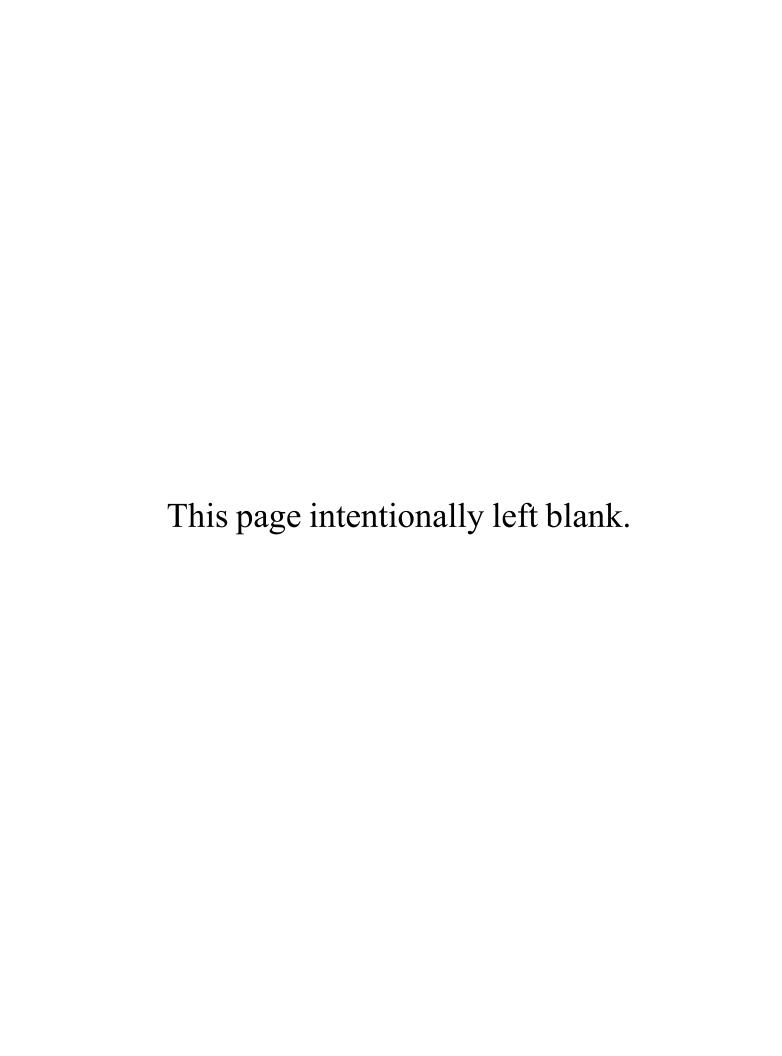
Exhibit D



MINUTES

Big Sur Land Use Advisory Committee Tuesday, May 27, 2025

Meeting	tina Dipaci, Steve Beck, Dave Smiley	
Members John Wil	Absent: son, John Grigsby	
Approval	of Minutes:	
A. Ap	oril 22, 2025 minutes	
Motion:	Trey Kropp	(LUAC Member's Name)
Second:	Steve Beck	(LUAC Member's Name)
Ayes:	Unanimous	
Noes:		
Absent:		
Abstain:		
Public C	omments: The Committee will rec	beive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair.
Public C purview o	comments: The Committee will reconfithe Committee at this time. The	beive public comment on non-agenda items that are within the
Public C purview of Trey r Count	omments: The Committee will record the Committee at this time. The raised question about the canceled try responsed that they need clarity	teive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair.
Public C purview ofTrey nCount which property	omments: The Committee will record the Committee at this time. The raised question about the canceled try responsed that they need clarity rojects go to LUACs— Cancelled	teive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair. End joint LUAC meeting with Carmel Highlands. Entity when working with Caltrans and Coastal Commission or
 Public C purview of Trey r Count which pr Count 	omments: The Committee will record the Committee at this time. The raised question about the canceled try responsed that they need clarity rojects go to LUACs— Cancelled	reive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair. Ed joint LUAC meeting with Carmel Highlands. Ety when working with Caltrans and Coastal Commission on d project is large culvert replacement(50+ miles). Cassess LUAC's role and process.
 Public C purview of Trey r Count which pr Conce South 	omments: The Committee will record the Committee at this time. The raised question about the canceled try responsed that they need clarify rojects go to LUACs— Cancelled try paused this agenda items to record that LUAC feedback is ignored.	reive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair. Ed joint LUAC meeting with Carmel Highlands. Ety when working with Caltrans and Coastal Commission or d project is large culvert replacement(50+ miles). Cassess LUAC's role and process.
 Public C purview of Trey r Count which pr Count Conce South being co 	omments: The Committee will record the Committee at this time. The raised question about the canceled try responsed that they need clarify rojects go to LUACs— Cancelled try paused this agenda items to reserve that LUAC feedback is ignorable. Coast LUAC hasn't met in 3.5 yoursidered.	reive public comment on non-agenda items that are within the length of individual presentations may be limited by the Chair. Ed joint LUAC meeting with Carmel Highlands. Ity when working with Caltrans and Coastal Commission or d project is large culvert replacement(50+ miles). Cassess LUAC's role and process. Tred, as seen with Mud Creek.

