

Exhibit B

This page intentionally left blank.

MINUTES
Big Sur Land Use Advisory Committee
December 9, 2025

1. Meeting called to order by Marcus Foster at 10:16 am

2. Roll Call

Members Present:

Marcus Foster, John Wilson, John Grigsby, David Smiley

Members Absent:

Christina Dipaci, Trey Kropp

3. Approval of Minutes:

A. May 27, 2025 minutes

Motion: David Smiley (LUAC Member's Name)

Second: John Wilson (LUAC Member's Name)

Ayes: Unanimously approved

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)

PLN220053 – TEDFORD JEFFREY R & DONNA M TRS

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

4

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)
The House is more exposed to the highway.	Violates the Key Policy – Critical Viewshed	Reduce the height to prevent intensification of the exposure that currently exists.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by:

David Smiley

 (LUAC Member's Name)

Second by:

John Wilson

 (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- X

 Continue the Item

Reason for Continuance: So the Architect can work with the client to modify the height. He had not heard this concern from anyone in the Planning Department before.

Continue to what date: When Client is ready

Ayes: Unanimously recommended

Noes: _____

Absent: _____

Abstain: _____

MINUTES

Big Sur Land Use Advisory Committee

May 26, 2026

- 1. Meeting called to order by** Trey Kropp **at** 10:04 **am**

- ## 2. Roll Call

Members Present:

Trey Kropp, John Wilson, John Grigsby, David Smiley

Members Absent:

Christina Dipachi, Bruce Marchant

- ### **3. Approval of Minutes:**

No action taken on March 10, 2026 minutes.

- A. March 10, 2026 minutes

Motion: [REDACTED] (LUAC Member's Name)

Second: [REDACTED] (LUAC Member's Name)

Ayes: [REDACTED]

Noes: ☐

Absent: [REDACTED]

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.

Marcus Foster spoke to the concern that fire mitigation measures are being enacted in Big Sur that result in homes being exposed in the Critical Viewshed without the necessary permits. He also expressed exasperation with the County's enforcement policy that takes shut down action against Hacienda Hay and Feed and does nothing to enforce a similar shut down against Wind and Sea for its violaoation of the County's policy against commercial activity in a residentially zoned neighborhood in Big Sur. [REDACTED]

5. **Scheduled Item**
PLN220053 - TEDFORD JEFFREY R & DONNA M TRS

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. **Meeting Adjourned:** 10:41 am

Minutes taken by: David Smiley and John
Grigsby

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:** TEDFORD JEFFREY R & DONNA M TRS
File Number: PLN220053
Project Location: 31525 HWY 1, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-221-030-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow partial demolition of a residence including removal of 88 square feet (sq. ft.) of the main house, covered loggia (289 sq. ft.), a covered entry (239 sq. ft.), storage (36 sq. ft.), a utility shed (36 sq. ft.) and part of a shed (114 sq. ft. of 289 sq. ft.), construction of a 3,955 square feet of additions, and associated site improvements including re-configuration of the driveway; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; 3) after-the-fact Coastal Development Permit for development on slopes in excess of 30%.

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

(Please include the names of those present)

Jun Sillano, Architect and Jeffrey Tedford, owner.

Was a County Staff/Representative present at meeting? Mary Israel was absent, Mckenna (Name)
Bowling was presnt

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)
We were all appreciative of the major height reduction that was made in this proposal.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: John Grigsby (LUAC Member's Name)

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

- X

Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance:

Continue to what date: _____

Ayes: Unanimous

Noes: 0

Absent: Christina Dipachi, Bruce Merchant

Abstain: 0

This page intentionally left blank