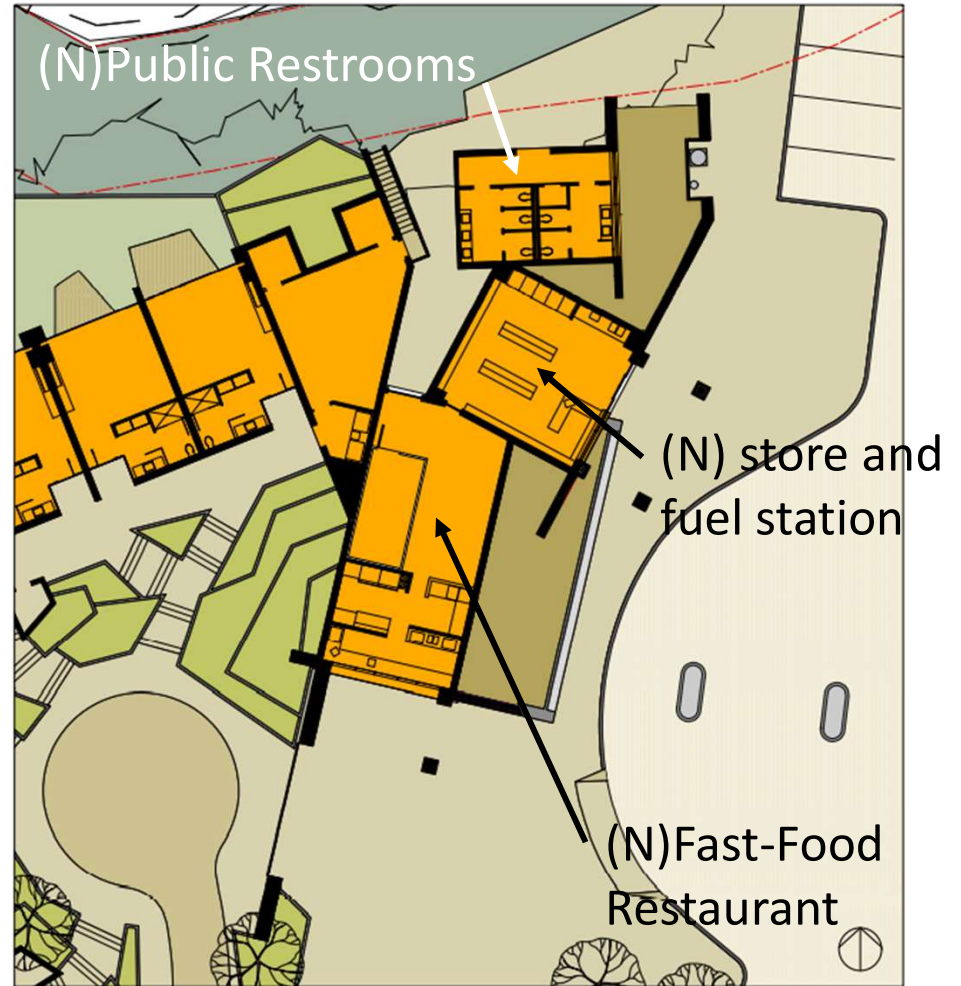


Cliff House North Commercial



CLIFF HOUSE NORTH COMMERCIAL - TERRACE LEVEL SITE PLAN

1" = 10' - 0"



CLIFF HOUSE NORTH COMMERCIAL - GROUND LEVEL SITE PLAN

1" = 10' - 0"



