

Attachment H

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, August 3, 2015

1. Meeting called to order by Peter Davis at 4:15 pm

2. **Roll Call**

Members Present: Barbara Rainer, Peter Davis, Bob Littell, Clyde Freedman (4)

Members Absent: Jack Meheen, Don Wald, Adam Jeselnick (3)

3. **Approval of Minutes:**

a. May 4, 2015 minutes

Motion: Rainer (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: 4 (Rainer, Davis, Littell, Freedman)

Noes: 0

Absent: 3 (Meheen, Wald, Jeselnick)

Abstain: 0

b. July 20, 2015 minutes

Motion: Rainer (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: 4 (Rainer, Davis, Littell, Freedman)

Noes: 0

Absent: 3 (Meheen, Wald, Jeselnick)

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:** 7:00 pm

Minutes taken by: Littell & Rainer

Minutes received via email August 12, 2015

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **August 3, 2015**

Project Title: SPINDRIFT VIEW PARTNERS LLC

File Number: PLN140483

File Type: ZA

Planner: NAKAMURA

Location: 161 B SPINDRIFT RD CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 2) a Coastal Administrative Permit to abandon a bore hole constructed in preparation for well (to remedy CE020247); and 3) a Coastal Administrative Permit to allow the construction of a well. The property is located at 161 B Spindrift Road, Carmel (Assessor's Parcel Number 241-191-005-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No

Tina Hannas-De Freitas

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Pamela Silkwood		X	Represents HCG, excessive tree cutting has occurred, Runoff from old drill tailings. location of new well to existing cypress trees

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)
Damage to existing trees and erosion Created by drilling operation. existing culvert not being maintained to prevent back up and damage to adjacent properties		Proper engineering to address runoff issues. Need Arborist review of cypress trees during construction. County review of offsite drainage issues culvert etc.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Littell (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Rainer, Davis, Littell, Freedman)

NOES: 0

ABSENT: 3 (Meheen, Wald, Jeselnick)

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **August 3, 2015**

Project Title: JSM ASSETS LLC

File Number: PLN150199

File Type: PC

Planner: NAKAMURA

Location: 190 SAN REMO RD CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 2) a Coastal Administrative Permit to allow the construction of a single family dwelling and site grading; 3) a Coastal Development Permit to allow development on slopes of 30% or greater; and 3) a Design Approval. The property is located at 190 San Remo Road, Carmel (Assessor's Parcel Number 243-201-004-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No

Joel Panzer, Planning Consultant
Merritt Hawley. Fletcher Hardoin Architects

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Lynne Semeria (30776 San Remo)	X		Runoff erosion control parking of construction trucks on San Remo street which has very limited space
Kevin Kennedy (149 San Remo)	X		Runoff and erosion control, and parking of construction trucks on San Remo Street

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)
Verify side yard setback could be 30feet		Verify with Fire Department
Runoff from site and hard surface areas, and new residence roofs		Civil Engineer to provide solutions to all water runoff and containment of potential erosion.
Off street parking of construction trucks		Construction parking on street shall be at a minimum. Applicant to show areas for onsite construction parking

ADDITIONAL LUAC COMMENTS

All lighting to be directed downward. Light source should not be visible especially from roof deck.

RECOMMENDATION:

Motion by: Littell (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Rainer, Davis, Littell, Freedman)

NOES: 0

ABSENT: 3 (Meheen, Wald, Jeselnick)

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **August 3, 2015**

Project Title: KAYLOR STEPHEN JAMES & YETTO KRISTIN ANN TRS

File Number: PLN150330

File Type: ZA

Planner: LISTER

Location: 59 RILEY RANCH RD CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,188 square foot single family dwelling with a 616 square foot detached garage, 976 square feet roof deck, 1,514 square foot sundeck and associated grading (237 cubic yards cut; 237 cubic yards fill); 2) a Coastal Development Permit for the removal of three trees (two Coast Live Oak trees and one Monterey Pine tree); and 3) a Coastal Administrative Permit to allow development of man-made slopes in excess of 30%. The property is located at 59 Riley Ranch Road, Carmel (Assessor's Parcel Number 243-113-005-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No

Robert Carver, Architect Studio Carver
Sam Pitnick, Studio Carver

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Whistler	X		In support of project

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

Informed by applicant the project planner stated to the applicant it was not necessary to provide site access to the LUAC Committee. It is the consensus of this LUAC Committee that all projects submitted for our review shall have access.

RECOMMENDATION:

Motion by: Littell (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Rainer, Davis, Littell, Freedman)

NOES: 0

ABSENT: 3 (Meheen, Wald, Jeselnick)

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **August 3, 2015**

Project Title: ARROYO CARMEL HOMEOWNERS ASSOCIATION & EASTWOOD MARGARET TR & CLINTON EASTWOOD

File Number: PLN150531

File Type: PC

Planner: SIDOR

Location: 3850 RIO RD & 27215 HWY 1 CARMEL

Project Description:

Combined Development Permit consisting of a Coastal Development to allow a Lot Line Adjustment and a Lot Line Adjustment between three legal lots of record consisting of Parcel A (5.55 acres); Parcel O (38.37 acres), and Parcel P (40.41 acres). The adjustment would result in three parcels of 6.27 acres (Parcel A), 72.75 acres (Parcel O), and 2.22 acres (Parcel P); and the dedication of a 3.09 parcel to Highway 1. The properties are located at 3850 Rio Road and 27215 Highway 1, Carmel (Assessor's Parcel Numbers 015-532-045-000, 243-071-003-000, and 243-071-004-000), Carmel Valley Master Plan and Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No

Margaret Robbins, Arroyo Carmel
Charlie Hayes, Arroyo Carmel
Alan Williams, Eastwood Trust
Sarah Hardgrave, Big Sur Land Trust

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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

RECOMMENDATION:

Motion by: Rainer (LUAC Member's Name)

Second by: Davis (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Rainer, Davis, Littell, Freedman)

NOES: 0

ABSENT: 3 (Meheen, Wald, Jeselnick)

ABSTAIN: 0