

Attachment F

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MINUTES
Cachagua Land Use Advisory Committee
Wednesday, October 28, 2015

1. Site visit at 4:30 PM at 19345 CACHAGUA RD CARMEL VALLEY (FIRST BAPTIST CHURCH)

ATTENDEES: Kathy Hebermann, Diane Miller, Sarah Haussermann, Orville Meyers,
Joshua Stewart, Members of the public, Ashley Nakamura (Planning Department)

2. Meeting called to order by Matt Shea at 6 pm

3. Roll Call

Members Present: Matt Shea, Jack Galante, Kathey Herbermann, Diane Miller,
Sarah Haussermann (5)

Members Absent: TonyScardina (1)

4. Approval of Minutes:

a. September 24, 2014 minutes

Motion: Kathy Herbermann (LUAC Member's Name)

Second: Sarah Haussermann (LUAC Member's Name)

Ayes: Shea, Galante, Herbermann, Miller, Haussermann (5)

Noes: 0

Absent: Scardina (1)

Abstain: 0

5. **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

6. **Scheduled Item(s)**

7. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Matt Shea

Motion: Sarah Haussermann (LUAC Member's Name)

Second: Jack Galante (LUAC Member's Name)

Ayes: Shea, Galante, Herbermann, Miller, Haussermann (5)

Noes: 0

Absent: Scardina (1)

Abstain: 0

LUAC member nominated for Secretary: Tony Scardina

Motion: Sarah Haussermann (LUAC Member's Name)

Second: Kathy Herberman (LUAC Member's Name)

Ayes: Shea, Galante, Herbermann, Miller, Haussermann (5)

Noes: 0

Absent: Scardina (1)

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

8. Meeting Adjourned: 7:08 pm

Minutes taken by: Jack Galante

Minutes received via email November 10, 2015

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Cachagua**

Please submit your recommendations for this application by: **October 28, 2015**

Project Title: FIRST BAPTIST CHURCH
File Number: PLN140863
File Type: PC
Planner: NAKAMURA
Location: 19345 CACHAGUA RD CARMEL VALLEY

Project Description:

Use Permit to establish a church within an existing single family dwelling within the Resource Conservation zoning district. The establishment will require an 744 square foot addition to the main level of the structure and the addition of a 830 square foot basement to be used as a youth room. The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Orville Meyers, applicant
Joshua Stewman, designer

Was a County Staff/Representative present at meeting? Ashley Nakamura (Name)

Applicant presented plans for moving the First Baptist Church (currently referred to as Bible Studies Program) to 19345 Cachagua Road, Carmel Valley. Started 8 years ago at the General Store. Applicant discussed plans to slightly enlarge existing building.

Applicant discussed proposed hours of operation and current attendance (approximately 17 people).

Applicant would like to increase attendance. This is a community church and expects participants to be from the local community.

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff (?)	X		Was there a traffic impact report? Reply by Staff: Yes; 60 trips/day (more than current use); no significant impact

PUBLIC COMMENT CONTINUED:

Jerry King			Concerned about property tax exemption. Explained that this was a Federal and State matter and beyond the scope of this committee or County. Other County fees will be paid.
Derek (?)			Expressed concerns about traffic impacts and maintaining residential character
Mark (?)			Expressed that this is a church, not an issue of drinking and driving. Not a traffic concern.
Pam Bonoford			Concerned about sound projecting up the hill to their house
Josh Stewman			Project designer. There will be no sound impact as there will be very few meetings. It is complimentary to the nature of the community.
Orville Meyers (applicant)			Sounds come from house on property, not the church
Tom			A local benefit to the community
Cash Swanson			Been here since 1952. There is a change that happens in the community and the valley will continue to change. Need to adapt to change. The church is a benefit to the community.
Claudia Gainol			Not a member but the church is a benefit to the community. Lots of small businesses nearby. Not talking about long hours or lots of noise.

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)
Sarah Haussermann		Is there a fire fee? Staff: Not sure
Matt Shea		What is max occupancy? Staff: 70
Kathy Herbermann		Projected water usage? Applicant: less than a single family dwelling

ADDITIONAL LUAC COMMENTS

Diane Miller: Our job is to make recommendation, what would the community want?

RECOMMENDATION:

Jack Galante stated that we have to make a recommendation based upon the project and its impacts to the community as a whole. Stated he is sensitive to the few neighbors of the project and their concerns for potential noise, however, there is no evidence that a church that meets a few times a week, mainly during daylight hours, will create excessive noise. More noise would be created from a single family dwelling with lots of children playing for instance.

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

Second by: Kathy Herbermann (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Galante, Herbermann (2)

NOES: Shea, Haussermann, Miller (3)

ABSENT: Scardina (1)

ABSTAIN: 0

Motion fails

SECOND RECOMMENDATION:

Matt Shea made a motion to approve with special attention and concern for maintaining the rural character of the community, traffic concerns and noise potential. Limit the hours of operation and propose signage on the road to reduce traffic incidents

Motion by: Matt Shea (LUAC Member's Name)

Second by: Kathy Herbermann (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Galante, Herbermann, Shea, Haussermann, Miller (5)

NOES: 0

ABSENT: Scardina (1)

ABSTAIN: 0

Motion passes

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