

Exhibit D

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MINUTES
Big Sur Land Use Advisory Committee
January 27, 2026

1. Meeting called to order by Trey Kropp at 10:15 am

2. Roll Call

Members Present:

Dave Smiley, John Wilson, John Griggs, Trey Kropp

Members Absent:

Marcus Foster

3. Approval of Minutes:

A. December 9, 2025 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: John Griggs (LUAC Member's Name)

Ayes: _____

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.

- Discussed tree removal, fire prevention, and resulting viewshed impacts along Highway 1, including newly visible structures.
 - Emphasized fuel reduction methods that avoid clear cutting and expanding the viewshed discussion to the broader Big Sur area.
 - Noted concerns regarding PG&E and County tree removal and the need to file formal complaints when appropriate.
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5. Scheduled Item(s)

PLN250111 - BAYER LEX NEAL TR

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 11:03 am

Minutes taken by: Christina DiPaci

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:** BAYER LEX NEAL TR
File Number: PLN250111
Project Location: 35700 HWY 1 HWY, MONTEREY, CA 93940
Assessor's Parcel Number(s): 243-231-014-000
Project Planner: MCKENNA BOWLING
Area Plan: BIG SUR COAST LAND USE PLAN, COASTAL ZONE
Project Description: DEMO AND REBUILD RESIDENCE, NEW GARAGE, NEW SEPTIC SYSTEM.

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

(Please include the names of those present)

Angus Jeffers – land use lawyer

Was a County Staff/Representative present at meeting? Mckenna Bowling & Jack Sorensen (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)
Removal of trees will open this project to views		no clearing the cypress trees to create viewshed issues

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Dave Smiley (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: Unanimous

Noes: _____

Absent: Marcus Foster

Abstain: _____