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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 19, 2021



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

2. Roll Call

Members Present:

Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin, John Anzini (6)

Members Absent:

None

3. Approval of Minutes:

A. February 16, 2021 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin, John Anzini (6)

Noes: 0

Absent: 0

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

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:47 pm

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:** SCHWARTZ MAL
File Number: PLN200192
Project Location: 24980 OUTLOOK DR CARMEL
Assessor's Parcel Number(s): 015-522-008-000
Project Planner: PHIL ANGELO
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Design Approval to allow: the addition of a 531 square foot studio with two (2) skylights and a 63 square foot landing on an existing 2,645 square foot single family residence; replacement of the exterior siding, doors & windows on the residence; conversion of the existing attached garage to living space, including removal of the garage door & replacement with lap siding; construction of a new 447 square foot attached two-car carport; construction of a new 4' – 6' cedar fence; painting the exterior of the primary residence a white "swiss coffee" color; finishing of the chimney with a smooth coat stucco and painting it a white "swiss coffee" color and adding a metal flue cap to the top of the chimney.

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

(Please include the names of the those present)

Mal Schwartz, Owner
Christine Kemp, Attorney
John Bridges, Designer

Was a County Staff/Representative present at meeting? Anna Quenga & Phil Angelo (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Kemp representing Kahn, neighbor		X	Presented objections from letter: paint, chimney, shed
John Bridges		X	Just modifications from prior approval: sky lights paint, stone on chimney
Brenda Garrett	X		Had no objections to project; most houses are white
Rob Carver		X	Chimney not raised; shed is only 8' tall

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)
Stone on chimney		Mute stone on chimney
Sky lights		Non-reflective glass & shades

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

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



 Support Project as proposed

X Support Project with changes – stone on chimney muted tan & sky lights non-reflective & shaded

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Janet Brennan, David Burbidge, Judy MacClelland, James Kendall, Charles Franklin, John Anzini (6)

Noes: 0

Absent: 0

Abstain: 0