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# MINUTES

## Carmel Highlands Land Use Advisory Committee

### Tuesday, September 5, 2017

1. Meeting called to order by Bob Littell at 4:00 pm

2. Roll Call

Members Present: Meheen, Littell, Rainer, Freedman

Members Absent: Peter Davis

3. Approval of Minutes:

a. June 5, 2017 minutes

Motion: Jack Meheen - to approve (LUAC Member's Name)

Second: Robert Littell (LUAC Member's Name)

Ayes: 4 - Meheen, Littell, Freedman, Rainer

Noes: None

Absent: None

Abstain: None

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.

None

5. **Scheduled Item(s)** - Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

2nd LUAC meeting in Sept. scheduled  
for: Monday, Sept. 18, 2017  
at 4:00 pm.

7. Meeting Adjourned: 5:00 pm

Minutes taken by: B. Reinerz, Acting Secy.

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **September 8, 2017**

- 1. **Project Name:** HENNESSY FRANK J ET AL
- File Number:** PLN170684
- Project Location:** 195 Spindrift Road, Carmel
- Project Planner:** DAVID J. R. MACK, AICP, SENIOR PLANNER
- Area Plan:** Carmel Land Use Plan, Coastal Zone
- Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with an attached garage; 2) Coastal Administrative Permit and Design Approval to allow the construction of a guest house; 3) Variance for reduction of front yard setback (8 feet); and 4) Tree Removal Permit to allow the removal of up to two Oak trees (13 inches and 10 inches). The property is located at 195 Spindrift Road, Carmel (Assessor's Parcel Number 241-301-009-000), Carmel Land Use Plan, Coastal Zone.

**Recommendation To:** PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? Yes  No   
Frank Hennessy  
Jorie Clark

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Lawrence Robertson	✓		Supports project

**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)
Colors should be subordinate to rustic hillside site.		

**ADDITIONAL LUAC COMMENTS**

Variance for front yard set back necessary due to steep drop off of lot approximately 17 1/2 ft. from side of Spindrift Road.

Applicant stated that he is not sure the guest house will actually be built but the design is architecturally very similar in style and materials and colors to the main house.

Exterior lighting must be down cast. Light source should not be visible and reflected back toward wall with proper shading. Out door patio lights must be at foot level or under benches built into patio wall.

RECOMMENDATION:

Motion by: J. Meheen - approval of plans (LUAC Member's Name)  
with condition that the plans shown to the LUAC have warmer colors for wood siding & concrete.

Second by: R. Littell (LUAC Member's Name)

Support Project as proposed

Support Project with changes (conditions of approval)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 4 - Meheen, Littell, Freedman, Rainer

NOES: 0 - None

ABSENT: 1 - P. Davis

ABSTAIN: 0 - None

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2nd Floor  
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(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **September 8, 2017**

- 2. **Project Name:** 25254 HATTON RD LLC
- File Number:** PLN170120
- Project Location:** 25254 Hatton Road, Carmel
- Project Planner:** MAIRA BLANCO, ASSISTANT PLANNER
- Area Plan:** Carmel Area Land Use Plan, Coastal Zone
- Project Description:** Coastal Administrative Permit and Design Approval for first floor interior remodeling and additions, including the conversion of existing garage into an 862-square foot master bedroom and the addition of a one-car garage; and 2) New 255 square foot second story addition of bedroom and bath with an exterior deck. The property is located at 25254 Hatton Road, Carmel (Assessor's Parcel Number 009-172-007-000), Carmel Area Land Use Plan, Coastal Zone.

**Recommendation To:** ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative present at meeting? Yes  No   
*Adam Jesselnick, Architect*

Was a County Staff/Representative present at meeting? *Anne Quana* (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bill and Pat Harris	✓		Concern as to why red nothing to show height and mass of proposed and storage addition was removed prior to LUAC agenda.
			Also there was an incorrect LUAC mentioned on posted hearing notice. Ann Puciga took a copy of incorrect posting which stated the Copper Valley LUAC would review this project.

**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)

**ADDITIONAL LUAC COMMENTS**

RECOMMENDATION:

Motion by: Meheen. motion to continue (LUAC Member's Name)  
in order to have project staked and flagged.

Second by: Rainer (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes (conditions of approval)
- Continue the Item

Reason for Continuance: Project not staked and flagged as requested by planner

Continued to what date: Sept. 18, 2017

AYES: 4 - Meheen, Rainer, Littell, Freedman

NOES: 0 - None

ABSENT: 1 - P. Davis

ABSTAIN: 0 - None



Read, 4-5-11  
by B. Fainer  
at the scheduled  
LUC meeting

-----Original Message-----

From: Blanco, Maira x5052 [mailto:BlancoM@co.monterey.ca.us]  
Sent: Wednesday, August 23, 2017 2:35 PM  
To: Bill Harris  
Subject: RE: PLN170120

Hi Bill,

The staking and flagging is to remain through the hearing, I will remind the applicant of this. Thanks for catching the missing email, I will upload it shortly. The project is tentatively scheduled for the Zoning Administrator hearing on September 14 which means a notice should be expected the first week of September, or ten days before. The Zoning Administrator hearing is a public hearing so an appeal to the Zoning Administrator is not necessary; however, the Zoning Administrator's decision can be appealed to the Board of Supervisors.

Best,

Maira

-----Original Message-----

From: Bill Harris [mailto:billharris120@gmail.com]  
Sent: Wednesday, August 23, 2017 1:10 PM  
To: Blanco, Maira x5052 <BlancoM@co.monterey.ca.us>  
Subject: RE: PLN170120

Hi Maira: I noticed that you uploaded most of the objections to the public web site. However, I do not see the email of Wendy and David Fried, which was sent to you on August 12, 2017. I am sending the email chain regarding the Frieds' email below.

Another matter, I assume that you approved of Mr. Salehoun taking down the staking and flagging which he did on August 8, 2017. The problem with that is that you do not have any good photos of the second story on the web site. There are no ground photos of the two story netting, and the only one that shows it is in a small photo through our living room window. This is unfortunate since several neighbors did not see the netting when it was up and have expressed an interest in seeing where the second story would be.

I would appreciate an email from you when you send out the 10 day hearing notice. The site says now notices are "TBD."

Thank you,

Bill

William E. (Bill) Harris  
25238 Hatton Road  
Carmel, CA 93923  
Cell: (818) 631-7316  
Home: (831) 250-7749