

Exhibit F

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, January 23, 2018



1. Meeting called to order by Mary Trotter at 9:45 am

2. **Roll Call**

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

Members Absent: 0

3. **Approval of Minutes:** Sorry, Minutes were not available at the meeting for approval. Please add to next agenda.

A. January 9, 2018

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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:**

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

C) Announcements:
None

7. Meeting Adjourned: 11:30 am 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: January 26, 2018

- 2. Project Name:** MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)
File Number: PLN160851 - Assessor's Parcel Number 419-201-007-000
Project Location: 46821 Highway 1, Big Sur
Project Planner: Anna V. Quenga, Associate Planner
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of 1) Coastal Development Permit, Design Approval, and General Development Plan to allow the establishment of a commercial business operation including a 760 square foot office, a 600 square foot workshop, an 800 square foot storage unit, storage of equipment such as generators, cement silo, diesel storage tanks, and septic system; 2) Coastal Development Permit to allow development on slopes in excess of 30%; 3) a Coastal Development Permit to allow removal of 16 protected trees; and 4) Coastal Administrative Permit to convert a test well into a permanent well.

Recommendation To: Planning Commission

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

Marty Morgenrath

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Please see attached comments			

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)
Vegetation and erosion control		A landscape plan should be prepared to show suggested planting of trees and vegetation for the purpose of screening site from neighbors and for erosion control for site and bordering properties.
LUAC recommends project owner work with neighbors as best as possible to work out neighbor concerns.		

ADDITIONAL LUAC COMMENTS:

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

Second by: Steve Beck (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



Action by Land Use Advisory Committee

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Recommendation To: Planning Commission

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Matt Donaldson	X		Takes exception that business falls into visitor serving commercial. His house looks down on yard and business will disrupt his peace and quiet of his residence. The business has grown beyond original scope. Work on property may cause erosion to his property that could cause trees to fall possibly taking out foundation of his garage.
Paul Smith	X		Blaze is a value to the community however, doesn't feel it is suitable for the site. Will have negative impact on property values. There is historic use of easement for parking along the road. Concerned that tree removal will open view to structures. Noise will interrupt peace and quiet to residential neighborhood. Original zoning was for retail and housing.

Selena Perez Melissa Morris	X		Children walk the road to and from home to and from school. Blaze offered to construct a walkway for safe passage.
Jenny Buckland John Hyland	X		Make fences higher, add trees to help shield equipment, trucks and structures from view. Supports project.
Alan Perlmutter River Inn	X		Supports project, but is concerned with visual impact to River Inn guests. Feels this can be mitigated.
Lisa Kleissner			Letter attached.
Attendees: Selena Perez, Melissa Morris Aengus Jeffers, Marty Morgenrath, Dave Martin, Mike Odela, Arden Handshy, Patrick Orosco, Johnathan Hyland, Heather Donaldson, Matt Donaldson, Alan Perlmutter, Paul Smith, Wendy Burnett, Jenny Buckland.			



From: Lisa Kleissner <lisa@kleissner.com>
Subject: Application for Blaze Engineering
Date: Fri, 19 Jan 2018 20:58:45 -0800
To: Dick Ravich bigsur@sprynet.com

To Whom it may concern:

I am writing in support of the permit request by Blaze related to the move of their office and yard. I am a customer of Blaze Engineering (Blaze). And I am the treasurer for the Coast Property Owners Association. Blaze is an important asset to the Big Sur community. In addition to providing vital, seasoned engineering intelligence for the unique road and property conditions in Big Sur, they have volunteered thousands of hours to help our community. Their team has helped property owners and renters protect their property from fire, provided urgent repairs to roads during storms, delivered Fed Ex and UPS packages when the bridge failed, clear culverts that were in danger of collapsing, and much more.

The wisdom and generosity of Blaze is the result of their relationship with our community. Key to this is the location of their business. Blaze is, literally, on the frontline of the challenges we have faced over the past few decades because they are located in Big Sur. From this perch, they can and do respond quickly. Their location in Big Sur is critical to ensuring that our community not only survives, but t thrives.

Approximately 50% of the property owners in Big Sur do not live in Big Sur. It is difficult for remote owners to have full appreciation for what it takes to keep our community safe. They are not able to volunteer for the Big Sur fire brigade. Most of them do not provide donations for vital community services like the Health Center. And yet, they often feel the need to weigh in on what they think is appropriate land use, especially if the land is adjacent to their property.

I hope that the LUAC considers the needs of our community first. Blaze is vital to our community. Please support their request for a permit.

Warmly,

Lisa

lisa@kleissner.com
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mobile 408-316-1922
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