

Exhibit C

This page intentionally left blank.

MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, February 18, 2020



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

2. Roll Call

Members Present:

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

Members Absent:

James Kendall (6)

3. Approval of Minutes:

A. February 3, 2020 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: John Anzini, Judy MacClelland, Janet Brennan, David Burbidge (4)

Noes: 0

Absent: James Kendall (1)

Abstain: Charles Franklin (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: 7:15 pm

Minutes taken by: David Burbidge



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

1. **Project Name:** SUHL CRAIG J & VALERIE I
File Number: PLN190370
Project Location: 6235 BROOKDALE DR CARMEL
Assessor's Parcel Number(s): 015-192-006-000
Project Planner: RICHARD "CRAIG" SMITH
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Combined Development Permit consisting of an Administrative Permit and Design Approval for the demolition of a 3,500 square foot single family dwelling and construction of a 5,040 square foot single family dwelling and attached 1,000 square foot three-car garage and a detached 600 square foot guest house with a 120 square foot covered porch; and a Use Permit for development within the Carmel River Flood Way.
Recommendation To: ZONING ADMINISTRATOR

Craig Suhl - owner/developer

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Katie Colbert	X		Building Size; Water runoff; Height; Very imposing & not in rural character
Linda Robb	X		Lack of privacy due to height of building
Katir,Hogan	X		Height problem – i.e. privacy
James Greco	X		Privacy; imposing

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)
Height - standout after being raised		Non-conformance in neighborhood
Out of character; Oak removal		Shade could interfere with potential solar panels

ADDITIONAL LUAC COMMENTS

1. Height – lower roof line to be less intrusive
2. Move house back to preserve Monument Oak
3. Revise plan to reflect rural character of neighborhood

RECOMMENDATION:

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

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

- Support Project as proposed
- X Support Project with changes- See above list
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____



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

Noes: 0

Absent: James Kendall (1)

Abstain: 0