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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, October 21, 2019

1. Meeting called to order by Jack Meheen at 4:02 pm

2. Roll Call

Members Present:

Clyde Freedman, Jack Meheen, Holli Leon, Barbara Rainer, John Borelli (5)

Members Absent:

Dan Keig (1)



3. Approval of Minutes:

A. October 7, 2019 minutes

Motion: Rainer (LUAC Member's Name)

Second: Freedman (LUAC Member's Name)

Ayes: Rainer, Freedman, Meheen, Borelli (4)

Noes: 0

Absent: Keig (1)

Abstain: Leon due to absence (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: 5:45 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

3. **Project Name:** ANGTO SAIFU ET AL
 File Number: PLN190217
 Project Location: 25498 HATTON RD CARMEL
Assessor's Parcel Number(s): 009-192-005-000
 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 the construction of a 5,005 square foot two-story single family dwelling with a 300 square foot attached garage and a 568 square foot detached garage, and conversion of a test well to a permanent domestic well; 2) Coastal Development Permit and Design Approval to allow construction of a 425 square foot guesthouse above the detached garage; 3) Coastal Development Permit to allow development on slope exceeding 30 percent; and 4) Coastal Development Permit to allow removal of four (4) Oak trees.

Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of those present)

Chun Pong Ng, Representative

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Carol Imwalle	X		Concerned about 2 trees at garage/guesthouse; doesn't want them removed
Robert Knight	X		No concerns

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)
Driveway steep. Can drivers stop at top easily to see on-coming traffic?		Drive flattens out at top to ensure safety
Concern about grading on sides of drive		Grading can be achieved. Retaining wall on south side

ADDITIONAL LUAC COMMENTS

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- 1) Fire pit – not sure what or if they will do it. Representative has said won't build the fire pit
-
- 2) Colors and materials? Want it to blend in with environment.
-

RECOMMENDATION:

- 1) Screen the pump
- 2) Owner will replace large Oak trees if needed on north side
- 3) Submit color chips & materials
- 4) Include fence to south of property during construction to keep debris from neighbor's yard

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

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

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

Reason for Continuance: _____

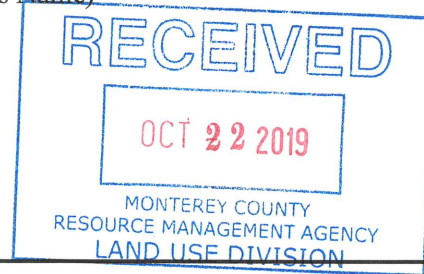
Continue to what date: _____

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

Noes: 0

Absent: Keig (1)

Abstain: 0



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