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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 5, 2021



1. Meeting called to order by John Borelli at 4:07 pm

2. Roll Call

Members Present:

John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Members Absent:

Holli Leon, Norm Leve (2)

Doug Paul & Clive Smith in attendance but non-voting at this time until they receive orientation training by the County staff

3. Approval of Minutes:

A. March 1, 2021 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

Absent: Holli Leon, Norm Leve (2)

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.

- John Borelli introduced & welcomed the newest member of the Carmel Highlands LUAC, Clive Smith and noted that Clive has not been trained by the County staff yet, so he is attending as a non-voting member

- John Borelli informed the members that Barbara Rainer has resigned from the Carmel Highlands LUAC

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

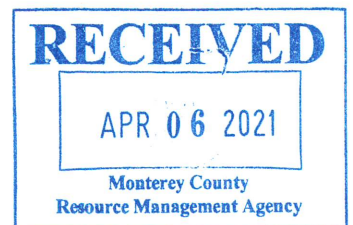
None

B) Announcements

None

7. Meeting Adjourned: 6:53 pm

Minutes taken by: John Borelli



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:** ISABELLA 2 LLC
 File Number: PLN180523
 Project Location: 26308 ISABELLA AVE CARMEL
Assessor's Parcel Number(s): 009-451-015-000
 Project Planner: JOE SIDOR
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,026 square foot two-story single-family dwelling, with a 289 square foot attached garage, and 365 square feet of decks; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Administrative Permit to allow the modification of parking standards; 4) Variance to allow a reduction of the front setback from 20 feet to 14 feet; 5) Variance to allow an increase to the allowed site coverage from 35 percent to 37.6 percent; and 6) Variance to allow an increase to the allowed floor area from 45 percent to 64.4 percent. This permit also includes the relocation of four (4) Coast Live Oak trees.

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

(Please include the names of those present)

Chris Adamsky, Tony Lombardo
Neighbors Caroline Straus, Victoria Thomas, Katie Kelly, Debbie Dillon Adams

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Caroline Straus	X		- Scale of the house is large for the property - Privacy issue regarding the extended second floor deck overlooking her patio
Victoria Thomas	X		- Scale of the house is large for the property - Lot permeability given coverage variance
Katie Kelly	X		- Questioning total square feet - New fencing in the rear of the lot for privacy
Debbie Dillon Adams	X		- Relocating the oaks - Not a coastal commission issue

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.)
Questioned that the driveway at 16 feet as described on the plans was not sufficient for a car		Rob Carver clarified the driveway was 22 feet to the road – not stipulated on the plans – 16 feet to the property line.
Square foot increase and variance request		Tony Lombardo responded that the Coastal Commission had changed to regulations regarding basements to NO basements in this region. This forced the owner to revise the design. It was noted that the redesign without the basement was actually smaller than the previous with the basement.
The relocation of the Oak trees		Chris Adamsky said that arrangements were being made to relocate the trees to a new property at a cost of \$25,000 per tree and assured then committee and neighbors everything would be done to save the trees.
Coastal Commission new regulation regarding no basements in this area.		Quite a bit of discussion about the potential challenges that this will present with future projects in this area.

ADDITIONAL LUAC COMMENTS

- Carmel Highlands LUAC recommended the project be re-worked to reduce the number of variances. The owner, Chris Adamsky & architect Rob Carver agreed that the LUAC recommendations would be accommodated.

RECOMMENDATION:

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

Second by: Clyde Freedman (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

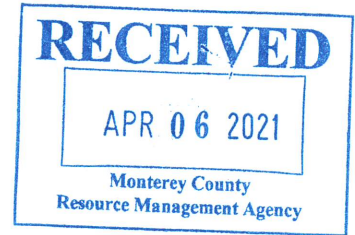
Absent: Holli Leon, Norm Leve (2)

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:** SKEEN DALE & CHANG JOMEI
 File Number: PLN190030-AMD1
 Project Location: 26327 SCENIC DR CARMEL
Assessor's Parcel Number(s): 009-442-013-000
 Project Planner: FIONNA JENSEN
 Area Plan: CARMEL LAND USE PLAN
Project Description: Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN060735), modified by PLN110448, PLN150766 and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates and master bedroom windows and doors; addition of an approximately 255 square foot terrace, 120 square foot balcony and outdoor spa; relocation of outdoor firepit; removal of one (1) light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Materials and colors to remain as previously approved (PLN190030). [ALL CONDITIONS FROM PREVIOUSLY APPROVED PERMITS (PLN190030, PLN150766, PLN110448 & PLN060735) STILL REMAIN IN EFFECT.]

