

MINUTES
Big Sur Land Use Advisory Committee
February 10, 2026

1. Meeting called to order by 2/10/25 at 10:03 am

2. Roll Call

Members Present:

Trey Kropp, Marcus Foster, Dave Smiley, John Wilson, John Grigsby, Christina DiPaci

Members Absent:

None

3. Approval of Minutes:

A. January 27, 2026 minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

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.

5. Scheduled Item(s)

PLN240024 - S T C RENEWALS AND SERVICES LTD

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

Code Enforcement within Monterey County – How to report to county code violations. Look into Accela preemptively. Look up in Legistar. Submit public records request.

LUAC members will receive Notice of Hearing of projects that we reviewed.

LUAC Secretary will keep records for 3 years. Create BigSurLUAC@gmail.com account so we can share with LUAC Members

7. **Meeting Adjourned:** 10:47 am

Minutes taken by: Christina DiPaci

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 LUAC

1. **Project Name:** STC RENEWALS AND SERVICES LTD
File Number: PLN240024
Project Location: 37013 PALO COLORADO RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 418-031-018-000
Project Planner: BENJAMIN MOULTON
Area Plan: BIG SUR COAST LAND USE PLAN, COASTAL ZONE
Project Description: INSTALLATION OF A 5,000-GALLON WATER TANK FOR FIRE SERVICE USE.

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

(Please include the names of those present)

Harper Olson, Brittany Schloss (project agent)

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

PUBLIC COMMENT:

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

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)
How will people know that this tank is available to use for fire suppression?		Sign on the tank "Fire Suppression Only" & Size of the tank

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: John Grigsby (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

Noes: _____

Absent: _____

Abstain: _____