Exhibit C

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, December 10, 2024

1. **Meeting called to order by** Steve Beck **at** 10:08 **am**

2. **Roll Call**

Members Present:
Steve Beck, Marcus Foster, Trey Kropp, John Wilson, Christina Dipaci

Members Absent:
0

3. **Approval of Minutes:**

A. **Nov. 12,2024** minutes

Motion: **Trey Kropp** (LUAC Member's Name)

Second: **David Smiley** (LUAC Member's Name)

Ayes: Unanimous

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.

0

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

0

B) Announcements

None. LUAC questions raised: 1. Several spoke regarding the last applicants apparent lie that no STR's were continuing to happen and Mary Israel noted that she would deal with this violation in her staff report on the requested permit. 2. Steve wanted us to discuss how to deal with illegal planting of visual barriers to homes along the highway and the trimming of such once the homes are developed. Specifically, why are we allowing the planting of Cypress trees along the highway? Mary suggested we send her a lit of the possible violations and she would turn it over to code enforcement. 3. Trey wondered about a proposed permit for an outdoor grow of Pot on Pfeiffer Ridge. Mary reported the applicant has not reapplied and they will likely time out on the outdoor grow pilot program's permitting window, so she is anticipating the application will become void.4. Steve wondered how projects were being reviewed between Anderson Canyon and Regents Slide. Can our LUAC be the temporary reviewer of those until Regents is reopened? 4. Marcus voiced concern that Wind and Sea continues to be in violation of operating an STR and wondered why the County hasn't acted to stop their use and enforced the fines of around $500,000? Mary will look into it.

7. Meeting Adjourned: 12:32 ***am***/**pm**

Minutes taken by: David Smiley

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: _____

1.

Project Name: EVANS PETER H TR
File Number: PLN170932
Project Location: 38793 Palo Colorado Road, Carmel
Assessor's Parcel Number(s): 418-161-006-000
Project Planner: Zoe Zepp
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: An application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling, an 838 square foot porch and approximately 1,650 cubic yards of cut and 10 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of eight (8) protected trees (three [3] Oaks and five [5] Madrones); and 3) a Coastal Development Permit to allow development on slopes exceeding 30 percent.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of those present)

Hunter Eldridge (Architect), Barbara Evans (owner), Sehra Evans (owner), John Grigsby (LUAC applicant for membership)

Was a County Staff/Representative present at meeting? **Mary Israel** **(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)
What is the landscape plan for graded areas?	Coastal Implementation Plan code 20145030c2d requires a landscape plan	
Windows create heat inside as well as reflected light that affects others.		

ADDITIONAL LUAC COMMENTS

Recommend exterior fire sprinklers.

RECOMMENDATION:

Motion by: Marcus moved recommending the project for approval (LUAC Member's Name)

Second by: John Wilson (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimously approved

Noes: **0**

Absent: **0**

Abstain: **0**

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: _____

2.

Project Name: CALIFORNIA DEPARTMENT OF TRANSPORTATION (COASTLANDS II RETAINING WALL)
File Number: PLN240238
Project Location: located at Post Mile Marker (PM) 44.34, along Highway 1, Big Sur (No Assessor's Parcel Number), within the State right-of-way
Assessor's Parcel Number(s): 418-161-006-000
Project Planner: Zoe Zepp
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
Project Description: an application for a Combined Development Permit consisting of a: 1) Coastal Development Permit to replace existing failed retaining wall and associated site improvements including new barrier systems, drainage rehabilitation and roadway restoration; and 2) Coastal Development Permit for the removal of five (5) Monterey Cypress and two (2) Coast Live Oak trees.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of those present)

Dianna Beck, Cal Trans District 5

Adam DiGiaine, Cal Trans District 5

Geramaldi, Cal Trans District 5

John Olejnik, Cal Trans District 5

Was a County Staff/Representative present at meeting? Hya Honorato **(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)
Walking space on the downhill side of the guardrail. There currently is and they want it to remain		
Concern about landscape plan and invasive plants in graded soil		We need a landscape monitoring plan of at least 5 years to prevent invasives like pampus grass from growing there.
Colors of railing discussed. All liked the coloring and some wanted the concrete to be stained.		Suggest staining the congrete

ADDITIONAL LUAC COMMENTS

Steve raised th issue of bike lanes to allow cars to pass where feasible. This area is a perfect example of a good place to add one. It is recognized that there is a paved 4' shoulder on this one . Christina wondered what the best way to get ahead of this discussion and the Cal Trans staff all said be part of the Big Sur Byways Organization that currently has openings. A safe refuge for bikes is encouraged to be considered for future projects.

RECOMMENDATION:

Motion by: Christina Dipaci (LUAC Member's Name)

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

Noes: **0**

Absent: **0**

Abstain: **0**