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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, July 17, 2023

1. Meeting called to order by John Borelli at 4:15 pm

2. Roll Call

Members Present:

John Borelli, Dan Keig, Chip Moreland, Norm Leve, Clyde Freedman and Doug Paul (6)

Members Absent:

None (0)

3. Approval of Minutes:

A. May 15, 2023 minutes

Motion: Minutes will be reviewed at the next (LUAC Member's Name)
meeting

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

The chair asked the members to consider volunteering for the Secretary position that is open due to the resignation of Holli Leon

The chair urged members to suggest & recruit 3 new members to the LUAC. Clyde Freedman suggested members look for an architect to recruit. It was suggested that a recruiting note should be added to the Association newsletters of the Carmel Highlands, Mal Paso, Carmel Woods and Carmel Meadows.

The chair gave an update on the Carmel Meadows CAWD project reviewed at the Planning Commission meeting.

The chair read through the revised LUAC letter to the County. Dan Keig recommended the members have one more read through the letter before it is sent. The goal is to send the letter within a week.

The chair raised the issue of updating the Carmel Land Use Plan. It was recommended the chair contact the LUAC Planning staff liaison, Zoe Zepp for guidance.

7. Meeting Adjourned: 5:45 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:** DOLORES PASS LLC
File Number: PLN220117
Project Location: 24726 DOLORES ST, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-111-008-000
Project Planner: Philip Angelo
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: A Coastal Administrative Permit and Design Approval to allow the construction of a 3,817 single-family dwelling, inclusive of a 420 square foot garage and 169 square foot basement, and associated site improvements;
A Coastal Development Permit to allow removal of 14 trees, consisting of 4 Monterey pine (3 of which are landmark size), 9 Coast Live oak, and 1 Redwood;
A Coastal Development Permit to allow development on slopes in excess of 30%, consisting of 279 square feet of disturbance to allow the construction of the house and installing post-construction stormwater measures; and
A Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

(Please include the names of those present)

Angie Phares, Mark McDonald, Patricia Watson, Richard Warren, Jack Meheen, Anna Bornstein (6)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
			None

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)
Driveway access – the house sits on a very dangerous turn area of Dolores.		
It was noted that the slope is in excess of 30 degrees but the Planning representative present at the meeting indicated it was ok.		
It was indicated by the project presenter that this could be a speculation project.		
Tree removal necessitated by the construction would be replaced in kind one-to-one		

ADDITIONAL LUAC COMMENTS

The architect that represented the project at the LUAC meeting did a good job reviewing the project and answering questions. There are no variances, although the house is sited on a lot with slope areas greater than 30 degrees. Samples of materials being used were presented and looked fine. There will be no ADU as part of this project. There will be a solar array as per code. All trees removed will be replaced. The home design is in keeping with Carmel. The home and overall project represents an improvement to the site; as presently the site is quite deteriorated.

RECOMMENDATION:

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

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

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Dan Keig, Chip Moreland, Norm Leve, Clyde Freedman and Doug Paul (6)

Noes: 0

Absent: 0

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:** CARMEL ASSISTED LIVING LLC
 File Number: PLN220212
 Project Location: 24945 VALLEY WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-061-002-000, 009-061-003-000, & 009-061-005-000
 Project Planner: Fiona Jensen
 Area Plan: Carmel Land Use Plan, Coastal Zone.
 Project Description: Coastal Development Permit to allow a Lot Line Adjustment of three (3) legal lots of record: Parcel 1 (3.46 acres), Parcel 2 (0.3 acres) and Parcel 3 (0.19 acres), resulting in three (3) lots containing 1.74 acres [Adjusted Parcel 1 (A)], 1.58 acres [Adjusted Parcel 2 (B)] and 0.46 acres [Adjusted Parcel 3 (C)].

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

(Please include the names of those present)

Angie Phares, Mark McDonald, Patricia Watson, Richard Warren, Jack Meheen, Anna Bornstein (6)

Was a County Staff/Representative present at meeting? Fiona Jensen (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

All residents present voiced this concern. Lead by Mark McDonald	X		At the meeting there was a general concern voiced in many ways by each of the residents attending that the rationale for the lot line adjustment should be disclosed. Residents were interested in what the applicant intended to do with the 5 lots that will result from the lot line adjustment. The applicant's representative did respond with some vague development comments. Having the owner present perhaps would have reduced the angst of the residents.
All residents present voiced this concern. Lead by Angie Phares	X		Traffic congestion is a concern of all the residents, depending on the site development objectives.
All residents present voiced this concern. Lead by Angie Phares	X		Safety evacuation is a concern of all the residents, depending on the site development objectives. There is only one alternative escape route should one of the routes be blocked.

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.)
Water credits from the abandoned Hospital and nurses' quarters can be re-distributed among the 5 proposed lots allowing for development.		

ADDITIONAL LUAC COMMENTS

The conversation between the applicant representative, the LUAC members and the public stalled repeatedly on the concern regarding the ultimate development of the subdivided lots. Though the applicant representative attempted to address this concern obliquely, ultimately it was unresolved in anyone's mind that was present. The residents are justifiably concerned with the potential "over development" of this property. Valley Way is a small narrow road. It is heavily congested at times even today with traffic turning off of Highway One onto Valley Way attempting to go around frequently stalled traffic congestion on Highway One. This puts a burden on the residents regarding their routine as well as their daily needs for egress and ingress. Clearly this is not a road that can absorb a large amount of additional traffic as is.

Though the ultimate use of these sub-divided lots was not before the LUAC, only the matter of the lot line adjustments, the concern for overdevelopment by the residents is real and is concerning.

In thinking and discussing this project some thoughts come to mind that are worthy of the Planning Commission's consideration.

As follows:

It is reasonable to assume that the applicant, who has sufficient economic resources to purchase this parcel, including the various fees associated with the sub-division, etc. is a reasonably capable businessperson(s). Furthermore, it is reasonable to assume that such a person(s) has the wherewithal to develop the 5 sub-

divided lots, otherwise there would be little reason for the lot line adjustments. Given these assumptions, it then strains normal-thinking credibility that such a capable businessperson(s) does not have a clear plan for the development of the properties and an associated path to profitability.

It may not be required to divulge plans and to limit the project solely to a lot line adjustment, but it does not engender neighborhood support or comfort in the project.

RECOMMENDATION:

Motion by: Doug Paul (LUAC Member's Name)

Second by: Chip Moreland (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman and Doug Paul (5)

Noes: Norm Leve (1)

Absent: 0

Abstain: 0