

## Exhibit D

This page intentionally left blank.

**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, September 26, 2023**

**Site visit at 8:00 AM at 37600 HWY 1 HWY, MONTEREY, CA 93940, ROBERTS BRYAN & ADRIENNE D TRS**

**Attendees:** Steve Beck, Marcus Foster, David Smiley

---

---

**Members Absent:** 0

---

**ADJOURN TO REGULAR SCHEDULED MEETING**

**1. Meeting called to order by** Steve Beck **at** 9:00 **am**

**2. Roll Call**

**Members Present:**

Steve Beck, Marcus Foster, David Smiley(3)

---

---

**Members Absent:**

0

---

---

**3. Approval of Minutes:**

**A.** May 9, 2023 minutes

Motion: David (LUAC Member's Name)

Second: Marcus (LUAC Member's Name)

Ayes: Steve Beck, Marcus Foster, David Smiley

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.

Big Sur Resident Trey Kropp asked us to take a moment to recognize and remember our Chairman Mary Trotter and her tireless devotion to Big Sur and the LUAC. Her passing saddens us all. We also recognize Dick Ravich upon his resignation for his long service to the LUAC as member and Secretary. They will both be missed.

---

---

5. **Election of Officers:** This unscheduled item needed to be acted on due to the above.

Chairman: David nominated Steve Beck. Marcus Second. Carried

Secretary: Marcus nominated David. Steve Second. Carried

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

---

---

---

---

---

---

---

B) Announcements

None

---

---

---

---

7. **Meeting Adjourned:** 10:05 am/pm

**Minutes taken by:** David Smiley

# 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

**1.**

**Project Name:** ROBERTS BRYAN & ADRIENNE D TRS  
**File Number:** PLN230064  
**Project Location:** 37600 HWY 1 HWY, MONTEREY, CA 93940  
**Assessor's Parcel Number(s):** 418-111-012-000  
**Project Planner:** PHILIP ANGELO  
**Area Plan:** BIG SUR COAST LAND USE PLAN, COASTAL ZONE  
**Project Description:** A Coastal Administrative Permit and Design Approval to allow renovation of existing two-story single family residence, removal and replacement of existing 397 square foot guest house with a 504 square foot guest house, a new 941 square foot detached garage and associated site improvements including a driveway, parking area, terraces and a pool; Coastal Development Permit to allow development within 50 feet of a bluff; Coastal Development Permit to allow development on slopes in excess of 30%; Coastal Development Permit to allow a Lot Line Adjustment to merge two (2) parcels resulting in a single 4.01 acre parcel; and Coastal Development Permit to allow development within the Critical Viewshed.

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

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

David Stocker, Ken Linstead, Dale Ellis, Trey Kropp

---

---

---

**Was a County Staff/Representative present at meeting?** Phil Angelo **(Name)**

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Trey Kropp		X	Concerned about the visibility of the new garage and guest house.


## 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)
Concerns about the increase in visibility of the new guest house and garage	There is to be no building in the critical viewshed	Eliminate the garage and guesthouse.
Concerns about increase in window area on the north facing home exterior	There can be no visible light from the house in the critical viewshed	Must shade windows at night and have all downcast lighting inside the house.
Increased visibility of the house due to limbing and trimming of Cypress trees.		Suggest some added vegetative screening to minimize the public visibility of the house.

## ADDITIONAL LUAC COMMENTS

---

David Smilley didn't agree that the garage and guest house changed the view of any wildland area of/by the traveling public.

---



---



---



---

## RECOMMENDATION:

Motion by: Steve Beck (LUAC Member's Name)

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

       Support Project as proposed

       Support Project with changes (as noted in the LUAC areas of concern)

       Continue the Item

       Reason for Continuance: 

---

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

Ayes: Steve Beck and Marcus Foster

Noes: David Smiley

Absent: 0

Abstain: 0

**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, February 27, 2024**

**Site visit at 9:00 AM at 37600 Hwy 1 Hwy, Monterey, Ca 93940, ROBERTS BRYAN & ADRIENNE D TRS**

**Attendees:** Ken Linsteadt, Philip Angelo, Steve Beck, Marcus Foster, Trey Kropp, John Wilson, Dave Smiley

---

---

**Members Absent:** 0

---

---

**ADJOURN TO REGULAR SCHEDULED MEETING**

**1. Meeting called to order by** Steve Beck **at** 10:00 **am**

**2. Roll Call**

**Members Present:**

Steve Beck, Marcus Foster, Trey Kropp, John Wildon, David Smiley

---

---

**Members Absent:**

0

---

---

**3. Approval of Minutes:**

A. 2/13/24 minutes

Motion: Marcus Foster (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Steve Beck, Marcus Foster, Trey Kropp, John Wilson

Noes: 0

Absent: 0

Abstain: David Smiley because he missed the last meeting

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:** 10:32 am /pm

**Minutes taken by:** David Smiley

# 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:** ROBERTS BRYAN & ADRIENNE D TRS  
**File Number:** PLN230064  
**Project Location:** 37600 HWY 1 HWY, MONTEREY, CA 93940  
**Assessor's Parcel Number(s):** 418-111-012-000  
**Project Planner:** Philip Angelo  
**Area Plan:** Big Sur Coast Land Use Plan, Coastal Zone  
**Project Description:** A Combined Development Permit consisting of a:  
1) Coastal Administrative Permit and Design Approval to allow a remodel of an existing 12,176 square foot single family residence, resulting in a 12,636 square foot single family residence; demolition of existing 397 square foot guest house and construction of a 425 square foot guest house, construction of a 941 square foot detached garage, and associated site improvements including a driveway, parking area, terraces and a pool;  
2) Coastal Development Permit to allow development within 50 feet of a bluff;  
3) Coastal Development Permit to allow development on slopes in excess of 30%;  
4) Coastal Development Permit to allow a Lot Line Adjustment to merge two parcels resulting in a single 4.01 acre parcel;  
5) Coastal Development Permit to allow development within the Critical Viewshed; and  
6) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

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

(Please include the names of those present)

Ken Linsteadt  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Philip Angelo (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

Ken Linsteadt		X	They lowered to roof of garage into the natural grade, lowered the guesthouse 3'3", Lowered the west and north facing window height several feet and lowered the ridge height to decrease the overall impact of the project.
			The roof will be copper and the exterior walls will be grey Cedar that will age greyer. They will install an automatic shade inside the windows that will lower at dark to prevent visibility from the highway.

## 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)
Keep outdoor lighting out of the critical viewshead and indoor lighting downcast and not visible at night		Use landscaping below the driveway to shield the home from the road not the cypress hedge along the road. Plant non invasive plants whether native or non native
		Cause landscape to blend into the natural landscape.

## ADDITIONAL LUAC COMMENTS

LUAC members commended the project manager and the owner for a good modification of their plan. We especially liked the proposed automatic indoor shade to prevent indoor light visibility from being seen on the highway.

---



---



---



---



---

## RECOMMENDATION:

Motion by: Trey Kropp (LUAC Member's Name)

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

Support Project as proposed

Support Project with changes

Continue the Item

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

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

Ayes: Trey Kropp, Marcus Foster, Steve Beck, John Wilson, David Smiley

Noes: 0

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

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