

**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**January 27, 2026**

1. Meeting called to order by Trey Kropp at 10:15 am

2. Roll Call

**Members Present:**

Dave Smiley, John Wilson, John Griggs, Trey Kropp

---

**Members Absent:**

Marcus Foster

---

3. Approval of Minutes:

A. December 9, 2025 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: John Griggs (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

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.

- Discussed tree removal, fire prevention, and resulting viewshed impacts along Highway 1, including newly visible structures.
  - Emphasized fuel reduction methods that avoid clear cutting and expanding the viewshed discussion to the broader Big Sur area.
  - Noted concerns regarding PG&E and County tree removal and the need to file formal complaints when appropriate.
- 
- 
- 
- 

5. Scheduled Item(s)

PLN250111 - BAYER LEX NEAL TR

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

---

---

---

---

---

---

---

---

---

---

B) Announcements

---

---

---

---

---

---

**7. Meeting Adjourned:** 11:03 am

**Minutes taken by:** Christina DiPaci

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Big Sur LUAC

1.                   **Project Name:** BAYER LEX NEAL TR  
                       **File Number:** PLN250111  
                       **Project Location:** 35700 HWY 1 HWY, MONTEREY, CA 93940  
**Assessor's Parcel Number(s):** 243-231-014-000  
                       **Project Planner:** MCKENNA BOWLING  
                       **Area Plan:** BIG SUR COAST LAND USE PLAN, COASTAL ZONE  
**Project Description:** DEMO AND REBUILD RESIDENCE, NEW GARAGE, NEW SEPTIC SYSTEM.

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

(Please include the names of those present)

Angus Jeffers – land use lawyer

---



---



---



---



---

Was a County Staff/Representative present at meeting?   Mckenna Bowling & Jack Sorensen   (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)
Removal of trees will open this project to views		no clearing the cypress trees to create viewshed issues

**ADDITIONAL LUAC COMMENTS**

---



---



---



---



---



---

**RECOMMENDATION:**

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

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

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

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Unanimous

Noes: \_\_\_\_\_

Absent: Marcus Foster

Abstain: \_\_\_\_\_