

# Exhibit B

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## Exhibit B

### MINUTES Carmel Valley Land Use Advisory Committee Monday, February 21, 2017

1. Meeting called to order by JB at 6:30 pm
2. Roll Call  
Members Present: John A, Judy, CSF, Jonat, Neil, David, Brian  
Members Absent: Ø
3. Approval of Minutes:  
A. January 17, 2017 minutes  
Motion: JA (LUAC Member's Name)  
Second: David (LUAC Member's Name)  
Ayes: 7  
Noes: Ø  
Absent: Ø  
Abstain: Ø
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.

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

C) Announcements

7. Meeting Adjourned: 6:50 pm

Minutes taken by: CSF

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Valley

Please submit your recommendations for this application by: February 21, 2017

1. **Project Name:** MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)  
**File Number:** PLN020398 – AMD1  
**Project Location:** 415 W CARMEL VALLEY RD CARMEL VALLEY  
**Project Planner:** Son Pham-Gallardo  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** Amendment to a previously approved Combined Development Permit (PLN020398) consisting of modification to location of a previously approved office and maintenance building and replace with three single story modular building and two storage container structures. Materials and colors to match existing. The property is located at 415 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan. [Related permit PLN120699 extended PLN020398 for 5 years]

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

Was a County Staff/Representative present at meeting? Anna ~~Don~~ Quench (Name)

### PUBLIC COMMENT:

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)
Removal of temporary storage		
Additional screening of new structures from both roads		

#### ADDITIONAL LUAC COMMENTS

Sewage smells in parking lot

#### RECOMMENDATION :

Motion by: Neil Agrom (LUAC Member's Name)

Second by: David (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

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

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Continued to what date: \_\_\_\_\_

AYES: 7

NOES: Ø

ABSENT: Ø

ABSTAIN: Ø

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