

**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, December 21, 2015**

1. Meeting called to order by Barbara Rainer Acting Chair at \_\_\_\_\_ pm

2. **Roll Call**

Members Present: Barbara Rainer, Jack Meheen, Clyde Freedman, Robert Littell (4)

Members Absent: Peter Davis (1)

3. **Approval of Minutes:**

a. October 19, 2015 minutes

Motion: Robert Littell (LUAC Member's Name)

Second: Barbara Rainer (LUAC Member's Name)

Ayes: (4) Rainer, Meheen, Freedman, Littell

Noes: 0

Absent: (1) Davis

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:** 4:45 pm

**Minutes taken by:** Robert Littell

Minutes received via email January 8, 2016

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **December 21, 2015**

**Project Title:** BIG SUR LAND TRUST THE (LOBOS RIDGE)

**File Number:** PLN150805

**File Type:** ZA

**Planner:** GONZALES

**Location:** 3400 RED WOLF DR CARMEL

**Project Description:**

Combined Development Permit to allow: 1) a Coastal Administrative Permit to establish a building envelope for a future single family dwelling; non-habitable accessory structures, domestic well, septic and leach field system; 2) a Coastal Administrative Permit for a 450 square foot guesthouse; and 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat. The property is located at 3400 Red Wolf Drive, Carmel (Assessor's Parcel Number 416-011-007-000), Carmel Area Land Use Plan, Coastal Zone.

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**Was the Owner/Applicant/Representative present at meeting?** Yes   X   No           

Rich Hamilton

Rachael Saunders

**Was a County Staff/Representative present at meeting?**       Craig Spencer       (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)
Well Productivity		Critical review by county

## ADDITIONAL LUAC COMMENTS

- 1) Concerned about allowed square footage of buildings proposed, It was confirmed by Rich Hamilton the application has a 10,000 square foot maximum. Which would include auxillary buildings such as guest house, studio, workshop, etc.
- 2) Concerned about siting of proposed buildings. When LUAC reviews building submittal It should be noted to applicant that we will also be looking at the siting of the buildings with particular attention to there fitting into the existing topography, and avoiding large cuts and fills.

## RECOMMENDATION:

Motion by: Robert Littell (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: \_\_\_\_\_

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

AYES: (4) Rainer, Freedman, Meheen, Littell

NOES: 0

ABSENT: (1) Davis

ABSTAIN: 0