Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, July 15, 2024

1. **Meeting called to order by** Janet Brennan **at** 6:30 pm

2. **Roll Call**
Judy MacClelland; Charles Franklin;Janet Brennan; David Burbidge

Members Present:

Members Absent:
John Heyl

3. **Approval of Minutes:**

A. **June 17, 2024** minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin;Janet Brennan; David Burbidge

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.

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

1.

Project Name: PAQUIN PATRICK J & PAQUIN ANNA T
File Number: PLN230021
Project Location: 27592 SCHULTE RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-191-009-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: An application for demolition of an existing residence and accessory structures to allow for construction of new 4,989 square foot residence with attached 764 square foot garage, 476 square foot detached garage, and associated site improvements.

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

(Please include the names of the those present)

_____

_____

_____

_____

Was a County Staff/Representative present at meeting? McKenna Bowling **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Meridth Camp	X		Gate opens out: paln for demp:work om weekends (no); How long (don't know);

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin;Janet Brennan; David Burbidge

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
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Advisory Committee: Carmel Valley

2.

Project Name: WINKLEBLACK ROBERT & TRACY
File Number: PLN230133
Project Location: 9700 VENADO DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-021-009-000
Project Planner: Benjamin Moulton
Area Plan: Carmel Valley Master Plan
Project Description: An application for an Administrative Permit to allow the transient use of a residential property (single family dwelling) for remuneration.

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

(Please include the names of the those present)

Robert & Tracy Winkleblack - owners

Was a County Staff/Representative present at meeting? Ben Moulton **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Hawkins	X		Construction stuff on site; Fire concerns (has mowed)
Tony Castros	X		Sees fire safety concerns
David Richards	X		Sees fire safety problems; No smoking oe use of fire pit as is very windy
Ms. Shanon	X		No STR; Has had problems with STRs
Teressa Eistnstat	X		How many days (don't know);Fire insurance?

Tom Plaino	X		Don’t vote until cpmplete;

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		No special events; hold until complete; look at fire conditions
Charles Franklin		Less brush; No smoking; No fire pit
Judy MacClwlland		No special Events; Family member in site

ADDITIONAL LUAC COMMENTS

Neighbors to work with owners to midicate problems

RECOMMENDATION:

Motion by: Janet Brennan (LUAC Member's Name)

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

X

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin;Janet Brennan; David Burbidge

Noes: _____

Absent: John Heyl

Abstain:

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

3.

Project Name: MC MONIGLE JOSEPH & NANCY T TRS
File Number: PLN230192
Project Location: 27365 SCHULTE RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-171-045-000
Project Planner: Benjamin Moulton
Area Plan: Carmel Valley Master Plan
Project Description: An application for an Administrative Permit to allow transient use of residential property for renumeration (commonly known as Short-Term Rental).

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

(Please include the names of the those present)

_____

_____

_____

_____

Was a County Staff/Representative present at meeting? Ben Moulton **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Johnathan Siegei	X		STRs work; traffic; not good neighbor; RV park at end of road; Commmercial?
Meredith Camp	X		Traffic problems; RV park a problem
Tracy Hooper	X		Camping sits have increased; RV parp at end of 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)**
Janet Brennan		No commercial in residental

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Janet Brennam (LUAC Member's Name)

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

X Deny Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin;Janet Brennan; David Burbidge

Noes:

Absent: John Heyl

Abstain:

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