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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, May 16, 2022



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

2. Roll Call

Members Present:

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

Members Absent:

John Anzini (1)

3. Approval of Minutes:

A. May 2, 2022 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

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

Noes: 0

Absent: John Anzini (1)

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: 7:40 pm

Minutes taken by: David Burbidge



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: Carmel Valley

1. **Project Name:** RANCHO DEL MONTE COUNTRY CLUB CV LP
File Number: PLN210091
Project Location: 10 COUNTRY CLUB WY CARMEL VALLEY
Assessor's Parcel Number(s): 187-252-011-000
Project Planner: MARY ISRAEL
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Administrative Permit and Design Approval to allow facility renovations to the Portofino Inn consisting of the demolition & rebuild of nine (9) existing buildings (Building A, Caretaker Residence & B, Barn, Building C, Clubhouse, Building D, Pool house/exercise room and Cabins E1.A, E1.B, E2.A, E2.B & E3), the demolition/relocation of the pool from 2,322 square feet to 420 square feet and spa from 60 square feet to 301 square feet, rehabilitation of flatwork (walkways, parking areas & hardscape), landscape rehabilitation and the removal of three (3) native Oak trees (including one [1] landmark), and upgrading of the wastewater treatment system.

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

(Please include the names of the those present)

Randel Russom, Designer/Architect (Gave presentation of project)

Was a County Staff/Representative present at meeting? Mary Israel (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Betty Neibuckey	X		- Does the applicant have an ABC License? - Traffic on Carmel Valley Road & Club Drive -
Pam Cakieson	X		- Is it going to be an "event" location? Concerned about parking - Point of access? - Traffic
Mary Demarco	X		Is it really an existing business?
Bill Readwood	X		Tree leaning over road

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)
(Judy MacClelland) Is it a demolition or a remodel?		Planner said project is a demolition & meets the fire codes
(Janet Brennan) Traffic is an existing problem & not caused by this project. Why was an EIR not prepared?		Planner says it is a legal non-conforming use, so no "new use" and therefore no EIR is necessary. Project falls under existing "cap" on hotel rooms.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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



Support Project as proposed

Support Project with changes – recommend downlighting & shading of skylights; noise attenuation for adjacent neighbors; add a condition limiting special events

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: John Anzini (1)

Abstain: 0