

Exhibit E

This page intentionally left blank.

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, July 1, 2019



1. Meeting called to order by Jack Meheen at 4:05 pm

2. Roll Call

Members Present:

Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig (4)

Members Absent:

Clyde Freedman (1)

3. Approval of Minutes:

A. June 3, 2019 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0

B. May 20, 2019 minutes

Correction to address listed for Robin Moran under "Public Comment" of May 20, 2019 minutes. Address should have been written as "24388 San Mateo Avenue, Carmel"

Motion: Barbara Rainer (LUAC Member's Name)

Second: Holli Leon (LUAC Member's Name)

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (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

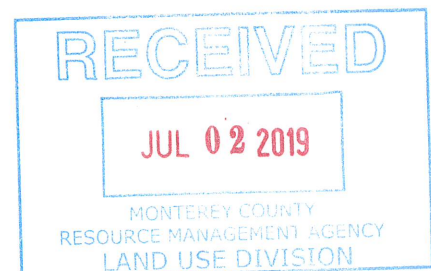
None

B) Announcements

None

7. **Meeting Adjourned:** 6:55 pm

Minutes taken by: Holli Leon



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 Highlands



1. Project Name: AMATYA PRADYUMNA & YING
File Number: Item continued from 5/20/19 meeting
Project Location: PLN180360
Assessor's Parcel Number(s): 24723 HANDLEY DR CARMEL
Project Planner: 009-591-006-000
Area Plan: YASMEEN HUSSAIN
Project Description: CARMEL LAND USE PLAN
 Coastal Development Permit and Design Approval for the construction of a 2,956 square foot single family dwelling with a 441 square foot attached garage and a 279 square foot wood deck on slopes greater than 30%.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Ben Tiscareno
Pradyumna Amatya

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT: None

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)
1) Brought samples		Make roof matte rather than shine
2) Drainage due to dip [not a swale] on property		Engineering to address moving and directing water to dissipation trench
3) Concern over materials "slipping" down back of lot that would possibly fall onto Highway 1		Construct barrier at bottom of property to catch any loose construction materials

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Dan Keig (LUAC Member's Name)

Second by: Holli Leon (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

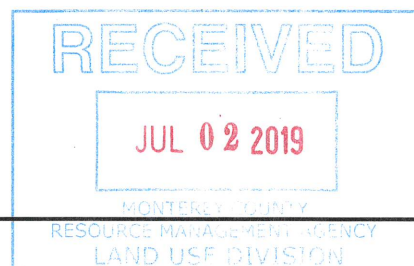
Continue to what date: _____

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



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 Highlands

2. **Project Name:** STEPPE STEPHEN M & SARA R TRS
 File Number: PLN180537
 Project Location: 2497 SAN ANTONIO AVE CARMEL
Assessor's Parcel Number(s): 009-412-004-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit to demolish an existing 449 square foot garage; 2) Coastal Administrative Permit and Design Approval for an approximately 1,165 square foot addition (approximately 689 square foot addition to the main level and 475 square foot to the basement) of an existing 1,414 square foot single family dwelling; and 3) Coastal Development Permit for development within 750 of a known archaeological site.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Sandra Dimas

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT: None

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)

ADDITIONAL LUAC COMMENTS

Lighting to be unobtrusive

All plans ok

RECOMMENDATION:

Motion by: Jack Meheen (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: For outside lighting review

Continue to what date: Next meeting

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



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 Highlands

3. **Project Name:** WALNUT COVE LLC
 File Number: PLN190097
 Project Location: 24418 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-011-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 2,865 square foot two-story single family dwelling with an attached two-car garage; and 2) Coastal Development Permit to allow the removal of one (1) protected tree.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
James Goodacre	X		Will driveways be separate?
Amy T MacDonald	X		- Owner told County house was built in 1970 to avoid historic status. - 50 foot tree fell from his property to her property; owner has not removed it yet
Robin Robinson	X		- Elevation drawing from wall - Drainage - Retaining walls
Natalie Nielsen	X		- Concerned about driveway; very steep slope

