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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, August 21, 2023

1. Meeting called to order by Norm Leve at 4:05 pm

2. Roll Call

Members Present:

Norm Leve, Doug Paul, Dan Keig, , Clyde Freedman (4)

Members Absent:

Chip Moreland and John Borelli (2)

3. Approval of Minutes:

A. June 5, 2023 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Norm Leve, Doug Paul, Dan Keig, , Clyde Freedman (4)

Noes: 0

Absent: Chip Moreland and John Borelli (2)

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.

NA

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NA

B) Announcements

NA

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Doug Paul

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:** ISNV LLC
 File Number: PLN220272
 Project Location: 26399 SCENIC RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-441-017-000
 Project Planner: PHILIP ANGELO
 Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 2,842 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, INCLUSIVE OF A 436 SQUARE ATTACHED FOOT TWO-CAR GARAGE; A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF ONE (1) LANDMARK MONTEREY CYPRESS TREE; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF ARCHAEOLOGICAL RESOURCES.

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

(Please include the names of those present)

Eric Miller, Ruth Ann Marshall, Arthur Hiutz, Hannah Miller, Morgan Gilman

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

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|-------------------------------|----------------|----|--|
| | YES | NO | |
| See additional comments below | | | |

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) |
|---|--|--|
| | | |

| | | |
|-------------------------------|--|--|
| See additional comments below | | |
|-------------------------------|--|--|

ADDITIONAL LUAC COMMENTS

The Architect for the project provided a good review of the project answering the residents and CH LUAC member questions.

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.

Neighbors and LAUC members concluded that this project will have a positive impact on the neighborhood.

RECOMMENDATION:

Motion by: Clyde Freedman (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: Norm Leve, Doug Paul, Dan Keig, , Clyde Freedman (4)

Noes: 0

Absent: Chip Moreland and John Borelli (2)

Abstain: 0

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