

# Exhibit C

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, November 18, 2019**



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

2. Roll Call

**Members Present:**

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

**Members Absent:**

James Kendall (1)

3. Approval of Minutes:

A. October 7, 2019 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: David Burbidge, Judy MacClelland, Janet Brennan, John Anzini, Charles Franklin (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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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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 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



**Advisory Committee:** Carmel Valley

1. **Project Name:** RUBIN RUTH TR  
**File Number:** PLN190214  
**Project Location:** 27120 MEADOWS RD CARMEL  
**Assessor's Parcel Number(s):** 169-201-018-000  
**Project Planner:** KENNY TAYLOR  
**Area Plan:** CARMEL VALLEY MASTER PLAN  
**Project Description:** Design Approval to allow construction of 250 square feet addition to an existing 532 square foot family room attached to the existing primary residence totaling in approximately 2,158 square feet, and construction of new 600 square foot detached guesthouse, attached 780 square foot outdoor deck and 480 square foot carport.  
**Recommendation To:** ZONING ADMINISTRATOR

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

**(Please include the names of the those present)**

Ruth Rubin  
Catalina Szalay  
Stephen Harmer

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Larry Bacon	X		Question Re use is it Short-Term Rental
Todd Harris	X		Has been used as Air B&B
Bradley Zeeb	X		Trust as to use
Stephen Harmer (Owner)	X		Will be used as family home
Pat Bernardi	X		Concerned about use as Short-Term Rental

## 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)
Door placement on guest house		Move doors
Opaque windows on neighbor side		Change windows
Shade skylights		



## ADDITIONAL LUAC COMMENTS

None

## RECOMMENDATION:

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

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

       Support Project as proposed

X Support Project with changes - See changes listed under "LUAC AREAS OF CONCERN" above

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

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

Noes: 0

Absent: James Kendall (1)

Abstain: 0