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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, February 8, 2011

1. Meeting called to order by Mary Trotter - at River Inn - Big Sur, Ca at 10:00 am

2. **Roll Call**

Members Present: Mary Trotter, Barbara Layne, Richard Ravich, Steve Beck, Ned Callihan, Dan Priano

Members Absent: None

3. **Approval of Minutes:**

A. August 24, 2010 minutes Will vote on next meeting

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B. January 25, 2011 minutes Will vote on next meeting

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.

No public comments

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 10:52 am am/pm

Minutes taken by: Dan Priano

Minutes received via email February 28, 2011

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: **February 8, 2011**

Project Title: RAISER HELEN M TR & HELEN M RAISER TR

File Number: PLN100396

File Type: PC

Planner: ROBINSON

Location: 30650 AURORA DEL MAR CARMEL

Project Description:

Combined Development Permit required by Condition Number 4 of Emergency Permit (Planning File PLN100094) consisting of: 1) a Coastal Administrative Permit for the construction of an approximately 15 foot tall, 130 foot long hilfiker wall (terraced wall) to stabilize and repair a failing slope around an existing single family dwelling, installation of drainage improvements including a culvert and concrete check dams placed below the slope; 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) Coastal Development Permit for development within 50 feet of a Coastal bluff; 4) Coastal Development Permit for development on slopes exceeding 30 percent; 5) Coastal Development Permit for development within 750 feet of known archaeological resources; and 6) Design Approval. The property is located at 30650 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-001-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Harold Grice - Grice Engineering and Geology, Inc.

Crystal Stromer - owner's representative

Was a County Staff/Representative present at meeting? Delinda Robinson, Senior Planner (Name)

PUBLIC COMMENT:

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

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)
Fish and Game		Contact to get comments on Blue Line Stream
Marine Sanctuary		Issue pertaining to work done
Coastal Commission		Contact for comments

ADDITIONAL LUAC COMMENTS

MOTION -

Plug newly installed culvert at inlet and allow the water to flow on the surface to recreate natural stream

RECOMMENDATION :

Motion by: Ned Callihan (LUAC Member's Name)

Second by: Richard Ravich (LUAC Member's Name)

 Support Project as proposed

 X Recommend Changes (as noted above)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 (Trotter, Layne, Ravich, Beck, Callihan, Priano)

NOES: 0

ABSENT: 0

ABSTAIN: 0