File I Proje Asses Proje Area Proje Desig mpr 148 ce Reco	Number: PL ect Location ssor's Parce ect Planner: Plan: BIG S ect Descripti gn Approval ovements in cubic yards o	: 38042 PALO COLORADO ROAD, CARMEL I Number(s): 418-132-005-000 HYA HONORATO SUR COAST LAND USE PLAN, COASTAL ZONE ion: Combined Development Permit consisting of a: 1) Coastal Development Permit and for the construction of a 1,200 square foot accessory dwelling unit and associated site cluding new septic system and grading consisting of 148 cubic yards of excavation and of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak in for the LUAC to provide feedback on site design, neighborhood character compatibility,
5.	Other Ite	ems:
	A) P	reliminary Courtesy Presentations by Applicants Regarding Potential Projects
	B) A	nnouncements
7. Minu		Adjourned: 10:53 am
*1111L	iics taken Dy	y: Christina DiPaci

5.

Scheduled Item(s)

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

	J	HAIN JOHN R &	JENNIFER L A	LLEN TRS			
	File Number:	PLN240042					
Project Location: 38042 Palo Colorado Road, Carmel Assessor's Parcel Number(s): 418-132-005-000							
Project Planner: Hya Honorato							
	Area Plan:	Big Sur Coast Land Use Plan, Coastal Zone					
	Project Description:	Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system and grading consisting of 148 cubic yards of excavation and 148 cubic yards of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees.					
Was the Own	ner/Applicant/Represe	ntative present at 1	meeting? YE	S <u>X</u> NO	_		
(Please includ	de the names of those p	oresent)					
Chris Gourlay	, John Hain						
Was a Count	y Staff/Representative	present at meeting	g? HYA HONG	ORATO	(Name)		
		present at meeting	g? HYA HONG	DRATO	(Name)		
	MMENT:	present at meeting		Issues / Con	cerns		
					cerns		
	MMENT:	Site Nei	ghbor?	Issues / Con	cerns		
	MMENT:	Site Nei	ghbor?	Issues / Con	cerns		
	MMENT:	Site Nei	ghbor?	Issues / Con	cerns		
Was a Count	MMENT:	Site Nei	ghbor?	Issues / Con	cerns		
	MMENT:	Site Nei	ghbor?	Issues / Con	cerns		

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)					
Neighborhood visual impact	3.2.4 "Land Not in Critical Viewshed"	Darker color house might blend better into the natural landscape.					
ADDITIONAL LUAC COMMENTS Reviewed section - 3.2.4 "Land Not in Critical Viewshed" with foucs on how to blend in with natural landscape.							
RECOMMENDATION:							
Motion by: Dave Smiley	(LUAC Member	s Name)					
Second by: Marcus Foster	(LUAC Membe	r's Name)					
Support Project as propo	osed						
X Support Project with cha	anges						
Continue the Item							
Reason for Continuance	:						
Continue to what date:	: <u></u>						
Ayes: Unanimous							
Noes:							
Absent:							
Abstain:							