

Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, March 06, 2023

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

2. Roll Call

Members Present:

Janet Brennan; Charles Franklin; Judy MacClelland; David Burbidge; John Heyl

Members Absent:

James Kemdall

3. Approval of Minutes:

Motion: Charles franklin (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; Charles Franklin; Judy MacClelland; David Burbidge; John Heyl

Noes: _____

Absent: James Kendall

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.

Merideth Crowell : Concerned about traffic on Schulte Rd

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5. Scheduled Item(s)

6. Other Items: Next time

A) LUAC member nominated for Chairperson: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B) LUAC member nominated for Secretary: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None _____

D) Announcements

None _____

7. Meeting Adjourned: 6:59

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:** LB HOMEBUYERS LLC (COCONUT OAK LLC TR)
 File Number: PLN210098
 Project Location: 27610 & 27612 Schulte Road, Carmel, Ca. 93923
Assessor's Parcel Number(s): 416-022-006-000
 Project Planner: Christina Vu
 Area Plan: Carmel Valley Master Plan
Project Description: Transient use for remuneration of an existing single-family dwelling.

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

(Please include the names of the those present)

Anna Bourstine - representative

Was a County Staff/Representative present at meeting? Christine Vu (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Meridteth Crowell	X		Noise problems: Need better enforcment
C.S. Noel		X	Traffic & evacuation problem & parking in flood plane

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)
Charles franklin	STR rules being revised	Maybe should go ahead & approve
Janet Brennan		Application not clear - One or two STR ?
John Heyl		Clarify ownership

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Charles Franklin; Judy MacClelland; David Burbidge

Noes: Janet Brennan; John Heyl

Absent: _____

Abstain: _____

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