

Exhibit D

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Submitted at HRRB on 12/1

MINUTES

Carmel Highlands Land Use Advisory Committee
Monday, November 21, 2016

1. Meeting called to order by Peter Davis at 4:10 pm

2. Roll Call

Members Present: Jack Mcheen, Peter Davis, Clyde Freeman, Barbara Rainer

Members Absent: Bob Littell

3. Approval of Minutes:

a.

Motion: Davis - motion to approve (LUAC Member's Name)

Second: Freeman, (LUAC Member's Name)

Ayes: 4 - Davis, Mcheen, Freeman, Rainer

Noes: None

Absent: 1 - Bob Littell

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.

*Suzette Sales, Carmel Highlands residence.
Highlands Inn. Three ~~resistor~~ lights very intense on outdoor deck
facing Hwy. 1. Photo and letter submitted at LUAC
meeting. Impacts Hwy 1. Viewshed and neighbors
in the area. Are these lights permitted?*

Recd. 11-21-16
B. Raines

Public Comments - #4.

November 21, 2016

223 Peter Pan Road
Carmel Highlands, CA 93923

LUAC Members:

I strongly oppose the new three heater/lights on the outdoor patio deck at the Highlands Inn (#241-351-004). They are red and very, very intense, not beamed downward and can be seen for more than a quarter of a mile away.

In my bedroom they appear larger than the LED light on my television. No need for a night light!

The Highlands Inn advertises 'A Front Row Seat to Nature', however, these heater/lights provide more of a 'Las Vegas Front Row Seat' for residents of the Highlands than to nature.

Thank you for your attention to this matter.

Sincerely yours,

Suzette Sayles

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

7. Meeting Adjourned: 6:15 pm

Minutes taken by: B. Ramer, Acting Secty.

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 25, 2016**

Project: Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative present at meeting? Yes No
Melanie Beretti

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Jim Rossen</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Concern for increased use of roads in Carmel Highlands locations</i>
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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)
Traffic increase in residential neighborhoods		
Over use of residences - 3 to 4 families in one residence		
Safety of neighbor road with out of town visitors		

who are unfamiliar with rules & regs in regards to noise and trash and road safety. Excess parking
 ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: No motion needed - this (LUAC Member's Name)
was simply informational regarding vacation rentals
for short term periods - less than 30 days.
 Second by: _____ (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: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 25, 2016**

Project Title: LARSEN RICHARD H & LARSEN DARYL M TRS (LARSEN 2007 TRUST)

File Number: PLN150133

File Type: PC

Planner: QUENGA

Location: 55 A RILEY RANCH RD CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow rehabilitation of the existing main dwelling including an 81 square foot addition and new garage and the construction of a third dwelling with garage; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource area; and 3) a Design Approval. The property is located at 55 A Riley Ranch Road, Carmel (Assessor's Parcel Number 243-112-015-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No

*Richard Larsen - owner
Paul Davis - architect*

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Asqia Louis</i>	<input checked="" type="checkbox"/>		<i>This parcel is zoned Resource Conservation. allowing 1 unit per 5 acres.</i>
			<i>No intensification of use. New residence (as proposed) should not part of this application.</i>

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)
Two motions needed to address concerns		

ADDITIONAL LUAC COMMENTS

Highlands LUAC members decided to make two motions for Lansen application. First motion addresses proposed new residence as designed by Paul Davis, architect (third dwelling with garage.)

Motion # 2:

Davis: Motion to approve plans as submitted for Stone House remodel but not if county deems this residence historic.

Second to motion: Meheen

Ayes: 3 - Meheen, Davis, Rainer Noes: 1 - Freedman Absent: 1 - Litt

RECOMMENDATION:

Motion # 1

Motion by: Rainer - approval of materials (LUAC Member's Name)

colos. and fighting pending county determination of zoning restrictions for resource conservation.

Second by: Meheen (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, Davis, Rainer, Freedman

NOES: 0 - None

ABSENT: 1 - Littell

ABSTAIN: 0 - None

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 25, 2016**

Project Name: REGAN SHARON ANN TR
File Number: PLN160481
Project Location: 53 RILEY RANCH RD CARMEL
Project Planner: ANNA QUENGA
Area Plan: CARMEL LAND USE PLAN

Project Description: Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of: Lot 1 of 2.46 acres (Assessor's Parcel Number 243-112-025-000) and Lot 2 of 6.06 acres (Assessor's Parcel Number 243-112-026-000). The properties are located at 53 A Riley Ranch Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.