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)
Reduce ceiling/floor plates to bring down presence of house		

ADDITIONAL LUAC COMMENTS

- How many trees to be taken down? 4 trees total
- Bring floor plate down to reduce overall profile of house

RECOMMENDATION:

Motion by: Holli Leon (LUAC Member's Name)

Second by: Jack Meheen (LUAC Member's Name)

- ☐ Support Project as proposed
- ☐ Support Project with changes
- ☒ Continue the Item

Reason for Continuance: -Committee will not approve until removal of tree from neighbors lot (24384 San Juan Road
-Story poles, sample materials, lower plate, overhang

Continue to what date: To be determined

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



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 Highlands

4. **Project Name:** WALNUT COVE LLC
File Number: PLN190098
Project Location: 24424 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-012-000
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 4,485 square foot two-story single family dwelling with an attached two-car garage; and 2) Coastal Development Permit to allow the removal of three (3) protected trees.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		24376 San Juan concerned about character of neighborhood
Natalie Nielsen	X		Too large; overpowers the lot and neighborhood
Peter Boickey	X		- Doesn't fit in the neighborhood - Will have to remove trees? - Height of house - Drain from property onto forest must be considered

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Benjamin	X		<ul style="list-style-type: none"> - Drainage concerns - View disruption shocking - Tree removal?
Pat Roberts	X		<ul style="list-style-type: none"> - Drainage - Neighbors have had drainage issues. Many springs in Carmel Woods - Requests a geological study for both lots and make available to neighbors

LUAC AREAS OF CONCERN: None

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)
---	--	---

ADDITIONAL LUAC COMMENTS

- LUAC recommends lowering floor plate to lower profile of proposed home and remove top cupola in atrium

RECOMMENDATION:

Motion by: Jack Meheen (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance:

- Until all have seen story poles; sample materials
- Architect/representative asked to go back to owner with neighbors & LUAC concerns about revisions

Continue to what date: _____

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



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 Highlands

5. **Project Name:** CARSON HOWARD MICHAEL & TUCKER MICHAEL KELLY
 File Number: PLN190200
 Project Location: 24713 UPPER TRAIL CARMEL
Assessor's Parcel Number(s): 009-071-008-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
Project Description: Design Approval to allow an approximately 775 square foot addition and an approximately 590 square foot attached two-car garage to an existing 1,498 square foot one-story single family; and a Coastal Development Permit to remove three (3) protected trees. The project will result in grading of approximately 90 cubic yards of cut.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Jeff Crockett
Mihcael Kelly Tucker

Was a County Staff/Representative present at meeting? Richard "Craig" Smith (Name)

PUBLIC COMMENT: None

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)
3 trees to be removed	Tree Assessment provided	
Entrance pillars – recessed down light		

ADDITIONAL LUAC COMMENTS

No story poles were on site

RECOMMENDATION:

Motion by: Holli Leon (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: Story poles, lighting plan

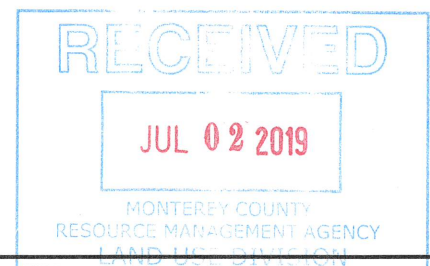
Continue to what date: Next meeting, if possible

Ayes: Rainer, Leon, Meheen, Keig (4)

Noes: 0

Absent: Freedman (1)

Abstain: 0



Please PRINT

7/1/19

BEN TISCAREÑO
PRADYUMNA AMATIA
Sandra Dimas

Ruac
Carmel Highlands

VEFF CROCKETT
Michael Kelly Tucker

CHAD BROWN

Robin Robinson

Natalie Nissen

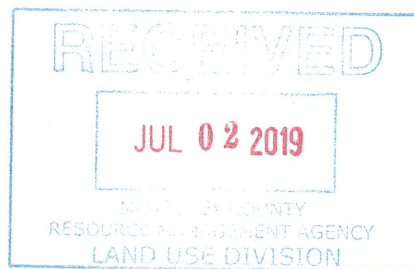
Peter Boickey

Susan Benjamin

PAT Roberts

JAMES GOODACRE

Amy T. Macdonald (AMY T MACDONALD)



MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, July 15, 2019

1. Meeting called to order by Jack Meheen at 4 pm

2. Roll Call

Members Present:

Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Members Absent:

0

3. Approval of Minutes:

A. July 1, 2019 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Barbara Rainer (LUAC Member's Name)

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig (4)

Noes: 0

Absent: 0

Abstain: Clyde Freedman (1)

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:** 6:35 pm

Minutes taken by: Holli Leon



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 Highlands

1. **Project Name:** WALNUT COVE LLC Item continued from 7/1/19 meeting
 File Number: PLN190097
 Project Location: 24418 SAN JUAN RD CARMEL
 Assessor's Parcel Number(s): 009-013-011-000
 Project Planner: JACQUELYN NICKERSON
 Area Plan: CARMEL LAND USE PLAN
 Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 2,865 square foot two-story single family dwelling with an attached two-car garage; 2) Coastal Development Permit to allow the removal of one (2) Oak trees; and 3) Coastal Development Permit to allow development on slopes in excess of 30%. Grading of approximately 20 cubic yards of cut and 720 cubic yards of fill.
 Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown, Representative
Jacquelyn Nickerson, Planner

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

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: removed 12 feet from the home

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		- Tree that has fallen was not removed - Wants to see plan for retaining wall - Other large homes not reflective of neighborhood character - Concerned about character of neighborhood & Canyon having lighting pollution

PUBLIC COMMENT (CONTINUED):

Natalie Nielsen	X		<ul style="list-style-type: none"> - Neighborhood character – house does not fit in, too big - Unique community sites and conditions, should receive close scrutiny - Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
Peter Brickey	X		House not appropriate for the area; too large. Drainage will effect his property. Water will come onto his property.
Tom O'Brien	X		Isn't appropriate for the neighborhood
James Goodacre	X		Concerned about size of home for the lot; not in character of neighborhood

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)
Landmark tree – Should it be removed?		It will be impacted by construction and removal will be considered



ADDITIONAL LUAC COMMENTS

Tom Moss would be in charge of drainage for the area

When was demolition of existing home approved? In June 2019

Concerned about truck bringing dirt and compaction

Crib wall will be expensive

Discussed lighting plan. All are down lit

Are both going to be built at the same time? Yes

Driveways to be pavers

RECOMMENDATION:

Motion by: Holli Leon (LUAC Member's Name)

Second by: Barbar Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: To further drop plates as low as possible

Continue to what date: 8/5/19

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0



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 Highlands

2. **Project Name:** WALNUT COVE LLC **Item continued from 7/1/19 meeting**
File Number: PLN190098
Project Location: 24424 SAN JUAN RD CARMEL
Assessor's Parcel Number(s): 009-013-012-000
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of an approximately 4,485 square foot two-story single family dwelling with an attached three-car garage; 2) Coastal Development Permit to allow the removal of one Monterey Pine tree; and 3) Coastal Development Permit to allow development on slopes in excess of 30%. Grading of approximately 760 cubic yards of cut and 230 cubic yards of fill.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Chad Brown, Representative

Jackie Nickerson, Planner

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

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: Will use paved driveway as staging area for trucks; removed cupola; lowered 4 feet from the highest point; dropped plate height 2 feet; 14 month project anticipated

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Natalie Nielsen	X		<ul style="list-style-type: none"> - Neighborhood character – house does not fit in, too big - Unique community sites and conditions, should receive close scrutiny - Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robin Robinson	X		Concerned about character of neighborhood & Canyon having lighting pollution
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
Peter Brickey	X		House not appropriate for the area; too large. Drainage will effect his property. Water will come onto his property.
Tom O'Brien	X		Isn't appropriate for the neighborhood
James Goodacre	X		Concerned about size of home for the lot; not in character of neighborhood

