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	MINUTES
	Big Sur Land Use Advisory Committee Tuesday, November 8, 2022
Meeting call	ed to order by Mary Trotter at 9:00 am
Roll Call	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Members I Mary Tro	Present: tter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)
Members A None	Absent:
Approval o	of Minutes:
	e 14, 2022 minutes
Motion:	Dick Ravich (LUAC Member's Name)
Second:	Mary Trotter (LUAC Member's Name)
Ayes:	Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)
Noes:	0
Absent:	0
Abstain:	0
	mments: The Committee will receive public comment on non-agenda items that are within the f the Committee at this time. The length of individual presentations may be limited by the Chair.
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	•
Scheduled	

6. **Other Items:**

		· · · · · · · · · · · · · · · · · · ·	
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B) Announceme	ents		
None			
	λ.		
			-

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION

	Action by	y Land Use Advisory Co	ommittee
	-	Project Referral Sheet	RECEIVED
	Mo	nterey County Housing & Community Developm 1441 Schilling Place 2 nd Floor Salinas CA 93901 (831) 755-5025	ent
Advisory Committee:	Big Sur		MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
1.	Item Title: Description:	AB 361 FINDING On September 16, 2021, Governor M legislation amends the Brown Act to the Brown Act to meet via teleconfe emergency in accordance with teleco by AB 361. For the December 13 th r make the findings. Staff recommends, pursuant to AB 3 continue to meet remotely via teleco the COVID-19 pandemic state of em Newsom is still in effect; 2) that the reconsidered the circumstances of th the Monterey County Health Officer distancing measures for meetings of agencies.	allow meeting bodies subject to prence during a proclaimed state of onference procedures established remote meeting, the LUAC must 361 and in order for the LUAC to onference, the LUAC find: 1) that hergency declared by Governor Planning Commission has he state of emergency; and 3) that it continues to recommend social
RECOMMENDATIO	DN:		

Motion by:	Dick Ravich	(LUAC Member's Name)
Second by:	Steve Beck	(LUAC Member's Name)
	ptance of the Finding ction of the Finding	

Ayes:	Mary	Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)
Noes:	0	
Absent:	0	
Abstain:	0	

Action b	y Land Use Advisory Com	nittee
	Project Referral Sheet	RECEIVED
Advisory Committee: Big Sur	Monterey County Housing & Community Development 1441 Schilling Place 2 nd Floor Salinas CA 93901 (831) 755-5025	NOV 08 2022 MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
1. Project Name: File Number: Project Location: Assessor's Parcel Number(s): Project Planner: Area Plan: Project Description:	CALIFORNIA DEPARTMENT OF TRANSI (GARRAPATA CREEK BRIDGE) PLN220090 LOCATED AT POST MILE 63.0 ALONG T CREEK BRDIGE, HWY 1 BIG SUR 000-000-000 PHIL ANGELO BIG SUR COAST LAND USE PLAN Combined Development Permit consisting of Development Permit to allow demolition and rails on the Garrapata Creek Bridge; 2) Coasta allow development within 100 feet of Enviror Habitat Area; 3) Coastal Development Permit the Big Sur Critical Viewshed; and 4) Coastal	HE GARRAPATA a: 1) Coastal replacement of bridge al Development Permit to mentally Sensitive for development within
Was the Owner/Applicant/Represe	allow Development on a historical site. ntative present at meeting? YES X	_ NO
(Please include the names of the the	ose present)	
Mitch Dallas, Austin Kittrell, Pete He	ndrix, Jose Huerta, Kirsten Langager, Mich	nelle Wilson,
Scott, Daniel Leckie, Greg (s110927		
	· · · · · · · · · · · · · · · · · · ·	
Was a County Staff/Representative	present at meeting? Mary Israel & Ph	il Angelo (Name)
PUBLIC COMMENT: None		

Nome	Site Neighbor?		Issues / Concerns
Name	YES	NO	(suggested changes)

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)
New railing is effectively a wall as a result of the smaller openings resulting in obscuring the viewshed.		Widen the openings to the original width and height.
Safety versus historic design.		Maintain historic design while providing current safety standards.
Rebuild rather than replace.		Rebuild original design and find a method to meet current safety standards

ADDITIONAL LUAC COMMENTS

- County should re-evaluate project to meet historic design
- LUAC would like the County to consider returning to in-person meetings especially for site visits

RECOMMENDATION:

Motion by:	Marcus Foster	(LUAC Member's Name)
Second by:	Dave Smiley	(LUAC Member's Name)
Suppo Contin	ort Project as proposed ort Project with changes nue the Item n for Continuance:	RECEIVED NOV 08 2022 MONTEREY COUNTY
Con	tinue to what date:	RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Ayes:	Mary Trotter, Dave Smiley, Marcus F	oster, Dick Ravich (4)
Noes:	Steve Beck (1)	
Absent:	_0	
Abstain:	0	

