

Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 17, 2011

1. Meeting called to order by Janet Brennan at 630 pm

2. **Roll Call**

Members Present: everybody present but John was late _____

Members Absent: _____

3. **Approval of Minutes:**

A. April 6, 2017 minutes

Motion: Judy (LUAC Member's Name)

Second: Bruce (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

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)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

None

7. Meeting Adjourned: 805 pm

Minutes taken by: Charly

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **April 17, 2017**

1. **Project Name:** SMYTHE JUDY & SCOT
 File Number: PLN170064
 Project Location: 8 GOODRICH TRAIL, CARMEL, CA 93923
 Project Planner: CHERYL KU
 Area Plan: CARMEL VALLEY MASTER PLAN
 Project Description: Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the construction of a 4,975 square foot two-story single family dwelling with a 1,067 square foot attached garage and a detached 545 square foot guesthouse with an attached shed and handicap access and 2) a Use Permit to allow the removal of 26 protected Oak trees. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
 Andrew Davis

Was a County Staff/Representative present at meeting? CHERYL KU
 (Name)

PUBLIC COMMENT: None

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

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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)
Tree replacement ratio		
Does guest house go against subdivision cap		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Bruce (LUAC Member's Name)

Second by: John (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7 _____

NOES: 0 _____

ABSENT: 0 _____

ABSTAIN: 0 _____

2. **Project Name:** CARMEL RIO ROAD LLC
 File Number: PLN140089
 Project Location: 26500 VAL VERDE DR, CARMEL, CA 93923
 Project Planner: BOB SCHUBERT
 Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Zoning Ordinance Amendment of Section 21.14.050.A by adding a clarification that allows an exception to exceed 4 units/acre on a lot if it is done to achieve affordable housing pursuant to Policy CV 1.10 in the Carmel Valley Master Plan and a Combined Development Permit consisting a a standard subdivision of a 7.92 acre property to allow the development of 31 units including 24 single family lots and one parcel with seven inclusionary units; Use Permit pursuant to Section 21.12.050.A to allow seven units on Lot 25; and Administrative Permit and Design Approval for development in the "S" (Site Control) and "D" (Design Control) zoning districts. The property is located at 15 & 26500 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-020-000, 015-021-021-000 & 015-021-015-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
Brian Clark

Was a County Staff/Representative present at meeting? BOB SCHUBERT
(Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bob Boyne		X	Excessive developement
Joe Hertlein		X	Layout is unimaginative, bad use of density, Wrong character for the Valley
Margaret Robbins	X		Why no limits on water usage,

Frank Hennesey		X	Terrible design, not in keeping with rural character
Tim Sanders		X	Traffic impact on Hwy 1 , level of service already at F
Mike Ceres		X	Traffic Impact
Rick Stodt	X		Flooding on Rio Road, county should not allow building on flood plain
Eric Sand	X		Design is terrible , portion in flood plain, access to shopping on foot can be made better
Margaret Robbins	X		Insufficient units available under the General Plan CAp
Todd Freind		X	Too much developement, too much water use, too much traffic impact
Molly Erickson	X		Design fails to preserve rural character, doesn't meet subdivision evaluation system, disrespectful layout of inclusionary units on parcel with water treatment and other corporation yard type uses, Drainage impacts not addressed, 6' retaining wall at low corner ugly and inappropriate inconsistent with flood management plan

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)
Design is terrible		
Inconsistene with CV Specific Plan		

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Flood control planning inconsistent		
Too dense		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: John (LUAC Member's Name)

Second by: Neil (LUAC Member's Name)

Reject Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0