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)
Landmark tree – Should it be removed?		It will be impacted by construction and removal will be considered

RECEIVED

JUL 16 2019

 MONTEREY COUNTY
 RESOURCE MANAGEMENT AGENCY
 LAND USE DIVISION

ADDITIONAL LUAC COMMENTS

- Tom Moss would be in charge of drainage for the area
- When was demolition of existing home approved? In June 2019
- Concerned about truck bringing dirt and compaction
- Crib wall will be expensive
- Discussed lighting plan. All are down lit
- Are both going to be built at the same time? Yes
- Driveways to be pavers

RECOMMENDATION:

Motion by: Holli Leon (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: To further drop the plates as low as possible and move house forward to the setback line if engineer approves

Continue to what date: 8/5/19

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0



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 Highlands

3. **Project Name:** MARSHALL DANIEL & ANA CO-TRS
 File Number: PLN180249
 Project Location: 26269 OCEAN VIEW AVE CARMEL
Assessor's Parcel Number(s): 009-431-011-000
 Project Planner: JAIME SCOTT GUTHRIE
 Area Plan: CARMEL LAND USE PLAN
Project Description: Design Approval to allow remodel of an existing 1,937 square foot single family dwelling with an attached two-car garage and detached 329 square foot guesthouse into a 2,046 square foot single family dwelling with an attached one-car garage and no guesthouse; and a Combined Development Permit consisting of: 1) a Variance to allow an increase of floor area ratio from a maximum allowed 45% to 47.44%; and 2) a Coastal Administrative Permit to allow a parking space within the required front setback.

Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Dan Marshall
Chika Nii (for Paul Nii Architect)

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

PUBLIC COMMENT: None

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)
Parking issue if two-car garage to one car		
Parking space within setback		

ADDITIONAL LUAC COMMENTS

- Does shed at rear of house remain? No.
- Existing patio will remain same function but will use permeable materials
- Re-contour front yard for drainage purposes
- Move barbeque to within patio, then no setback issue

RECOMMENDATION:

Motion by: Clyde Freedman (LUAC Member's Name)

Second by: Barbara Rainer (LUAC Member's Name)

Recommend approval, will consider replacing patio with pavers

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0



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 Highlands

4. **Project Name:** DULCHINOS JOHN DEMETRIOS & CUMMINS LISA MARIE AND
MATHER JIMMIE WELBORN & DIANE MARIE
- File Number:** PLN190134
- Project Location:** 173 FERN CANYON RD CARMEL
- Assessor's Parcel Number(s):** 241-112-009-000 & 241-112-010-000
- Project Planner:** JOE SIDOR
- Area Plan:** CARMEL LAND USE PLAN
- Project Description:** Coastal Development Permit to allow a Lot Line Adjustment between
two legal lots of record consisting of Parcel A (Assessor's Parcel
Number 241-112-010-000; 1.20 acres) and Parcel C (Assessor's Parcel
Number 241-112-009-000; 2.37 acres). The adjustment would result in
two parcels of 2.15 acres (Parcel A) and 1.42 acres (Parcel C).
- Recommendation To:** PLANNING COMMISSION

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

(Please include the names of the those present)

Robert Carver

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

PUBLIC COMMENT: None

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)
Is the septic field large enough? Yes		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Jack Meheen (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)

Noes: 0

Absent: 0

Abstain: 0

To Michele

ADDITIONAL PAGE FOR PROJECT: Carmel/Unincorporated
Highlands LUAC 7-15-19

Please Print your name

CHAD Brown

Natalie Nielsen

Robin Robinson

Pat Roberts

ELLIOTT BYRD

Joe Sidor RMA-Planning

Mary Berrey

Cindy Janssen

Peter Brickley

Tom O'Brien

JAMES GOODACRE

Don Marshall

Chika Nii (for Paul Nii Architect)

ROBERT CARVER

