

# Exhibit C

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, November 15, 2021**



1. Meeting called to order by John Borelli at 4:02 pm

2. Roll Call

**Members Present:**

Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)

**Members Absent:**

Holli Leon (1)

3. Approval of Minutes:

A. September 20, 2021 minutes

Incorrect date of September 16, 2021 listed under "Approval of Minutes" on the previous minutes' template of October 4<sup>th</sup> meeting

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)

Noes: 0

Absent: Holli Leon (1)

Abstain: 0

A. October 4, 2021 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)

Noes: 0

Absent: Holli Leon (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

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

- Finding for AB 361: A motion was made to adopt November 15, 2021 as a Zoom Meeting and for all subsequent meetings to be in-person.
  - Motion made by John Borelli
  - Motion seconded by Jack Meheen
  - Ayes: Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)
  - Noes: Holli Leon (1)

1. John Borelli to verify that CH LUAC in-person meetings can be conducted at the CH Community Center
2. Fiona Jensen to inquire about supplying hardcopy blueprints to be used at the meetings for all projects
3. Fiona Jensen to inquire about in-person protocols, including, masks, social distancing, etc.
4. Fiona Jensen to inquire about conducting hybrid meetings
5. John Borelli to inquire about internet and large screen projection capabilities at the CH Community Center capable of Zoom technology. This is to accommodate project representatives that would like to attend the CH LUAC meetings virtually.

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- Before the meeting was adjourned the LUAC Chair brought up a newspaper article regarding the ParkIT project being proposed for Point Lobos offsite parking. The article requested comments on the project to be submitted by November 19, 2021. All members were in favor of voicing their opposition to this interim solution. The members agreed that a letter should be drafted enumerating concerns. County Staff indicated that individual members of the LUAC could submit letters regarding the project. If the project meets the Board of Supervisor's LUAC guidelines, the ParkIT project will be scheduled for formal review before the CH LUAC with the proper representation from all parties including the neighbors, and an official position can be articulated at that time.

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7. **Meeting Adjourned:** 6:17 pm

**Minutes taken by:** John Borelli



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025



**Advisory Committee:** Carmel Highlands

- 1. Project Name:** BARONE CLAIRE F  
**File Number:** PLN210037  
**Project Location:** 2445 BAY VIEW AVE CARMEL  
**Assessor's Parcel Number(s):** 009-411-005-000  
**Project Planner:** PHIL ANGELO  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit & Design Approval to allow demolition and re-construction of an existing 1,439 square foot single family dwelling, 436 square foot garage & a 565 square foot deck, resulting in a 1,378 square foot single family dwelling with a 341 square foot attached garage, a 493 square foot attached junior accessory dwelling unit & 394 square foot of deck; and 2) a Coastal Development Permit for development within 750 feet of archaeological resources.

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

**(Please include the names of those present)**

- Pamela Anderson Brule, Architect  
Daniel Ho  
Mike Avala  
Lisa Calnon  
Neighbor #1 & #2 & #3 (unable to obtain names)

**Was a County Staff/Representative present at meeting?** Fionna Jensen & Phil Angelo (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor #1 inquired about the removal of overgrown bushes in the rear of the property?	X		The architect said they would be removed.
Neighbor #2 inquired about long-term rental of the JADU.	X		The architect indicated that the owner could do a long-term rental

**PUBLIC COMMENT (CONTINUED):**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor #3 inquired undergrounding utilities	X		The architect said that presently 90% of the utilities are above ground on the street but if utility suppliers (PG&E, AT&T, etc.) would allow undergrounding then it could be accommodated.

**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)
AB 68 JADU questions		The architect assured the CH LUAC members that the JADU was compliant with the new laws.
North side setback is 2 feet – could represent a fire access issue.		Compliant under JADU law
Less than 20-foot setback from the street for the JADU		Compliant under JADU law

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

Motion by: Norm Leve (LUAC Member's Name)

Second by: Jack Meheen (LUAC Member's Name)

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

Continue to what date: \_\_\_\_\_



Ayes: Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)

Noes: 0

Absent: Holli Leon (1)

Abstain: 0

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



**Advisory Committee:** Carmel Highlands

1. **Project Name:** MELEYCO KENNETH N & MELEYCO ANN L  
**File Number:** PLN210078  
**Project Location:** 2920 RIBERA RD CARMEL  
**Assessor's Parcel Number(s):** 243-052-005-000  
**Project Planner:** PHIL ANGELO  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Coastal Administrative Permit and Design Approval to allow construction of an 83 square foot first floor addition and 598 square foot second floor addition to an existing single family home.

