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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, August 27, 2024

Site visit at 9:00 AM at 36240 HWY 1, MONTEREY, CA 93940 (NAIK DEVANG & DESAI RUPA)

Attendees: Steve Beck (Chair), Trey Kropp (fill in Secretary), Marcus Foster, Christina DiPaci, John Wilson, Mary Israel, Eric Miller, Hanna Miller, Rob Carver, Kate Kafka.

Members Absent: Dave Smiley

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Steve Beck at 10:46 am

2. Roll Call

Members Present:

Steve Beck, Trey Kropp, Christina DiPaci, Marcus Foster, John Wilson

Members Absent:

Dave Smiley

3. Approval of Minutes:

A. March 27, 2024 minutes

Motion: Marcus Foster (LUAC Member's Name)

Second: John Wilson (LUAC Member's Name)

Ayes: All

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.

Steve Beck - Thanked the group / supports / who sprayed all the Jubata Grass at Hurricane Point

Marcus Foster - Thanked the owners for being present at the meeting today.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Eric presented the project.

Steve Beck pointed out the KEY POLICY of the BSLUP, the Critical Viewshed. Long discussion on why it exists, and how the proposed development does not follow the policy. There was a misunderstanding by Eric that it only meant the view of the ocean and not the view of the development.

The proposed house, ADU, and the pool retaining wall were a concern that they would be in the critical view shed. Also an area where cars would park above ADU.

Other discussion regarding the non native trees, replanting natives, making more of an effort to have the house not be seen at all from the highway.

The color of the Stone being so light was discussed. Recommend darker colors that would blend more with the coastal rocks.

Lighting discussed and how there is potential with so much glass that the light could create a glow seen from the highway.

Eric said he will come back to the LUAC with a new design and graphical presentation of edits made from comments received from the LUAC

B) Announcements

Steve Beck would like to have a meeting with LUAC members and public to discuss non native plants.

7. Meeting Adjourned: 1200 am/pm

Minutes taken by: Trey Kropp

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 LUAC

1. **Project Name:** NAIK DEVANG & DESAI RUPA
File Number: PLN210348
Project Location: 36240 & 36242 Highway 1, MONTEREY, CA 93940
Assessor's Parcel Number(s): 243-251-011-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to demolish existing single family dwelling and construct new 9,400 square foot two-story six-bedroom residence inclusive of an attached three-car garage with 330 square feet of decks; 2) Coastal Administrative Permit to construct an 800 square foot accessory dwelling unit with 360 square foot covered deck with stairs and rooftop deck above, 155 square feet of mechanical rooms and three-car rooftop parking. Site improvements include a 3,040 square foot pool deck, hot tub, and pool area. Colors and materials of both structures include natural teak and white oak wood and beige stone veneer body and glass walls, beige stone veneer, dark gray rubber membrane roof and beige tile rooftop deck and dark bronze windows and doors; 3) Coastal Development Permit for removal of six Cypress trees including five landmark trees; 4) Coastal Development Permit for development within 50 feet of a coastal bluff; 5) Coastal Development Permit for development on slopes greater than 30%; 6) Coastal Administrative Permit for development within 750 feet of archaeological resources; and 7) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

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

(Please include the names of those present)

Steve Beck (Chair), Trey Kropp (fill in Secretary), Marcus Foster, Christina DiPaci, John Wilson, Mary Israel, Eric Miller, Hanna Miller, Rob Carver, Kate Kafka.

Was a County Staff/Representative present at meeting? Mary Israel (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)
Critical Viewshed	3.2.1	Come back with design that is not visible from Highway 1 or Vista Point
Color of materials chosen		Darker color stone that blends in more

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item

Reason for Continuance: Design does not meet policies in BSLUP, client wants to redesign it to work.

Continue to what date: September

Ayes: All

Noes:

Absent:

Abstain:

MINUTES
Big Sur Land Use Advisory Committee
Tuesday, November 12, 2024

Site visit at 9:00 AM at 36240 & 36242 Highway 1, Monterey (NAIK DEVANG & DESAI RUPA)

Attendees: Steve Beck, Marcus Foster, Trey Kropp, David Smiley, John Grigsby, Rob Carver, Kate Kafka, Mary Israel, Eric Miller, Carla Hashimoto, Hannah Miller, Rupa Desai

Members Absent: John Wilson, Christina Dipaci

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Steve Beck at 10:27 am

2. Roll Call

Members Present:

Steve Beck, Marcus Foster, Trey Kropp, David Smiley

Members Absent:

John Wilson, Christina Dipaci

3. Approval of Minutes:

A. August 27, 2024 minutes

Motion: Trey Kropp (LUAC Member's Name)

Second: David Smiley (LUAC Member's Name)

Ayes: 4

Noes: 0

Absent: 2

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)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Mary Israel noted that Cal Trans has a FEIR that she will send to the LUAC members soon.

7. **Meeting Adjourned:** 11:24 *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:** NAIK DEVANG & DESAI RUPA
File Number: PLN210348
Project Location: 36240 & 36242 Highway 1, Monterey
Assessor's Parcel Number(s): 243-251-011-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: An application for Combined Development Permit consisting of: 1) Coastal Administrative Permits and Design Approvals to demolish existing single family dwelling and construct new approximately 9,400 square foot two-level single family residence inclusive of an attached three-car garage as well as a new single story 1,131 square foot accessory dwelling unit with approximately 2,250 square foot deck and pool; Colors and materials include natural teak wood and beige stone veneer body and glass walls; 2) Coastal Development Permit for removal of four trees including three landmark Cypress trees; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for development on slopes greater than 30%; 5) Coastal Administrative Permit for development within 750 feet of archaeological resources.

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

(Please include the names of those present)

Rupa Desai, Eric Miller, Carla Hashimoto and Hannah Miller

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

PUBLIC COMMENT:

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

Eric Miller Architect		X	They Lowered the visible structure to better conform to the critical viewshed requirements and are willing to lower it up to 4' below the flagging existing today. Eric volunteered that a story pole could be set up by survey to assure that the proper height will be guaranteed.
			They also moved the ADU out of the northern viewshed and will reduce the northwest exposure by pulling the corner back horizontally by 3' to move it out of the view.

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)
Exterior needs to blend with the surroundings. Darker stone in a shade of Taupe to darker beige.		The roadside face of the house will be dark beige stone and berming will be added to hide the house from the highway. A green roof will be created to allow dangling vines to further hide the top edge of the house.
As currently staked the main house is visible from the road.	3.2.3.A.7 and 3.2.3.B.1	Possible berming to block visibility and lowering of roofline of the new addition by 4'
		The view from the north will be satisfactory as long as the trees stay undisturbed. Oak or other native trees will replace 2 Cypress trees that will be removed to create a driveway.

ADDITIONAL LUAC COMMENTS

One suggestion made is to make the roadside view of the house disappear and enjoy the westerly views.

It was brought up that this property has been used as an STR and noted that it is not permitted in the Big Sur LUP. Rupa stated that it is not currently being used as an STR and would not be used as an STR in the future.

RECOMMENDATION:

Motion by: **Marcus Foster**

(LUAC Member's Name)

Second by: **David Smiley**

(LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: **4**

Noes: **0**

Absent: **2**

Abstain:

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:** EVANS PETER H TR
 File Number: PLN170932
 Project Location: 38793 Palo Colorado Rd, Carmel, Ca 93923
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 _____ NO _____

(Please include the names of those present)

Was a County Staff/Representative present at meeting? _____ (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____