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

(Please include the names of those present)

Tony Lombardo, Jun Siliano
Neighbors – David Sabia, Debbie Dillon Adams, Victoria Thomas

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
David Sabia	X		<ul style="list-style-type: none"> - Concerns regarding the construction crew – working extended hours and not taking proper steps to mitigate noise & dust. He noted there was no architectural monitor on the project. - Additionally, David read a letter from Ray Parks addressed to the County pointing out concerns with the project. Letter attached to minutes

PUBLIC COMMENT (CONTINUED):

Debbie Dillon Adams	X	Concerns regarding construction noise, exterior lighting pollution, potential drainage problems and privacy.
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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)
Is the placement of the firepit too closed to the property boundary?		Jun Sillano assured the LUAC the location is compliant with County regulations.
Retention of water from rain runoff and drainage concerns.		Jun Sillano assured the LUAC that adequate steps would be implemented so all water would remain on site and be compliant with County regulations

ADDITIONAL LUAC COMMENTS

-
- CH LUAC supports the project specifically as it applies to the 5 project issues before it. Additionally, the CH LUAC recommends the removal of the upper deck extension over the garage. This accommodation was agreed to by the owner architect, Jun Sillano.
-
- CH LUAC reminded the neighbors that many of their concerns were outside the scope of the Project proposal before the committee.
-

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

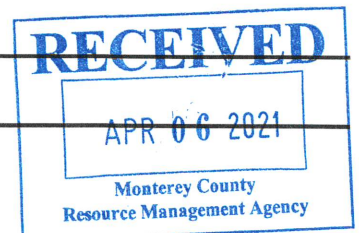
Continue to what date: _____

Ayes: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

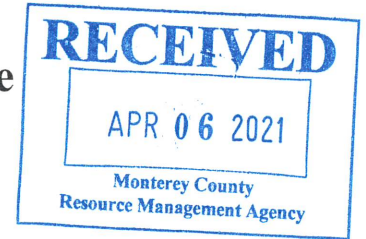
Absent: Holli Leon, Norm Leve (2)

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:** 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 284 square foot addition to the main house; 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, Agent

Was a County Staff/Representative present at meeting? Jaime Guthrie & 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.)
The design of the guest house was not compatible with the main house.		Architect committed to work with the owner on a more suitable design.
Concerns were raised about the intended use of the first floor of the guest house which has garage doors.		The architect stated the first floor of the guest house would be an artist studio for one of the owners.

ADDITIONAL LUAC COMMENTS

- CH Luac recommends the architect work with the owner to rework the design to be more compliant with the main house as well as the neighboring community. The architect agreed that he would do this and report back.
- Subsequent to the meeting, the architect through Joe Sidor contacted the CH LUAC chair & reported his discussions with the owner regarding the CH LUAC recommendation were positive & the design would be re-worked appropriately and will be reported back to the CH LUAC.
- It should be noted that Jaime Guthrie was reportedly present but did not participate in any way and did not acknowledge her presence when asked to repeatedly by the CH LUAC chair.

RECOMMENDATION:

Motion by: Clyde Freedman (LUAC Member's Name)

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

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Clyde Freedman, Dan Keig, Jack Meheen (4)

Noes: 0

Absent: Holli Leon, Norm Leve (2)

Abstain: 0



Friedrich, Michele x5189

From: Jensen, Fiona x6407
Sent: Friday, April 2, 2021 10:30 AM
To: Friedrich, Michele x5189
Subject: FW: Skeen Dale & Chang Jomei proposal



Michele,

Can you please forward the following public concern comments to the Carmel Highlands LUAC for Monday's meeting? Also, would you like me to upload the email to accelera?

Thank you,
Fionna Jensen

From: ray Parks <ray@rayparks.com>
Sent: Thursday, April 1, 2021 5:17 PM
To: Novo, Mike x5176 <NovoM@co.monterey.ca.us>; Jensen, Francoise <JensenF@co.monterey.ca.us>; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>
Subject: Re: Skeen Dale & Chang Jomei proposal

[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.]

