

Exhibit D

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, February 13, 2024

1. Meeting called to order by Steve Beck at 9:02 am

2. Roll Call

Members Present:

Steve Beck, Marcus Foster, Trey Kropp, John Wilson

Members Absent:

Dave Smiley

3. Approval of the Minutes:

A. January 9, 2024 minutes

Motion: Marcus Foster (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: All

Noes: _____

Absent: Dave Smiley

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.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Motion from Steve Beck for: Having LUAC members be able to attend 9am site visit followed by 10am
Committee meeting.

Second by Trey Kropp

All present in favor

Absent Dave Smiley

B) Announcements

7. Meeting Adjourned: 10:12 am

Minutes taken by: Trey Kropp

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

RECOMMENDATION:

Motion by: Trey Kropp (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

- X

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: 4

Noes: _____

Absent: _____

Abstain: 1 _____

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:** AGARWAL PUNEET & AARTI NASTA TRS
 File Number: PLN210100
 Project Location: 30950 AURORA DEL MAR, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-351-005-000
 Project Planner: Fionna Jensen
 Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 3,264 square foot single family dwelling and construction of a 4,910 square foot two-story single family dwelling with an attached garage; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological Monterey County Housing & Community Development /1441 Schilling Place South 2nd Floor, Salinas CA 93901/(831) 755-5025 resource; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 4) Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat. The property is located at 30950 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-351-005-000), Big Sur Coast Land Use Plan, Coastal Zone. within 100 feet of environmentally sensitive habitats (Redwood Forest and stream) area. The property is located at 37761 Palo Colorado, Big Sur (Assessor's Parcel Number 418-081-033-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

(Please include the names of those present)

Adam Bittle

Was a County Staff/Representative present at meeting? No (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

 X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

_____ Reason for Continuance: _____

Continue to what date: _____

Ayes: 4 _____

Noes: _____

Absent: 1 _____

Abstain: _____