Convenience Store, Fuel
Station and Plaza Area



Commercial Buildings looking South



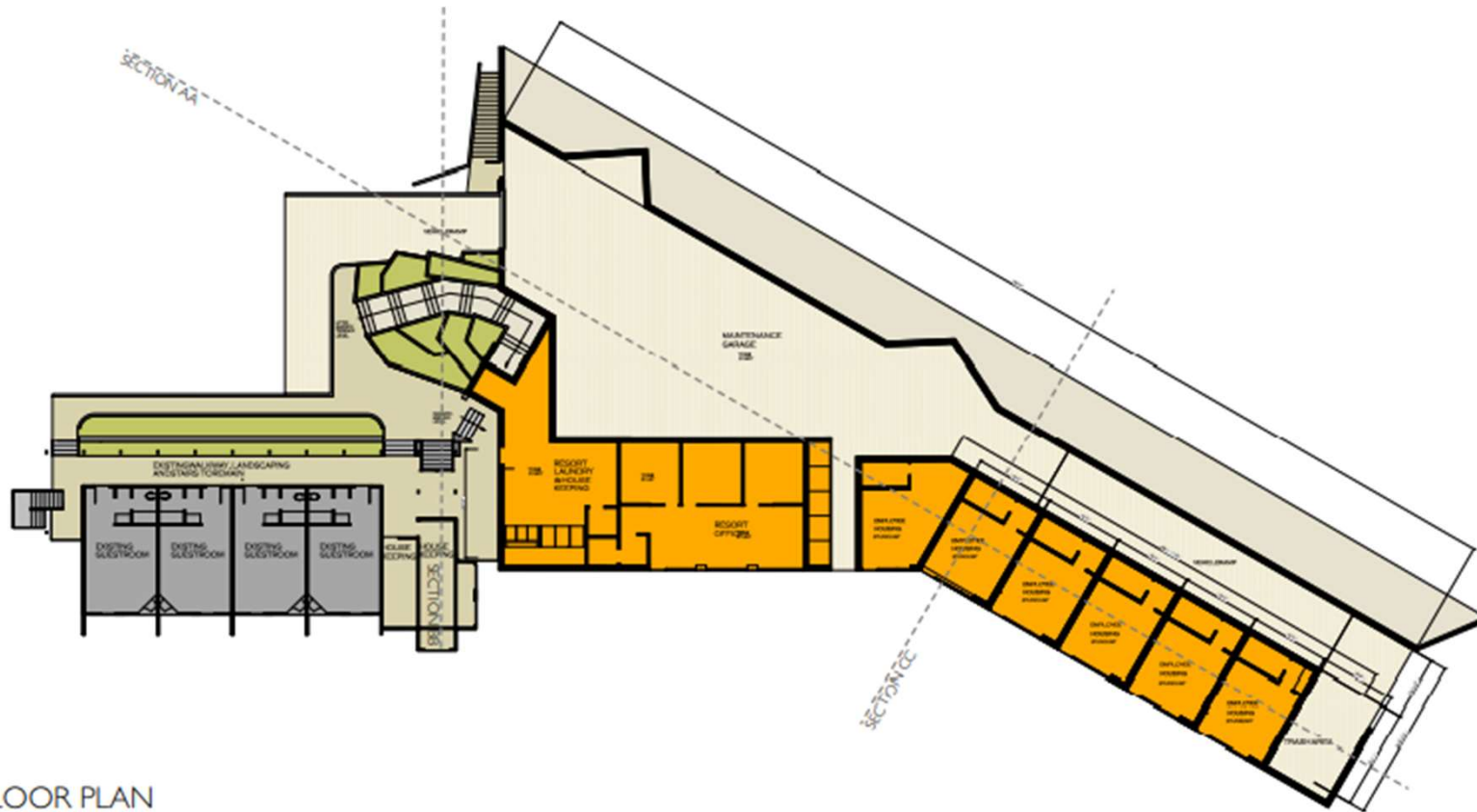
Commercial Buildings looking North



COMMERCIAL BUILDINGS - SOUTH ELEVATION



COMMERCIAL BUILDINGS - NORTH ELEVATION



FLOOR PLAN

Employee Housing and Operations Offices



EMPLOYEE HOUSING - EAST ELEVATION



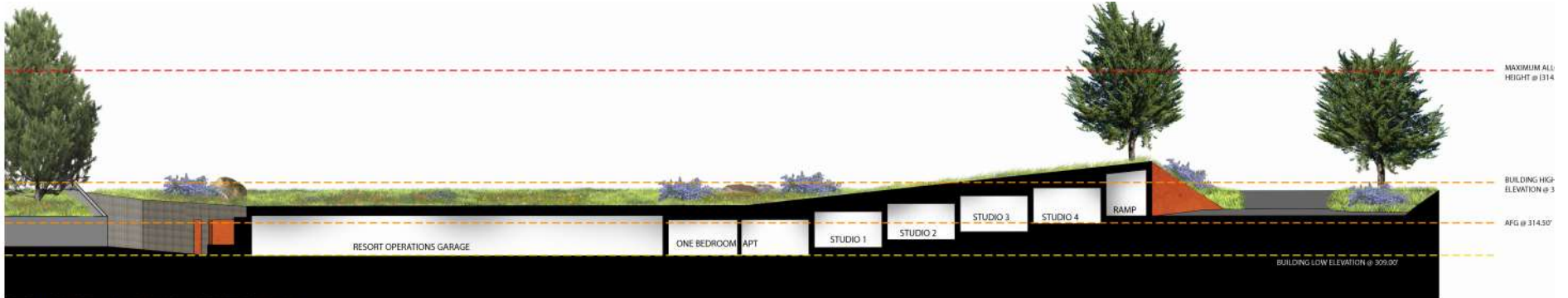
EMPLOYEE HOUSING - SOUTH ELEVATION



EMPLOYEE HOUSING - WEST ELEVATION CLOSE-UP



EMPLOYEE HOUSING - WEST ELEVATION



EMPLOYEE HOUSING - SECTION AA



EMPLOYEE HOUSING - SECTION BB



EMPLOYEE HOUSING - SECTION CC



WHITE ROCK COVE - TERRACE LEVEL SITE PLAN

1" = 20' - 0"



