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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, November 6, 2023

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

2. **Roll Call**

Members Present:

Judy MacClelland; Charles Franklin; Janes Brennan; David Burbidge

Members Absent:

John Heyl

3. **Approval of Minutes:**

A. September 18, 2023 minutes

Motion: JUDY MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janes Brennan; David Burbidge

Noes: _____

Absent: John Heyl

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.

None

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:50 pm

Minutes taken by: _____

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:** MA CHUN-TAO & NING ZHANG TRS
File Number: PLN220352
Project Location: 26132 CARMEL KNOLLS DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 015-293-010-000
Project Planner: Zoe Zepp
Area Plan: Carmel Valley Master Plan
Project Description: An Administrative Permit to allow transient use of a residential property for remuneration (also known as a short term rental).

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Fiona Jensen (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		; Safety
	YES	NO	
Nora Ward	X		Safety concerns re traffic & shared drive way
Bill Mitchel	X		Not appropriate; right on corner of Knols & CV roads; No side walks; Might be ok if long term
Dale Agron	X		Traffic; Speeding; not appropriate
William Rosen	X		Too many accidents; too many cars

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		Drive way easement -terms?
Janet Brennan		Safety hazard; Traffic
Judy MacClwllans		Entry from CV Road not safe

ADDITIONAL LUAC COMMENTS

Janet Brennan - can't support

RECOMMENDATION:

Motion Judy MacClelland - deny (LUAC Member's Name)

Second by: David Burbidge - deny (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin; Janes Brennan; David Burbidge

Noes: _____

Absent: John Heyl

Abstain: _____

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:** ARRON RONALD D TR
 File Number: PLN230019
 Project Location: 25520 VIA MARIQUITA, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-331-006-000
 Project Planner: Marlene Garcia
 Area Plan: Carmel Valley Master Plan
Wanted a continuanceProject An Administrative Permit to allow a transient use of a
 Description: residential property for renumeration (also known as Short-Term Rental).

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

(Please include the names of the those present)

Planning Dept wants a continuation until several issues are resolved

Was a County Staff/Representative present at meeting? Fiona Jensen (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: Per PLANNING DEPT

Continue to what date: _____

Ayes: Judy MacClelland; Charles franklin; Janet Brennan; David Burbidge

Noes: _____

Absent: _____

Abstain: _____