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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, November 5, 2018



1. Meeting called to order by Robert Littell at 4:02

p.m.

2. Roll Call

Members Present:

Dan Keig, Jack Meheen, Robert Littell, Holli Leon, Clyde Freedman

Members Absent:

Fran Leve, Barbara Rainer

3. Approval of Minutes:

A. None minutes

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) LUAC member nominated for Secretary: Current secretary Barbara Rainer

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 5:45 p.m.

Minutes taken by: Holli Leon

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Highlands

Please submit your recommendations for this application by: **DATE**

Project Description:

2. **Project Name:** HALEY TIMOTHY M/MCGOURTY ETHNA C TRS
File Number: PLN180434
Project Location: 26226 ISABELLA AVENUE, CARMEL POINT
Project Planner: JOE SIDOR, ASSOCIATE PLANNER
Area Plan: CARMEL AREA LAND USE PLAN, COASTAL ZONE
Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT, INCLUDING A LOT MERGER, BETWEEN THREE LEGAL LOTS OF RECORD, RESULTING IN TWO LOTS OF 9,369 SQUARE FEET AND 8,587 SQUARE FEET; AND 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,270 SQUARE FOOT SINGLE FAMILY DWELLING, AND A MINOR REMODEL AND ADDITIONS TO A SECOND EXISTING SINGLE FAMILY DWELLING RESULTING IN A 1,090 SQUARE FOOT DWELLING

Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Architects Greg Klein, and John Malick

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Timothy J. Morris, and Lenore E. Thornton	X		Sent letter opposing project dated 10/29/18 to planner Joe Sidor

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)

Historical value of existing buildings. One member thinks this is a Comstock house		Keep existing main residence intact
Design new residence to emulate existing designs		Make sure roof eaves are simple shingle edges like existing eaves. Omit any wavy eave designs.
Concerned about addition of covered parking to cottage at corner		Do not add appendages to the iconic cottage on the corner lot

ADDITIONAL LUAC COMMENTS

The committee intent is to limit the expansion of the home on the corner lot, and to prevent the future subdivision of the lots. With the proposed joining of lots into two, one could be sold off and again another large home erected. This is an iconic property and by its current design sets a beautiful open space for the neighborhood. **Our conditions of approval are,** combine the lots into one, apply for a variance to maintain the size of the existing home on the corner lot, this then becomes an accessory unit, and eliminates the need for covered parking. Which should eliminate any future changes to the property.

RECOMMENDATION:

Motion by: Hollie Leon (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

x Support Project with changes

Ayes: Leon, Freedman, Littell, Keig

Noes: Meheen (thinks this is a Comstock house)

Absent: Leve, Rainer

Abstain: None