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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, May 6, 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; James Kendall (5)

Members Absent:

John Anzini (1)

3. Approval of Minutes:

A. April 15, 2019 minutes

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

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; Charles Franklin; Judy MacClelland; James Kendall (5)

Noes: 0

Absent: John Anzini (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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:50 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:** CLS SAN LLC (HUBBARD)
File Number: PLN190014
Project Location: 24790 OUTLOOK DR CARMEL
Assessor's Parcel Number(s): 015-032-004-000
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Design Approval to allow the construction of an approximately 3,100 square foot two-story single family dwelling and Use Permit to allow the development on slopes in excess of 30%.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Safwat Malek, Architect - Special set-back on this lot; no grading; consistent with other lots

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Charles Ferarri	X		Site set-back; Soft dirt; rail on garage side; Parking; Accidents
Robert Sequal	X		Parking for cars; Safety
Dinish	X		View-shed obstruction; look at topology; does not fit in area
Bob Sinotte		X	Rep of Home owners Assoc - object to project Views; parking; safety; walking
Jim MacPherson	X		Tall tree
Margret Walden	X		Views

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)
	Meets Master Plan Req View shed ok	Relocate a little lower; stronger barrier on driveway; construction plan will address soil concerns

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Judy MacClelland (LUAC Member's Name)



 Support Project as proposed
☒ X Support Project with changes – More parking; give consideration to being lower on property

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Janet Brennan, David Burbidge, Charles Franklin, Judy MacClelland, James Kendall (5)

Noes: 0

Absent: John Anzini (1)

Abstain: 0