On 4/1/21 3:56 PM, ray Parks wrote:

Project Planner: Fionna Jensen
Project Name: Skeen & Chang Jomei
File Number: PLN 190030-AMD1
Project Location: 26327 Scenic Dr. Carmel, Ca.
APN: 009-442-013-000
Carmel Area / Highlands LUAC:
Meeting: Monday, April 5th 2021, @ 4:00 pm

Architectural Project Concerns:

Please submit the following comments to the Carmel Area LUAC for their consideration as part of the record for the committees recommendation to the Planning Commission.

1. This project has been controversial among the Carmel Point neighbors since it's original presentation in 2006.
2. The project has been altered over time with three additional Develop Permits since 2006 and the cumulative effect of all these "minor changes" is difficult to analyze with this current minor or trivial amendment. This is also a common developers strategy to avoid or minimize public review and comment from the neighbors or public.
3. The project is a "spec. house" and as a result the primary concern has been to

maximize profits for the partners vs. becoming part of the Carmel Point neighborhood.

4. The business profit goals being the primary concern has resulted in the project maximizing, square footage, coverage, maximum height limits, excessive grading, and pushing the building footprint to the setbacks on all four sides.

5. Pushing the design to the maximum on all issues has created a project that appears more commercial and out of place for this residential neighborhood. Especially the new roof change to achieve the height limit.

6. The project proposes the structure is located on the all setbacks and will be built to the height limit. A licensed civil engineer should provide verification that the shall be built in accordance with these County limitations during the construction inspections procedures.

7. A note within the plans claims "no new grading required" while proposing a 225 sq. ft. expansion of a terrace. The proposed current plans available for review do not include a grading plan, drainage plan, or erosion control plans which should be made available for this permit review to verify the claim of "no new grading"

8. Sheet A1.0 depicts a "Patio" over the front setback line which is at least 7'-0" above grade and should be considered a deck structure [more than 24 inches above grade] and not be allowed in the front-yard setback.

9. The project proposes two large fire pits within the setbacks. The fire pits should be relocated out of the setbacks and away from adjacent neighbors property. California Fire regulations are changing to provide spark arrestors at any new fire pits to avoid any potential fire damage to the neighborhood.

10. The new Spa is also located within a side yard setback compromising the neighbors privacy. The Spa should be considered a structure and not permitted within the setback.

Summary:

The above listed concerns are significant and I believe this project should not be considered minor or trivial at this point in the process. A project with this many issues should be denied or continued until such time these issues can be resolved.

Best Regards,
Ray Parks; Architect

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 2, 2019

1. Meeting called to order by Jack Meheen at 4:00 pm



2. Roll Call

Members Present:

Holli Leon, Dan Keig, John Borelli, Jack Meheen, Barbara Rainer (5)

Members Absent:

Clyde Freedman (1)

3. Approval of Minutes:

A. November 18, 2019 minutes

Motion: Keig (LUAC Member's Name)

Second: Leon (LUAC Member's Name)

Ayes: Rainer, Meheen, Leon, Keig, Borelli (5)

Noes: 0

Absent: Freedman (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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Dan Keig asked if Joe Sidor was involved in the Big Sur LUAC plan

7. **Meeting Adjourned:** 5:25 pm

Minutes taken by: Holli Leon



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

1. **Project Name:** ISABELLA 2 LLC
 File Number: PLN180523
 Project Location: 26308 ISABELLA AVE CARMEL
Assessor's Parcel Number(s): 009-451-015-000
 Project Planner: JOE SIDOR
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval for a new 2,968 square foot three-story single family dwelling, inclusive of a 1,242 basement and 458 square feet of decks; and 2) Coastal Development Permit for development within 750 feet of a known archaeological resource. This permit also includes the removal of four (4) Coast Live Oak trees.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Chris Adamski

 Robert Carver

 Daniel Peterson

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

ADDITIONAL LUAC COMMENTS

- Lighting is down; garage/parking – adequate
- Confirmed fireplace on the deck to be gas

RECOMMENDATION:

Motion by: Keig (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____



Ayes: Rainer, Leon, Meheen, Keig, Borelli (5)

Noes: 0

Absent: Freedman (1)

Abstain: 0