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MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, February 20, 2019

SITE VISIT

Attendees: Ron Detloff, Tamara Harris, Linda Agrati, Keway Eoyang (4)

2:30 PM

Project Name: MILLER ERIC & GRETA A TRS
File Number: PLN180289
Project Location: 24275 VIA MALPASO - MONTERRA LOT #18, MONTEREY
Project Planner: STEVE "TED" LOPEZ
Area Plan: GREATER MONTEREY PENINSULA AREA
Project Description: COMBINED DEVELOPMENT PERMIT - ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A TWO-STORY DWELLING, ATTACHED GARAGE (APPROXIMATELY 6,260 SQUARE FEET), POOL PAVILION (APPROXIMATELY 520 SQUARE FEET), DETACHED ACCESSORY DWELLING UNIT (APPROXIMATELY 1,200 SQUARE FEET) AND USE PERMIT FOR REMOVAL OF UP TO 3 TREES.



Recommendation To: ZONING ADMINISTRATOR OR PLANNING COMMISSION

3:00 PM

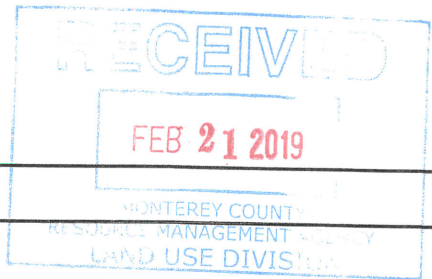
Project Name: BRUNO MICHAEL A & CONCETTINA TRS
File Number: PLN180448
Project Location: 1420 DEER FLAT ROAD, MONTEREY
Project Planner: JACQUELYN NICKERSON
Area Plan: GREATER MONTEREY PENINSULA AREA
Project Description: DEMOLITION OF EXISTING 3,253 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING WITH A CONDITIONED BASEMENT (APPROXIMATELY 8,115 SQUARE FEET), AN APPROXIMATELY 285 SQUARE FOOT REAR COVERED PORCH AND 810 SQUARE FOOT FRONT COVERED PORCH. GRADING OF APPROXIMATELY 1,685 C.Y. CUT.

Recommendation To: ZONING ADMINISTRATOR

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Ron Detloff at 4:01 ~~a.m.~~ p.m.
2. Roll Call

Members Present: Ron Detloff, Tamara Harris, Linda Agrati, Keway Eoyang (4)



Members Absent: Joy Jacobs (1)

3. Approval of Minutes:

A. February 6, 2019 minutes

Motion: Tamara Harris (LUAC Member's Name)

Second: Kemay Eoyang (LUAC Member's Name)

Ayes: KE, LA, TH, RH (4) Harris, Agrati, DeHoff, Eoyang

Noes: (0)

Absent: (1) Jacobs

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.

San Voltr were present for a project in Pebble Beach but was informed his project was not within our area. Apologized for County & suggest

5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Secretary: Kemay Eoyang

Motion: Linda Agrati (LUAC Member's Name)

Second: Tamara (LUAC Member's Name)

Ayes: KE, LA, TH, RH (4) Harris, Agrati, DeHoff, Eoyang

Noes: (0)

Absent: (1) Jacob

Abstain: (0)

done after meeting called to order

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 4:58 p.m.

Minutes taken by: Kenny Foyang



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: Greater Monterey Peninsula

Please submit your recommendations for this application by: **February 25, 2019**

Project Description:

- Project Name:** MILLER ERIC & GRETA A TRS
File Number: PLN180289
Project Location: 24275 VIA MALPASO - MONTERRA LOT #18, MONTEREY
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Area Plan: GREATER MONTEREY PENINSULA AREA
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Recommendation To: ZONING ADMINISTRATOR OR PLANNING COMMISSION

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

(Please include the names of the those present) Eric Miller
Christine Kemp representing neighbors

Was a County Staff/Representative present at meeting? Jaime Lee (Name)

RECEIVED

FEB 21 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Eric Miller (owner)		X	parking turnaround, ADU on lower lot accessed by open stairs
Christine Kemp (representing immediate neighbors) Tweedon		X	lot line dispute, power parking space would be impacted
			Construction of ADU disrupts land. House mass too large
			property line history adjustments

Philamina Smith

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)
Why intrude into neighbors space?		
owner bought lot in good faith that lot was trash containers on turnaround		power turnaround same as power on neighbor's driveway owner will remove trash containers
Staircase to ADU		

ADDITIONAL LUAC COMMENTS.

Concern from neighbor. Have suggested alternatives. Perhaps owner could work with neighbor.

Concern outcome of neighbor. What is LUAC's role?

Owner is insistent that this is his property and has approval from neighborhood association.

* suggest some resolution to parking turnaround issue: smaller/ proving similar to present paving.

RECOMMENDATION:

Motion by: Ron Dettloff (LUAC Member's Name)

Second by: Kemay Eoyang (LUAC Member's Name)

Support Project as proposed

Support with possible changes to parking turnaround.

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Ron Dettloff, Kemay Eoyang, Linda Agarti, Tamara Harris (4)

Noes: _____

Absent: Joy Jacobs (1)

Abstain: Ø

