

# Exhibit B

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PLN160013  
FILE COPY

**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, April 12, 2016**

1. **Site visit at 9:00 AM at 53150 HWY 1 BIG SUR (ANKLE CRISPER LLC)**

ATTENDEES: Aengus Jeffers, Terrence Wagner, John Knight, Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich, Frank Pinney, Arden Handshy, Joe Sidor

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**Site visit at 10:00 AM at 47020 HWY 1 BIG SUR (RIDEOUT BIG SUR PROPERTIES LLC [RIVERSIDE CAMPGROUNG & CABINS])**

ATTENDEES: Dan McKay, Amanda McKay, Don McQueen, Mieke McQueen, Emily Zefferman, Paul Robins, Tim Frahm, Arden Handshy, Joe Sidor. Also at MAF meeting, Basil Sanborn.

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2. **Meeting called to order by** Mary Trotter **at** 11:05 **am**

3. **Roll Call**

Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

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Members Absent: 0

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4. **Approval of Minutes:**

A. November 10, 2015 minutes **(Item continued to next meeting)**

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

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

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

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

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

B. January 12, 2016 minutes **(Item continued to next meeting)**

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

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

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

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

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

5. **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

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

8. Meeting Adjourned: 12:35 pm am

Minutes taken by: Dick Ravich

Minutes received via email April 12, 2016

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **April 12, 2016**

**Project Title:** ANKLE CRISPER LLC

**File Number:** PLN150354

**File Type:** ZA

**Planner:** GONZALES

**Location:** 53150 HWY 1 BIG SUR

**Project Description:**

Amendment of a previously approved Combined Development Permit (PLN100342) to allow: 1) a Coastal Administrative Permit for the demolition of an existing 1,474 square foot two-story single family dwelling with a 764 square foot deck and construction of a 2,106 square foot two-story residence and a 1,159 square foot patio with 108 square foot stairs, approximately 519 cubic yards cut and 102 cubic yards fill (417 cubic yards to be balanced on site); and a retaining wall (8 linear feet); 2) Coastal Development Permit for development within 50 feet of a coastal bluff; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource; 4) a Variance to allow for a reduction in sideyard setback to avoid development within the critical viewshed; and 5) Design Approval with colors and materials consisting of redwood siding, dark bronze window frames and hickory mineral composition roofing materials. The Amendment consists of altering the previously approved 3,390 square foot single family dwelling to a proposed 8,396 square foot bi-level single family dwelling; and revising grading to approximately 1,550 cubic yards cut and 520 cubic yards fill (1,030 net cubic yards to be removed from site). Colors and materials consist of wood siding, bronze clad windows, laminated glass railing and planted vegetated roof. The property is located at 53150 Highway 1, Big Sur (Assessor's Parcel Number 420-021-039-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Aengus Jeffers, Terrence Wagner, Frank Pinney, John Knight

**Was a County Staff/Representative present at meeting?**   Joe Sidor   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

## 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)
K-rails along Cal Trans easement		Put in, in 2008, as temporary mitigation after the Basin Complex Fire. Should be removed.

## ADDITIONAL LUAC COMMENTS

Aengus Jeffers to discuss with the property owner to facilitate removal, but need to address overflow parking from JP Burns blocking entrance to driveway.

## RECOMMENDATION:

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

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **April 12, 2016**

**Project Title:** YAMAGATA YUMIKO (HILL JAMES J III)

**File Number:** PLN150607

**File Type:** DIRECTOR OF RMA PLANNING

**Planner:** GONZALES

**Location:** EAST OF OLD COAST RD AT SIERRA SUMMIT BIG SUR

**Project Description:**

Coastal Administrative Permit to allow development on slopes in excess of 30% of man-made slopes for the improvements to existing dirt driveway to include three retaining walls (7 feet to 12 feet maximum) for fire department required turnouts. The property is located east of Old Coast Road at Sierra Summit [No address assigned to parcel], Big Sur (Assessor's Parcel Number 418-021-033-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Arden Handshy. Mark Blum, El Sur Ranch.

**Was a County Staff/Representative present at meeting?**   Joe Sidor   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			



## 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

None

## RECOMMENDATION:

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

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **April 12, 2016**

**Project Title:** VON SCHACK WESLEY W TR ET AL

**File Number:** PLN160013

**File Type:** PC

**Planner:** MACK

**Location:** 31453 & 31525 HWY 1 CARMEL

**Project Description:**

Coastal Development Permit to allow a Lot Line Adjustment between two parcels Assessor's Parcel Number 243-221-028-000 (approximately 6.349 acres) and Assessor's Parcel Number 243-221-026-000 (approximately 2 acres) resulting in two parcels of 4.856 acres (Assessor's Parcel Number 243-221-028-000), and 3.493 acres (Assessor's Parcel Number 243-221-026-000). The properties are located at 31453 & 31525 Highway 1, Carmel (Assessor's Parcel Numbers 243-221-026-000 and 243-221-028-000), Big Sur Coast Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes ☒ No ☐

Kelly and Wes Von Schack

**Was a County Staff/Representative present at meeting?** Joe Sidor (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

**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)
Pine and Eucalyptus trees on East side along Highway 1.		Remove trees on property along the Highway to improve viewshed.

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

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

Second by: Dave Smmiley (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **April 12, 2016**

**Project Title:** RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)

**File Number:** PLN160191

**File Type:** PC

**Planner:** NAKAMURA

**Location:** 47020 HWY 1 BIG SUR

**Project Description:**

Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat and a Design Approval to allow replacement of a concrete crossing structure over the Big Sur River (Riverside Campground) with a clear span bridge to improve fish passage conditions for federally protected steel head trout. The property is located at 47020 Highway 1, Big Sur (Assessor's Parcel Number 419-211-003-000), Big Sur Land Use Plan, Coastal Zone.

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

Dan and Amanda KcKay

**Was a County Staff/Representative present at meeting?**   Joe Sidor   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Don and Mieke Queen, Big Sur Campground	X		New bridge could have a major negative impact on the adjoining campground as it could promote increased flooding.

## 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)
New bridge could cause major flooding through neighboring campground.		Applicant and neighbor to meet with bridge engineer to work out a solution to mitigate possible flooding.

## ADDITIONAL LUAC COMMENTS

None

## RECOMMENDATION:

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

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

☐ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: Neighbor and applicant to meet with engineer to resolve issues.

Continued to what date: Next LUAC meeting or sooner.

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

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