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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 2, 2019

1. Meeting called to order by Jack Meheen at 4:00 pm



2. Roll Call

Members Present:

Holli Leon, Dan Keig, John Borelli, Jack Meheen, Barbara Rainer (5)

Members Absent:

Clyde Freedman (1)

3. Approval of Minutes:

A. November 18, 2019 minutes

Motion: Keig (LUAC Member's Name)

Second: Leon (LUAC Member's Name)

Ayes: Rainer, Meheen, Leon, Keig, Borelli (5)

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

Dan Keig asked if Joe Sidor was involved in the Big Sur LUAC plan

7. **Meeting Adjourned:** 5:25 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:** ISABELLA 2 LLC
 File Number: PLN180523
 Project Location: 26308 ISABELLA AVE CARMEL
Assessor's Parcel Number(s): 009-451-015-000
 Project Planner: JOE SIDOR
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval for a new 2,968 square foot three-story single family dwelling, inclusive of a 1,242 basement and 458 square feet of decks; and 2) Coastal Development Permit for development within 750 feet of a known archaeological resource. This permit also includes the removal of four (4) Coast Live Oak trees.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Chris Adamski

Robert Carver

Daniel Peterson

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)
None		

ADDITIONAL LUAC COMMENTS

- Lighting is down; garage/parking – adequate
- Confirmed fireplace on the deck to be gas

RECOMMENDATION:

Motion by: Keig (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____



Ayes: Rainer, Leon, Meheen, Keig, Borelli (5)

Noes: 0

Absent: Freedman (1)

Abstain: 0

Action by Land Use Advisory Committee Project Referral Sheet

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Advisory Committee: Carmel Highlands

2. **Project Name:** AUERBACH JONATHAN & JESSIKA
File Number: PLN190276
Project Location: 2700 RED WOLF DR CARMEL
Assessor's Parcel Number(s): 416-011-004-000
Project Planner: JOE SIDOR
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 5,588 square foot three-story single family dwelling with an attached 564 square foot garage, including installation of an on-site wastewater treatment system, installation of a 2,000 square foot ground-mounted photovoltaic system, conversion of a test well to a permanent domestic well, and associated grading of approximately 1,914 cubic yards of cut and fill; 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot detached guesthouse; 3) Coastal Development Permit to allow removal of 6 trees (Monterey Pine); 4) Coastal Development Permit to allow development on slope exceeding 30 percent; and 5) after-the-fact Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)



Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: At the request of the applicant, the project will be continued

Continue to what date: January 6, 2020

Ayes: Rainer, Leon, Meheen, Keig, Borelli (5)

Noes: 0

Absent: Freedman (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: Carmel Highlands

- 3. Project Name:** MERKSAMER STEVEN A & LINDA S MERKSAMER TRS AND FREESE RICHARD CURTISS SR TR
- File Number:** PLN190321
- Project Location:** 30778, 142 & 30780 SAN REMO RD CARMEL
- Assessor's Parcel Number(s):** 243-194-010-000, 243-194-014-000 & 243-194-015-000
- Project Planner:** JACQUELYN NICKERSON
- Area Plan:** CARMEL LAND USE PLAN
- Project Description:** Coastal Development Permit to allow a Lot Line Adjustment between three legal lots of record of approximately 1.063 acres (Assessor's Parcel Number 243-194-010-000, Parcel 1), 1.468 acres (Assessor's Parcel Number 243-194-014-000, Parcel 2), and 1.034 acres (Assessor's Parcel Number 243-194-015-000, Parcel 3) to merge into two legal lots of record resulting in approximately 1.580 acres (Adjusted Parcel 1) and 1.985 acres (Adjusted Parcel 2).
- Recommendation To:** PLANNING COMMISSION

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

(Please include the names of the those present)

Karen Kreiger

Rick Freese

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Leon (LUAC Member's Name)

Second by: Keig (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____

Continue to what date: _____



Ayes: Leon, Rainer, Meheen, Keig, Borelli (5)

Noes: 0

Absent: Freedman (1)

Abstain: 0

Action by Land Use Advisory Committee Project Referral Sheet

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Advisory Committee: Carmel Highlands

4. **Project Name:** CROCKETT TODD & KIM L TRS
File Number: PLN190339
Project Location: 26303 OCEAN VIEW AVE CARMEL
Assessor's Parcel Number(s): 009-431-038-000
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL LAND USE PLAN
Project Description: Coastal Development Permit and Design Approval to allow repairs and minor alterations to an existing 2,542 square foot two-story single family dwelling inclusive of an attached garage while maintaining the existing legal non-conforming structure height and floor area ratio.
Recommendation To: ZONING ADMINSTRATOR

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

(Please include the names of the those present)

Joel Panzer

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)

ADDITIONAL LUAC COMMENTS

- Is square footage going to remain the same? Yes
- What is exterior siding material? Weathered Cedar
- New paths and sidewalks do not exceed existing coverage; slightly less

RECOMMENDATION:

Motion by: Meheen (LUAC Member's Name)

Second by: Leon (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____

Continue to what date: _____



Ayes: Rainer, Leon, Keig, Meheen, Borelli (5)

Noes: 0

Absent: Freedman (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: Carmel Highlands

- 5. Project Name:** BROWN DAVID L & SUSAN TATUM
File Number: PLN190355
Project Location: 2696 SANTA LUCIA AVE CARMEL
Assessor's Parcel Number(s): 009-391-009-000
Project Planner: RICHARD "CRAIG" SMITH
Area Plan: CARMEL LAND USE PLAN
Project Description: Coastal Development Permit to allow additions and alterations to a legal, non-conforming single family dwelling and guesthouse, including demolition of an existing 280 square foot garage, construction of a 357 square foot attached garage, additions of 49 square feet and conversion of a guesthouse into an Accessory Dwelling Unit; and Design Approval.
Recommendation To: DIRECTOR OF RMA PLANNING

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

(Please include the names of the those present)

Anatoly Ostretsov

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Julie Beck	X		Likes design

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)
How is property legal non-conforming?		1) For parking/garage due to slope but consistent with code 2) Also, overhang large enough to permit extending walls out 2 feet. Still under the same roof; no increase to roof
Drainage concerns		

ADDITIONAL LUAC COMMENTS

- Is parking adequate with ADU? Yes
- ADU is not considered to be a unit that requires a parking space
- Is garage adequately sized? Currently 280 to 357 square feet. Yes but not really a full two-car garage. Several parking spaces but not on property. They are on right-of-way
- Where will hot water heater go? Replace with tankless

RECOMMENDATION:

Motion by: Keig (LUAC Member's Name)

Second by: Leon (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____

Continue to what date: _____



Ayes: Rainer, Holli, Keig, Borelli (4)

Noes: Meheen (1)

Absent: Freedman (1)

Abstain: 0

Please print

12/2/19

CHRIS ADAMSKI

ROBERT CARVER

Daniel Peterson

Isabella

Karen Krejcar

Rick Freese

San Remo



Joel Panzer

Maureen Wreck Planting Lms.

Ocean View Ave

ANATOLY OSTRETSOV

Julie Work Book

SANTA LUCIA

2699 14th Ave

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