

# Attachment J

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, October 19, 2020**

1. Meeting called to order by John Borelli at 4:03 pm

2. Roll Call

**Members Present:**

John Borelli, Jack Meheen, Norm Leve, Barbara Rainer, Dan Keig, Clyde Freedman, Holli Leon (7)

**Members Absent:**

None



3. Approval of Minutes:

A. October 5, 2020 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: John Borelli (LUAC Member's Name)

Ayes: Borelli, Meheen, Leve, Rainer, Keig, Freedman, Leon (7)

Noes: 0

Absent: 0

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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 6:21 pm

Minutes taken by: Holli Leon

# 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 Highlands

1. **Project Name:** WALNUT COVE LLC **Item continued from 10/5/20 meeting**  
**File Number:** PLN190097  
**Project Location:** 24418 SAN JUAN RD CARMEL  
**Assessor's Parcel Number(s):** 009-013-011-000  
**Project Planner:** JOE SIDOR  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 2,423 square foot two-story single-family dwelling with an attached 440 square foot garage; 2) Coastal Development Permit to allow the removal of two (2) trees (Coast Live oaks); 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) Coastal Development Permit to allow approximately 650 square feet of development on slopes exceeding 30 percent.

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

(Please include the names of those present)

Chad Brown, Architect

Fred Miranda, Owner

Jim Anderson

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

Concerns from last meeting:

- 1) Not sure which trees will be taken out or which trees will be preserved
- 2) Driveway steepness and turn around
- 3) Boundary line – not typically required
- 4) Staking & flagging only for public viewshed impact, not for neighbor's viewshed impact; County does not require
- 5) Retaining walls – 4 foot to 2 foot

LUAC response to concerns:

- 1) Lack of staking and flagging not providing clear determination of structures or how both properties relate to the site
- 2) Retaining walls within County right-of-way

Joe Sidor pulled information for 32 of 33 of residences on San Juan Road:

- Average home size is 1,790 square feet
- Three (3) homes are less than 1,000 square feet
- 19 homes are 1,000 to 2,000 square feet
- 9 homes are 2,000 to 3,000 square feet
- One (1) home is 3,555 square feet
- Four (4) existing homes are larger than the proposed home
- Development greater than slope permitted originally but adjusted retaining walls



**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Cindy Janssen	<b>X</b>		<ul style="list-style-type: none"> <li>- In agreement with all comments by LUAC and neighbors. Need to see what both properties together will look like, and impact to the street. Should be viewed as one development, not two.</li> <li>- Water that comes off street will impact these property. Water comes down year round.</li> <li>- Too many trucks on street. Will wreak havoc with street &amp; neighbor's driveway</li> </ul>
Sue Benjamin	<b>X</b>		<ul style="list-style-type: none"> <li>- Concerned about size of larger home &amp; trees. Piled so much dirt around tree; they have damaged it. Should have to replace tree with tree of same size.</li> </ul>
Tom O'Brien	<b>X</b>		<ul style="list-style-type: none"> <li>- House along this area of San Juan Road are smaller. The mass of both houses is germane. Both projects should be considered together. Doesn't fit with the neighborhood character.</li> </ul>
Robin Robinson	<b>X</b>		<ul style="list-style-type: none"> <li>- Retaining walls changes in right direction. Home still too large; volume &amp; height.</li> <li>- Concerned about wildlife in canyon &amp; very steep slope.</li> </ul>

