

Attachment H

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, July 1, 2019



1. Meeting called to order by Jack Meheen at 4:05 pm

2. Roll Call

Members Present:

Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig (4)

Members Absent:

Clyde Freedman (1)

3. Approval of Minutes:

A. June 3, 2019 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0

B. May 20, 2019 minutes

Correction to address listed for Robin Moran under "Public Comment" of May 20, 2019 minutes. Address should have been written as "24388 San Mateo Avenue, Carmel"

Motion: Barbara Rainer (LUAC Member's Name)

Second: Holli Leon (LUAC Member's Name)

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

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

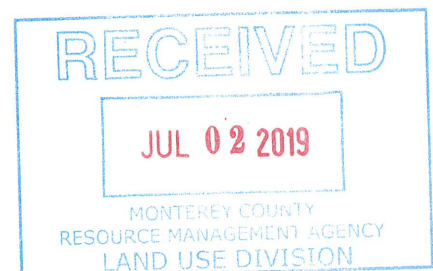
None

B) Announcements

None

7. **Meeting Adjourned:** 6:55 pm

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

3. **Project Name:** WALNUT COVE LLC
 File Number: PLN190097
 Project Location: 24418 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-011-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 2,865 square foot two-story single family dwelling with an attached two-car garage; and 2) Coastal Development Permit to allow the removal of one (1) protected tree.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
James Goodacre	X		Will driveways be separate?
Amy T MacDonald	X		- Owner told County house was built in 1970 to avoid historic status. - 50 foot tree fell from his property to her property; owner has not removed it yet
Robin Robinson	X		- Elevation drawing from wall - Drainage - Retaining walls
Natalie Nielsen	X		- Concerned about driveway; very steep slope

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)
Reduce ceiling/floor plates to bring down presence of house		

ADDITIONAL LUAC COMMENTS

- How many trees to be taken down? 4 trees total
- Bring floor plate down to reduce overall profile of house

RECOMMENDATION:

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

Second by: Jack Meheen (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: -Committee will not approve until removal of tree from neighbors lot (24384 San Juan Road
-Story poles, sample materials, lower plate, overhang

Continue to what date: To be determined

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



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

4. **Project Name:** WALNUT COVE LLC
 File Number: PLN190098
 Project Location: 24424 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-012-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 4,485 square foot two-story single family dwelling with an attached two-car garage; and 2) Coastal Development Permit to allow the removal of three (3) protected trees.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		24376 San Juan concerned about character of neighborhood
Natalie Nielsen	X		Too large; overpowers the lot and neighborhood
Peter Boickey	X		- Doesn't fit in the neighborhood - Will have to remove trees? - Height of house - Drain from property onto forest must be considered

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Benjamin	X		- Drainage concerns - View disruption shocking - Tree removal?
Pat Roberts	X		- Drainage - Neighbors have had drainage issues. Many springs in Carmel Woods - Requests a geological study for both lots and make available to neighbors

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

- LUAC recommends lowering floor plate to lower profile of proposed home and remove top cupola in atrium

RECOMMENDATION:

Motion by: Jack Meheen (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: - Until all have seen story poles; sample materials
 - Architect/representative asked to go back to owner with neighbors & LUAC concerns about revisions

Continue to what date: _____

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



Please PRINT

7/1/19

BEN TISCAREÑO
PRADYUMNA AMATIA
Sandra Dimas

Ruac
Carmel Highlands

VEFF CROCKETT
Michael Kelly Tucker

CHAD BROWN

Robin Robinson

Natalie Nilsen

Peter Boickey

Susan Benjamin

PAT Roberts

JAMES GOODACRE

Amy T. Macdonald (AMY T MACDONALD)



MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, July 15, 2019

1. Meeting called to order by Jack Meheen at 4 pm

2. Roll Call

Members Present:

Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Members Absent:

0



3. Approval of Minutes:

A. July 1, 2019 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Barbara Rainer (LUAC Member's Name)

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig (4)

Noes: 0

Absent: 0

Abstain: Clyde Freedman (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

None

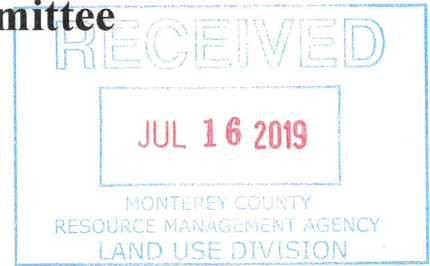
7. **Meeting Adjourned:** 6:35 pm

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

- 1. Project Name:** WALNUT COVE LLC **Item continued from 7/1/19 meeting**
File Number: PLN190097
Project Location: 24418 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-011-000
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 2,865 square foot two-story single family dwelling with an attached two-car garage; 2) Coastal Development Permit to allow the removal of one (2) Oak trees; and 3) Coastal Development Permit to allow development on slopes in excess of 30%. Grading of approximately 20 cubic yards of cut and 720 cubic yards of fill.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown, Representative
Jacquelyn Nickerson, Planner

