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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, March 18, 2019



1. Meeting called to order by Jack Meheen, Acting Chairperson at 4:03 pm

2. Roll Call

Members Present:

Jack Meheen, Clyde Freedman, Barbara Rainer (3)

Members Absent:

Holli Leon, Dan Keig (2)

3. Approval of Minutes:

A. February 4, 2019 minutes

Motion: Meheen (motion to approve) (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: (3) Meheen, Freedman, Rainer

Noes: 0

Absent: (2) Keig, Leon

Abstain: 0

B. February 19, 2019 minutes

Motion: Meheen (motion to approve) (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: (3) Meheen, Freedman, Rainer

Noes: 0

Absent: (2) Keig, Leon

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: Jack Meheen

Motion: Freedman (nominates Jack Meheen) (LUAC Member's Name)

Second: Rainer (LUAC Member's Name)

Ayes: (2) Rainer, Freedman

Noes: 0

Absent: (2) Keig, Leon

Abstain: (1) Meheen

B) LUAC member nominated for Secretary: Holli Leon & Barbara Rainer (Joint Secretaries)

Motion: Meheen (to nominate) (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: (2) Rainer, Freedman

Noes: 0

Absent: (2) Keig, Leon

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

None

7. **Meeting Adjourned:** 5:20 p.m.

Minutes taken by: B. Rainer, Acting Secretary



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Carmel Highlands/Unincorporated

1. **Project Name:** KELLEY ANNE MURPHY Item continued from 2/19/19 meeting
File Number: PLN180531
Project Location: 2985 LASUEN DR CARMEL
Assessor's Parcel Number(s): 009-371-019-000
Project Planner: RICHARD "CRAIG" SMITH
Area Plan: CARMEL LAND USE PLAN
Project Description: Coastal Administrative Permit and Design Approval for the demolition of an existing single-story single family dwelling and the construction of a 2,469 square feet two-story single family dwelling with a 231 square foot attached garage; and Coastal Administrative Permit for development within 750 feet of a known archaeological site.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Kelley Anne Murphy, Owner

Hal Moseley, Architect

Was a County Staff/Representative present at meeting? None (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tim Vaughn	X		No issues mentioned

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)
Entrance and exit to property from Lasuen Drive from this corner property around corner from the Mission Ranch. Applicants states there is plenty of turn around room in the driveway and parking area so that exiting the property can be done without any hazards.		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Freedman (motion to approve) (LUAC Member's Name)

Second by: Meheen (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: (3) Jack Meheen, Clyde Freedman, Barbara Rainer

Noes: 0

Absent: (2) Keig, Leon

Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Carmel Highlands/Unincorporated

2. **Project Name:** FJUGSTAD GEIR (2692 15TH STREET LLC)
 File Number: PLN180436
 Project Location: 2692 15TH AVE CARMEL
Assessor's Parcel Number(s): 009-393-015-000
 Project Planner: RICHARD "CRAIG" SMITH
 Area Plan: CARMEL LAND USE PLAN
Project Description: Coastal Administrative Permit and Design Approval to allow the demolition of existing 1,110 square foot single family dwelling and construction of an approximately 2,410 square foot, two-story dwelling and approximately 380 square foot attached garage, driveway and patios totaling 1,035 square feet.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Samuel Pitnick, Architect
Chris Adamski, Owner

Was a County Staff/Representative present at meeting? _____ **(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)
Height of residence is 21 ft. 9 inches. Height limit in this location of Carmel is 30 ft. according to planner, Richard "Craig" Smith who was absent from this meeting.		

ADDITIONAL LUAC COMMENTS

Hedges to right and left of existing residence to remain.

Applicant has stated this is a "speck" house.

Barbecue located off the kitchen outside wall could cause smoke problems and possibly be a fire hazard.

Stone wall proposed along street side of driveway may cause a hazard for vehicles exiting this property.

RECOMMENDATION:

Motion to approve with condition that front wall to front of house and drive be 5 ft. high not 6 ft., and lighter shade of grey paint be used along the trim above the first floor windows.

Motion by: Meheen (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: _____

Continue to what date: _____

Ayes: (2) Meheen, Rainer

Noes: (1) Freedman

Absent: (2) Leon, Keig

Abstain: 0

