

MINUTES
Carmel Highlands Land Use Advisory Committee
Tuesday, January 16, 2018

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

2. Roll Call

Members Present: Barbara Rainer, Jack Meheen, Bob Littell, Clyde Freedman, Michael Hulfactor

Members Absent: none

3. Approval of Minutes:

a. December 4, 2017 minutes

Motion: To be continued (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.

None





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) Election of Officers: Chairperson and Secretary Announcements

To be continued

C) **Approval of 2018 Calendar:**

Motion: To be continued _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

D) Announcements

7. **Meeting Adjourned:** 6:32 pm

Minutes taken by: Barbara Rainer (projects 1 and 2), Michael Hulfactor (project 3 due to Rainer's absence)

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: **January 19, 2018**

1. **Project Name:** PIETRO FAMILY INVESTMENTS LP (Continued from 10/16/17 & 12/4/17 Carmel Highland LUAC)
File Number: PLN170613
Project Location: 26346 Valley View Avenue, Carmel
Project Planner: Maira Blanco, Assistant Planner
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 5,441 square foot single family dwelling with 440 square foot attached garage; and a 2) Coastal Development Permit for development within 750 feet of a known archaeological site. The project includes a new 2,413-square foot basement. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Land Use Plan, Coastal Zone
Recommendation To: Planning Commission

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

Tom Meaney, architect Chris Adamski, contractor Gail Hatter, land use specialist with attorney Lombardo & Associates

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Terry Latasa, architect representing a neighbor	(rep.)		Concerned about a nearby earthquake fault; applicant representative stated that geological report shows fault at corner of lot within a setback area.
Ramie Allard	X		Concerned that height of roof peak is too high, plan has too many water features, 6 40 ft Cypress trees were removed but will be partly replaced by very small trees that are more like shrubs (Western redbud), another

			native plant is not appropriate for north wall. Wants more natural, organic landscaping and less hardscaping.
Vicky Thomas	RECEIVED JAN 25 2018 MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION	X	Wants the impact of a large house on the surrounding neighborhood to be softened, possibly setting it back more from street.
Eleanor Spare		X	'I do not want a Mac Mansion' there; concerned about the very large basement.
Jane Tubman		X	Height of the house is too high, wants the visual impact of the house to be softened.

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)
Large basement requiring trucking of much material from an archeological sensitive area, could disturb artifacts.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.8.3.4	Basements should not be permitted at sensitive archeological sites, or use minimized under special circumstances.
The surrounding neighborhood has a rural setting, though, in general, design and materials seem OK, though metal roof may be of concern (see comments below). Landscaping should use native plants, and hardscape should have a rural character and not the urban character shown on plan.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.2.3.6	Landscaping to be rural in character which would soften development impact on neighborhood by increasing foliage, natural landscaping, and adding large trees such as native pine or cypress.
Concern about containment of stormwater on site due to large amount of roof and hardscape area.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.4.4 part C.5	Plans should keep as much stormwater on property as possible.

ADDITIONAL LUAC COMMENTS

1. This development and PLN170612 are close to known archeological site(s), and PLN170611 had a positive archeological finding. Carmel Point, in general, is an archeologically sensitive area. Recommend the Planning Commission discuss whether to allow or restrict basements close to known archeological sites or in generally archeologically sensitive areas such as Carmel Point.
2. Recommend the Planning Commission discuss the metal roofs proposed for this development and PLN170611. Are they appropriate for this area or are other roof materials, such as wood shingles and slate, more appropriate in order to be more consistent with the rural theme of the area?
3. Recommend that RMA review building techniques on sites such as this one. The contractor, Mr. Adamski, stated that due to unstable topsoil extending at least 6 ft below ground level (as indicated by a soil report not reviewed by

this committee), he would need to excavate all 6 feet and replace and compact it over the entire footprint of the building. This could, in effect, probably remove most archeological artifacts if there were any. A basement would require about 10 feet of gross excavation, so the effect on an archeologically sensitive area could be essentially the same. There are, however, alternative structural systems that are far less intrusive than the proposed excavation solution. These are (a) Caissons and grade beams requiring 12 inch diameter holes. (b) Helical screw anchors, and grade beams. Anchors are screwed into the soil requiring less excavation and are less intrusive then the caisson system.

RECOMMENDATION:

Motion by: Hulfactor (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

X **Do Not Support Project as Proposed**

 Support Project as proposed

 Support Project with changes (conditions of approval)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

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

NOES: 1 (Meheen)

ABSENT: _____

ABSTAIN: _____

Reasons for Not Supporting Project as Proposed

1. Removal of large quantities of soil for construction of a large 2,413 sq ft basement could disturb possible archeological resources in an archeologically sensitive area.
2. The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees replacing the large ones removed.

See Additional LUAC Comments above.