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

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: removed 12 feet from the home

PUBLIC COMMENT:

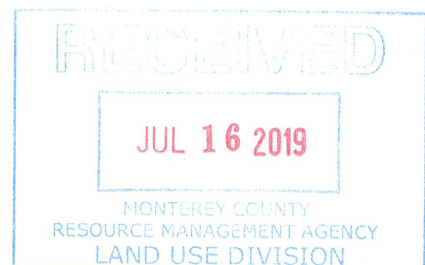
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		<ul style="list-style-type: none"> - Tree that has fallen was not removed - Wants to see plan for retaining wall - Other large homes not reflective of neighborhood character - Concerned about character of neighborhood & Canyon having lighting pollution

PUBLIC COMMENT (CONTINUED):

Natalie Nielsen	X		<ul style="list-style-type: none"> - Neighborhood character – house does not fit in, too big - Unique community sites and conditions, should receive close scrutiny - Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
Peter Brickey	X		House not appropriate for the area; too large. Drainage will effect his property. Water will come onto his property.
Tom O'Brien	X		Isn't appropriate for the neighborhood
James Goodacre	X		Concerned about size of home for the lot; not in character of neighborhood

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)
Landmark tree – Should it be removed?		It will be impacted by construction and removal will be considered



ADDITIONAL LUAC COMMENTS

Tom Moss would be in charge of drainage for the area

When was demolition of existing home approved? In June 2019

Concerned about truck bringing dirt and compaction

Crib wall will be expensive

Discussed lighting plan. All are down lit

Are both going to be built at the same time? Yes

Driveways to be pavers

RECOMMENDATION:

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

Second by: Barbar Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: To further drop plates as low as possible

Continue to what date: 8/5/19

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
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Advisory Committee: Carmel Highlands

2. **Project Name:** WALNUT COVE LLC Item continued from 7/1/19 meeting
File Number: PLN190098
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Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 4,485 square foot two-story single family dwelling with an attached three-car garage; 2) Coastal Development Permit to allow the removal of one Monterey Pine tree; and 3) Coastal Development Permit to allow development on slopes in excess of 30%. Grading of approximately 760 cubic yards of cut and 230 cubic yards of fill.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown, Representative

Jackie Nickerson, Planner

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

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: Will use paved driveway as staging area for trucks; removed cupola; lowered 4 feet from the highest point; dropped plate height 2 feet; 14 month project anticipated

PUBLIC COMMENT:

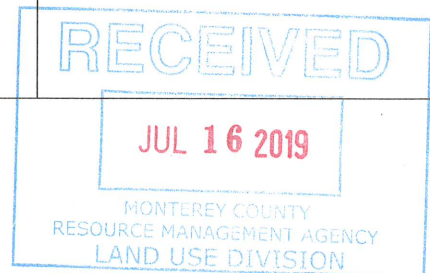
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Natalie Nielsen	X		<ul style="list-style-type: none"> - Neighborhood character – house does not fit in, too big - Unique community sites and conditions, should receive close scrutiny - Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		Concerned about character of neighborhood & Canyon having lighting pollution
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
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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)
Landmark tree – Should it be removed?		It will be impacted by construction and removal will be considered



ADDITIONAL LUAC COMMENTS

- Tom Moss would be in charge of drainage for the area
- When was demolition of existing home approved? In June 2019
- Concerned about truck bringing dirt and compaction
- Crib wall will be expensive
- Discussed lighting plan. All are down lit
- Are both going to be built at the same time? Yes
- Driveways to be pavers

RECOMMENDATION:

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

Second by: Barbara Rainer (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: To further drop the plates as low as possible and move house forward to the setback line if engineer approves

Continue to what date: 8/5/19

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0



To Michele

ADDITIONAL PAGE FOR PROJECT: Carmel/Unincorporated
Highlands LUAC 7-15-19

Please Print your name

CLAY Brown

Natalie Nielsen

Robin Robinson

Pat Roberts

ELLIOTT BYRD

Joe Sidor RMA-Planning

Mary Berrey

Cindy Janssen

Peter Brickley

Tom O'Brien

JAMES GOODACRE

Don Marshall

Chika Nii (for Paul Nii Architect)

ROBERT CARVER

