

# Exhibit F

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**MINUTES**  
**South Coast Land Use Advisory Committee**  
**Tuesday, February 11, 2020**

PLN150337  
FILE COPY

1. Meeting called to order by Harry Harris at 10:05 am

2. Roll Call



**Members Present:**

Harry Harris, Lindsay Romanov, John Handy, Connie McCoy (4)

**Members Absent:**

0

3. Approval of Minutes:

A. April 23, 2019 minutes

Motion: Harry Harris (LUAC Member's Name)

Second: Connie McCoy (LUAC Member's Name)

Ayes: Harris, Romanov, Handy, McCoy (4)

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.

No comments presented

Wilgus Triff, Member of the public

5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Chairperson: Harry Harris

Motion: John Handy (LUAC Member's Name)

Second: Lindsay Romanov (LUAC Member's Name)

Ayes: Harris, Romanov, Handy, McCoy (4)

Noes: 0

Absent: 0

Abstain: 0

B) LUAC member nominated for Secretary: John Handy

Motion: Harry Harris (LUAC Member's Name)

Second: Lindsay Romanov (LUAC Member's Name)

Ayes: Harris, Romanov, Handy, McCoy (4)

Noes: 0

Absent: 0

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

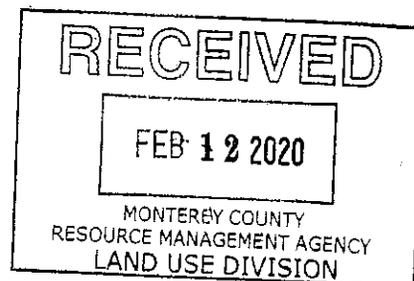
None

D) Announcements

None

7. Meeting Adjourned: 11:28 am

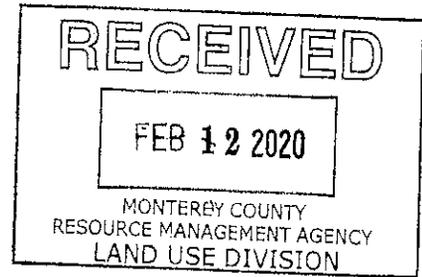
Minutes taken by: John Handy



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



**Advisory Committee:** Big Sur

1. **Project Name:** ESALEN INSTITUTE  
(ESALEN SOUTH COAST EMPLOYEE HOUSING)
- File Number:** PLN150337
- Project Location:** 54105 HWY 1 BIG SUR
- Assessor's Parcel Number(s):** 421-011-018-000
- Project Planner:** RICHARD "CRAIG" SMITH
- Area Plan:** BIG SUR COAST LAND USE PLAN
- Project Description:** Coastal Development Permit and Design Approval to allow the replacement of two previously burned down employee housing buildings with three worker housing buildings consisting of: Building #1: 2,668 square feet, Building #2: 4,094 square feet and Building #3: 6,713 square feet, and one common building of 1,010 square feet (primarily below grade); and grading (4,966 cubic yards cut/3,039 cubic yards import fill). The project would be constructed in two phases: Phase I includes Building 2 of 4,094 square foot and Building 3 of 6,713 square foot; and Phase II includes Building 1 of 2,668 square foot and the Common Building. The project also includes a perimeter driveway around the structural development to facilitate service vehicles and emergency vehicles.

**Recommendation To:** PLANNING COMMISSION

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

**(Please include the names of the those present)**

- David Arkin, Arkin Tilt Architects
- Hugh Brownlee, Project Manager
- Bruce Christiansen, Esalen Institute

**Was a County Staff/Representative present at meeting?** Richard "Craig" Smith (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**

- Esalen Institute presenting construction plan for South Coast center expansion.
- The LUAC appreciated the project scope and design. Workforce housing is a high priority

**RECOMMENDATION:**

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

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

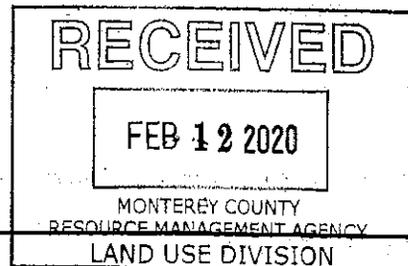
Support Project as proposed

Support Project with changes

Continue the Item

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

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



Ayes: Harris, Romanov, Handy, McCoy (4)

Noes: 0

Absent: 0

Abstain: 0