

# Exhibit B

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, September 18, 2017**

1. Meeting called to order by Janet at 6:30 pm

2. Roll Call

Members Present: Charles, Janet, John, Neil, David, Jody

Members Absent: Brian Rosmusser

3. Approval of Minutes:

A. August 7, 2017 & September 5, 2017 minutes

Motion: Neil (LUAC Member's Name)

Second: John (LUAC Member's Name)

Ayes: 6

Noes: 0

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.

~~NOTE~~  
~~Message~~  
None



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*none*

B) Announcements

*None*

7. Meeting Adjourned: 6:55 pm

Minutes taken by: Charles Franklin

# 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: **September 20, 2017**

1. **Project Name:** ROBERTS JAMES H & ROBERTS TAMI TRS  
**File Number:** PLN170536  
**Project Location:** 10155 Calle de Robles Road, Carmel Valley  
**Project Planner:** CHERYL KU, ASSOCIATE PLANNER  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** Combined Development Permit consisting of: (1) a Use Permit for development on slopes exceeding 25% and (2) an Administrative Permit for development within a site plan review or "S" zoning district to allow the construction of an approximate 3,550 linear foot driveway to provide access to residential parcels and grading (approximately 5,500 cubic yards cut/5,100 cubic yards fill). The property is located at the intersection of 10155 Calle de Robles Road, Carmel Valley (Assessor's Parcel Numbers 185-051-009-000 & 185-051-018-000), Carmel Valley Master Plan.  
**Recommendation To:** PLANNING COMMISSION

Was the Owner/Applicant/Representative Present at Meeting? Yes X No \_\_\_\_\_  
*Marge Ingram Vialto Arch*

Was a County Staff/Representative present at meeting? *Jacklyn Ansonjo* (Name)  
Jacqueline Onciano

**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)

**ADDITIONAL LUAC COMMENTS**

*Applicant indicated changes  
to minimise impact on adjacent trees*

**RECOMMENDATION :**

Motion by: John A (LUAC Member's Name)

Second by: Nat (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

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

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

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0

# 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: September 20, 2017

2. **Project Name:** MONTEREY FISH COMPANY  
**File Number:** PLN160504  
**Project Location:** 19 E. Carmel Valley Road, Carmel Valley  
**Project Planner:** MARIA LOPEZ, PERMIT TECHNICIAN II  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** Design approval to allow exterior paint changes to the existing Monterey Fish Company. The proposed color consists of white with dark blue trim. The property is located at 19 E. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-291-006-000), Carmel Valley Master Plan.  
**Recommendation To:** ZONING ADMINISTRATOR

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

Was a County Staff/Representative present at meeting? Jacqueline Onciano (Name)  
Jacqueline Onciano



**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)

**ADDITIONAL LUAC COMMENTS**

*Color rendering exhibit does not look  
white with blue trim*

**RECOMMENDATION :**

Motion by: Neil (LUAC Member's Name)

Second by: John (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

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

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0

# 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: **September 20, 2017**

**3. Project Name:** MESSIAH  
**File Number:** PLN170513  
**Project Location:** 26425 Via Petra, Carmel  
**Project Planner:** CHERYL KU, ASSOCIATE PLANNER  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** Review possible paint colors for existing house at 26425 Via Petra, Carmel.  
**Recommendation To:** ZONING ADMINISTRATOR

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

*Messiah*

Was a County Staff/Representative present at meeting? Jacqueline Anciano (Name)

Jacqueline Anciano

**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)

## ADDITIONAL LUAC COMMENTS

*Frosty melon matte finish*

## RECOMMENDATION :

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

Second by: John Anziny (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

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

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

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0