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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, June 7, 2021



1. Meeting called to order by John Borelli at 4:04 pm

2. Roll Call

Members Present:

John Borelli, Dan Keig, Jack Meheen, Clive Smith, Holli Leon, Clyde Freedman, Doug Paul (7)

Members Absent:

Norm Leve (1)

3. Approval of Minutes:

A. May 17, 2021 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Meheen, Freedman, Keig, Paul, Borelli (5)

Noes: 0

Absent: Leve (1)

Abstain: Smith, Holli (2)

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

Letter to be put together to support bi-way draft proposal of Dan Keig's

B) Announcements

Planning lunch for Barbara Rainer's retirement from LUAC for 38 years of service

7. **Meeting Adjourned:** 5:43 pm

Minutes taken by: Holli Leon



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 Highlands

1. **Project Name:** KOSTIGEN GREGORY A & DONNA STARKS TRS
File Number: PLN190252
Project Location: 24956 LINCOLN ST CARMEL
Assessor's Parcel Number(s): 009-122-026-000
Project Planner: FIONNA JENSEN
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit to clear Code Enforcement violation (19CE00007) to allow development on slopes exceeding 30%; and 2) after-the-fact Design Approval to allow construction of retaining walls and installation of drainage culvert improvements.

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

(Please include the names of those present)

Was a County Staff/Representative present at meeting? Fionna Jensen (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Work performed without benefit of permit; should have been permitted		Aesthetically looks good
Has there been any complaint from neighbors? Installed 2019		
County will approve engineering aspects of retaining walls		Approved by County for geotechnical

ADDITIONAL LUAC COMMENTS

- Concerned for LUAC to approve



RECOMMENDATION:

Motion by: Dan Keig (LUAC Member's Name)

Second by: Holli Leon (LUAC Member's Name)

 Support Project as proposed

Support Project with changes - caveat for support of project is for the County to look carefully at engineering adequacy

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Holli Leon, John Borelli, Clive Smith, Dan Keig, Doug Paul (5)

Noes: Clyde Freedman, Jack Meheen (2)

Absent: Norm Leve (1)

Abstain: 0

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 Highlands

- 2. Project Name:** FINALDI VINCE W & MELISSA A TRS
File Number: PLN200228
Project Location: 5 MAL PASO LN CARMEL
Assessor's Parcel Number(s): 243-293-001-000
Project Planner: JAIME GUTHRIE
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a split level structure (423 square foot guesthouse and 172 square foot deck at top level) and 536 square foot storage building on lower level; and 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

(Please include the names of those present)

Damien Georis

 Anna Bornstein

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

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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 deep is building? How high is building?		<ul style="list-style-type: none"> - 28' deep - 14.3' above average grade
Studio is 500 square foot		Approved by Zoning Administrator
What is the height above average grade?		Approved by Zoning Administrator
Two-story structure (guest house above garage/storage)		Approved by Zoning Administrator

ADDITIONAL LUAC COMMENTS

-
- Improvement over first review
-
- Concerned about massive height
-
- Can the studio be lowered? Too much grading and septic leech field
-

RECOMMENDATION:

Motion by: Doug Paul (LUAC Member's Name)

Second by: NO SECOND (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes – planting trees to shield the guest house
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____



Motion failed

SECOND MOTION

Motion by: Doug Paul (LUAC Member's Name)

Second by: Jack Meheen (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes - planting trees to shield the guest house & lower overall height by 2 feet

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Doug Paul, Jack Meheen (2)

Noes: Holli Leon, John Borelli, Clive Smith, Dan Keig, Clyde Freedman (5)

Absent: Norm Leve (1)

Abstain: 0

Motion failed

THIRD MOTION

Motion by: Clive Smith (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes – approve with a single story guest house (423 square feet) as designed by Damien Georis without garage below

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Clive Smith, Clyde Freedman, Holli Leon, Jack Meheen, Dan Keig (6)

Noes: Doug Paul (1)

Absent: Norm Leve (1)

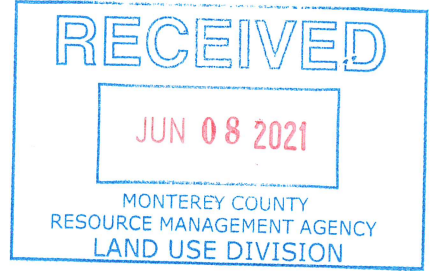
Abstain: 0



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 Highlands

- 3. Project Name:** CROCKETT TODD & KIM L TRS
File Number: PLN210045
Project Location: 26303 OCEAN VIEW AVE CARMEL
Assessor's Parcel Number(s): 009-431-038-000
Project Planner: JOE SIDOR
Area Plan: CARMEL LAND USE PLAN
Project Description: Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Design Approval to allow construction of 200 linear feet of fencing & gates, 560 square feet of terraces, a 66 square foot landing, 500 square feet of driveway, an exterior hot tub and firepit.

