

Exhibit D

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, June 15, 2020



1. Meeting called to order by John Borelli at 4:07 pm

2. **Roll Call**

Members Present:

Barbara Rainer, John Borelli, Jack Meheen, Clyde Freedman, Holli Leon, Dan Keig, Norm Leve (7)

Members Absent:

0

3. **Approval of Minutes:**

A. February 18, 2020 minutes

Continued until next scheduled meeting

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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:** 4:55 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:** HORVATH LIZA D TR (EST OF JOAN MURRAY)
 File Number: PLN190199
 Project Location: 243 HWY 1 CARMEL
Assessor's Parcel Number(s): 241-182-015-000
 Project Planner: JOE SIDOR
 Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow construction of a 50 linear foot pier-supported retaining structure with faux-stone surface and Tecco-mesh reinforcement system; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 5) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

(Please include the names of those present)

Chris Wilhite, Engineer – explained Geoweb/Tecco Mesh

Marion Weaver, Landscape Architect

Christine Kemp, Attorney



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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Carolyn & Robert Wallyn	X		Plan is better than previous stone wall; improved by adding real stone. Adding jute membrane is helpful
Mark Blum	X		Plans need to reflect that actual stone to be used and jute to be used cells – 8” depth

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)
1) Is PVC drain leaking? PVC for irrigation line has come undone		
2) The slope is very steep.		
3) How long will it take to establish plants?		Takes about 1 year to begin establishing, up to 5 years. Will need to be monitored
4) Is Geoweb/Tecco mesh going to be anchored?		Should hit something solid (hit rock) at 3 to 4 feet, but anchor will go in 6 feet deep
5) Where is water going to go? Draining from behind?		Water will be caught and dissipate
6) What is Geoweb made of?		High strength plastic
7) Will the system hold even if plants do not take hold?		Plants do need to survive

ADDITIONAL LUAC COMMENTS

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- 1) Plantings will have to be monitored
-
- 2) Who's responsibility is it after sale of home (it's for sale currently)? It would have to be disclosed to potential buyers. Buyer would assume obligation.
-
- 3) After 5 years of monitoring, what happens? All landscaping must be maintained indefinitely
-
- 4) What is typical life span of plantings expected to be? Varied length of time. Some plants will thrive longer than others.
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RECOMMENDATION:

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

Second by: Holli Leon (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes - with additional "conditions" listed under "Additional LUAC Comments"

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Barbara Rainer, John Borelli, Jack Meheen, Clyde Freedman, Holli Leon, Dan Keig, Norm Leve (7)

Noes: 0

Absent: 0

Abstain: 0



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