**PUBLIC COMMENT (CONTINUED):**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Natalie Nielson	X		<ul style="list-style-type: none"> <li>- LUAC and all on call looked at two models, to see how both homes would look on the site.</li> <li>- No real additional information; plans only posted today.</li> <li>- Mistake to consider as two separate projects. Exceeds average square footage of entire neighborhood. Not within character of neighborhood.</li> </ul>
Fred Miranda (Owner)		X	<ul style="list-style-type: none"> <li>- Bought home 40 years ago, not coming in as developer</li> <li>- Tried to work with and reduced size and mass of home already.</li> <li>- Wants to blend into the neighborhood and be a good neighbor</li> </ul>
Sondra Salyer	X		<ul style="list-style-type: none"> <li>- Wildlife corridor concerns. Seasonal creeks are erratic</li> <li>- Creek impact on this property was muddy. Standing puddle in front. Hill is draining all year round. Area has underground water and creeks.</li> <li>- The street is in a state of “crumbling”</li> <li>- Steepness of drive and pulling onto street</li> </ul>



**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)
Color & height of retaining walls		<ul style="list-style-type: none"> <li>- Color will match the building</li> <li>- Height 2 to 4 feet</li> </ul>
Cantilever – trees not all shown		Jute nets and planting; will need to be monitored
Driveway – steepness. Can a car safely pull out onto San Juan Road?		Yes; you can make a three-point turn
Trees in relationship to building		Will remove trees if needed
Roof to be both cedar and metal		Majority to be cedar; over the back standing seam
Is the house over the steep grade?		<ul style="list-style-type: none"> <li>- That's why they came back with the cantilevered design.</li> <li>- Driveway will be greater than 30%; 530 square feet will be at greater than 30%</li> </ul>

**ADDITIONAL LUAC COMMENTS**

- 
- Drainage concern civil engineers have addressed
- 
- If neighbors feel County regulations are too lenient, then County should change requirements
- 
- Would like to see both properties together so we can determine overall impact to neighborhood. Cannot tell what the volume of the home is
- 
- There is a 3D model
- 



**RECOMMENDATION:**

Motion by: Norm Leve (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

LUAC does not support project as proposed; letter will be sent to County explaining why

         Support Project as proposed

         Support Project with changes

         Continue the Item

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

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

Ayes: Borelli, Rainer, Leve (3)

Noes: 0

Absent: 0

Abstain: Meheen, Freedman, Keig, Leon (4)



# 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 Highlands

2. **Project Name:** WALNUT COVE LLC **Item continued from 10/5/20 meeting**  
**File Number:** PLN190098  
**Project Location:** 24424 SAN JUAN RD CARMEL  
**Assessor's Parcel Number(s):** 009-013-012-000  
**Project Planner:** JOE SIDOR  
**Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 3,455 square foot two-story single-family dwelling with an attached 462 square foot garage; 2) Coastal Development Permit to allow the removal of two (2) trees (Monterey pine and Coast Live oak); 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 4) Coastal Development Permit to allow approximately 80 square feet of development on slopes exceeding 30 percent.

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

(Please include the names of those present)

- Chad Brown, Architect  
Fred Miranda, Owner  
Jim Anderson

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

Concerns from last meeting:

- 6) Not sure which trees will be taken out or which trees will be preserved
- 7) Driveway steepness and turn around
- 8) Boundary line – not typically required
- 9) Staking & flagging only for public viewshed impact, not for neighbor's viewshed impact; County does not require
- 10) Retaining walls – 4 foot to 2 foot

LUAC response to concerns:

- 3) Lack of staking and flagging not providing clear determination of structures or how both properties relate to the site
- 4) Retaining walls within County right-of-way

Joe Sidor pulled information for 32 of 33 of residences on San Juan Road:



- Average home size is 1,790 square feet
- Three (3) homes are less than 1,000 square feet
- 19 homes are 1,000 to 2,000 square feet
- 9 homes are 2,000 to 3,000 square feet
- One (1) home is 3,555 square feet
- Four (4) existing homes are larger than the proposed home
- Development greater than slope permitted originally but adjusted retaining walls