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: **January 19, 2018**

2. **Project Name:** PIETRO FAMILY INVESTMENTS LP (Continued from 10/16/17 & 12/4/17 Carmel Highland LUAC)
File Number: PLN170612
Project Location: 26338 Valley View Avenue, Carmel
Project Planner: Maira Blanco, Assistant Planner
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,693 square foot single family dwelling with 365 square foot attached garage and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. The project includes a new 1,687-square foot basement. The property is located at 26338 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.
Recommendation To: Planning Commission

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

Tom Meaney, architect Chris Adamski, contractor Gail Hatter, land use specialist with attorney Lombardo & Associates

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ramie Allard	X		Concerned the building could be oversized, seems larger than a FAR of 45%.
Vicky Thomas	X		There appears to be a large amount of stonework for the building and the hardscaping. On a property recently developed by Pietro Family Investments adjacent to this property, masonry work was

			noisy and took nearly 2 years. Wants a strict construction plan.
Eleanor Spare	X		Concern about an oversize project, large basement.
Jane Tubman	X		A property recently developed by Pietro Family Investments adjacent to this property turned out to be much larger and more intrusive to the neighborhood than expected, with lots of lighting that impacts the area. Wants the house to be visually softer, have unobtrusive lighting.

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)
Large basement requiring trucking of much material from an archeological sensitive area, could disturb artifacts.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.8.3.4	Basements should not be permitted at sensitive archeological sites, or use minimized under special circumstances.
The surrounding neighborhood has a rural setting, though, in general, building design and materials seem consistent with setting. Landscaping should use native plants, and hardscape should have a rural character and not the urban character shown on plan.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.2.3.6	Landscaping to be rural in character which would soften development impact on neighborhood by increasing foliage, natural landscaping, and adding large trees such as native pine or Cypress (contractor said he planned to add Monterey Pine or Monterey Cypress trees).
Exterior lighting could adversely impact neighbors.	Carmel Area LUP, Local Coastal Program, certified 04/14/1983 updated/printed 12/16/1999 Ref. Policy 2.2.4 part 10.d; see also Coastal Implementation Plan, Part 4 adopted 01.05.1988 (20.146.030 part C.1.d)	Exterior lighting to be unobtrusive and harmonious with the local area; lighting fixtures should illuminate on-site areas with off-site glare fully controlled.

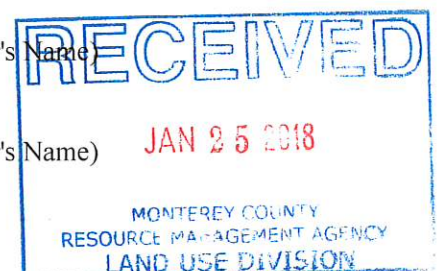
ADDITIONAL LUAC COMMENTS

Same as LUAC Comments, **items 1 and 3**, for PLN170613 above.

RECOMMENDATION:

Motion by: Rainer (LUAC Member's Name)

Second by: Hulfactor (LUAC Member's Name)



X **Do Not Support Project as Proposed**

 Support Project as proposed

 Support Project with changes (conditions of approval)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

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

NOES: 1 (Meheen)

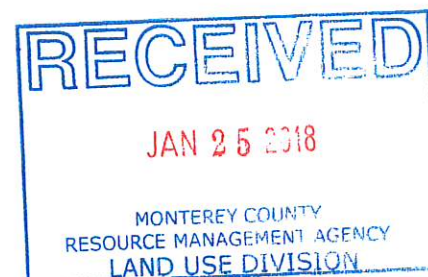
ABSENT: _____

ABSTAIN: _____

Reasons for Not Supporting Project as Proposed

1. Removal of large quantities of soil for construction of a large 1,687 sq ft basement could disturb possible archeological resources in an archeologically sensitive area.
2. The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.
3. Exterior lighting should be designed to stay onsite per County regulations.

See Additional LUAC Comments above.



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: **January 19, 2018**

3. **Project Name:** PIETRO FAMILY INVESTMENTS LP (Continued from 10/2/17 Carmel Highland LUAC)
 File Number: PLN170611
Project Location: 26307 Isabella Avenue, Carmel
Project Planner: LIZ GONZALES,
 Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 3,397 square foot two-story single family dwelling with a 1,366 square foot basement, and a 437 square foot attached garage; grading of approximately 620 cubic yards of cut/fill; and 2) Coastal Development Permit to allow development within an area with a positive archaeological report. The property is located at 26307 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-012-000), Carmel Land Use Plan, Coastal Zone.
Recommendation To: Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes X No
 Tom Meaney, architect Chris Adamski, contractor Gail Hatter, land use specialist with attorney Lombardo & Associates

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ramie Allard	X		Landscaping from street should soften the structure.
Dave Edwards	X		Concerned about demolition of north back wall (which is common to his property and proposed development). The contractor said the wall would not be demolished, which would be reflected in a revised plan. Concerned about a large blank wall next to his dining area, intrusive lighting, and the need to provide more natural landscaping.

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____ 3 (Littell, Freedman, Hulfactor)

NOES: _____ 1 (Meheen)

ABSENT: _____ 1 (Rainer)

ABSTAIN: _____

Reasons for Not Supporting Project as Proposed

1. Removal of large quantities of soil for construction of a large 1,366 sq ft basement could disturb possible archeological resources in an archeologically sensitive area.
2. The structure in design and materials should better reflect the more rural character of the surrounding neighborhood.
3. The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.
4. Exterior lighting should be designed to stay onsite per County regulations.

See Additional LUAC Comments above.