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

(Please include the names of those present)

Joel Panzer, Agent

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

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Plans to mitigate noise from hot tub		Perhaps add planters to muffle sound
Media room outside will create noise		Sound absorbing material
Fireplace – is it wood burning?		Gas burning fireplace

ADDITIONAL LUAC COMMENTS

Two (2) neighbors presented letters of concern about the noise from hot tub (the noise of the hot tub & loud voices required to be heard over noise of hot tub)

RECOMMENDATION:

Motion by: Dan Keig (LUAC Member's Name)

Second by: Clive Smith (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____



Ayes: Doug Paul, Dan Keig, Clyde Freedman, Clive Smith (5)

Noes: Jack Meheen, John Borelli, Holli Leon (3)

Absent: Norm Leve (1)

Abstain: 0

Friedrich, Michele x5189

From: Lundquist, Erik
Sent: Wednesday, June 2, 2021 12:01 PM
To: Friedrich, Michele x5189
Cc: Sidor, Joe (Joseph) x5262
Subject: FW: Project Name: Todd and Kim Crockett. File Number PLN210045

Michele

Would you see that the correspondence below gets to the LUAC?

Thank you,

Erik V. Lundquist, AICP
Chief of Planning
County of Monterey Housing & Community Development
1441 Schilling Place South, 2nd Floor, Salinas, CA 93901
831-755-5154 | lundquiste@co.monterey.ca.us



From: Carroll Wilde [mailto:carrollwilde@comcast.net]
Sent: Tuesday, June 1, 2021 8:40 PM
To: Lundquist, Erik <LundquistE@co.monterey.ca.us>
Cc: Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>
Subject: Project Name: Todd and Kim Crockett. File Number PLN210045

[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.]

This comment is coming from Roxanne and Carroll Wilde, owners of the home at 26288 Inspiration Avenue. Our property is back-to-back with the property at 26279 Ocean View Avenue, two doors south of the project in question.

Our comment on this agenda item is that most of the plan seems reasonable except for one item: the construction of an exterior hot tub. The only place on this property for a hot tub is surely behind the house, which puts the hot tub in close proximity to several other houses, including ours. Our bedroom is about 100 feet from where the hot tub would be, and there are 5 other houses closer than we are. The concern is that hot tubs make noise when they are in use, and people need to speak loudly to be heard over the noise. Starting about 40 years ago there was a hot tub at the Ocean View Avenue house directly behind us for a number of years, and it was our worst nightmare until it was finally removed.

We respectfully ask that you decline to permit this potential disturbance to our quiet neighborhood.

Friedrich, Michele x5189

From: Lundquist, Erik
Sent: Thursday, June 3, 2021 11:07 AM
To: Friedrich, Michele x5189
Cc: Sidor, Joe (Joseph) x5262
Subject: Comment for LUAC
Attachments: Project Name: Todd and Kim Crockett. File Number PLN210045

Michele

Would you send the attached comment to the LUAC. I believe this one is on tomorrow.

Thank you,

Erik V. Lundquist, AICP
Chief of Planning
County of Monterey Housing & Community Development
1441 Schilling Place South, 2nd Floor, Salinas, CA 93901
831-755-5154 | lundquiste@co.monterey.ca.us



Friedrich, Michele x5189

From: Pamela Dutra <pdutra@kw.com>
Sent: Thursday, June 3, 2021 10:55 AM
To: Lundquist, Erik; Sidor, Joe (Joseph) x5262
Cc: BILL DUTRA ICE; Pamela Dutra
Subject: Project Name: Todd and Kim Crockett. File Number PLN210045

[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.]

Re: Project Name: Todd and Kim Crockett. File Number PLN210045

This comment is coming from Bill and Pamela Dutra, owners of the home located at 26294 Inspiration Avenue, Carmel which is adjacent to the Crockett home.

The one objection we have to the Crockett's general plan, is the hot tub. The Carmel lots are very small and we feel our privacy and the serene nature of our neighborhood and the close proximities to each other will be greatly compromised.

We kindly request that you deny permit of the hot tub.

Respectfully,

Bill and Pamela Dutra

Sent from my iPhone