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

**(Please include the names of those present)**

Bill Mefford, Architect  
Ann Meleyco, Owner  
Elizabeth Robbins, Neighbor  
Karn Helton, Neighbor

**Was a County Staff/Representative present at meeting?** Fionna Jensen & Phil Angelo (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Height of the front of the building though meets the 18-foot county maximum requirement, it is unique to the neighborhood and is not in compliance.	X		The owner and architect to work on the design to both satisfy the owner's needs and to be more harmonious with the neighborhood.
Elizabeth Robbins raised concerns about the massive "look" of the front to the house.	X		
Karen Helton read her letter to the CH LUAC that also raised concerns about the massive "look" of the front to the house.	X		
Ann Meleyco (Owner) spoke about her desire to fit into the neighborhood and as such would work with her architect on a revised project that would be pleasing to all.			

**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)
Are their water credits for the additional bathroom?		Yes
Can the framing support and Master bedroom suite		Architect suggesting TGI's for support.

**ADDITIONAL LUAC COMMENTS**

CH LUAC members thanked Ann Meleyco (Owner) for her consideration and welcomed her to bring back the revised plan for review and approval.

**RECOMMENDATION:**

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

Second by: Jack Meheen (LUAC Member's Name)

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

Reason for Continuance: The owner and architect will revise the design to harmonize with the neighborhood existing character and style.

Continue to what date: \_\_\_\_\_

Ayes: Jack Meheen, Norm Leve, Dan Keig, Clyde Freedman, Doug Paul, John Borelli (6)

Noes: 0

Absent: Holli Leon (1)

Abstain: 0



**Friedrich, Michele x5189**

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**From:** Angelo, Philip  
**Sent:** Friday, November 12, 2021 11:21 AM  
**To:** Friedrich, Michele x5189  
**Subject:** FW: PLN210078-MELEYCO - Public Comment & LUAC Meeting  
**Attachments:** PLN210078-MELEYCO 2920 Ribera Rd.png; PLN210078 - Comments for LUAC.docx

Public Comment 1



**Phil Angelo**  
**Associate Planner**  
Monterey County - Housing & Community Development  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Direct: (831) 784-5731  
[AngeloP@co.monterey.ca.us](mailto:AngeloP@co.monterey.ca.us)



**From:** Karen H <kmbhph.18@gmail.com>  
**Sent:** Wednesday, November 10, 2021 8:10 PM  
**To:** Angelo, Philip <AngeloP@co.monterey.ca.us>  
**Cc:** Andy Popadiuk <andypop@comcast.net>; ldpurcell41@gmail.com  
**Subject:** Re: PLN210078-MELEYCO - Public Comment & LUAC Meeting

[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. ]

Re: PLN210078-MELEYCO

Hi Phil,

Thank you so much for all the information you sent. I have prepared a letter to you and a picture (see attachments) for consideration. I am hoping my letter will become a part of the meeting for consideration/deliberation. Any feedback from you is most welcome! We will be in Texas with family for the November 15 meeting, but we plan on attending since it is on Zoom. Love that technology! If I should direct the attachments elsewhere for the meeting, I welcome your direction.

Best Regards,  
Karen

On Thu, Nov 4, 2021 at 7:45 PM Angelo, Philip <AngeloP@co.monterey.ca.us> wrote:

Good Evening Karen,

Thank you for your call this afternoon, following up on our conversation the next step in the planning process for the project PLN210078-MELEYCO is to be considered for a review and recommendation of the design by the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC). I've attached a copy of the current plans for your reference.

You can submit comments on the project for LUAC consideration, and there will also be the opportunity for members of the public to comment on the project at the meeting. The agenda hasn't been posted yet, but the project would be scheduled for the November 15 meeting at 4:00PM via zoom and will be posted on our website here: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/committees-hearings-agendas/land-use-advisory-committees> I'll also forward you a copy of the agenda when it goes out.