WHITE ROCK COVE - GROUND LEVEL SITE PLAN

1" = 20' - 0"

White Rock Cove

Demolition of 17 existing guest rooms and construction of
19 new guest rooms



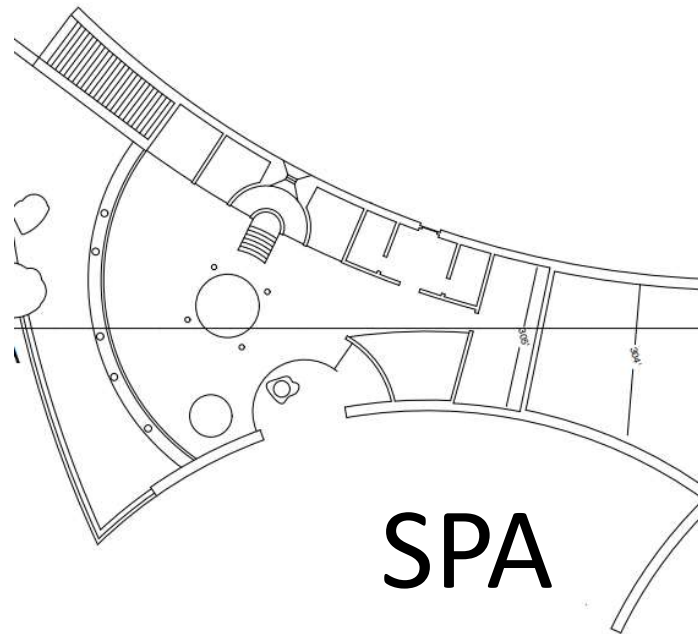
White Rock Cove



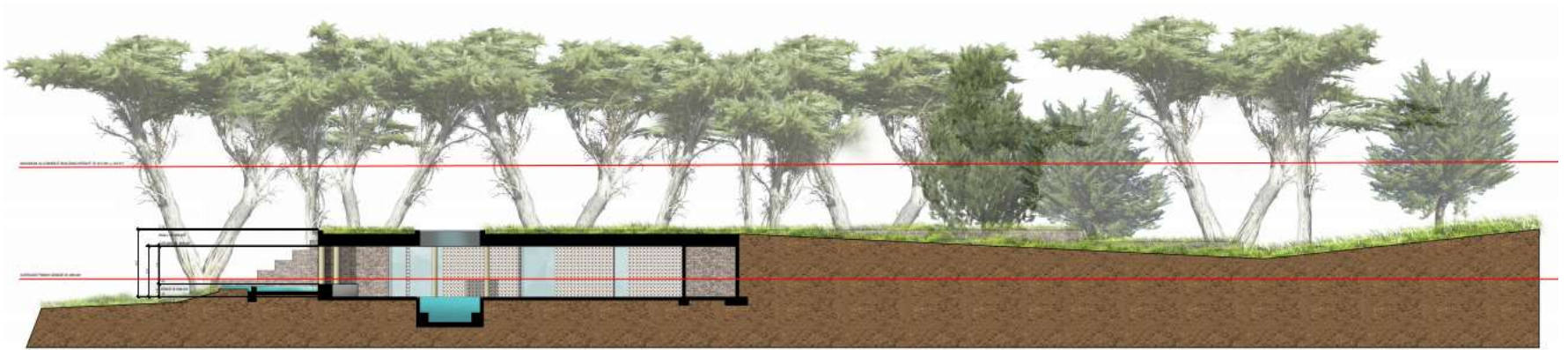
View West



View East



SPA



SPA Cross Section



SPA view looking south

Cultural Resource Mitigations



Ethnobotanical Garden and Interpretive Signage



Data Recovery



Exhibits



Lesson Plans



Web Page



Wall Calendar



Monitoring Plan

Ethnobotanical Interpretive Garden



NOTE: PLANTS IN INTERPRETIVE GARDEN TO BE IDENTIFIED BY PLANT TAGS
 NOTE: INTERPRETIVE GARDEN PATHS TO BE ADA COMPLIANT

1 Ragged Point - Interpretive Garden
 1/8"=10'

Plant List

Suggested plants for the Interpretive Garden that were used by the Salinan and Chumash people:

