

Exhibit B

This page intentionally left blank.

MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, June 20, 2023

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

2. Roll Call

Members Present:

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

Members Absent:

James Kendall

3. Approval of Minutes:

A. June 5, 2023 minutes

Motion: Judy MacClelland*Revise to reverse Nos & Ayes (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Janet Brennan; Judy MacClelland; Charles Franklin; 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.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:00 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:** 12 RONNOCO LLC
 File Number: PLN210269
 Project Location: 12 RONNOCO RD, CARMEL VALLEY, CA 93924
Assessor's Parcel Number(s): 185-021-026-000
 Project Planner: Fionna Jensen
 Area Plan: Carmel Valley Master Plan
Project Description: A Combined Development Permit consisting of: 1) Use Permit to allow development within the Carmel Valley Floodplain; 2) after-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and 3) Administrative Permit and Design Approval to allow construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court.

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

(Please include the names of the those present)

M. Hatten -designer

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

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN None

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: John Heyl (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

 Reason for Continuance:

Continue to what date: _____

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

Noes: _____

Absent: James Kendall _____

Abstain: _____

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)
John Heyl - horse trail next to walking trail		Will be seperated
Paola Bertran - concerned about trees blocking view		Plant fewer trees

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

- Support Project as proposed
- Support Project with changes: Plant fewer trees so view shed will still be available
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

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

Noes: _____

Absent: James Kendall

Abstain: _____