

# Exhibit F

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, July 20, 2020**



1. Meeting called to order by John Borelli at 4:10 pm

2. Roll Call

**Members Present:**

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

**Members Absent:**

None

3. Approval of Minutes:

A. February 18, 2020 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: Rainer, Borelli, Meheen, Freedman, Leon, Keig, Leve (7)

Noes: 0

Absent: 0

Abstain: 0

B. June 15, 2020 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Barbara Rainer (LUAC Member's Name)

Ayes: Rainer, Borelli, Meheen, Freedman, Leon, Keig, Leve (7)

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

- B) Announcements

None

7. **Meeting Adjourned:** 5:39 pm

**Minutes taken by:** Holli Leon



# 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 Highlands

1.                   **Project Name:** 26195 SCENIC HOLDINGS LLC  
                       **File Number:** PLN200052  
                       **Project Location:** 26195 SCENIC RD CARMEL  
**Assessor's Parcel Number(s):** 009-422-023-000  
                       **Project Planner:** JAIME GUTHRIE  
                       **Area Plan:** CARMEL LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a new 990 square foot single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.

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

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

Craig Holdren & David, Architect

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Karen & Loren Letendre, neighbors

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Marguerite & Calvin Meyer, neighbors

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Victoria Thomas, neighbor

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**Was a County Staff/Representative present at meeting?** Jaime Guthrie (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Victoria Thomas	X		Wants the structure to blend in with area; so prominent it needs to be consistent
Karen Letendre	X		<ul style="list-style-type: none"> <li>- Believes in keeping with the land use plan; concerned project will change during construction, wants careful monitoring.</li> <li>- Square footage to be held to as presented</li> </ul>

**PUBLIC COMMENT (CONTINUED):**

<p>Marguerite Meyer</p> <p>(Refer to attached letters submitted)</p>	<p><b>X</b></p>	<ul style="list-style-type: none"> <li>- Wants the plans as presented to be maintained</li> <li>1) Information from County What is the square footage? [Answer] 1,035 square feet</li> <li>2) Confused on site plan project data; not the same as discussed in meeting. <ul style="list-style-type: none"> <li>- What is the average natural graded? [Answer] 27.92, original was estimated; all comply with new survey</li> <li>- How was natural grade determined? [Answer] Building height didn't change (15'7"). Reflects the floor height; there is an error but the overall height is correct</li> </ul> </li> <li>3) Documents don't show if average natural grade is before or after the fill was added. Which survey was utilized? [Answer] The new survey is in accordance with survey criteria. Likes the plan; wants them to be maintained, not changed</li> <li>4) Previous owner had fill brought in 1999; last code enforcement case now. Current owner not responsible for past actions</li> </ul>
<p>Loren Letendre</p>	<p><b>X</b></p>	<ul style="list-style-type: none"> <li>- Wasn't a survey done before with average natural grade? [Answer] Yes but current survey stands. County not likely to dig up dirt; it is in an archaeological area. Owner did not add any dirt when they tore down the house.</li> <li>- Make LUAC approval subject to height verification</li> </ul>



## 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)
What is square footage?		1,035 square feet
Why not rebuild garage; legal non-conforming		Satisfied with structure
Overall height		15' 7" so almost 30" below maximum
Wall in front existing		To remain
15 yards of imported soil; where will it go?		Patio area
Firepit		Gas
Is garage the same height as proposed house?		No, garage is lower

## ADDITIONAL LUAC COMMENTS

1) Colors to match existing house next door	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <div style="font-size: 1.5em; color: blue; margin-bottom: 5px;">RECEIVED</div> <div style="color: red; font-weight: bold; margin-bottom: 5px;">JUL 22 2020</div> <div style="font-size: 0.8em; color: blue;">MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION</div> </div>
2) Roof simulated wood shake; no color rendering	
3) Garage to be the same; very dark brown	

## RECOMMENDATION:

Motion by: Norm Leve (LUAC Member's Name)

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

       Support Project as proposed

X Support Project with changes – subject to height verification of structure. Not to exceed plans as presented

       Continue the Item

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

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

Ayes: Leve, Leon, Freedman, Rainer, Keig, Borelli (6)

Noes: Meheen (1)

Absent: 0

Abstain: 0



## Friedrich, Michele x5189

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Friday, July 17, 2020 2:06 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Fw: 26195 Scenic Holdings project # PLN200052

Hi Michele,  
Would you please forward the email comment (see below) from the public to the Carmel Area LUAC members. This project is on their agenda Monday.

