

Exhibit C

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, October 2, 2023

1. Meeting called to order by Doug Paul at 4:05 pm

2. Roll Call

Members Present:

John Borelli, Dan Keig, Chip Moreland, and Doug Paul (4)

Members Absent:

Clyde Freedman, Norm Leve, (2)

3. Approval of Minutes:

A. July 17, 2023 minutes

Motion: Chip Moreland (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Chip Moreland, and Doug Paul (4)

Noes: None (0)

Absent: Clyde Freedman, Norm Leve (2)

Abstain: None (0)

4. Approval of Minutes:

A. August 7, 2023 minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Chip Moreland (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Chip Moreland, and Doug Paul (4)

Noes: None (0)

Absent: Clyde Freedman, Norm Leve (2)

Abstain: None (0)

5. Approval of Minutes:

A. August 21, 2023 minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Doug Paul (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Chip Moreland, and Doug Paul (4)

Noes: None (0)

Absent: Clyde Freedman, Norm Leve (2)

Abstain: None (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.
N/A

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

N/A

B) Announcements

Joint Special Meeting for the LUAC's & Planning Commission - October 25, 2023 at 10:30

Board Chambers at 168 W. Alisal in Salinas

Members were asked who plans on attending -

7. **Meeting Adjourned:** 5:30 pm

Minutes taken by: Doug Paul

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 Highlands

1. **Project Name:** VAN ESS PROPERTIES LLC
File Number: PLN230138
Project Location: 182 VAN ESS WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 241-311-036-000, 241-311-037-000 AND 241-311-038-000
Project Planner: FIONNA JENSEN
Area Plan: CARMEL AREA LAND USE PLAN, COASTAL ZONE
Project Description: A Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow demolition of an existing single family dwelling on Parcel B; 2) a Coastal Development Permit to adjust three legal lots of record consisting of Parcel A (Assessor's Parcel Number 241-311-036-000 – 3.25 acres), Parcel B (Assessor's Parcel Number 241-311-037-000 – 3.13 acres) and Parcel C (Assessor's Parcel Number 241-311-038-000 – 4.52 acres), resulting in three parcels containing 3.39 acres (Adjusted Parcel A), 1.77 acres (Adjusted Parcel B) and 5.73 acres (Adjusted Parcel C); and 3) a Conservation and Scenic Easement Amendment to adjust and increase the easement boundaries by 92 square feet.

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

(Please include the names of those present)

Michelle Always, Dave George, Carol George, Michael Adams, Ames Rossen, Marilyn Rossen & Angus Jeffers

Was a County Staff/Representative present at meeting? Zoe Zepp (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
	X		Several attendees speculated that the owners would build an ADU on lot C and thereby avoiding conditions imposed by the county.

	X		A resident asked if Cal Am had been informed of the building plans and if the plans impact the well, fire hydrant or access the road.
	X		A resident added that the road is private and narrow making it a challenge for emergency vehicles was noted by the neighbors.

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)
Chip Moreland		The architect repeated that there were no plans to build on lot c at this time. However, the architect stressed that although there were no plans at present but there could
All LUAC members		All LUAC members voiced concern over the possibility of building on Lot C.

ADDITIONAL LUAC COMMENTS

There are several comments on this project worth noting for the Planning Commission:

Regarding the Conservation and Scenic easement adjustment of this application. There are several documents that describe different the square footage amounts; on the Land Use Advisory agenda description, the increase of the easement boundaries is stated as 92 square feet; in the Application for the lot line adjustment from the Law office letter to Fionna Jensen dated July 31, 2023, the increase of the easement boundaries is stated as 186 square feet and at the LUAC Meeting on October 2, 2023, the applicants representative, Mr Angus stated the increase of the easement boundaries as 3,350 square feet. The LUAC committee could not resolve what the real number is, that is left to the Planning Commission.

Regarding the LUAC consideration to the Planning Commission for not adjusting Parcel C, it should be noted that this parcel provides a natural habitat barrier for the existing homes on Van Ess and the anticipated re-development of two new homes on parcels A and B. Furthermore, development of parcels A and B are consistent with what has long been established in terms of housing density for Van Ess. Adding additional development on parcel C will add traffic burden to Van Ess, a small and narrow road.

RECOMMENDATION:

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

Second by: Chip Moreland (LUAC Member's Name)

 Support Project as proposed

X	Support Project with changes The LUAC supports the lot line adjustment between Parcel A and Parcel B but does not support any lot line adjustment for Parcel C. It should be left as it is and not developed. Additionally, there is concern by the residents of Van Ess that action needs to be taken to enhance (increase) fire hydrant and fire water storage for Van Ess, as there is only one fire hydrant located at Highway One.
	Continue the Item Reason for Continuance:
	Continue to what date:
Ayes:	John Borelli, Dan Keig, Chip Moreland, and Doug Paul (4)
Noes:	None (0)
Absent:	Clyde Freedman, Norm Leve (2)
Abstain:	None (0)

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