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MINUTES
South Coast Land Use Advisory Committee
Tuesday, July 28, 2015

1. Meeting called to order by Harry Harris at 10:12 am

2. Roll Call

Members Present: Jerry Provost ; John Handy ; Harry Harris

Members Absent: 0

3. Approval of Minutes:

A. April 28, 2015 minutes

Motion: John Handy (LUAC Member's Name)

Second: Harry Harris (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: 0

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.

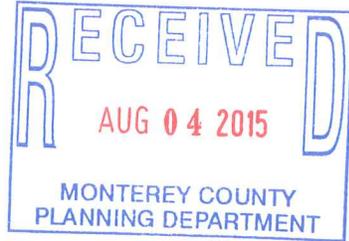
None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none



B) Announcements

none

7. Meeting Adjourned: 10:28 o am/pm

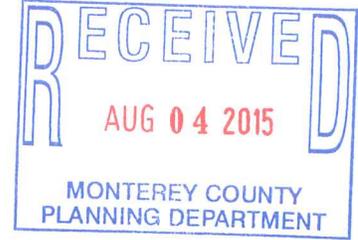
Minutes taken by: Harry Harris

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **South Coast**

Please submit your recommendations for this application by: **July 28, 2015**



Project Title: BIG SUR PRESERVATION ALLIANCE LLC
File Number: PLN130516
File Type: PC
Planner: GONZALES
Location: 62200 HWY 1 BIG SUR

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of an 8,135 square foot two-story single family dwelling with a 838 square foot garage; 2) a Coastal Development Permit for an 813 square foot detached Caretaker's Unit; installation of a photovoltaic system, septic leachfield system; conversion of an existing test well (PLN130057) to a permanent well; grading of approximately 4,100 cubic yards of cut/4,100 cubic yards of fill; 3) Coastal Development Permit for the removal of 12 Cypress trees (ranging between 7" and 13" in diameter); 4) Coastal Development Permit for development with a positive archaeological report; 5) Coastal Development Permit for development within 100 feet of ESHA; and 6) a Design Approval. The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes No *Aengus Jeffers*

Was a County Staff/Representative present at meeting? *no* (Name)

PUBLIC COMMENT:

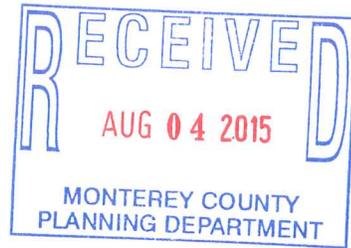
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Aengus Jeffers</i>		<input checked="" type="checkbox"/>	<i>none</i>

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)

ADDITIONAL LUAC COMMENTS

none



RECOMMENDATION :

Motion by: John Handy (LUAC Member's Name)

Second by: Harry Harris (LUAC Member's Name)

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

Reason for Continuance: _____

Continued to what date: _____

AYES: J. Provost J. Handy H. Harris (3)

NOES: 0

ABSENT: 0

ABSTAIN: 0