

Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, December 5, 2022



1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present:

Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin (5)

Members Absent:

John Heyl (1)

3. Approval of Minutes:

A. August 15, 2022 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin (5)

Noes: 0

Absent: John Heyl (1)

Abstain: 0

B. Oct 3, 2022 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin (5)

Noes: 0

Absent: John Heyl (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:** 6:50 pm

Minutes taken by: David Burbidge



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: Carmel Valley

1. **Project Name:** STEIN CHARLES S & LYNDA MARIN TRS
File Number: PLN220014
Project Location: 41 LAUREL DR CARMEL VALLEY
Assessor's Parcel Number(s): 187-371-002-000
Project Planner: KAYLA NELSON
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Administrative Permit to allow a transient use for remuneration of an existing one-story single family dwelling and guesthouse (commonly known as Short-Term Rental).

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

(Please include the names of the those present)

Charles Stein, Owner

Was a County Staff/Representative present at meeting? Kayla Nelson (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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: James Kendall (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____



Continue to what date: _____

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin (5)

Noes: 0

Absent: John Heyl (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: Carmel Valley

2. **Project Name:** WOLTER FARM DEVELOPMENT LLC AND ESTEP NILE
File Number: PLN220102
Project Location: 8100 VALLEY GREENS DR & 7200 CARMEL VALLEY RD
 CARMEL
Assessor's Parcel Number(s): 169-431-001-000, 169-431-002-000, 169-431-003-000, 169-431-006-000,
 169-431-007-000, 169-431-008-000, 169-431-011-000, 169-431-012-000
 and 169-431-013-000
Project Planner: PHIL ANGELO
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Administrative Permit and Design Approval to allow construction of a small
 water system serving 9 (nine) connections, an access road & entrance gate
 and drainage & utility improvements in the site plan review Zoning District.

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

(Please include the names of the those present)

Gail Hatter, Designer

Was a County Staff/Representative present at meeting? Kayla Nelson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
No name provided	X		Likes the project; fits in to the neighborhood

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: James Kendall (LUAC Member's Name)

- Support Project as proposed
 - Support Project with changes
 - Continue the Item
- Reason for Continuance: _____



Continue to what date: _____

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin (5)

Noes: 0

Absent: John Heyl (1)

Abstain: 0

PLN220014



From: Barry Rowley
To: Jensen, Fiona
Subject: FW: Project name: Stein..., File# PLN220014
Date: Saturday, December 3, 2022 3:23:19 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Sent from Mail for Windows

From: Barry Rowley
Sent: Saturday, December 3, 2022 3:19 PM
To: jensenfl@co.monterey.ca.us
Subject: Project name: Stein..., File# PLN220014

To Carmel Valley Land Use Advisory,

Please do not approve permit for short-term rental @ 41 Laurel Dr., Carmel Valley. Owner does NOT live on site & there have been problems in the past with street parking, congestion & noise.
Thankyou,
Barry Rowley, neighbor

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