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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, June 18, 2018

1. Meeting called to order by Robert Littell at 4:01 pm

3. Roll Call

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

Members Absent: (0) None

4. Approval of Minutes:

a. May 7, 2018 minutes

Motion: by Meheen to approve (LUAC Member's Name)

Second: Littell (LUAC Member's Name)

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

Noes: (0) None

Absent: (0) None

Abstain: (0) None

5. **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

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

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
None

B) Announcements
Monday July 2, 2018 meeting at 4:00 PM if there are projects.

8. Meeting Adjourned: 7:20 pm

Minutes taken by: Barbara Rainer Secty.



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **June 22, 2018**

1. **Project Name:** CHAPMAN STANLEY GRAHAM III ET AL
File Number: PLN171046
Project Location: 2707 Pradera Road, Carmel
Assessor's Parcel Number: 243-032-020-000
Project Planner: Joe Sidor, Associate Planner
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: Coastal Administrative Permit and Design Approval to allow the construction of a 4,403 square foot single family dwelling with a 522 square foot attached garage and a 459 square foot covered deck; and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.
Recommendation To: Zoning Administrator

Was the Owner/Applicant/Representative present at meeting? Yes X No _____
Architect Cam Helland

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

PUBLIC COMMENT:

	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Salvo and Christen Kemp, legal representative for Salvo	X		Architectural style not compatible to neighborhood surroundings. Request applicant to lower southwest corner of garage by 18 inches in order to retain ocean view from balcony. Lower height of front area of Chapman's bedroom wing and rear portion of residence.
Carl J. Fisher Exemption Trust, Anne Beate Fisher, Trustee	X		Letter submitted addressing concern for building mass and footprint of proposed residence near rear lot line set back. Reconsider location of wooden fence along left side yard due to impact on Fisher's cypress hedge.

Diane Quinta, 2730 Ribera Rd. Residence to rear of Chapman parcel	X		Loss of privacy from Chapman's street level living area, covered deck and master bedroom will look into Quinta's back patio, living room and dining room. In ground spa close to Chapman rear yard fence may cause noise issues.
Nancy Knopp, neighbor across street on Pradera Road	X		Spoke against Chapman design. Request redesign. Architectural style not compatible with neighborhood
Larry Purcell, Chairman of Carmel Meadows Home Owners Association	X		See letter to Joe Sidor dated May 14, 2018 Signed by Andy Popaduik from Carmel Meadows Architectural Review Committee stating approval of plans
Tony Lombardo, Attorney			Asked us to refer to above letter from Architectural Review Committee
Mrs. Chapman, Owner of Project under review	X		Commented that if plans were lowered in height they would lose view of Carmel River Beach. She remarked that this residence will be the family home and they would be permanent residents

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)
Outdoor lighting shall be absolutely minimal. Outdoor lighting shall be kept at foot level on pathways.		Follow lighting ordinances

ADDITIONAL LUAC COMMENTS

This project is compatible with other contemporary homes in the area. Reducing height of the project or setting the garage further back from the street as viewed through site photos does not seem to open up any views for adjacent neighbors. Front setbacks are according to County Standards. The rear setback for 80 % of the building is at least 20 feet County Standard is 10 feet, and the remainder is at least 10 feet.

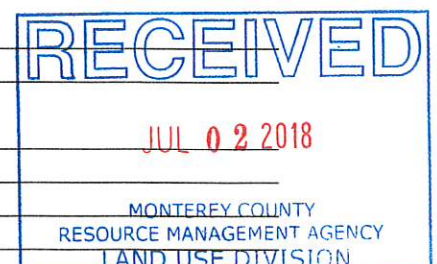
RECOMMENDATION:

Motion by: Jack Meheen to approve (LUAC Member's Name)
 Second by: Robert Littell (LUAC Member's Name)

X Support Project as proposed
 _____ Support Project with changes (conditions of approval)
 _____ Continue the Item

Reason for Continuance: _____
 Continued to what date: _____

AYES: (3) Meheen, Littell, Rainer
 NOES: (1) Freedman
 ABSENT: (0) None
 ABSTAIN: (0) None



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