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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, March 4, 2019

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

2. Roll Call

Members Present:

Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Members Absent:

James Kendall (1)

3. Approval of Minutes:

A. February 19, 2019 minutes

***Amend minutes to "Recommend a definite review period before approving ordinance"**

Motion: Judy Mac Clelland* (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

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) LUAC member nominated for Chairperson: Janet Brennan

Motion: John Anzini (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0

B) LUAC member nominated for Secretary: David Burbidge

Motion: Charles Franklin (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

None

7. **Meeting Adjourned:** 7:25 pm

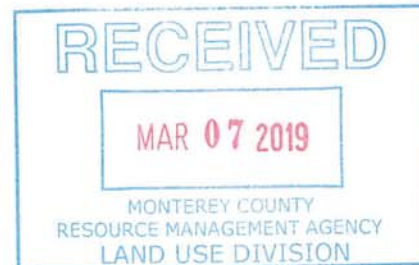
Minutes taken by: David Burbidge



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 Valley

1. **Project Name:** RAWNSLEY KATHI A TR
File Number: PLN180112
Project Location: 14 UPPER CIRCLE CARMEL VALLEY
Assessor's Parcel Number(s): 197-081-014-000
Project Planner: SON PHAM-GALLARDO
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Combined Development Permit consisting of: 1)
 Administrative Permit and Design Approval to allow the
 construction of a 4,212 square foot single family dwelling,
 1,163 square foot detached garage/workshop, 600 square foot
 detached guesthouse and 2) a Use Permit for removal of 32
 Oak trees for driveway.
Recommendation To: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Justin Halley, Architect

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Herb West	X		Tree concerns
Lorie Pike	X		Draining potential problems
Eric Sands		X	Drainage on client property
Alan Crockett	X		1995 drainage problems
Jeff Lester	X		Supports - road for emergency workers
Jim Vance	X		Length of project, noise, traffic, etc.

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)
Monument oaks	County arbitor	None

ADDITIONAL LUAC COMMENTS

Should require drainage and construction plans

RECOMMENDATION:

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

Second by: Charles Franklin (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item

Reason for Continuance: Request site visit

Continue to what date: _____

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; John Anzini (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0



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



Was the Owner/Applicant/Representative present at meeting? YES X NO

Realtor _____

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

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)
24 housing units	In master plan & shouldn't affect	

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Janet Brennan; Judy MacClelland; John Anzini; Charles Franklin; David Burbidge (5)

Noes: 0

Absent: James Kendall (1)

Abstain: 0



Patrick Dundon

10 Rancho el Robledo
Carmel Valley, California, 93924
831.659.1651
patrickdundon@comcast.net

Thursday, February 28, 2019

Monterey County LUAC
1441 Schilling Place
Salinas, CA 93901

RE: File number PLN180112
APN: 197-081-014-000

Dear Madams and Sirs,

I live adjacent to the proposed development and would like to make all parties aware of a few historical facts regarding this former ranch, now known as Rancho el Robledo.

1- The March flood of 1995 damaged the Stonepine bridge so that their vehicles needed to use a route out that took them over and down through Rancho el Robledo.

2.- My neighbors in # 11 and I have long considered the easement up and over that hill as a "back door" emergency route. Fire escape and access has always been a concern to residents here. We are at the end of a long private road.

See attached Assessors Map Book 197, Page 15

3.- It may be true, as the architect told me, that there is no legal easement, but historical use of this route should count for something.

4.- A similar situation exists in the nearby Los Tulares subdivision where residents have designated an escape route over private land in case of fire blocking the only road in or out.

I urge the developer and county to consider these facts and make provision for use of this historical route in event of an emergency.

Sincerely,

Patrick Dundon

