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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 5, 2022



1. Meeting called to order by John Borelli at 4:04 pm

2. Roll Call

Members Present:

Chip Moreland, Norm Leve, John Borelli, Holli Leon, Clyde Freedman, Dan Keig (6)

Members Absent:

Doug Paul (1)

3. Approval of Minutes:

A. November 7, 2022 minutes

Motion: John Borelli (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: Chip Moreland, Norm Leve, John Borelli, Holli Leon, Clyde Freedman, Dan Keig (6)

Noes: 0

Absent: Doug Paul (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

None

7. Meeting Adjourned: 5:05 pm

Minutes taken by: Holli Leon



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:** HEISLER KARL F & MICHELE A HEISLER TRS
Item continued from 11/7/22 meeting
- File Number:** PLN190184
- Project Location:** 90 CREST RD CARMEL
- Assessor's Parcel Number(s):** 241-231-010-000
- Project Planner:** SON PHAM-GALLARDO
- Area Plan:** CARMEL LAND USE PLAN
- Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit for a new test well and 2) Coastal Development Permit for the removal of 4 (four) protected trees (3 Pine & 1 Cypress).

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

(Please include the names of those present)

Karl Heisler

Was a County Staff/Representative present at meeting? Phil Angelo & Zoe Zepp (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)
Is a new permitted in this area?		Yes
Does it mean you will automatically get a septic permit?		No, but likely if project meets County requirements

ADDITIONAL LUAC COMMENTS

None

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: Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve, Holli Leon, John Borelli (6)

Noes: 0

Absent: Doug Paul (1)

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:** JOHNSON HAL W JR & ALLISON H
 File Number: PLN210061
 Project Location: 226 HWY 1 CARMEL
 Assessor's Parcel Number(s): 241-182-003-000
 Project Planner: PHIL ANGELO
 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 3,876 square foot two-story single family dwelling with a 1,372 square foot attached garage & associated site improvements; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow removal of seven [7] protected trees (6 Monterey Cypress and 1 Monterey Pine); and 4) Coastal Development 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)

Eric Miller, Eric Miller Architects Inc

Was a County Staff/Representative present at meeting? Phil Angelo & Zoe Zepp (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)
How is access?		Have easement for driveway to get to house
Variance needed to push home back to take advantage of flat area		From 30 feet to 20 feet, advised by County
Slope is greater than 30%		Yes, both in front and back of house
Where is water coming from?		There are three (3) houses [including this house] using the well; adequate amount of water
Where is sewer coming from?		Can hook up to sewer
Where is well water storage?		Didn't know details
How long will it take to construct the house?		About 1 ½ years
What material will be used for the flat roof?		<ul style="list-style-type: none"> - Vinyl product - Decided against green roof because it won't be seen

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

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

Second by: Chip Moreland (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, Holli Leon, Clyde Freedman, Norm Leve, Chip Moreland, Dan Keig (6)

Noes: 0

Absent: Doug Paul (1)

Abstain: 0



Friedrich, Michele

From: Pham-Gallardo, Son
Sent: Tuesday, November 8, 2022 4:48 PM
To: Friedrich, Michele
Cc: Angelo, Philip; Zepp, Zoe
Subject: FW: PLN190184-Heisler - Archaeology
Attachments: Updated GIS Parcel Map.pdf; Parcel-Map_2022.pdf

If Heisler is continued for December 5th meeting, please forward the below information to the LUAC members. Thank you.

Sincerely,

Son Pham-Gallardo
Senior Planner
Monterey County Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
Office: (831) 755-5025
Direct: (831) 755-5226



From: Karl F. Heisler <kfhmah@mindspring.com>
Sent: Tuesday, November 8, 2022 1:49 PM
To: Pham-Gallardo, Son <Pham-GallardoS@co.monterey.ca.us>
Subject: RE: PLN190184-Heisler - Archaeology

[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.]

