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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, April 26, 2022

1. Meeting called to order by Mary Trotter at 9:00 am

2. **Roll Call**

Members Present:

Mary Trotter, Dave Smiley, Marcus Foster, Dick Ravich (4)

Members Absent:

Steve Beck (1)

3. **Approval of Minutes:**

A. March 22, 2022 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: Dick Ravich (LUAC Member's Name)

Ayes: Mary Trotter, Dave Smiley, Marcus Foster, Dick Ravich (4)

Noes: 0

Absent: Steve Beck (1)

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 10:06 am

Minutes taken by: Dick Ravich

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Big Sur

1. **Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the May 10th remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Marcus Foster (LUAC Member's Name)

Acceptance of the Finding

Rejection the Finding

Ayes: Mary Trotter, Dave Smiley, Marcus Foster, Dick Ravich (4)

Noes: 0

Absent: Steve Beck (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
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Advisory Committee: Big Sur

- 1. Project Name:** BIXBY ROCK LLC
File Number: PLN210228
Project Location: 39140 HWY 1 MONTEREY
Assessor's Parcel Number(s): 418-121-051-000
Project Planner: FIONNA JENSEN
Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow demolition of a 4,952 square foot one-story single family dwelling with a lower level; 2) Coastal Administrative Permit and Design Approval to allow the construction of a 5,235 square foot one-story single family dwelling with a lower level and associated site improvements; 3) Coastal Development Permit to allow development within the Critical Viewshed; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Aengus Jeffers, Laura Lawrence
Daniel Fletcher, Joni Janecki
Bob ?, Alyssa Zacharia

Was a County Staff/Representative present at meeting? Mary Israel, Fionna Jensen (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Solar Panels and Window Glass		To be non-reflective to prevent Glare.
Vegetation and Screening		Add native vegetation to create more screening from viewshed but not obscure blue water views.
Western elevation of home		Should not protrude into ocean viewshed nor block blue water views.

ADDITIONAL LUAC COMMENTS

Drainage - Care should be taken to prevent erosion on property and to address capping of culvert.

RECOMMENDATION:

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Dick Ravich (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Mary Trotter, Dave Smiley, Marcus Foster, Dick Ravich (4)

Noes: 0

Absent: Steve Beck (1)

Abstain: 0

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