After the LUAC meeting the project is currently scheduled to go to an administrative decision (i.e. where the Chief of Planning would potentially approve) in December. However, this may change based on the LUAC's deliberations/recommendations.

Please let me know if you have any questions.

Best Regards,



**Phil Angelo**

**Associate Planner**

Monterey County - Housing & Community Development

1441 Schilling Place, South 2<sup>nd</sup> Floor

Direct: (831) 784-5731

[AngeloP@co.monterey.ca.us](mailto:AngeloP@co.monterey.ca.us)



November 10, 2021

Project Name: Meleyco Kenneth N & Meleyco Ann L  
File No: PLN210078  
Project Location: 2920 Ribera Rd Carmel  
Assessor's Parcel Number: 243-052-005-000  
Project Planner: Phil Angelo  
Carmel Land Use Plan

Dear Mr. Angelo,

I am requesting that the Monterey planners for this project ask for a reconfiguration of 2920 Ribera Rd's addition plans eliminating the proposed 2<sup>nd</sup> floor addition so that it will not tower over my own home or set a precedent that will potentially negatively impact the future character of Carmel Meadows.

This proposed 2<sup>nd</sup> floor addition (which I perceive as a 3<sup>rd</sup> floor): 1) Creates a lack of privacy that my home has had since it was built in 1960, and 2) blocks the sun and warmth enjoyed in the late afternoon/evening, especially in the fall and winter months. I hope that the planning department will consider how this building design will impact, not only my house, which is directly across from and facing 2920 Ribera Rd, but how, upon approval of this project as it currently stands, may a set precedent potentially impacting the character of Carmel Meadows neighborhood because of future remodel and new home design proposals.

The following are excerpts from the:

*CARMEL AREA LAND USE PLAN  
LOCAL COASTAL PROGRAM  
CERTIFIED APRIL 14, 1983  
MONTEREY COUNTY, CALIFORNIA*

“UPDATE INDEX #8 CARMEL AREA LAND USE PLAN  
AMEND POLICIES 2.2.5.2 AND 5.3.2.4 MARCH 9, 1995

“Policy 2.2.5.2: 2. In order to provide for more visually compatible structures, the height limit in the Carmel Point Area should be limited to a maximum height of 18 feet from the natural average grade. To ensure protection of the viewshed, the maximum height of structures located in the Carmel Meadows area, including the Portola Corporation and Williams properties, shall be limited to 18 feet measured from natural average grade.”

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2.2.3 General Policies

3. New development on slopes and ridges within the public viewshed shall be sited within existing forested areas or in areas where existing topography can ensure that structures and roads will not be visible from major public viewpoints and viewing corridors. Structures shall not be sited on non-forested slopes or silhouetted ridgelines. New development in the areas of Carmel Highlands and Carmel Meadows must be carefully sited and designed to minimize visibility. In all cases, the visual continuity and natural appearance of the ridgelines shall be protected.

I realize that the proposed addition to 2920 Ribera Road is indeed, but arguably, adhering to the 18 foot requirement “based on average natural grade of the lot.” However, the lower end of the lot *is the front* of the existing house. The driveway and full garage comprise a height of at least 8 feet. Sheet “A-1,” the Site plan titled “Exterior Elevations” ignores the height of the garage, I assume because it lies below the “average natural grade” of the lot. However, the intent of the amendment to reduce the structure height to 18’, in my view, was to ensure that homes

were not towering over other neighbors' homes or interrupting the viewshed, thereby interfering in the privacy and comfort of their neighbors. The full height of the front of the house at 2920 Ribera will actually be approximately 25 feet. To me, this does not constitute a "more visually compatible structure" and does not "ensure the protection of the viewshed," which quite simply means that this proposed addition is very much out of character with the surrounding neighborhood homes. It would be intrusive to the eye and a very discouraging precedent to set for future remodels and additions to homes in Carmel Meadows.

Personally, as mentioned above, we are impacted by the new addition in that it will block our afternoon sun – which is our southern exposure from approximately 3:00 to 6:00 pm and through the night depending upon the time of year. This affects both light and heat upon our home. We are further impacted by losing privacy as the windows of the new addition will be gazing right through the front windows of my living room. These points are our personal objections to this project.