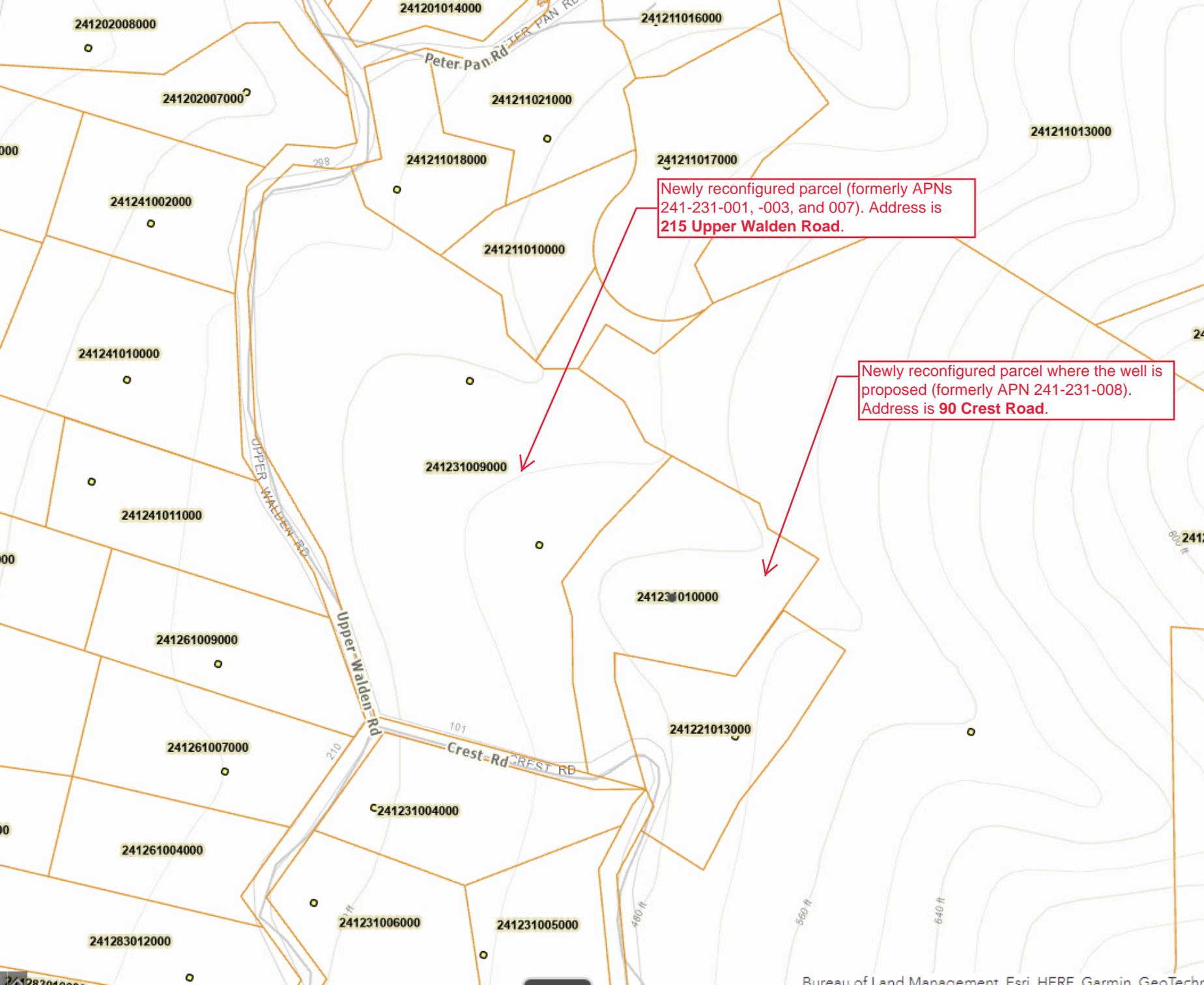
OK; I have those both on my calendar. I will be sure to attend the LUAC meeting.

Regarding the address, it is, in fact, 90 Crest Road, but that address is relatively new. It was created a couple of years ago and then just reassigned to APN 241-231-010 following approval of our lot line adjustment. The easy way to find the site is to go up Crest Road (to the east) from Upper Walden Road (very steep hill). Where Crest makes a near-90-degree turn to the right (south), there is a dirt road that extends to the left (north). That dirt road is part of a 60-foot-wide "panhandle" that leads to the bulk of the parcel, which extends eastward nearly to the big green Cal-Am water storage tank and northward to the ravine. (One of the LUAC members, Dan Keig, is our neighbor to the east, and he recently sold the parcel immediately southeast of our parcel, so I would imagine that he knows where our lot is located.) I have attached a screen shot from the County GIS map, along with the assessor's parcel map.

I would caution folks **not to try to drive on the dirt road**. The archaeologist who surveyed our property did so, got stuck in the mud, and was stranded for some time before our tree guy was able to extract him using his Bobcat tractor. (The tow truck that showed up could not get to him.) So if someone drives to the site, they should park along Crest Road and not attempt to drive on the property, especially at this time of year!

Thank you.