Thank you,

*Jaime Scott Guthrie, AICP*

**Associate Planner**  
831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)



County of Monterey [Resource Management Agency](#)  
1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901  
[Code of Ordinances](#) + [Accela Citizens Access \(ACA\)](#)



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**From:** Marguerite Meyer <[marguer@pacbell.net](mailto:marguer@pacbell.net)>  
**Sent:** Friday, July 17, 2020 1:57 PM  
**To:** Guthrie, Jaime S. x6414 <[GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)>; 293-pchearingcomments <[pchearingcomments@co.monterey.ca.us](mailto:pchearingcomments@co.monterey.ca.us)>  
**Subject:** 26195 Scenic Holdings project # PLN200052

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

July 17, 2020

**Subject:** Comment on 26195 Scenic Holdings LLC Project - File # PLN200052  
**Date of Hearing:** Monday, July 20, 2020, 4pm

Dear Members of the Land Use Advisory Committee,

I was born and raised on the Carmel Point, and after years of living in various other locations, I have now returned to make it my primary residence. The residence lies just to the east of the parcel with the project on the agenda July 20, 2020, and is on the county historic register. Built in 1920 of stones from the beach below, its castle-like features regularly draw the attention of passers-by along Scenic Road. It and other unique architectural gems help make Carmel so special.

I appreciate that the County has spent time and effort to protect our Carmel Point community, and to keep its character the way residents and visitors love it.

There is a long history of this special property where I live, adjacent to the Scenic Holdings project. My parents originally acquired the house in the 1950s from Ted Kuster who designed it. During the course of their ownership, prior to their passing, they were compelled to become involved with a number of permitting applications by adjacent landowners.



Certain of these applications were for architectural designs which clearly were contrary and not fitting to the character of the Carmel Point neighborhood. Others involved unauthorized variations from permitted designs. Assuring that these kinds of occurrences are not repeated will benefit not only the immediate neighbors of the Scenic Holdings development, but also the Carmel community as a whole.

Based on this history, I am hopeful that the Land Use Advisory Committee and further decision making bodies will do their utmost to assure that this project conforms with all state, county and zoning ordinance rules.

Thank you,  
Marguerite Meyer  
2305 Bayview Ave.  
Carmel, CA 93923

Marguerite Meyer

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[marguer@pacbell.net](mailto:marguer@pacbell.net)  
831-251-9785

## Friedrich, Michele x5189

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**From:** Marguerite Meyer <marguer@pacbell.net>  
**Sent:** Monday, July 20, 2020 12:17 PM  
**To:** Friedrich, Michele x5189  
**Subject:** 26195 Scenic Holdings PLN200052 - hearing comments for July 20, 2020  
**Attachments:** 26195ScenicHoldings.PLN200052.Project.M.Meyer.Comments.7.20.2020.pdf

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Hi Michelle,

Thank you for the call this morning and your willingness to send my comments today.

Attached is the pdf file I would like forwarded to the LUAC committee, planner, commissioner, and others that you can include for the 4pm Zoom hearing this afternoon.

Please CC: to me also.

Thank you very much,  
Marguerite Meyer

Marguerite Meyer

[marguer@pacbell.net](mailto:marguer@pacbell.net)  
831-251-9785



Comments - 26195 Scenic Holdings project #PLN200052 -  
July 20 4pm - LUAC

Hello LUAC members and Planning dept commissioner and staff,  
My name is Marguerite Meyer and my property address is 2305  
Bayview Avenue, Carmel Point, marguer@pacbell.net

The proposed project you will make recommendations on as a result  
of tonight's hearing sits on one the most beautiful and culturally  
significant spots on Carmel Point.

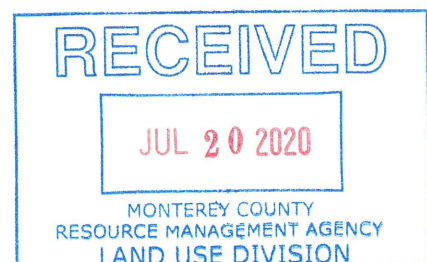
I am lucky enough to have grown up on and still own an adjacent  
property.

Because of my personal attachment and commitment to retaining the  
uniqueness of this place for our community, I have been carefully  
reviewing the documents and proposal before you.

The applicants are good and well-meaning people and I trust that it is  
their intent to stay well within the boundaries of Regulations, Zoning  
rules, and Private Deed Restrictions. That does not mean that  
neighbors, the County, and other interested parties should not pay  
attention to detail to make sure all of the appropriate approval  
standards are met.

To that end, and as a concerned neighbor I would like to present  
some questions for clarification on several items.

Is the Site Plan 17 page file that I downloaded last week from the  
county web site the most current version of the file, dated May 2020?  
Or is there a more current version that could addresses these  
following questions?



what is proposed in this project will be strictly adhered to, and that the Building Permit will closely conform to the Planning Permit.

Marguerite Meyer  
2305 Bayview Ave, Carmel Point, CA 93923  
marguer@pacbell.net - 831-251-9785

