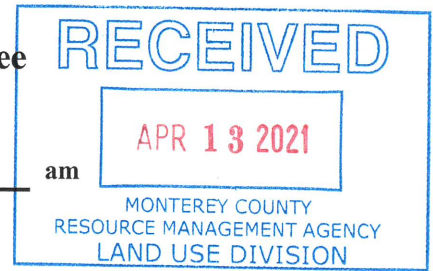


Exhibit D

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, April 13, 2021



1. Meeting called to order by Mary Trotter at 9:00 am

2. Roll Call

Members Present:

Mary Trotter, Dave Smiley, Dick Ravich, Steve Beck [arrived after "Approval of Minutes"] (4)

Members Absent:

Marcus Foster (1)

3. Approval of Minutes:

A. February 23, 2021 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: Dick Ravich (LUAC Member's Name)

Ayes: Mary Trotter, Dave Smiley, Dick Ravich (3)

Noes: 0

Absent: Marcus Foster, Steve Beck (2)

Abstain: 0

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.

Mary Trotter mentioned LUP update workshop and how to proceed

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 10:05 am

Minutes taken by: Dick Ravich

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

1. **Project Name:** FENTON PETER TR
 File Number: PLN190368
 Project Location: 48681 & 48715 HWY 1 BIG SUR
Assessor's Parcel Number(s): 420-191-005-000 & 420-191-006-000
 Project Planner: PHIL ANGELO
 Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record of approximately 10.13 acres (Assessor's Parcel Number 420-191-006-000 - Parcel A) and 10 acres (Assessor's Parcel Number 420-191-005-000 - Parcel B) resulting in two lots with no change in parcel acreage.

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

(Please include the names of the those present)

Laura Lawrence for Aengus Jeffers, Attorney
Janet Sommerville
Robert Carver

Was a County Staff/Representative present at meeting? Phil Angelo, Jaime Guthrie, Erik Lundquist & Sandra Villatoro **(Name)**

PUBLIC COMMENT: None

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

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

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

Reason for Continuance:

Continue to what date:



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

Noes: 0

Absent: Marcus Foster (1)

Abstain: 0

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:** CONANT PAMELA TR
 File Number: PLN200300
 Project Location: 48158 HWY 1 BIG SUR
Assessor's Parcel Number(s): 420-171-014-000
 Project Planner: SANDRA VILLATORO
 Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) After-the-fact Coastal Development Permit and Design Approval to allow repairs and minor alterations to an historic single family dwelling; 2) After-the-fact Coastal Administrative Permit to allow demolition of a detached 425 square foot upper level guest house; 3) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot guesthouse; 4) Coastal Administrative Permit and Design Approval to allow demolition of a 515 square foot lower level guesthouse and construction of a 1,200 square foot Accessory Dwelling Unit; and 5) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of the those present)

Rob Carver, Architect

Pam Conant

Janet Sommerville

Was a County Staff/Representative present at meeting? Sandra Villatoro, Phil Angelo, Jaime Guthrie (Name) & Erik Lundquist

PUBLIC COMMENT: None

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

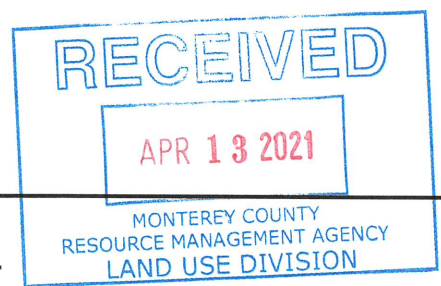
Motion by: Dave Smiley (LUAC Member's Name)

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

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

Reason for Continuance: _____

Continue to what date: _____



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

Noes: 0

Absent: Marcus Foster (1)

Abstain: 0

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