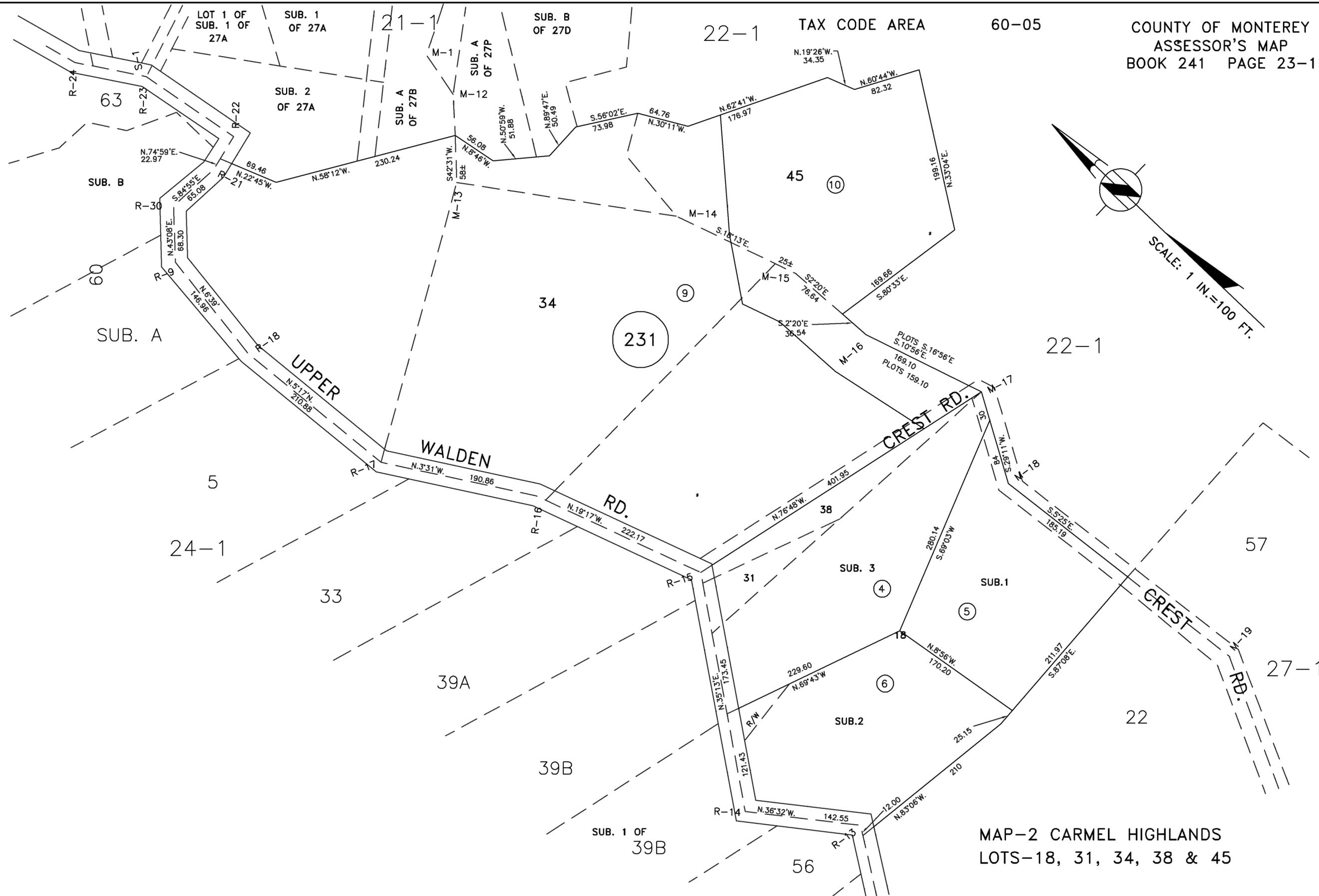
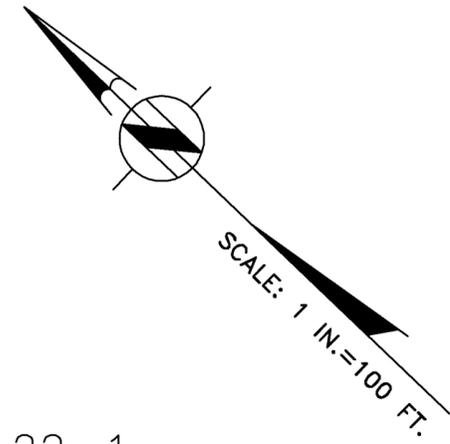
Karl F. Heisler
kfhmah@mindspring.com
415-377-5303



Newly reconfigured parcel (formerly APNs 241-231-001, -003, and 007). Address is **215 Upper Walden Road**.

Newly reconfigured parcel where the well is proposed (formerly APN 241-231-008). Address is **90 Crest Road**.

22-1 TAX CODE AREA 60-05



MAP-2 CARMEL HIGHLANDS
LOTS-18, 31, 34, 38 & 45