

MINUTES
Big Sur Land Use Advisory Committee
Tuesday, May 27, 2025

1. Meeting called to order by Steve Beck at 10:17 am

2. Roll Call

Members Present:

Site Visit - Marcus Foster, Trey Kropp, Christina Dipaci, Steve Beck, Dave Smiley

Meeting - Marcus Foster, Trey Kropp, Christina Dipaci, Steve Beck, Dave Smiley

Members Absent:

John Wilson, John Grigsby

3. Approval of Minutes:

A. April 22, 2025 minutes

Motion: Trey Kropp (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Unanimous

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.

- Trey raised question about the canceled joint LUAC meeting with Carmel Highlands.
- Country responded that they need clarity when working with Caltrans and Coastal Commission on which projects go to LUACs— Cancelled project is large culvert replacement(50+ miles).
- County paused this agenda items to reassess LUAC's role and process.
- Concerns that LUAC feedback is ignored, as seen with Mud Creek.
- South Coast LUAC hasn't met in 3.5 years; joint meetings (possibly via Zoom or in Salinas) are being considered.
- Temporary jurisdiction shift from Anderson Creek to Regent's Slide due to closures.
- LUAC is a needed forum for community-impact projects, even those with low visual impact.

5. **Scheduled Item(s)**

Project Name: HAIN JOHN R & JENNIFER L ALLEN TRS

File Number: PLN240042

Project Location: 38042 PALO COLORADO ROAD, CARMEL

Assessor's Parcel Number(s): 418-132-005-000

Project Planner: HYA HONORATO

Area Plan: BIG SUR COAST LAND USE PLAN, COASTAL ZONE

Project Description: Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system and grading consisting of 148 cubic yards of excavation and 148 cubic yards of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees.

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

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. **Meeting Adjourned:** 10:53 am

Minutes taken by: Christina DiPaci

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 LUAC

1. **Project Name:** HAIN JOHN R & JENNIFER L ALLEN TRS
File Number: PLN240042
Project Location: 38042 Palo Colorado Road, Carmel
Assessor's Parcel Number(s): 418-132-005-000
Project Planner: Hya Honorato
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system and grading consisting of 148 cubic yards of excavation and 148 cubic yards of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees.

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

(Please include the names of those present)

Chris Gourlay, John Hain

Was a County Staff/Representative present at meeting? HYA HONORATO (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)
Neighborhood visual impact	3.2.4 "Land Not in Critical Viewshed"	Darker color house might blend better into the natural landscape.

ADDITIONAL LUAC COMMENTS

Reviewed section - 3.2.4 "Land Not in Critical Viewshed" with focus on how to blend in with natural landscape.

RECOMMENDATION:

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

Second by: Marcus Foster (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

Noes: _____

Absent: _____

Abstain: _____