Recommendation to: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? Yes No
*Paul Davis - agent
Sharon Regan - owner*

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

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)
No vegetation removal		
No tree removal		

ADDITIONAL LUAC COMMENTS

Simple lot line adjustment within two properties. Same owner for both parcels. No impacts identified.

RECOMMENDATION:

Motion by: Mcbean - approval (LUAC Member's Name)

Second by: Davis (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 - Mcbean, Davis, Freeman, Rainor

NOES: None

ABSENT: 1 - Bob Littel

ABSTAIN: None

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 25, 2016**

Project Name: TAORMINA WILLIAM COSMO & CYNTHIA LYNN TAORMINA TRS

File Number: PLN160197

Project Location: 25080 HATTON RD CARMEL

Project Planner: ANNA QUENGA

Area Plan: CARMEL LAND USE PLAN

Project Description: Coastal Administrative Permit and Design Approval to allow a 2,140 square foot rear addition to an existing historically significant single family dwelling with an attached garage and Coastal Administrative Permit and Design Approval to allow demolition of a legal non-conforming guesthouse and construction of a 416 square foot detached guesthouse with a 749 square foot attached garage. The property is located at 25080 Hatton Road, Carmel (Assessor's Parcel Number 009-153-002-000), Carmel Land Use Plan, Coastal Zone.

Recommendation to: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? Yes No

*Bill Taormina - owner
Cindy Taormina - owner's wife*

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Michael Hulfaetov	✓		Letter of approval of revised plans as submitted to LUAC on 11-21-16 Letter attached
Deborah Sutherland	✓		" (same as above)
Harlan C. Wilder and Shirley Wilder	✓		Support revised new plans (letter attached)

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)
Major drainage issues along right side of property that affect neighbors		Drainage concerns addressed in revised plans
All white siding materials (paint) to match front facade of historic residence		New siding materials will be differentiated from original to indicate proposed additions to an historic residence
Second chimney to be replaced as shown on right elevation (exterior)		

ADDITIONAL LUAC COMMENTS

Reduction in size of rear additions to proposed remodel
 Ridge line of proposed additions will be re-oriented and thusly reduce visual impacts of exterior elevation from Blanton Road.
 Rear and left side yard set backs to be increased from 6' to 10' in. location of new garage and guest house. Lessens noise and light impacts from proposed additions.
 Removal of soils to rear of existing residence will allow proposed additions to be constructed at lowered elevations helping to reduce impacts on neighbors.

RECOMMENDATION:

Motion by: Rainer - approval of revised plans (LUAC Member's Name)

Second by: Freeman (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 - Meheeen, Davis, Freeman, Rainer

NOES: 0 - None

ABSENT: 1 - Hittell

ABSTAIN: 0 - None

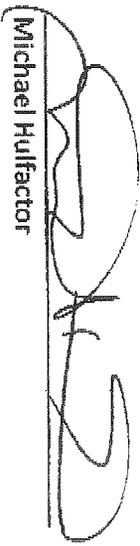
Submitted at LUAC meeting
11-21-16
Rec'd by B. Raines, Sec'y.

Comment by neighbors Michael Hulfactor and Deborah Sutherland, Tte
3406 3rd Ave, Carmel

To Carmel Unincorporated/Highlands Land Use Advisory Committee
meeting, Monday November 21, 2016, 4 pm

Regarding PLN160197 on 25080 Hatton Rd, Carmel (Taormina, William
Cosmo and Cynthia Lynn Taormina TRS, applicant)

Respectfully submitted November 21, 2016



Michael Hulfactor



Deborah Sutherland

We support the revised the planned development (dated 10/14/2016 on RMA-Planning website)

