

Exhibit C

This page intentionally left blank.

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, October 7, 2019

1. Meeting called to order by Jack Meheen, Chair at 4:00 pm

2. Roll Call

Members Present:

Clyde Freedman, Jack Meheen, Barbara Rainer, Dan Keig, John Borelli (5)

Members Absent:

Holli Leon (1)



3. Approval of Minutes:

A. September 3, 2019 minutes

Motion: Jack Meheen to approve (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Jack Meheen, Dan Keig, Clyde Freedman, Barbara Rainer (4)

Noes: 0

Absent: Holli Leon (1)

Abstain: John Borelli (1)

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

Next LUAC meeting scheduled for October 21, 2019 at 4:00 PM

7. Meeting Adjourned: 5:20 pm

Minutes taken by: Barbara Rainer & John Borelli

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

1. **Project Name:** HORVATH LIZA D TR (EST OF JOAN MURRAY)
File Number: PLN190199
Project Location: 243 HWY 1 CARMEL
Assessor's Parcel Number(s): 241-182-015-000
Project Planner: JOE SIDOR
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow construction of a 50 linear foot pier-supported retaining structure with faux-stone surface; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 5) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of those present)

Chris White of ESR, engineer & contractor

Dennis Chambers, Carol Wallyn, Heidi Cortopassi, Robert Way, Mary Way, BG Ghaffary, neighbors

Skip Wickisert

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dennis Chambers	X		Asked what the mesh was made of. The reply from the contractor was stainless steel. Raised the issue that the growing season is over and the rains will begin shortly so the project should be delayed so that it has a reasonable degree of success. In the interim period the tarp covering the slope should remain in place and be monitored and maintained.

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Carol Wallyn	X		Objection to the use of the stainless steel mesh – would prefer Gunnite. Engineering representative said he would speak to his clients. Raised the issue about equipment staging. The reply from the contractor was that he would work with other engineers working in the neighborhood as well as residents to ensure traffic flow was not inhibited. Raised the issue of accountability regarding success of wire mesh and vegetation strategy. Concerns were amended to the LUAC motion
Robert Way	X		Objection to the use of the stainless steel mesh as it will be unsightly and vegetation will likely not grow.
Mary Way	X		Asked how long the construction would take. The reply from the contractor as 3-4 months. Echoed the objection to the use of the stainless steel mesh as it will be unsightly and vegetation will likely not grow. But added that an artist rendering should be provided and made public to convey what the slope will look like upon completion of planting. These concerns were amended to the LUAC motion



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)
Jack Meheen raised the issue that there are many different types of stainless steel and even the best in his experience would not last very long in this environment. He felt strongly that the proposed solution using stainless steel mesh would fail. This ultimately led to his objection of the proposed project.		
Dan Keig asked the neighbors if they would be satisfied with the project going forward if accountability for success could be secured.		This ultimately led to the conditions stipulated for approval of the project.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

A motion to approve the project with the following stipulation: 1) A description of the aesthetic ground cover vegetation consistent with the Carmel Highlands native plants will be used to conceal the stainless steel mesh material being installed to stabilize the slope be provided and 2) that a monitoring plan be staffed, required and implemented to ensure the success of the groundcover initiative within a two-year period. If the success is not achieved within the two-year period a continuance be granted on a year-by-year basis until the stated success criteria are satisfied.

Motion by: Dan Keig to approve (LUAC Member's Name)

Second by: Clyde Freedman (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Dan Keig, Clyde Freedman, Barbara Rainer, John Borelli (4)

Noes: Jack Meheen (1)

Absent: Holli Leon (1)

Abstain: 0

