

# Exhibit F

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, March 4, 2019**

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

2. Roll Call

**Members Present:**

Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

**Members Absent:**

James Kendall (1)

3. Approval of Minutes:

A. February 19, 2019 minutes

**\*Amend minutes to "Recommend a definite review period before approving ordinance"**

Motion: Judy Mac Clelland\* (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (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



5. **Scheduled Item(s)**

6. **Other Items:**

A) LUAC member nominated for Chairperson: Janet Brennan

Motion: John Anzini (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0

B) LUAC member nominated for Secretary: David Burbidge

Motion: Charles Franklin (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

None

7. Meeting Adjourned: 7:25 pm

Minutes taken by: David Burbidge



# 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 Valley

- 1. Project Name:** RAWNSLEY KATHI A TR  
**File Number:** PLN180112  
**Project Location:** 14 UPPER CIRCLE CARMEL VALLEY  
**Assessor's Parcel Number(s):** 197-081-014-000  
**Project Planner:** SON PHAM-GALLARDO  
**Area Plan:** CARMEL VALLEY MASTER PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 4,212 square foot single family dwelling, 1,163 square foot detached garage/workshop, 600 square foot detached guesthouse and 2) a Use Permit for removal of 32 Oak trees for driveway.  
**Recommendation To:** PLANNING COMMISSION

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

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

Justin Halley, Architect  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Anna Quenga (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Herb West	X		Tree concerns
Lorie Pike	X		Draining potential problems
Eric Sands		X	Drainage on client property
Alan Crockett	X		1995 drainage problems
Jeff Lester	X		Supports - road for emergency workers
Jim Vance	X		Length of project, noise, traffic, etc.

**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)
Monument oaks	County arbitor	None

**ADDITIONAL LUAC COMMENTS**

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Should require drainage and construction plans

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**RECOMMENDATION:**

Motion by: John Anzini (LUAC Member's Name)

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

       Support Project as proposed

       Support Project with changes

X Continue the Item

Reason for Continuance: Request site visit

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

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0





**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)
24 housing units	In master plan & shouldn't affect	

**ADDITIONAL LUAC COMMENTS**

None

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**RECOMMENDATION:**

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

Second by: John Anzini (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_

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

Ayes: Janet Brennan; Judy MacCleland; John Anzini; Charles Franklin; David Burbidge (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0



## Patrick Dundon

10 Rancho el Robledo  
Carmel Valley, California, 93924  
831.659.1651  
patrickdundon@comcast.net

Thursday, February 28, 2019

Monterey County LUAC  
1441 Schilling Place  
Salinas, CA 93901

RE: File number PLN180112  
APN: 197-081-014-000

Dear Madams and Sirs,

I live adjacent to the proposed development and would like to make all parties aware of a few historical facts regarding this former ranch, now known as Rancho el Robledo.

1- The March flood of 1995 damaged the Stonepine bridge so that their vehicles needed to use a route out that took them over and down through Rancho el Robledo.

2.- My neighbors in # 11 and I have long considered the easement up and over that hill as a "back door" emergency route. Fire escape and access has always been a concern to residents here. We are at the end of a long private road.

See attached Assessors Map Book 197, Page 15

3.- It may be true, as the architect told me, that there is no legal easement, but historical use of this route should count for something.

4.- A similar situation exists in the nearby Los Tulares subdivision where residents have designated an escape route over private land in case of fire blocking the only road in or out.

I urge the developer and county to consider these facts and make provision for use of this historical route in event of an emergency.

Sincerely,

Patrick Dundon