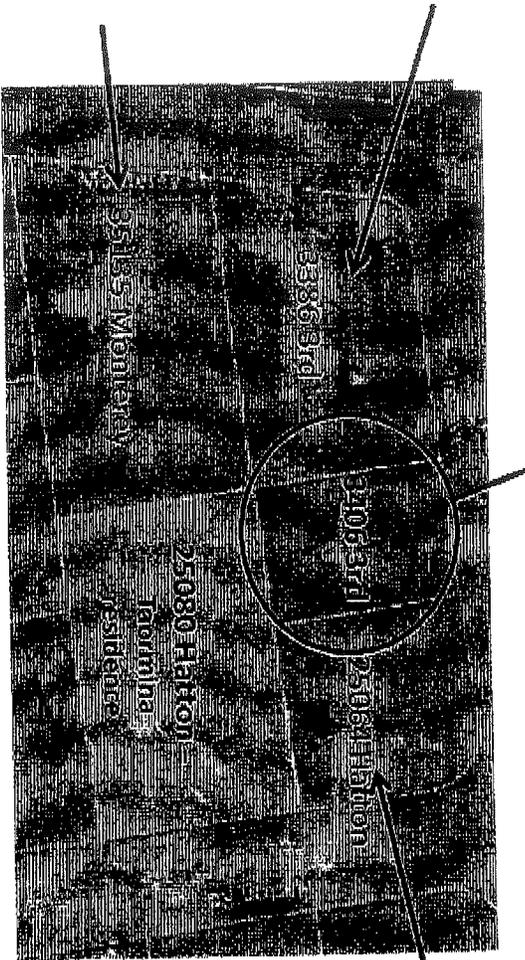
- In early August 2016, the applicants, Bill and Cindy Taormina, entered into a dialogue with two highly impacted neighbors of the proposed development (Hulfactor/Sutherland and Willder). As a result of these conversations, the Taorminas placed the development on hold until the plan could be revised with further input from neighbors.
- We feel the Taorminas have satisfactorily mitigated the issues we raised at the June 20 LUAC meeting and August 4 HRRB meeting, specifically, by
 - Reorienting and lowering the ground level master bedroom to reduce its impact on a 60-year old southern view from our patio and dining room
 - Rebuilding the north chimney to add balance to the main house from Hatton Rd
 - Reducing the scale of the main structure
 - Pledging to keep outdoor lighting on their property unobtrusive
 - Meeting concerns of other neighbors; e.g., orientation of the new guesthouse/garage and drainage.
- We are impressed that the Taorminas have taken a proactive and cooperative approach to working with neighbors; going forward, we believe they will preserve and enhance a deteriorating historical property in a neighborly manner.
- We hope that, if approved, construction on the project will be generally kept to normal business hours. (We have done so with our renovations since we have several neighbors who are noise-sensitive and who have health issues.)

Nearby neighbors* to the Taormina project

Zeppa residence – told us the Taormina plans do not appear to impact them, but concerned about potential construction noise

Wilder residence – see written comments to LUAC

Hulfactor/Sutherland residence – impact of Taormina plans on southerly view mitigated



Downing residence – purchased in Sept 2016; the new owner's daughter told us the Taormina plans do not appear to impact them

* Only those neighbors with whom we discussed the Taormina project are included
Photo source: Fair use screenshot 06.19.16 from Zillow.com; estimated property values masked

Additionally: Neighbors at 25085 Monterey St, 3405 3rd Ave, and 25057 Hatton Rd commented positively to us on the restoration of the north chimney and reduction in the scale of the main house

Submitted at LUAC meeting
11-21-16
Rec'd by B. Rainey, Secy.

(Original to be mailed)

Harlan C. and Shirley B. Wilder
25135 Monterey Street
Carmel, California 93923
831-624-2943, gordwild@gmail.com

November 19, 2016

Anna V. Quenga
Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC)
Monterey County Planning Department
168 W. Alisal St, 2nd Floor
Salinas California 93901

Reference Project: PLN160197, 25080 Hatton Road, Carmel CA.

Members of the Monterey Historic Resources Advisory Board and/or LUAC,

This is in response to your notice of hearing on November 21, 2016, regarding the above referenced project at 25080 Hatton Road. We reside directly behind the proposed project and share a back lot line with the property.

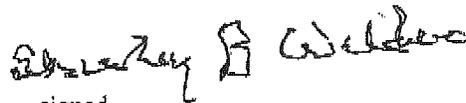
Although we initially had some reservation about the earlier plans for the improvements to the property, those reservations dissolved after a meeting with Mr. Taormina in August and his responsive modification of the original plans. At that meeting Mr. Taormina was attentive to our concerns and the reasons for them. He understood them and addressed them to our satisfaction in the revised plans now before the Committee/Agency. We realize that such modifications come at a considerable cost, yet he undertook them without hesitation.

Setting back the garage and guest house from the property line, turning the peak of the roof on the proposed new garage and changing the elevations at the back of the property ameliorates the impact on our views and the light that will enter our yard. Being familiar with the history of the property, the neighborhood and the need for modifications to the house to make it more livable, we are comfortable with the proposal. It should result in a more modern, usable property, without substantially changing the character of the house or the appearance from the street.

We support the new construction and look forward to having Mr. Taormina as a neighbor.

Sincerely,


signed
Harlan C. Wilder


signed
Shirley B. Wilder