	Big Sur Land	MINUTES Use Advisory Committe , December 13, 2022	
Meeting call	ed to order byMary Trotter	at 9:00	am
Roll Call			MONTEREY COUNTY RESOURCE MANAGEMENT AGEN LAND USE DIVISION
Members P Mary Trot	Present: tter, Steve Beck, Marcus Foste	ər, Dick Ravich (4)	*
Members A Dave Smi			
Approval o	f Minutes: <u>As revised below</u>		
	nutes of November 8, 2022, to reflect the new rails adhere to	o show "Support Project with ch current (original) design	hanges" as noted in those
A. Nov	ember 8, 2022 minutes		
Motion:	Steve Beck	(LUAC Member's	Name)
Second:	Mary Trotter	(LUAC Member's)	Name)
Ayes:	Mary Trotter, Steve Beck, N	larcus Foster, Dick Ravich (4)	
Noes:	0	,	
	Dave Smiley (1)		
Absent:	Dave Sinney (1)		
Absent: Abstain:			
Abstain: Public Co r	0 mments: The Committee will rea	ceive public comment on non-age length of individual presentations	enda items that are within the
Abstain: Public Co r	0 mments: The Committee will rea the Committee at this time. The	ceive public comment on non-age	enda items that are within the s may be limited by the Chair.
Abstain: Public Co purview of	0 mments: The Committee will rea the Committee at this time. The	ceive public comment on non-age length of individual presentations	enda items that are within the s may be limited by the Chair.
Abstain: Public Co purview of	0 mments: The Committee will rea the Committee at this time. The	ceive public comment on non-age length of individual presentations	enda items that are within the s may be limited by the Chair.
Abstain: Public Co purview of	0 mments: The Committee will rea the Committee at this time. The	ceive public comment on non-age length of individual presentations	enda items that are within the s may be limited by the Chair.

6. **Other Items:**

Preliminary Courtesy Presentations by Applicants Regarding Potential Projects A)

Nene			
None			
B) Announcements			
None			
. Meeting Adjourned:	0:41 am		
Minutes taken by: _Dick Ravie	ch	BE	PEIMED

DEC 1 3 2022

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION

	Action by	y Land Use Advisory Committee Project Referral Sheet
	Мо	nterey County Housing & Community Development 1441 Schilling Place 2 nd Floor Salinas CA 93901 (831) 755-5025 DEC 13 2022
Advisory Commit	tee: Big Sur	
1.	Item Title: Description:	AB 361 FINDING 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 January 10, 2023 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.
RECOMMENDA	ATION:	
Motion by:	Steve Beck	(LUAC Member's Name)
Second by:	Dick Ravich	(LUAC Member's Name)

 X
 Acceptance of the Finding (However, LUAC requests in-person site visits)

 Rejection of the Finding

Ayes: M	yes: Mary Trotter, Steve Beck, Marcus Foster, Dick Ravich (4)		
Noes:	0		
Absent:	Dave Smiley (1)		
Abstain:	0		

Action by Land Use Advisory Committee Project Referral Sheet

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

RECEIVED DEC 1 3 2022

Advisory Committee: Big Sur

		 An application of the second seco
2. Project Name: File Number:	SEA LA VIE CARMEL LLC PLN210102	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Project Location:	30590 AURORA DEL MAR CARMEL	
Assessor's Parcel Number(s):	243-331-004-000	
Project Planner:	PHIL ANGELO	
Area Plan:	BIG SUR COAST LAND USE PLAN	
Project Description:	Combined Development Permit consisting	a of: 1) Coostal Administrative
Troject Description.	Permit and Design Approval to allow a 55 existing single family home, replacement shed with a 250 square foot shed and repl Coastal Development Permit to allow dev environmentally sensitive habitat area (co Development Permit to allow development archaeological resources; and 4) Coastal I development within 50 feet of a coastal bl	56 square foot addition to an of an existing 125 square foot acement of an existing deck; 2) relopment within 100 feet of astal bluff scrub); 3) Coastal nt within 750 feet of known Development Permit to allow
Was the Owner/Applicant/Represen	ntative present at meeting? YES	XNO
(Please include the names of those p	present)	
Terry Latasa, Architect		
Joel Panzer, Consultant		

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

PUBLIC COMMENT:

Name	Nome	Site Neighbor?		Issues / Concerns
	name	YES	NO	(suggested changes)
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)
Removal of three (3) non-native Cypress trees		Replace with Native Big Sur trees (e.g. Toyon)
Lighting		No outdoor lighting illuminating the ocean

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Dic	k Ravich	(LUAC Member's Name)
Second by: St	eve Beck	(LUAC Member's Name)
	Project as proposed Project with changes the Item	DEC 1 3 2022
Reason fo	or Continuance:	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
	e to what date: Mary Trotter, Steve Beck, Marcus Fos	ster, Dick Ravich (4)
Noes: 0		
Absent: D	Dave Smiley (1)	
Abstain: 0		