

County of Monterey

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



Meeting Agenda - Final

Tuesday, December 9, 2025

10:00 AM

47555 Highway 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:
israelm@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.

SITE VISIT

TIME – 9:00 A.M.

Project Name: TEDFORD JEFFREY R & DONNA M TRS

File Number: PLN220053

Project Location: 31525 HWY 1, CARMEL, CA 93923

ADJOURN TO REGULAR SCHEDULED MEETING

MEETING LOCATION: Big Sur Multi-Agency Facility, Hwy 1 & Pfeiffer State Park
(47555 Highway 1, Big Sur)

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the May 27, 2025, 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 israelm@countyofmonterey.gov.

SCHEDULED ITEM:

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: Construction of addition and remodel of a single-family dwelling, garage, new patio, covered terrace and loggia; change to motor court and additional parking. BSCLUP

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

Attachments: [PLANS_SITE_PLAN_PLN220053_072825](#)

OTHER ITEMS

- A) Election of Chairperson
- B) Election of Secretary
- C) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- D) 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.