

# **County of Monterey**

Big Sur Multi-Agency Facility, Highway 1 & Pfeiffer State Park  
47555 Highway 1  
Big Sur, CA 93920



## **Meeting Agenda - Final**

**Tuesday, May 26, 2026**

**10:00 AM**

**47555 HWY 1, Big Sur, CA 93920**

**Big Sur Land Use Advisory Committee**

Submit your comments via email at least a day prior to the meeting to the Liaison at:  
[bowlingmr@countyofmonterey.gov](mailto:bowlingmr@countyofmonterey.gov).

**NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.**

For information on The Ralph M. Brown Act, please click on the link below:  
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Approval of the March 10, 2026, meeting minutes.

### **PUBLIC COMMENT**

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. Please submit your public comment to the Liaison at [bowlingmr@countyofmonterey.gov](mailto:bowlingmr@countyofmonterey.gov).

### **10:00 AM SCHEDULED ITEM**

1. Project Name: TEDFORD JEFFREY R & DONNA M TRS  
File Number: PLN220053  
Project Location: 31525 HWY 1, CARMEL, CA 93923  
Assessor's Parcel Number(s): 243-221-030-000  
Project Planner: Mary Israel  
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone  
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow partial demolition of a residence including removal of 88 square feet (sq. ft.) of the main house, covered loggia (289 sq. ft.), a covered entry (239 sq. ft.), storage (36 sq. ft.), a utility shed (36 sq. ft.) and part of a shed (114 sq. ft. of 289 sq. ft.), construction of a 3,955 square feet of additions, and associated site improvements including re-configuration of the driveway; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; 3) after-the-fact Coastal Development Permit for development on slopes in excess of 30%. The property is located at 31525 Highway 1, Carmel (Assessor's Parcel Number 243-221-030-000), Big Sur Coast Land Use

Plan, Coastal Zone.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

**Attachments:**     [PLANS SITE PLAN PLN220053\\_041626](#)

### **OTHER ITEMS**

A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects

B) Announcements

### **ADJOURNMENT**

**Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view.**