

# Exhibit C

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, June 15, 2020**



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

2. Roll Call

**Members Present:**

Janet Brennan, David Burbidge, John Anzini, Judy MacClelland, James Kendall, Charles Franklin (6)

**Members Absent:**

None

3. Approval of Minutes:

A. June 1, 2020 minutes

Motion: John Anzini (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan, David Burbidge, John Anzini, Judy MacClelland, James Kendall, Charles Franklin (6)

Noes: 0

Absent: 0

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:** 6:59 pm

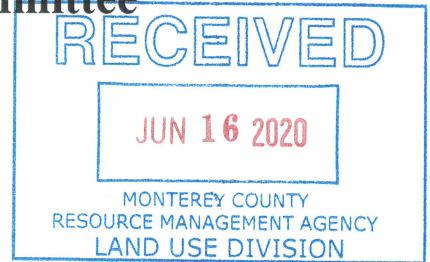
**Minutes taken by:** David Burbidge



# 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:** FARMANESH BOCCA JOHN Item continued from 6/1/20 meeting  
**File Number:** PLN190122  
**Project Location:** 69 E CARMEL VALLEY RD CARMEL VALLEY  
**Assessor's Parcel Number(s):** 197-011-018-000  
**Project Planner:** CHERYL KU  
**Area Plan:** CARMEL VALLEY MASTER PLAN  
**Project Description:** Administrative Permit and Design Approval for the construction of a 5,290 square foot three-story single family dwelling (inclusive of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot upper level) and a detached 650 square foot carport. The project includes grading of approximately 920 cubic yards of cut/880 cubic yards of fill.

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

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

Chris Keehn & Joel Panzer

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Refer to letters supporting the project attached to Carmel Valley LUAC meeting minutes from June 1, 2020			

**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)
Hard time finding property		

**ADDITIONAL LUAC COMMENTS**

John Anzini could not find property

**RECOMMENDATION:**

Motion by: David Burbidge (LUAC Member's Name)

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

- ☒ Support Project as proposed  
☐ Support Project with changes  
☐ Continue the Item  
Reason for Continuance: \_\_\_\_\_



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

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

Noes: John Anzini (since he couldn't find the property) [1]

Absent: 0

Abstain: 0

# 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

2.                   **Project Name:** ROBERTS JAMES H & ROBERTS TAMI TRS  
                      **File Number:** PLN190414  
                      **Project Location:** 10155 CALLE DE ROBLES RD CARMEL VALLEY  
**Assessor's Parcel Number(s):** 185-051-018-000  
                      **Project Planner:** SON PHAM-GALLARDO  
                      **Area Plan:** CARMEL VALLEY MASTER PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a two-story 6,673 square foot single family dwelling, a 2,660 square foot basement/storage, an attached three-car 914 square foot garage; 582 square foot bridge, 156 square foot pool bath, 961 square foot gym, 150 square feet of retaining wall; 2) Administrative Permit and Design Approval for construction of a second 1,806 square foot single family dwelling with an attached 626 square foot garage, conversion of a ranch building into a 453 square foot Accessory Dwelling Unit and 823 square foot carport; and 3) Use Permit for additional residential units to a maximum of four (4).

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

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

Craig Holdren  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Was a County Staff/Representative present at meeting?**                    Anna Quenga (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)
Visit to site: Gate locked		Plan site visit

## ADDITIONAL LUAC COMMENTS

None

## RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

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

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item

Reason for Continuance: Arrange site visit to project

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

Ayes: Janet Brennan, David Burbidge, John Anzini, Judy MacClelland, James Kendall, Charles Franklin (6)

Noes: 0

Absent: 0

Abstain: 0

