

Carmel Unincorporated/Highlands Land Use Advisory Committee

Monday, February 6, 2012

4:00 PM at Carmel Highlands Fire Protection District, 73 Fern Canyon Rd, Carmel

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. PUBLIC COMMENT: 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 ITEMS AS BELOW

6. OTHER ITEMS

A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects

B) Announcements

7. ADJOURNMENT

Scheduled Items:

- 1.**
4:00 PM
- Project Name:** LYLES WILLIAM M IV TR
File Number: PLN100583
Project Location: 158 A SPINDRIFT RD CARMEL
Project Planner: VALERIE NEGRETE
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence which includes a 2,687 square foot single family dwelling with a 603 square foot garage to include the conversion of the existing garage to bedroom and bath, 21 square foot first floor addition, a new 494 square foot attached two-car garage with 553 square foot second story studio above, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval. The property is located at 158 A Spindrift Road, Carmel (Assessor's Parcel Number 241-192-004-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone.
Recommendation to: ZONING ADMINISTRATOR

2. **Project Name:** ASSEMI CHERYL
4:00 PM **File Number:** PLN110567
Project Location: 2798 14TH ST CARMEL
Project Planner: DAN LISTER
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 2,731 square foot single family dwelling with an attached 408 square foot garage and the construction of a 2,162 square foot two-story single family dwelling with a 253 square foot attached garage and 260 square foot guesthouse; 2) Coastal Administrative Permit to allow development within 750 feet of a known Archaeological Resource; and 3) Design Approval. Colors and materials consistent of cotton (white) stucco exterior with a spanish moss (brown/green) cabot semi-solid trim, dark bronze aluminum windows, cream veneer stone patio, walkway and driveway areas and natural wood shake roof. The property is located at 2798 14th Street, Carmel (Assessor's Parcel Number 009-383-005-000), Carmel Area Land Use Plan, Coastal Zone.
Recommendation to: ZONING ADMINISTRATOR

3. **Project Name:** MACK DOUGLAS
4:00 PM **File Number:** PLN110623
Project Location: 26264 VALLEY VIEW AVE CARMEL
Project Planner: STEVE MASON
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 26264 Valley View Avenue, Carmel (Assessor's Parcel Number 009-404-007-000), north of the intersection of 16th Avenue, Carmel Land Use Plan Area, Coastal Zone.
Recommendation to: ZONING ADMINISTRATOR

4. **Project Name:** CARMEL DEVELOPMENT LLC
4:00 PM **File Number:** PLN110632
Project Location: 26285 VALLEY VIEW AVE CARMEL
Project Planner: RAMON MONTANO
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 583 square foot carport, 344 square feet of second story decks and 78 square feet of exterior stairs; the construction of a 543 square foot attached garage, a 527 square foot second story addition, a 111 square foot lower level addition, a 67 square foot covered entry porch, 82 square feet of stairs, 389 square feet of second story decks, a 93 square foot under floor space conversion to a wine cellar and a bathroom and a complete interior remodel to an existing two-story single family dwelling with grading consisting of less than 100 cubic yards of cut and fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval. Materials and colors will match existing. The property is located at 26285 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-022-000), Carmel Area Land Use Plan, Coastal Zone.
Recommendation to: ZONING ADMINISTRATOR