

# Attachment I

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, April 5, 2021**



1. Meeting called to order by John Borelli at 4:07 pm

2. Roll Call

**Members Present:**

John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

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**Members Absent:**

Holli Leon, Norm Leve (2)

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Doug Paul & Clive Smith in attendance but non-voting at this time until they receive orientation training by the County staff

3. Approval of Minutes:

A. March 1, 2021 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

Absent: Holli Leon, Norm Leve (2)

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.

- John Borelli introduced & welcomed the newest member of the Carmel Highlands LUAC, Clive Smith and noted that Clive has not been trained by the County staff yet, so he is attending as a non-voting member

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- John Borelli informed the members that Barbara Rainer has resigned from the Carmel Highlands LUAC

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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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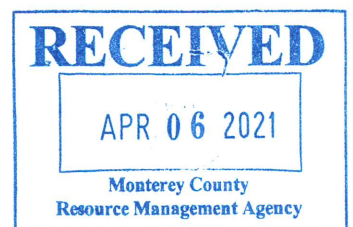
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7. Meeting Adjourned: 6:53 pm

Minutes taken by: John Borelli



# 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 Highlands

- 1. Project Name:** ISABELLA 2 LLC  
**File Number:** PLN180523  
**Project Location:** 26308 ISABELLA AVE CARMEL  
**Assessor's Parcel Number(s):** 009-451-015-000  
**Project Planner:** JOE SIDOR  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,026 square foot two-story single-family dwelling, with a 289 square foot attached garage, and 365 square feet of decks; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Administrative Permit to allow the modification of parking standards; 4) Variance to allow a reduction of the front setback from 20 feet to 14 feet; 5) Variance to allow an increase to the allowed site coverage from 35 percent to 37.6 percent; and 6) Variance to allow an increase to the allowed floor area from 45 percent to 64.4 percent. This permit also includes the relocation of four (4) Coast Live Oak trees.

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

**(Please include the names of those present)**

Chris Adamsky, Tony Lombardo  
Neighbors Caroline Straus, Victoria Thomas, Katie Kelly, Debbie Dillon Adams

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Caroline Straus	X		- Scale of the house is large for the property - Privacy issue regarding the extended second floor deck overlooking her patio
Victoria Thomas	X		- Scale of the house is large for the property - Lot permeability given coverage variance
Katie Kelly	X		- Questioning total square feet - New fencing in the rear of the lot for privacy
Debbie Dillon Adams	X		- Relocating the oaks - Not a coastal commission issue

**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.)
Questioned that the driveway at 16 feet as described on the plans was not sufficient for a car		Rob Carver clarified the driveway was 22 feet to the road – not stipulated on the plans – 16 feet to the property line.
Square foot increase and variance request		Tony Lombardo responded that the Coastal Commission had changed to regulations regarding basements to NO basements in this region. This forced the owner to revise the design. It was noted that the redesign without the basement was actually smaller than the previous with the basement.
The relocation of the Oak trees		Chris Adamsky said that arrangements were being made to relocate the trees to a new property at a cost of \$25,000 per tree and assured then committee and neighbors everything would be done to save the trees.
Coastal Commission new regulation regarding no basements in this area.		Quite a bit of discussion about the potential challenges that this will present with future projects in this area.

**ADDITIONAL LUAC COMMENTS**

- Carmel Highlands LUAC recommended the project be re-worked to reduce the number of variances. The owner, Chris Adamsky & architect Rob Carver agreed that the LUAC recommendations would be accommodated.

**RECOMMENDATION:**

Motion by: Jack Meheen (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: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

Absent: Holli Leon, Norm Leve (2)

Abstain: 0