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Peter Brickey	<b>X</b>		<ul style="list-style-type: none"> <li>- Property backs up to his property</li> <li>- What will second floor look like?</li> <li>- Style of home completely different than neighborhood; not happy with style</li> </ul>
Natalie Nielson	<b>X</b>		<ul style="list-style-type: none"> <li>- LUAC and all on call looked at two models, to see how both homes would look on the site.</li> <li>- No real additional information; plans only posted today.</li> <li>- Mistake to consider as two separate projects. Exceeds average square footage of entire neighborhood. Not within character of neighborhood.</li> <li>- LUAC not reflecting neighborhood concerns</li> <li>- There are a number of homes with a similar look but none with this square footage</li> </ul>
Fred Miranda (Owner)		<b>X</b>	<ul style="list-style-type: none"> <li>- Bought home 40 years ago, not coming in as developer</li> <li>- Tried to work with and reduced size and mass of home already.</li> <li>- Wants to blend into the neighborhood and be a good neighbor</li> <li>-</li> </ul>
Tom O'Brien	<b>X</b>		He would like to emphasize the mass of this home; it should not be approved

**PUBLIC COMMENT (CONTINUED):**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		<ul style="list-style-type: none"> <li>- Volume of this home completely inappropriate</li> <li>- Concerned about big Oak tree</li> </ul>
Sue Benjamin	X		<ul style="list-style-type: none"> <li>- Concerns about Oak tree</li> <li>- Home doesn't fit into neighborhood</li> </ul>
Cindy Janssen	X		<ul style="list-style-type: none"> <li>- Flagging completely inadequate. Why didn't they do the flagging correctly?</li> </ul>
Sondra Salyer	X		<ul style="list-style-type: none"> <li>- Concurs with neighbors; maybe would be interested in having just one home built and then determine impact.</li> <li>- Could San Juan Road even withstand building of one home?</li> </ul>

**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)
Mass of project		Overall mass could be reduced by by elimination of courtyard
Flagging not sufficient to determine size or mass of house; within County regulations		Need to see both houses with flagging and netting poles
Volume is really the issue; problem with City and County		<ul style="list-style-type: none"> <li>- County needs to address problem.</li> <li>- LUAC will compose recommendations that address the guidelines.</li> </ul>



**ADDITIONAL LUAC COMMENTS**

- Draingage concern civil engineers have addressed
- If neighbors feel County regulations are too lenient, then County should change requirements
- Would like to see both properties together so we can determine overall impact to neighborhood. Cannot tell what the volume of the home is
- There is a 3D model

**RECOMMENDATION:**

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

Second by: Barbara Rainer (LUAC Member's Name)

LUAC does not support project as proposed; letter will be sent to County explaining why

         Support Project as proposed

         Support Project with changes

         Continue the Item

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

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

Ayes: Borelli, Leon, Rainer, Freedman, Leve (5)

Noes: Meheen (1)

Absent: 0

Abstain: Keig (1)



**Sidor, Joe (Joseph) x5262**

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**From:** p roberts <proberts1976@yahoo.com>  
**Sent:** Sunday, October 18, 2020 1:08 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Subject:** Walnut Cove Projects 10/19 LUAC hearing

[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. ]

Dear Advisory Committee Members,

Since 1987, I have lived on San Juan Road, four houses down from the proposed developments 90097 and 90098. During these years, I have witnessed many major housing renovations and new building projects in the neighborhood, none of which has concerned me until now.

Carmel Woods has a serious problem with underground springs and poor drainage which together cause property damage with almost every heavy rainfall. Thus, I am very opposed to allowing Coastal Development Permits to allow development on slopes exceeding 30% for both of these projects, 730 square feet in all.

Besides drainage and erosion issues, these proposed slopes would also make it dangerous for drivers to exit the excessively and unnecessarily steep driveways onto a very narrow street (14 ft. wide) with a deep gully on the opposite side. In addition, our street is well-traveled with walkers, bicyclists, skateboarders and children. Their safety would be in jeopardy whenever vehicles exit these proposed driveways. It is a calamity waiting to happen.

Thank you for providing me with this opportunity to be heard.

Sincerely,  
Pat Roberts  
831-625-3281  
Sent from my iPhone



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