- Blue Elderberry (*Sambucus nigra*)
- California Bay (*Umbrellaria californica*)
- California Goldenrod (*Solidago californica*)
- California Rose (*Rosa californica*)
- Cattail (*Typha* sp.)
- Coast Buckwheat (*Eriogonum latifolium*)
- Coastal Sagebrush (*Artemisia californica*)
- Coast Strawberry (*Fragaria chiloensis*)
- Coffeeberry (*Frangula californica*)
- Curly Dock (*Rumex crispus*)
- Giant Wild Rye (*Leymus condensatus*)
- Manzanita (*Arctostaphylos* sp.)
- Milkweed (*Asclepias* sp.)
- Mugwort (*Artemisia douglasiana*)
- Quail Bush (*Atriplex lentiformis*)
- Soap Plant (*Chlorogalum pomeridianum*)
- Swamp Root (*Anemopsis californica*)
- Thick Leaved Yerba Santa (*Eriodictyon crassifolium*)
- Toyon (*Heteromeles arbutifolia*)
- Tule (*Scirpus californicus*)
- White Sage (*Salvia apiana*)
- Willow (*Salix* sp.)
- Yarrow (*Achillea millefolium*)
- Yerba Buena (*Hesperoyucca whipplei*)



2 Ragged Point Site Plan
 1:500

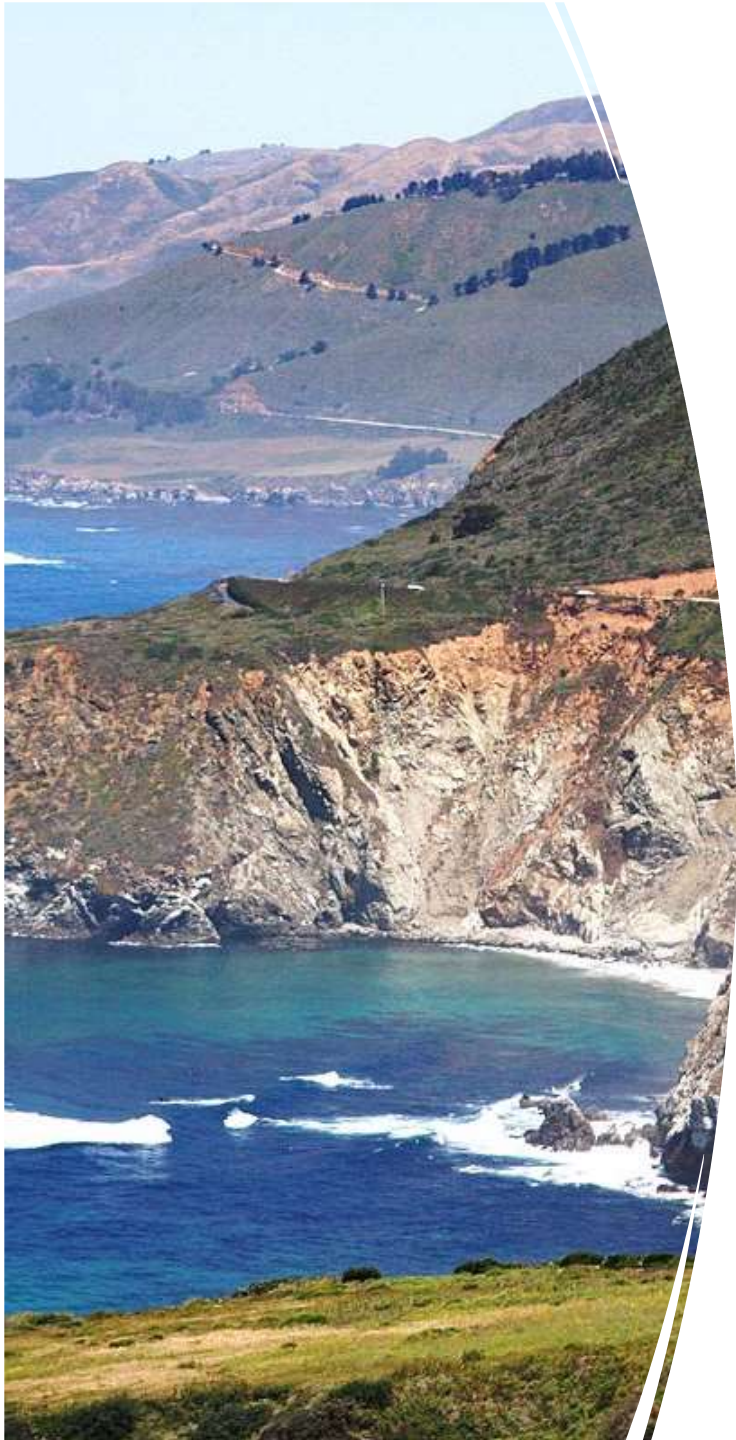


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Interpretive Garden Concept

Ragged Point Inn & Resort
 Big Sur, CA

Sheet: L-4
 Scale: 1/8" = 10'
 Date: 8/20/20

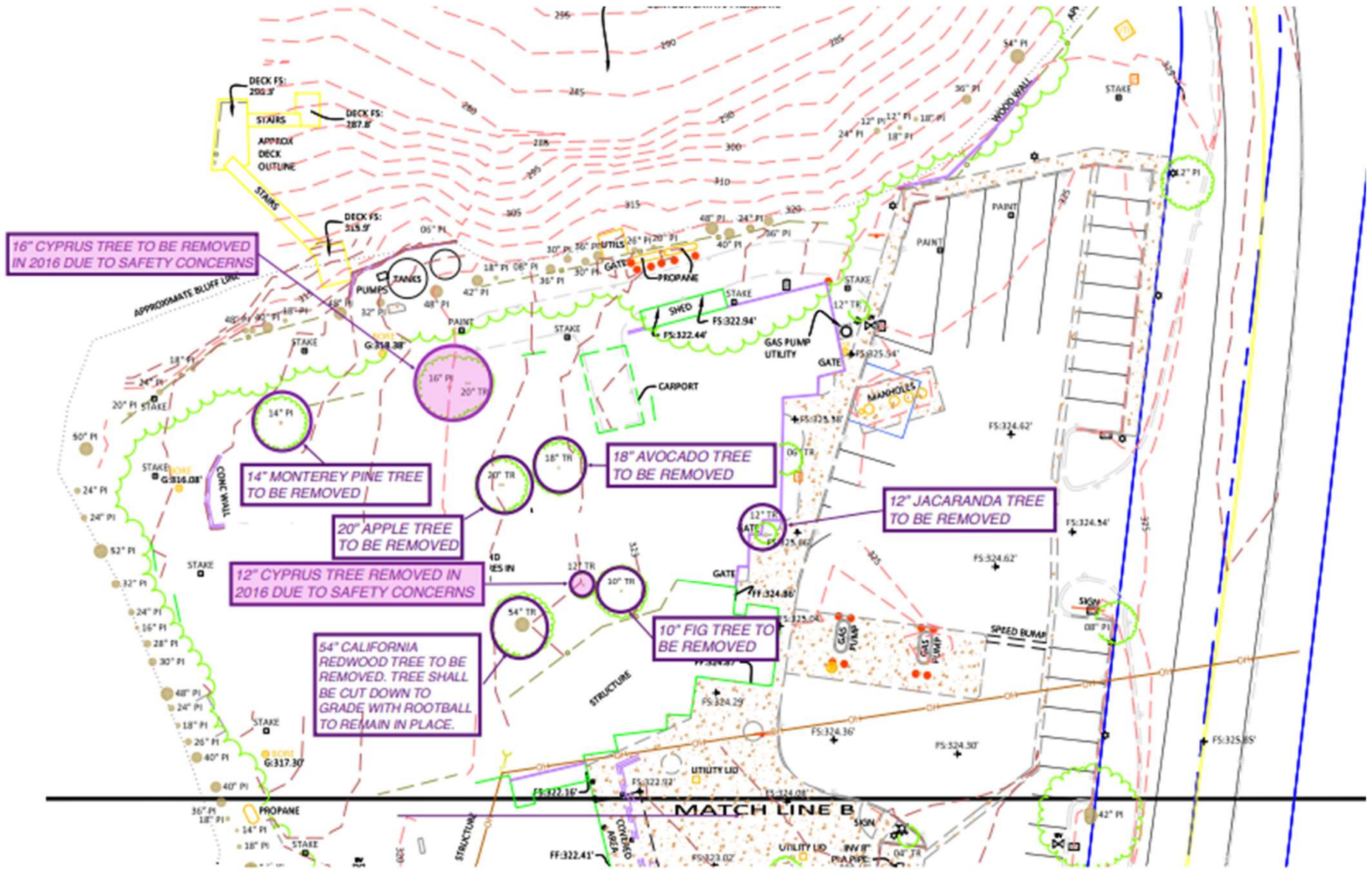


'Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul alike.'

John Muir, 1912

Next Step

- County Planning Commission Hearing on November 4, 2021
- We request your Council's support for the project as proposed



Tree Removal Phase 1

