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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 17, 2023

1. Meeting called to order by Chelli Lyon at 4 pm

2. Roll Call

Members Present:

Don King, Norm Levy, Chap Marceland,
Chelli Lyon, Wendy Paul,
Clyde Freedman

Members Absent:

John Borelli

3. Approval of Minutes:

A. NA minutes

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.

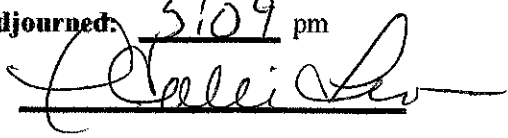
5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 5:09 pm

Minutes taken by: 

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:** REYNOLDS JON Q TR ET AL
File Number: PLN210331
Project Location: 26489 SCENIC RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-471-014-000
Project Planner: Philip Angelo
Area Plan: Carmel Area Land Use Plan, Coastal Zone.
Project Description: 1) A Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit;
 2) A Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
 3) A Coastal Development Permit for development within 750 of archaeological resources; and
 4) A Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub).

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

(Please include the names of those present)

Jeri Flynn - architect

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>John Perkins</i>	☒	☐	<i>Concerned removing trees along fence line being taken out. Should it. Create erosion issues</i>

John Perkins			Plans to understand what will be planted to maintain slope and control erosion.

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
How high is the ADU - Is it possible to lower the roof		12'8"; Could be 16'. Impossible to lower roof.
What is depth required to look at archeological issues?		Archeological and environmental review not complete
What are ADU. laws/regulations the county follows?		This proposed property meets requirements. Outside LUAC purview.

Will solar panels be required?		Believe it will be required
How will property look?		Like the main house
Is it possible the lots could be subdivided at later time?		If conforms to County requirements

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

- ☒ Support Project as proposed → recommend working with the neighbors (Perkins) to come to agreement how to handle erosion issue on N.E. property
- ☐ Support Project with changes
- ☐ Continue the Item
- Reason for Continuance: None

Continue to what date: _____

Ayes: Chris Moreland, Doug Paul, Clyde Freedman, Mark Kiep, Norm Leve, Hollie Leve

Noes: _____

Absent: John Borelli

Abstain: _____

Carmel Highlands LUAC Sign-in Sheet

Date April 17, 2023

Project PLN210331

26489 SCENIC RD, CARMEL, CA 93923

Name

Teri Flynn - architect representing Jon Reynolds

John Perkins - Neighbor (to rear)

Patricia Perkins

From: [JOHN PERKINS](#)
To: tslynn@slynnarchitecture.com; Estrada, Armida
Subject: Reynolds construction of accessory dwelling at 26489 Scenic Road Carmel (off Carmelo). PLN 210331
Date: Thursday, April 6, 2023 1:23:50 PM

[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.]

Terri, I spoke to you approximately 5 weeks ago regarding the Reynolds project behind our adjacent property at 26472 Carmelo. The only issue I raised was the planned removal of the row of Italian Cypress trees uphill from your planned dwelling. I stated that the root system of these trees probably provided stability to the top of the common sand dune between the properties. I suggested the the Reynolds building be moved down the dune 3 to 4 feet in order to keep these trees in place. The fence above the trees has been eroded substantially by the elements, which would be worse without the trees. You said that the property footprint was in the process of some change. I expected that you would get back to me, but I never heard from you thereafter. It is apparent from your site drawing I have that the trees do not interfere with access to the new dwelling.

There is a Land Use Advisory Committee meeting now scheduled for 4/17/23. I would like to resolve this issue before then, or I plan to attend the meeting and object to removal of the trees. John Perkins

From: [Steve Polkow](#)
To: [Zepp, Zoe](#)
Cc: [Alex J. Lorca](#); jongrey@gmail.com; ramirez.louise
Subject: Letter to Carmel LUAC
Date: Thursday, April 13, 2023 11:03:22 AM

[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.]

Dear Carmel Land Use Advisory Committee,

Pursuant to The Monterey Planning Commission meeting on April 17, 2023, we are writing to object to the project file number PLN210331 (Jon Q Reynolds Trust). We ask that you take the below concerns into consideration when submitting your findings to the Monterey Planning Commission.

1. There is a high probability of archaeological resources in the dune facing Scenic Road which could be easily destroyed or disturbed with a building project of this nature. We ask that you require the project owner to assure that there are no resources on the site. If resources will be destroyed or disturbed, remediations should be in place.

2. The building site is within 100 feet of environmentally sensitive habitat. This habitat, which includes landscape, wildlife, and historical value, will be negatively impacted as a result of this project.

3. The project will incrementally add to the growing congestion on Scenic Road, Carmelo Street, and the River Beach area. Given the project's close proximity to the coast, review by the California Coastal Commission will be imperative to determine the project's overall impact on sensitive coastal resources.

4. This project will be built on an undeveloped tract of land, one of the few remaining sites of this kind on Scenic Road, a pristine coastal area and a resource of public importance. This project clearly impacts the beautiful view shed from Scenic Road and the view shed from the ocean toward land.

For the above reasons, we object to the project as it is currently presented. We can be reached at polkowsteve@comcast.net or 415/328-1539 for further discussion or if you have any questions.

Steven Polkow and Mara Hook