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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, August 29, 2017

1. Meeting called to order by Mary Trotter at 11:00 am

2. **Roll Call**

Members Present: Mary Trotter, Steve Beck, Dick Ravich (3)

Members Absent: Dave Smiley (1)

3. **Approval of Minutes:**

A. May 30, 2017

Motion: Steve Beck (LUAC Member's Name)

Second: Mary Trotter (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dick Ravich

Noes: 0

Absent: Dave Smiley

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:**

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 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **September 1, 2017**

1. **Project Name:** COUNTY OF MONTEREY RMA PUBLIC WORKS (VARIOUS PRIVATE OWNERS)
File Number: PLN170662
Project Location: Palo Colorado Road, between post-miles 3.0 and 3.5, Big Sur
Project Planner: Joe Sidor, Associate Planner
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of two replacement culverts and reconstruction of approximately 1,000 linear feet of Palo Colorado Road; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development on slopes exceeding 30 percent; and 4) a Coastal Development Permit to allow removal of 11 redwood trees. The project site is located on Palo Colorado Road, between post-miles 3.0 and 3.5, Big Sur (Assessor's Parcel Numbers 418-131-019-000, 418-131-020-000, 418-131-023-000, 418-131-024-000, 418-131-025-000 and 418-131-026-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to PLN170133.
Recommendation To: Planning Commission

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

Was a County Staff/Representative present at meeting? Enrique Saavedra (Name)

PUBLIC COMMENT: Christine Poe, Juan Mesa - Monterey County; Frank Lopez, Kate Giberon - Harris Assoc.

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Marilyn Krone, Property owner	X		11 trees to be removed must be marked before removal. After trees are felled, they will be limbed up and trunks stacked on owner's property at a designated area.
			Branches will be chipped and disbursed.
			There will be a temporary easement to do the work. A permanent easement to do emergency repair work. Both easements to be negotiated with property owners.

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)
After any future fire, flood or other disaster, culverts are to be inspected for any damage and needed repairs		Public Works indicated this is standard practice and will be done.

ADDITIONAL LUAC COMMENTS:

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

Second by: Mary Trotter (LUAC Member's Name)

☒ Support Project as proposed (Public notice to be issued for future public comment on this project.)

☐ Support Project with changes (see above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mary Trotter, Steve Beck, Dick Ravich

NOES: 0

ABSENT: Dave Smiley

ABSTAIN: 0

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