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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, August 27, 2019



SITE VISITS

Attendees: Rob Carver, Paul Mattingly, Joe Sidor, Yasmeen Hussain, Marcus Foster, Dave Smiley,
Steve Beck, Dick Ravich, Seth Parker

9:00 am **Project Name:** KONIG CHADD EDWARD
 File Number: PLN180339
 Project Location: 46199 CLEAR RIDGE RD BIG SUR

Attendees: Joe Sidor, Yasmeen Hussain, Marcus Foster, Dave Smiley, Steve Beck, Dick Ravich,
Sidney Ocean, Alan Perlmutter, Peggy Goodale, Tina Hannas-De Freitas

9:45 am **Project Name:** WATERSUN DAVID
 File Number: PLN190100
 Project Location: 46720 PFEIFFER RIDGE RD BIG SUR

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Dick Ravich at 11:15 am

2. **Roll Call**

Members Present:

Marcus Foster, Dave Smiley, Steve Beck, Dick Ravich (4)

Members Absent:

Mary Trotter (1)

General Public Present: Alec Arago, Frank Pinney, Casey



3. **Approval of Minutes:**

A. June 25, 2019 minutes

Motion: Steve Beck (LUAC Member's Name)

Second: Dave Smiley (LUAC Member's Name)

Ayes: Dave Smiley, Steve Beck, Dick Ravich (3)

Noes: 0

Absent: Mary Trotter (1)

Abstain: Marcus Foster (1)

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.

- Alec Arago presented changes to the Sam Gores project on Clear Ridge Road. Elements of the project have been consolidated resulting in a smaller project (PLN180166).

- Dick Ravich – the sign for “The Village” does not conform to the LUP and needs to be modified. It may also be in CalTrans easement. For years, the sign at Rocky Point Restaurant violates the LUP. The sign for the Big Sur Bakery may also be in the CalTrans easement. Causes parking lot confusion.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 12:25 pm

Minutes taken by: Dick Ravich

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Big Sur

1. **Project Name:** KONIG CHADD EDWARD
 File Number: PLN180339
 Project Location: 46199 CLEAR RIDGE RD BIG SUR
Assessor's Parcel Number(s): 419-221-004-000
 Project Planner: YASMEEN HUSSAIN
 Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the demolition of an existing 1,060 square foot single family dwelling and construction of a 3,730 square foot two-story single family dwelling with a 641 square foot garage, a breezeway, a 351 square foot lower deck, an in-ground pool, and grading involving 1,157 cubic yards of cut and 22.48 cubic yards of fill; 2) Coastal Administrative Permit for a mobile home and deck; 3) Coastal Development for development on slopes exceeding 30 percent; and 4) Coastal Development Permit for the removal of an Oak tree.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Rob Carver, Paull Mattingly, Seth Parker

Was a County Staff/Representative present at meeting? Yasmeen Hussain, Joe Sidor (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)
The list of neighbors was not included in the LUAC documents and the neighbors were not properly contacted.		Please include list of neighbors contacted. A number of addresses did not include the property owner's PO Box number and thus they were not notified.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Dave 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: _____

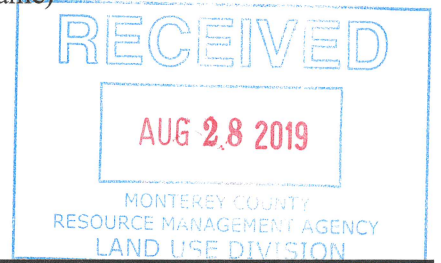
Continue to what date: _____

Ayes: Marcus Foster, Dave Smiley, Steve Beck, Dick Ravich (4)

Noes: 0

Absent: Mary Trotter (1)

Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Big Sur

1. **Project Name:** WATERSUN DAVID
 File Number: PLN190100
 Project Location: 46720 PFEIFFER RIDGE RD BIG SUR
Assessor's Parcel Number(s): 419-241-030-000
 Project Planner: JOE SIDOR
 Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consist of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,293 square foot detached non-habitable accessory structure; and 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Sidney Ocean, Tina Hannas-De Freitas

Was a County Staff/Representative present at meeting? Joe Sidor, Yasmeen Hussain (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Alan Perlmutter & Peggy Goodale	X		<ul style="list-style-type: none"> - Concerned that vegetation clearing was done across property lines onto a neighbors property. - Concerned that no roadway be made from property and lower Pfeiffer Ridge Road to Front Hill Road.

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)
The list of neighbors was not included in the LUAC documents and the neighbors were not properly contacted.		Please include list of neighbors contacted. A number of addresses did not include the property owner's PO Box number and thus they were not notified.
Visibility of structures		Large native trees should be planted to help screen and "soften" view of house from neighbors. Structure cement should be dark grey color.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Dave Smiley (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, Dave Smiley, Steve Beck, Dick Ravich (4)

Noes: 0

Absent: Mary Trotter (1)

Abstain: 0

