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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, May 15, 2023

1. Meeting called to order by John J Borelli at 4:05 pm

2. Roll Call

Members Present:

Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland, Doug Paul & John Borelli (6)

Members Absent:

Holli Leon (1)

3. Approval of Minutes:

A. March 6, 2023 minutes

Motion: Doug Paul (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland, Doug Paul & John Borelli (6)

Noes: 0

Absent: Holli Leon (1)

Abstain: _____

4. Approval of Minutes:

A. April 3, 2023 minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland, Doug Paul & John Borelli (6)

Noes: 0

Absent: Holli Leon (1)

Abstain: _____

5. **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

6. Scheduled Item(s)

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
None

B) Letter to Planning Commission Regarding Site Development Standards

The CH LUAC reviewed the letter for wording and content.

Discussion findings: The contents of the letter was reviewed in detail. It was agreed that the primary rationale of the letter is to provide feedback information to County Planning on trends in the projects over the last two years. Areas grappled with and discussed: 1) Project character and size – the members struggled with the wording around this paragraph. Architecture is generally defined as “*the art and technique of designing and building, as distinguished from the skills associated with construction*”. Therefore, as an art form architecture is challenging to codify and “nail down”. 2) Members agreed that tourism expansion and focus in Carmel is eroding residency expansion and focus and that can lead to the loss of the historic character of Carmel. As a corollary to this, ADU expansion may or may not be having the intended effect of providing additional affordable housing but rather further expanding temporary and tourism housing. 3) Other areas of the letter were less controversial but equally as difficult to capture the essence of what the CH LUAC is seeing. One area hotly discussed was the suggestion to have representative from the eleven (11) County LUAC meet via a zoom session (annually, semi-annually or even quarterly to discuss what everyone is seeing in their projects for the purpose of discovering 1) areas of common good, 2) common concern, 3) areas where useful information and practices would be valuable to share.

In the end 2 members Chip Moreland and Clyde Freedman requested more editing to the letter before they could support it.

A recommendation was made for John Borelli to work with Chip Moreland and Clyde Freedman on a revision to the letter.

RECOMMENDATION:

Motion by: Doug Paul (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: Time to edit and improve the letter

Continue to what date: June 5, 2023

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland, Doug Paul & John Borelli (6)

Noes: _____

Absent: Holli Leon (1)

Abstain: _____

C) Announcements

None

Other Items continued:

Norm Leve requested that Zoe Zepp research the current status of the Point Lobos Parkit initiative and report back to the LUAC. This would constitute an update from a Parkit review from 18 months ago made to the CH LUAC by Kathleen Lee.

John Borelli requested that Zoe Zepp and Philip Angelo research possible new ways to inform Carmel Highlands residents of upcoming projects in an effort to improve: 1) CH community awareness of projects and neighborhood development, 2) project review thoroughness and 3) bolster CH community spirit, advocacy, understanding and involvement. Possibilities suggested included: 1) expand the county email interest list, 2) use the Carmel Highlands and Mal Paso neighborhood association emails list, 3) include a notice on the neighborhood Next Door bulletin board, and 4) include dates of all CH LUAC meetings in the CH Piper newsletter.

John Borelli requested that Zoe Zepp and Philip Angelo research if the CH LUAC could deploy a newly written project "Checklist" to increase and facilitate the consistency, thoroughness and robustness of project reviews.

8. Meeting Adjourned: 6:30 pm

Minutes taken by: John J. Borelli

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 Highlands

1. **Project Name:** BIG SUR LAND TRUST THE (LOBOS RIDGE)
File Number: PLN150805
Project Location: 3400 RED WOLF DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 416-011-007-000
Project Planner: Philip Angelo
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Coastal Administrative Permit and Design Approval to allow construction of an approximately 3,835 square foot single family dwelling, with an attached 1,499 square foot garage, a 192 square foot detached playhouse structure, and associated site improvements including a driveway, hardscape and conversion of a test well to a domestic production well; and
A Coastal Development Permit to allow development within environmentally sensitive habitat.

