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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, January 9, 2024

1. Meeting called to order by Steve Beck at 9:20 am

2. Roll Call

Members Present:

Trey Kropp, Marcus Foster, Steve Beck, David Smiley (David arrived late because of confusion over start time in the meeting notice)

Members Absent:

None

3. Approval of Minutes:

A. September 26, 2023 minutes

Motion: Steve Beck (LUAC Member's Name)

Second: Marcus Foster (LUAC Member's Name)

Ayes: Steve Beck, Marcus Foster, Trey Kropp, David Smiley

Noes: None

Absent: _____

Abstain: _____

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.

Mary Israel shared a public notice from Cal Trans of a draft EIR of the Limekiln Bridge project for us to share with the public

Steve Beck shared documents of LUAC procedures.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 10:37 am

Minutes taken by: Started by Marcus Foster and
completed by David Smiley.

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. **Project Name:** MAEHR TED H AND RAINER RICHARD SCOTT
File Number: PLN230308
Project Location: 38829 & 1120 PALO COLORADO RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 418-151-005-000 & 418-151-006-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan
Project Description: A Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel 1, 43.65 acres (Assessor's Parcel Number 418-151-005-000), and Parcel 2, 7.25 acres (Assessor's Parcel Number 418-151-006-000). The adjustment would result in two parcels of 40.43 acres (Parcel A) and 10.47 acres (Parcel B).

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

(Please include the names of those present)

Richard Scott Rainer, and Ted H. Maehr

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

PUBLIC COMMENT:

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

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Steve Beck (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: Marcus Foster, Steve Beck, Trey Kropp, David Smiley

Noes: None

Absent: _____

Abstain: _____

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

- 2. Project Name:** MAEHR TED H AND RAINER RICHARD SCOTT
File Number: PLN160856
Project Location: 38829 & 1120 PALO COLORADO RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 418-151-005-000 & 418-151-006-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan
Project Description: After-the-fact Combined Development Permit to clear Code Enforcement case (CE080464) consisting of:
 A Coastal Administrative Permit and Design Approval for the construction of a 1,472 square foot two-story single family dwelling, a detached 185 square foot accessory dwelling unit, a 857 square foot two-story barn, a 452 square foot detached kitchen and cold room, three sheds (260 square feet, 100 square feet and 82 square feet), a 364 square foot carport/ workshop, 15 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons and three for 500 gallons), a water catchment system, on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading;
 A Coastal Development Permit to allow removal of 3 Madrone trees.

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

(Please include the names of those present)

Ted H. Maehr, Richard Scott Rainer

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

PUBLIC COMMENT:

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

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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) |
|---|--|--|
| None | | |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: David Smiley, Marcus Foster, Trey Kropp, Steve Beck

Noes: None

Absent: _____

Abstain: _____

Election of officers for 2024:

Trey Kropp nominated Steve Beck for President. Motion passed Unanimously!
Steve Beck nominated David Smiley for Secretary. Motion passed unanimously!

We discussed Meeting times of day and site visits. When new projects are proposed a site visit will be set for 9:00am and the meeting will be at 10:00am at the Big Sur Multi Agency facility.