

# Exhibit C

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, May 15, 2023**

1. Meeting called to order by Janet Brennan at 6:50 pm

2. **Roll Call**

Janet Brannan; David Burbidge; Judy MacClelland; Charles Franklin; James Kendall

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**Members Present:**

**Members Absent:**

John Hey

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3. **Approval of Minutes:**

1A. May 1, 2023 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: James Kendall (LUAC Member's Name)

Ayes: Janet Brannan; David Burbidge; Judy MacClelland; Charles Franklin; James Kendall

Noes: \_\_\_\_\_

Absent: John Heyl

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

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5. **Scheduled Item(s)**

See Below

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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**7. Meeting Adjourned:** 7:50 pm

**Minutes taken by:** David Burbidge

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Valley

1. **Project Name:** WUELLNER TROND THOMAS & LAUREN AMY  
SCHWARTZ TRS  
**File Number:** PLN210242  
**Project Location:** 72 LUPIN LN, CAXRMEL VALLEY, CA 93924  
**Assessor's Parcel Number(s):** 187-511-001-000  
**Project Planner:** Fiona Jensen  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** An Administrative Permit to allow transient use of a residential property (main residence) for remuneration.

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

(Please include the names of the those present)

Davin Jordan Construction Manager

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

### PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Rep		X	Use for mom 7 .max 30 nights,neighbor, Sam Samules on Lural will oversee

## 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)
None		

## ADDITIONAL LUAC COMMENTS

None

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## RECOMMENDATION:

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

Second by: James Kendall (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 Brannan; David Burbidge; Judy MacClelland; Charles Franklin; James Kendall

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Carmel Valley

2.                   **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:** 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)

Gail Hatter-designer

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

### PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Samules	X		Has been lots of work going on. Planner Indicated that all appropriate permits had Been issued & posted
Larry Miller	X		Not happy with past work. Road problems

Planner said -no active codework on property			

## 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)
Janet Brennan	Planner indicated that biologist will Be looking at plan	Need past, present & future data On project, Seems confusing. Need water & river data

## ADDITIONAL LUAC COMMENTS

None

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## RECOMMENDATION:

Motion by: James Kendall (LUAC Member's Name)

Seconded by David Burbidge (LUAC Member's Name)

       Support Project as proposed

       Support Project with changes

x Continue the Item

Reason for Continuance: Need complete description: Past work, Present work & future plans



Continuaton what date: TBA

n

Ayes: David Burbidge: James Franklin

Noes: Janet Brennan: Judy MacClelland; Charles Franklin

Absent:

Abstain:

**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 (LUAC Member's Name)  
& Ayes

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

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B) Announcements

None

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**7. Meeting Adjourned:** 7:00 pm

**Minutes taken by:** \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

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Advisory Committee: Carmel Valley

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**Assessor's Parcel Number(s):** 185-021-026-000  
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**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	



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

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## RECOMMENDATION:

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

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

       Support Project as proposed

X 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: \_\_\_\_\_

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