

# Attachment I

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, October 5, 2020**



1. Meeting called to order by John Borelli at 4:08 pm

2. Roll Call

**Members Present:**

Barbara Rainer, John Borelli, Jack Meheen, Clyde Freedman, Holli Leon, Norm Leve (6)

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**Members Absent:**

Dan Keig (1)

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3. Approval of Minutes:

A. September 8, 2020 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Barbara Rainer (LUAC Member's Name)

Ayes: Rainer, Borelli, Meheen, Freedman, Leon, Leve (6)

Noes: 0

Absent: Keig (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

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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:** 5:31 pm

**Minutes taken by:** Holli Leon



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: Carmel Highlands

1. **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:** JOE SIDOR  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 2,423 square foot two-story single-family dwelling with an attached 440 square foot garage; 2) Coastal Development Permit to allow the removal of two (2) trees (Coast Live oaks); 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) Coastal Development Permit to allow approximately 650 square feet of development on slopes exceeding 30 percent.

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

(Please include the names of those present)

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tom O'Brien	X		- The lot has enough flat area they could build a home on the flat area; just not the proposed home
Natalie	X		- Total mass of house too much for lot - Cnsistent neighborhood character - Only single story houses on this side of street - Average square footage in area is 1,978. On immediate block is 1,733 square feet. Average of neighboring block is 2,255 square feet. Most homes in area 2,000 to 2,900 square feet but only a handful greater than 3,000 square feet.
Pat Roberts (refer to attached email)	X		- Concerned about steepness of driveway and drainage on property
Robin Robinson	X		- Is there going to be a wall around the property? - Architect has cantilevered the back of home, erosion on lot/slope? - Volume/mass of house



**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)
Possible landmark Pine tree touching home on plan		
Story poles do not reflect proposed home		
No turnaround for garage/steepness of driveway		
How many cubic yards of cut and how many yards of fill; doesn't match within plans		
Is height limit ok?		
Retaining walls not clearly shown on plans		
Cedar roof seems dangerous for this location		

**ADDITIONAL LUAC COMMENTS**

- Where is the a property line between the two proposed houses?
- Plans not complete or updated

**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:

- Applicant/Representative not present.
- Poles and netting are incomplete
- Plans are incomplete

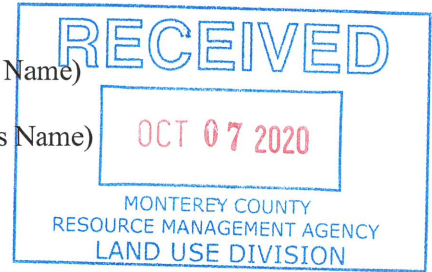
Continue to what date: \_\_\_\_\_

Ayes: Rainer, Borelli, Meheen, Freedman, Leon & Leve (6)

Noes: 0

Absent: Keig (1)

Abstain: 0



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: Carmel Highlands

2. **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:** JOE SIDOR  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 3,455 square foot two-story single-family dwelling with an attached 462 square foot garage; 2) Coastal Development Permit to allow the removal of two (2) trees (Monterey pine and Coast Live oak); 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 4) Coastal Development Permit to allow approximately 80 square feet of development on slopes exceeding 30 percent.

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

(Please include the names of those present)

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tom O'Brien	X		<ul style="list-style-type: none"> <li>- Both houses together are impactful. But this house is much larger than other homes in the neighborhood.</li> <li>- Owner went around the LUAC</li> </ul>
Natalie	X		<ul style="list-style-type: none"> <li>- Applicant demolished home with no approved plan.</li> <li>- Supposition: things fell through the cracks as to protections that would ordinarily be put in place to protect the property, so there has been erosion, mud and debris on property since</li> </ul>



**PUBLIC COMMENT (CONTINUED):**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Sue Benjamin	X		- Tree was killed by piling too much dirt around it as demolition took place. It was deliberately injured and the owners should be fined and made to replace with tree equivalent in size
Cindy Jessen	X		- Very concerned about drainage. County has come out and worked on street as a result of drainage issues. - Owner not taking care of the heritage trees. She hopes County monitors trees
Robin Robinson	X		- Volume of house; size of house doesn't fit the size of lot or neighborhood - Have they damaged the big Oak tree? - Will project exacerbate drainage issues and/or be harmful to the canyon? - Trees have been neglected 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)
How is sewage pumped to street?		
Don't think all the trees are being called out on plans		
Property should be cleaned up; lots of trash and debris		
Story poles do not reflect proposal of home		
How many cubic yards of cut and how much fill?		
Is height limit ok?		
Retaining walls not clearly shown on plans		
Safety driveway		



**ADDITIONAL LUAC COMMENTS**

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LUAC doesn't have updated, full plans; property was not adequately staked; and netting was inadequate

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**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:
- Applicant/Representative not present.
  - Poles and netting are incomplete
  - Plans are incomplete
- 

Continue to what date: \_\_\_\_\_

Ayes: Rainer, Borelli, Meheen, Freedman, Leon & Leve (6)

Noes: 0

Absent: Keig (1)

Abstain: 0



**Sidor, Joe (Joseph) x5262**

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**From:** Smith, Richard x6408  
**Sent:** Monday, October 5, 2020 4:32 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Subject:** FW: Response to two home proposals on San Juan Road before the Luac this evening.

Here is some public comment

-----Original Message-----

From: p roberts <proberts1976@yahoo.com>  
Sent: Monday, October 5, 2020 4:18 PM  
To: Smith, Richard x6408 <SmithR3@co.monterey.ca.us>  
Subject: Response to two home proposals on San Juan Road before the Luac this evening.

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

I live four houses down from the two proposed developments presently under discussion. I am still very concerned about the steepness of the driveways which would require substantial acceleration to get out to a street that is only 14 ft wide With a ditch on the other side of the street. Drainage is a major factor here as well.

Thank you for your time  
Pat Roberts  
24365 San Juan Road  
Carmel, Ca

Sent from my iPhone

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