

# Exhibit C

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**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, December 13, 2016**

1. Meeting called to order by Mary Trotter at 10:40 am

2. **Roll Call**

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

Members Absent: 0

3. **Approval of Minutes:**

A. April 12, 2016, minutes (April 26, 2016 minutes were not in the packet for today.)

Motion: Dave Smiley (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (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.  
None

5. **Scheduled Item(s) See below:**

6. **Other Items:** None

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects: None

C) Announcements: None

7. Meeting Adjourned: 12:00 pm

Minutes taken by: Dick Ravich

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
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: December 13, 2016

**Project Name:** OROSCO PATRICK WEBBER & AMANDA BROOKS  
**File Number:** PLN160108  
**Project Location:** 47070 HWY 1 BIG SUR  
**Project Planner:** ANNA V. QUENGA  
**Area Plan:** BIG SUR COAST LAND USE PLAN  
**Project Description:** Combined Development Permit to correct Code Enforcement violation (14CE00255) consisting of: 1) Coastal Administrative Permit to allow after-the-fact additions to an existing single family dwelling; 2) Coastal Development Permit to allow after-the-fact construction of a retaining wall encroaching into slopes in excess of 30%; and 3) Design Approval to allow after-the-fact concrete pad decks on an existing graded pads. The property is located at 47070 Highway 1, Big Sur (Assessor's Parcel Number 419-211-006-000), Big Sur Coast Land Use Plan, Coastal Zone.  
**Recommendation to:** ZONING ADMINISTRATOR

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

Patrick Orosco, Hunter Eldridge, Aengus Jeffers

**Was a County Staff/Representative present at meeting?** Jamie Guthrie & 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:

## RECOMMENDATION :

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

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

X Support Project as proposed

       Support Project with changes (see above)

       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 Planning Department  
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: December 13, 2016

**Project Name:** GORES SAM TR  
**File Number:** PLN160359  
**Project Location:** 47062 CLEAR RIDGE RD BIG SUR  
**Project Planner:** Jaime S. Guthrie  
**Area Plan:** BIG SUR COAST LAND USE PLAN  
**Project Description:** Amendment to modify a previously approved Amendment (PLN130031) which consisted of a Coastal Development Permit and Design Approval to allow the construction of a 4,877 square foot two-story single family dwelling with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, and well; 2) a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot Caretaker's Unit, with a 522 square foot attached garage, 364 square feet of deck area, and driveway; and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill). The property is located at 47062 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-005-000), Big Sur Coast Land Use Plan, Coastal Zone.  
**Recommendation to:** ZONING ADMINISTRATOR

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

Rob Carver, Sam Pitnick, Arden Handshy, Frank Pinney

Was a County Staff/Representative present at meeting?   Jamie Guthrie & 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)
Trees between ocean and house currently prevent view of house from Pfeiffer Beach.	Big Sur Land Use Plan - viewshed policy.	A condition of approval is that the house shall never be seen from Pfeiffer Beach. e.g. an easement shall be made requiring current and future vegetation to be maintained and in-place to protect the viewshed.

## ADDITIONAL LUAC COMMENTS:

## RECOMMENDATION :

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

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

       Support Project as proposed

  X   Support Project with changes (see above)

       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