Additionally, we have never met the owners of the house as they rent it out for vacationers. This is disturbing to us as well. There have been transient guests in the house that are not always considerate of their neighbors. More room in the house increases the potential for weekenders to further disturb the neighbors. We have had a car block our driveway and noisy guests out on the deck that overlooks our house. While this has not been a constant pattern, this can potentially get worse with this addition.

Finally, our wonderful Carmel Meadows neighborhood may be impacted by future homes that see their "average natural grade" as an opportunity to build multistoried homes, or by future neighbors taking the ordinance for granted and turning their homes into multi-storied mansions. The escalation could change the character of this quiet enclave of a neighborhood. Most of these houses are mid-century ranch-style homes or have become hybrid versions of the same. Importantly, in Carmel Meadows, other homes for the most part may be contemporary or vary in other ways, but each remains low-profile and, for the most part, fit into the character of the neighborhood. I fear the precedent that will be set if this multi-storied, high-profile remodel of 2920 Ribera Road is approved.

I regret having to disagree with my neighbors over this issue, but I also hope that they may have consideration of the impact of this particular design to their neighbors. The wonderful thing about Carmel Meadows is that those of us who live here full-time tend to be very considerate of one another's enjoyment of this neighborhood. I hope that Mr. and Mrs. Meleyco might consider this and reconsider their approach to remodeling their rental property at 2920 Ribera Road.

Thank you for your consideration.

Karen Helton  
[kmbhph.18@gmail.com](mailto:kmbhph.18@gmail.com)  
2925 Ribera Road  
Carmel Meadows

Cc: Larry Purcell, President of Carmel Meadows Assoc.



RECEIVED

NOV 10 2021

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

Taken from 2925 Ribera Rd Front  
door at 4:31 pm on Nov 4th-  
looking at 2920 Ribera Rd -  
Picture shows that the sun will be  
blocked if addition is approved

**Friedrich, Michele x5189**

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**From:** Angelo, Philip  
**Sent:** Friday, November 12, 2021 11:22 AM  
**To:** Friedrich, Michele x5189  
**Subject:** FW: PLN 210078 Meleyco



Public Comment 2



**Phil Angelo**  
**Associate Planner**  
Monterey County - Housing & Community Development  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Direct: (831) 784-5731  
[AngeloP@co.monterey.ca.us](mailto:AngeloP@co.monterey.ca.us)

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**From:** Elizabeth Robbins <eroka@comcast.net>  
**Sent:** Friday, November 12, 2021 8:41 AM  
**To:** Angelo, Philip <AngeloP@co.monterey.ca.us>  
**Subject:** PLN 210078 Meleyco

[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. ]

Dear Phil,  
These comments are intended for the LUAC meeting on November 15, 2021 regarding 2920 Ribera Road, Carmel, CA.

As I have expressed to you previously, I am concerned about the 3 story elevation of the proposed addition. While it may be called a second story in the drafts, in reality it is a 3 story structure. The garage is the bottom story, the living area is above the garage and the proposed third story sits on top of the garage and living story. There are no 3 story homes in Carmel Meadows. There are few 2 story homes and to allow a 3 story home would set a precedent in over building the neighborhood and certainly changing the character of the neighborhood.

I am also concerned because the first planner on this matter told me (and I sent you her email) the height of this addition was 22.6 feet, well above the height limit of 18 feet. Now I am told the height is 18 feet, with no change in plans. How did the height change? No one knows. I think an independent verification of height should be done.

I live to the east of this home and with this addition the neighbor will be looking into my bedroom windows, my front and backyards. In addition they will block the setting sun to the west. It will also block views of neighbor's homes to the south of the proposed addition.

Additionally, it should be noted that the owners have never lived in the house. Instead they have used it as a short term rental since their ownership. I have had drones flying above my house and in

my backyard, as well as loud parties, etc from their vacationing tenants. I don't think there is a lot of concern for neighbors or the neighborhood shown by these owners.

This is an over build for the neighborhood and is against all the policies and rules set in place for Carmel Meadows. It does not uphold the character of the neighborhood but rather towers over the neighbors and street.

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I ask that the plans be denied based on current design.

Elizabeth Robbins  
2940 Ribera Road  
Carmel, CA

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