

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 17, 2017

1. Meeting called to order by Bob Littell at 4:00 pm

2. Roll Call

Members Present: Rainer, Mehnen, Littell (3)

Members Absent: Clyde Freeman, Peter Davis (2)

3. Approval of Minutes:

9-6-17, 10-03-17, and 11-21-17 / minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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.

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Next meeting:
Monday, May 1, 2017
4:00pm

7. **Meeting Adjourned:** 6:05 pm

Minutes taken by: B. Reinuz Acting Sec'y

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: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **April 18, 2017**

1. **Project Name:** BLACK CROW, LLC
File Number: PLN160348
Project Location: 2874 PRADERA RD, CARMEL, CA 93923
Project Planner: JOE SIDOR
Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: Coastal Administrative Permit and Design Approval to allow the demolition of an one-story single-family dwelling, and the construction of a 2,464 square foot one-story single-family dwelling with a 390 square foot attached two-car garage. The property is located at 2874 Pradera Road, Carmel (Assessor's Parcel Number 243-053-005-000), Carmel Land Use Plan, Coastal Zone. *Zoning Administrator April 27th*

1. **Project Name:** AT&T
File Number: PLN170058
Project Location: THE PROPERTY IS LOCATED AT HIGHWAY 1 & RILEY RANCH ROAD, CARMEL
Project Planner: JOE SIDOR
Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: Design Approval to allow replacement of two (2) panel antennas and one (1) conduit riser; installation of one (1) pole riser, two (2) H-Frame (bracket), two (2) RRUS, one (1) cabinet, and 6-foot high wood fence to an existing wireless communications facility. The property is located at Highway 1 & Riley Ranch Road, Carmel (Assessor's Parcel Number 000-000-000-000), in the State of California Highway 1 right-of-way, Carmel Land Use Plan, Coastal Zone. *Zoning Administrator for May 11th hearing*

Was the Owner/Applicant/Representative present at meeting? Yes ☒ No ☐

*Dominic Askew - rep.
Justin Pauly*

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT:

Name	Site Neighbor?	Issues / Concerns (suggested changes)
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Public Comment Neighbor

Suggested Changes

	YES	NO	
1. Courtney Meyer New deck addition will block light to office. Mass and bulk has impact on material light to her residence.	✓		Consider open railing around top of deck where solid wall is presently proposed.
2. Jay Sinclair - concerns for mass of proposed residence. Eaves of residence intrude on side yard set backs.	✓		Eaves cannot extend into set backs more than 2 1/2 ft. Title 20, Section 20.62.040, C. Reduce eaves particularly at southeast corner of proposed home.
3. Mark Larsen has concerns regarding drainage. He is neighbor to the north. Where will rain water go?	✓		Applicant must show drainage system and where rain water will be collected and dispersed.
4. Pat Sinclair - neighbor directly across Prater Rd. Stucco wall of deck adds to mass of home. Wall at top of deck should be a design of railings that provide safety but also reduces mass of solid deck wall.	✓		See-Three type of railings that let light thru and also help reduce impact of mass in area where deck is proposed.

LUAC Committee Comments:

1. Lighting of deck and at front entrance and garage and along walls of patio must meet county ordinance. Steps up to deck floor, along stair way to deck area should be at foot level. No lights should be allowed along top of wall that is shown, pg. A1.3, a round perimeter of residence (wood fence or concrete wall) not to exceed 6 ft. as required by county.
2. Smoke concerns from outdoor fire place designed in front patio. Applicant was stated that gas will be source of heat in outdoor patio fireplace.
3. Privacy for neighbors from proposed deck, massing of proposed deck; and integrated into the proposed architecture.

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: B. Rainer - to approve (LUAC Member's Name)
 with conditions #1. correct eave overhang that extends over 2 1/2 ft. into set-back. #2. Concern for privacy where

Second by: B. Littell (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes (conditions of approval) deck and stairs to deck are proposed. Wall of deck should be open railing, not solid stucco wall (helps reduce mass) #3. All outdoor lighting must meet County ordinance and steps to outdoor deck should be at foot level. #4. Address drainage concerns at north side yard of project.

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3 - McHeen, Littell, Rainer

NOES: 0 - None

ABSENT: 2 - Freeman, Davis

ABSTAIN: 0 - None