

Exhibit L
Greater Monterey Peninsula LUAC
Meeting Minutes
PLN070376 - Merrill

Merrill (PLN110078)
Wayland (PLN110079)

Board of Supervisors
February 7, 2012

MINUTES

Greater Monterey Peninsula Land Use Advisory
Wednesday, December 19, 2007

1. Meeting called to order 4:00 pm

2. Members Present: SMITH, RIERSON, PAGNULO, CHURCH (4)

3. Members Absent: JACOBS (1)

4. Approval of Minutes:
(August 15, 2007)

Motion: PAGNULO to approve (LUAC Member's Name)

Second: CHURCH
~~RIERSON~~ seconded (LUAC Member's Name)

Ayes: 3 Church, Pagnulo, Smith

Noes: 0

Absent: JACOBS

Abstain: 1 Rierson was not at meeting

(December 5, 2007) Motion: Pagnulo to approve with changes recommended by Mr. Church
(see addendum) (LUAC Member's Name)

Second: Rierson (LUAC Member's Name)

Ayes: 4 Church, Pagnulo, Smith, Rierson

Noes: 0

Absent: JACOBS

Abstain: 0

Exhibit H

5. Public Comments:

— none —

6. Other Items: A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications:

— none —

Exhibit H

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Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas, California
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by Wednesday, December 19, 2007.

Project Title: MERRILL THOMAS TR ET AL

File Number: PLN070376

File Type: MS

Planner: AMADOR

Location: 24915 BOOTS RD MONTEREY

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF A 37.8 ACRE PARCEL INTO THREE (3) PARCELS OF 10.5 ACRES, 13.8 ACRES, 7.5 ACRES AND A REMAINDER PARCEL OF 6.0 ACRES; AND 2) USE PERMIT FOR DEVELOPMENT IN A VISUALLY SENSITIVE AREA ("VS" DISTRICT). THE PROJECT PROPOSES APPROXIMATELY 3,100 CUBIC YARDS OF GRADING (COMBINATION OF CUT/FILL), INDIVIDUAL SEPTIC SYSTEMS AND 60 FOOT WIDE ROAD AND UTILITY EASEMENTS. THE PROJECT WILL BE SERVED BY AN EXISTING WELL AND A PROPOSED MUTUAL WATER COMPANY. THE PROJECT WILL NOT INVOLVE ANY TREE REMOVAL OR DEVELOPMENT IN AREAS IN EXCESS OF 30 PERCENT SLOPES. THE PROPERTY IS LOCATED AT 24915 BOOTS ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-062-008-000), GREATER MONTEREY PENINSULA AREA.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Mrs. Merrill, Mr. Joel Panzer, Mr. Fingman,

PUBLIC COMMENT:

Shari Damon (no comment - gathering information for neighbor Wang)

- none -

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

Smith: There will be a 60' wide road easement containing the utilities. This was clarified by applicant.

- The LWAC was not provided the Scenic Easement diagram. So we don't know how to evaluate this topographic property.

- The suggested building sites really depend on the access in ~~between~~ ^{between} ~~Scenic Easement~~ Parcel #1 and #2

- The ^{natural} drainage now existing south of the proposed road accessing parcel #3 needs to be retained and protected in building the new access road.

Exhibit H

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

Smith: Flesh out the scenic elements and be sensitive to the drainage.

Church: - Make sure the proposed buildings are located adjacent to the access road for parcel #1, #2 and #3 on the north side of the parcels. The screening may be removed for road construction or infection of the trees/dying back. If this happens there will be no screen and proposed sites are in full view of Highway 68.

- Parcel #1 and #2: the proposed house envelope should be moved back (north) into the valley because you can see Highway 68 as the story poles are situated.

- The screening disappears ^{in a blur} as you drive on Highway 68 and look at the pasture land.

ADDITIONAL LUAC COMMENTS:

- none -

RECOMMENDATION (e.g. recommend approval) recommend denial; recommend continuation):

^{recommend approval}
Pagnillo, based and subject to our recommended changes/conditions

Rier son (seconded)

CONCUR WITH RECOMMENDATION:

AYES: 4 Smith, Church, Rier son, Pagnillo

NOES: 0

ABSENT: 1 Jacobs

ABSTAIN: 0

MEETING ADJOURNED AT: 5:00 pm

PREPARED BY: Alan Church, Sec 1

Exhibit H