

Exhibit C

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, June 26, 2018

1. Site visit at 9:00 AM off of Highway 1, Big Sur

ATTENDEES: Thom Cowan, Arden Handshy

Site visit at 9:45 AM at 47900 and 47998 Highway 1, Big Sur

ATTENDEES: Mike Higgins, Hugh Brownlee, Arden Handshy

Site visit at 10:30 AM at 48124 Highway 1, Big Sur

ATTENDEES: Dan & Nadine Clark, Mike Linder, Arden Handshy

2. Meeting called to order by Mary Trotter at 11:25 am

3. Roll Call

Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Members Absent: 0

4. Approval of Minutes:

A. May 22, 2018

Motion: Steve Beck (LUAC Member's Name)

Second: Dave Smiley (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Noes: 0

Absent: 0

Abstain: 0

5. 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

6. Scheduled Item(s) See below:

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects:

None

B) Announcements:

None

8. Meeting Adjourned: 12:35 pm

Minutes taken by: Dick Ravich



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: June 25, 2018

1. **Project Name:** FENTON PETER TR
File Number: PLN180172
Parcel Number: 420-191-006-000
Project Location: off of Highway 1, Big Sur [Applicant has applied for an address with Public Works]
Project Planner: R. Craig Smith, Associate Planner
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Coastal Administrative Permit (CAP) and Design Approval to allow remodeling the existing 558 sq. ft. residence and additions of 201 sq. ft. to the residence, resulting in a 759 sq. ft. residential dwelling. Associated with the residential improvements is a new deck of 334 sq. ft. and a new foot bridge of 38 sq. ft. to facilitate access to a detached 100 sq. ft. bath/utility shed. The project also includes the demolition of the existing 378 carport and attached 160 sq. ft. storage shed with a new 454 sq. ft. garage & arts studio, an 18 ft. diameter automotive turntable, a new 120 sq. ft. underground bunker for utility connections, and demolition of an existing 20 sq. ft. "shed" sheltering the washing machine. Proposed materials and colors consist of reclaimed redwood beams, windows, and siding to match the existing redwood materials and colors of the residential dwelling.

Recommendation To: Chief of Planning

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Thom Cowan, Architect

Was a County Staff/Representative present at meeting? Joe Sidor (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:

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

Second by: Dave Smiley (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes (see above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____



AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

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Salinas CA 93901
(831) 755-5025



Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: June 25, 2018

- 2.** **Project Name:** POST RANCH INN LLC & ONESIMO PARCEL C LLC
 File Number: PLN160047
 Parcel Number: 419-311-042-000 & 419-311-038-000
 Project Location: 47900 and 47998 Highway 1, Big Sur
 Project Planner: Anna Quenga
 Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
 Project Description: Combined Development Permit consisting of: 1) an Amendment to a previously approved project and General Development Plan (PLN970492) to relocate approved guest units, employee housing units, and spa facilities, repurpose the existing Maintenance Building into an Employee Commons Hall, and consolidate Central Service facilities; 2) Coastal Development Permit and Design Approval to improve public trail and restroom ADA accessibility, enlarge and improve the rear portion of the Sierra Mar restaurant; 3) Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities; 4) a Coastal Development Permit to allow development within 100 feet of ESHA; and 5) a Coastal Development Permit to allow development within 750 feet of a positive archaeological site.

Recommendation To: Planning Commission

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Hugh Brownlee, Project Manager
Mike Higgins, VP Operations

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Pam Conant	X		Lives east of Hwy 1 behind Vantana, looks west toward Post Ranch. Construction impacts her view. Would like structures screened as much as possible by vegetation. Concerned by added light pollution.

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)
Keep lighting low and down facing.		
New roads should not be black asphalt.		New roads should be made to blend into environment. Color should be earth tones or similar.
LUAC request County to clarify the zoning of parcels C and D.		

ADDITIONAL LUAC COMMENTS:

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

Second by: Dave Smiley (LUAC Member's Name)

- Support Project as proposed with consideration of above.
- Support Project with changes (see above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____



AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

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Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **June 25, 2018**

- 3. Project Name:** COLEN CORINNE (Continued from 6-12-18 Big Sur LUAC Meeting)
File Number: PLN180066
Assessor's Parcel Number: 420-171-011-000
Project Location: 48124 Highway 1, Big Sur
Project Planner: Joe Sido, Associate Planner
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
Project Description: Coastal Administrative Permit and Design Approval to allow the construction of a 1,567 square foot two-story detached accessory structure, with 148 square feet of deck and porch area.
Recommendation To: Chief of Planning

Was the Owner/Applicant/Representative Present at Meeting? Yes No
 Mike Linder, Land Use Advisor

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan & Nadine Clark	X		Concerned that studio would become a living space. *
			Concerned that new structure overlooks their home and privacy.
			* LUAC recommends a possible deed restriction to ensure studio is not converted to a living space.

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)
Windows and deck intrude on neighbor's privacy.		Reduce number of windows or reduce size to allow light in located closer to ceiling.
		Plant vegetation between structure and neighbor for visual screening.
		Move entrance and entry porch to the east side of structure.
		Remove single oak tree to right of structure and relocate structure to the right closer to the home by upto 25 feet.

ADDITIONAL LUAC COMMENTS:

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

Second by: Dave Smiley (LUAC Member's Name)

- Support Project as proposed with consideration of above.
- Support Project with changes (see above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