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

(Please include the names of those present)

Robert Carver (Architect), Chris Charrier (Owner) Daniel Peterson (Architect), Rich Hamilton (BSLT), Peter Eigen (BSLT)

Was a County Staff/Representative present at meeting? Zoe Zepp & Philip Angelo (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
No neighbors present at the meeting		X	

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)
None		

ADDITIONAL LUAC COMMENTS

Three members of the CH LUAC (John Borelli, Chip Moreland & Clyde Freedman) met Robert Carver (Architect), Chris Chartrier (Owner) Daniel Peterson (Architect), Rich Hamilton (BSLT), Peter Eigen (BSLT) at the Site to review the physical location and setting. It was noted the house was designed to integrate into the environment and hillside, a key aspect welcomed by the CH LUAC members present.

One the positive side for the CH LUAC: 1) There are no variances to the project. 2) The project does not exceed or maximize FAR or Lot coverage. 3) The project does not intrude on the neighborhood. 4) The project obscures vehicles, trash containers, other exterior mechanicals from neighbors and street view. 5) There will be no tree removal, the house was designed around three large trees preserving them. 6) The materials to be used are in harmony with the forest environment. 7) The house will make use of solar panels for energy conservation. 8) The design of the house is original, unique and sensible and will make a positive addition to the Carmel Highlands. And 9) The home will be the permanent residence of the owner, which the CH LUAC seeks and welcomes.

The CH LUAC uncovered no negatives to this project.

RECOMMENDATION:

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

Second by: Dan Keig (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland, Doug Paul & John Borelli (6)

Noes: _____

Absent: Holli Leon (1)

Abstain: _____

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 Highlands

2. **Project Name:** YEUNG GABRIEL M TR
 File Number: PLN210268
 Project Location: 62 YANKEE POINT DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-152-005-000
 Project Planner: Philip Angelo
 Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot garage, construction of a 773 square foot detached garage with a green roof and a 599 square foot detached non-habitable accessory structure (studio); and A Coastal Development Permit to allow development within 750 feet of a positive archaeological site. Site improvement include removal of a non-native tree, a new ground-mounted solar photovoltaic system, bocce ball court, outdoor seating area, landscape walls and a new fence and gate.

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

(Please include the names of those present)

Mary Ann Schicketanz (Architect)

Was a County Staff/Representative present at meeting? Zoe Zepp & Phil Angelo (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
No neighbors present at the meeting		X	

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.)
Doug Paul noted two concerns - see below under comments.	None	None

ADDITIONAL LUAC COMMENTS

The CH LUAC generally agreed that this project represents a much-needed improvement over the existing property front.

Mary Ann Schicketanz, the Architect for the project provided an excellent review of the project answering a CH LUC questions.

On the positive side for the CH LUAC: 1) There are no variances to the project. 2) The project does not exceed or maximize FAR or Lot coverage. 3) The project enhances the lot and the neighborhood. 4) The project maintains the privacy of adjoining neighbors. 5) The project obscures vehicles, trash containers, other exterior mechanicals from neighboring and street view. 6) There will be no tree removal. 7) The goal of the project is a Net Zero. 8) The new “out building” will deploy a green roof. 9) The architect did an excellent job of complementing the almost 60-year-old Mark Mills original home design with all of the new elements to this project.

On the negative side for the CH LUAC: 1) The owner is NOT a full-time resident, 2) an exterior lighting plan needs to be submitted and 3) lastly Doug Paul, a CH LUAC member that lives on Yankee Point, expressed 2 concerns: 1) The use of raw cement for the walls and out building structure was industrial in look and approach and 2) the overall plan appeared crowded and over developed. He noted that Seascape (the adopted name of the house) adds notoriety to the neighborhood as a Mark Mills design and therefore needs be developed carefully and respectfully.

RECOMMENDATION:

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

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

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Chip Moreland & John Borelli (5)

Noes: Doug Paul (1)

Absent: _____

Abstain: Holli Leon (1)