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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, November 8, 2022



1. Meeting called to order by Mary Trotter at 9:00 am

2. Roll Call

Members Present:

Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

Members Absent:

None

3. Approval of Minutes:

A. June 14, 2022 minutes

Motion: Dick Ravich (LUAC Member's Name)

Second: Mary Trotter (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

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)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 11:23 am

Minutes taken by: Dick Ravich



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: Big Sur

1.

Item Title: AB 361 FINDING

Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 13th remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

Motion by: Dick Ravich (LUAC Member's Name)

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

X Acceptance of the Finding

 Rejection of the Finding

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

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: Big Sur

1. **Project Name:** CALIFORNIA DEPARTMENT OF TRANSPORTATION
(GARRAPATA CREEK BRIDGE)
File Number: PLN220090
Project Location: LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA
CREEK BRIDGE, HWY 1 BIG SUR
Assessor's Parcel Number(s): 000-000-000-000
Project Planner: PHIL ANGELO
Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal
Development Permit to allow demolition and replacement of bridge
rails on the Garrapata Creek Bridge; 2) Coastal Development Permit to
allow development within 100 feet of Environmentally Sensitive
Habitat Area; 3) Coastal Development Permit for development within
the Big Sur Critical Viewshed; and 4) Coastal Development Permit to
allow Development on a historical site.

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

(Please include the names of the those present)

Mitch Dallas, Austin Kittrell, Pete Hendrix, Jose Huerta, Kirsten Langager, Michelle Wilson,
Scott, Daniel Leckie, Greg (s110927), Kelly McClain

Was a County Staff/Representative present at meeting? Mary Israel & Phil Angelo (Name)

PUBLIC COMMENT: None

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)
New railing is effectively a wall as a result of the smaller openings resulting in obscuring the viewshed.		Widen the openings to the original width and height.
Safety versus historic design.		Maintain historic design while providing current safety standards.
Rebuild rather than replace.		Rebuild original design and find a method to meet current safety standards

ADDITIONAL LUAC COMMENTS

- County should re-evaluate project to meet historic design
- LUAC would like the County to consider returning to in-person meetings especially for site visits

RECOMMENDATION:

Motion by: Marcus Foster (LUAC Member's Name)

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Mary Trotter, Dave Smiley, Marcus Foster, Dick Ravich (4)

Noes: Steve Beck (1)

Absent: 0

Abstain: 0



MINUTES
Big Sur Land Use Advisory Committee
Tuesday, December 13, 2022



1. Meeting called to order by Mary Trotter at 9:00 am
2. Roll Call

Members Present:

Mary Trotter, Steve Beck, Marcus Foster, Dick Ravich (4)

Members Absent:

Dave Smiley (1)

3. Approval of Minutes: **As revised below**

*Revise minutes of November 8, 2022, to show "Support Project with changes" as noted in those minutes to reflect the new rails adhere to current (original) design

A. November 8, 2022 minutes

Motion: Steve Beck (LUAC Member's Name)

Second: Mary Trotter (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Marcus Foster, Dick Ravich (4)

Noes: 0

Absent: Dave Smiley (1)

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)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 9:41 am

Minutes taken by: Dick Ravich



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: Big Sur

1. **Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the January 10, 2023 remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

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

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

☒ Acceptance of the Finding (However, LUAC requests in-person site visits)

☐ Rejection of the Finding

Ayes: Mary Trotter, Steve Beck, Marcus Foster, Dick Ravich (4)

Noes: 0

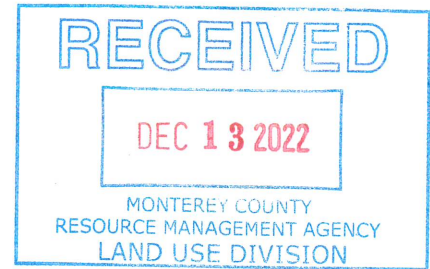
Absent: Dave Smiley (1)

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: Big Sur

2. **Project Name:** SEA LA VIE CARMEL LLC
 File Number: PLN210102
 Project Location: 30590 AURORA DEL MAR CARMEL
Assessor's Parcel Number(s): 243-331-004-000
 Project Planner: PHIL ANGELO
 Area Plan: BIG SUR COAST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow a 556 square foot addition to an existing single family home, replacement of an existing 125 square foot shed with a 250 square foot shed and replacement of an existing deck; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (coastal bluff scrub); 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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

(Please include the names of those present)

Terry Latasa, Architect
Joel Panzer, Consultant

Was a County Staff/Representative present at meeting? Mary Israel & Phil Angelo (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)
Removal of three (3) non-native Cypress trees		Replace with Native Big Sur trees (e.g. Toyon)
Lighting		No outdoor lighting illuminating the ocean

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Dick Ravich (LUAC Member's Name)

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Mary Trotter, Steve Beck, Marcus Foster, Dick Ravich (4)

Noes: 0

Absent: Dave Smiley (1)

Abstain: 0

