

Exhibit E

This page intentionally left blank.

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, October 16, 2017

1. **Meeting called to order by** Bob Litterell, Chair **at** 4 : 12 **pm**

2. **Roll Call**

Members Present: Jack Meheen, Bob Littell, Barbara Rainer (3)

Members Absent: Clyde Freeman (1)

3. **Approval of Minutes:**

a. Oct. 2, 2017 minutes

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

Second: Littell (LUAC Member's Name)

Ayes: (3) Meheen, Littell, Rainer

Noes: None

Absent: (1) Freedman

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.

Michael Hulfactor :

1. **Concern for applications that request large basements in plans that would require significant soil excavation.**
2. **Requests County Planning Dept. to draw up more restrictive design guidelines where these projects could possibly change the character of the community in the Carmel area.**

Jamey DeMaria :

Spoke for neighborhood concern regarding berm and soil on road at 26346 and 26348 Valley View causing parking problems along the street.



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

Next LUAC meeting: Monday, November 6, 2017 at 4 : 00 pm.



7. **Meeting Adjourned:** 5:30 pm _____ pm

Minutes taken by: Barbara Rainer, Acting Secretary _____

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: **Not known**

1. **Project Name:** Pietro Family Investments LP
File Number: PLN 170613
Project Location: 26346 Valley View Avenue, Carmel
Project Planner: Mairo Blanco, Assistant Planner
Area Plan: Carmel Land Use Plan, Coastal Zone

Project Description: Combined Development Permit



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

Was a County Staff/Representative present at meeting? Mairo Blanco, Assistant Planner _____

PUBLIC COMMENT:

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



1. **Project Name:** Crawley Thomas W. & Anita E. TRS
File Number: PLN 170658
Project Location: 26442 Carmelo Street, Carmel
Project Planner: Maira Blanco, Assistant Planner
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of: 1)Coastal Administrative Permit and Design Approval for the conversion of an atgic into a 406-square foot guesthouse above an existing garage; 2.)Coastal Development Permit for placement of a guesthouse over a one story structure in the coastal zone ; and 3) Coastal Development Permit for development within 750 feet of a known archeological site. The property is located at 26442 Carmel Street, Carmel (Assessor's Parcel Number 009-471-007-000), Carmel Area Land Use Plan , Coastal Zone.

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

Was a County Staff/Representative present at meeting? Maira Blanco, Assistant PLanner _____
(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)

ADDITIONAL LUAC COMMENTS

Applicant has stated that there will be 3 parking spaces . Two spaces in existing garage and one space for guests in driveway outside of front yard setback.

Concern for safety for persons using outside stairway to guest unit over garage.

Deed restriction regarding rental of unit over garage to be for guests only.

No new outdoor lighting of guest unit at second story level except for lighting of stairway at foot level.



RECOMMENDATION:

Motion by: Rainer to approve _____ (LUAC Member's Name)

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: (3) Littell, Meheen, Rainer

NOES: None

ABSENT: (1) Freedman

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: Hearing Date



1. **Project Name:** Ganos Philip T & Carol J TRS
File Number: PLN 170246
Project Location: 26339 Isabella Avenue, Carmel
Project Planner: Maira Blanco, Assistant Planner
Area Plan: Carmal Area Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and construction of a 2,992 square foot, three-level single family dwelling with attached garage and 2) Coastal Development Permit for development within 750 feet of a known archeological site. This property is located at 26339 Isabella Ave., Carmel (Assessor's Parcel number 009-463-010-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No
Stephan Wilmot, Architect

Was a County Staff/Representative present at meeting? Maira Blanco, Assistant Planner _____
(Name)

PUBLIC COMMENT:

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

Concerns / Issues Proposed single car garage and one parking space outside front yard setback.			
Wooden window frames suggested to enhance design and keep rustic appearance for this location			
New archeological study to be reviewed by County staff regarding underground basement excavation of 460-500 cubic yards of soil.			

Additional LUAC comments :

Color chip for exterior of house is Kelly Moore , Glenn Abbey, 3957 – 2 (color submitted was created by copy machine and did not reflect actual color)

Flat roof area of project to be tar and gravel and will not be seen from street.

Out door lighting to be at a minimum and no bulb source to be seen in lighting fixtures.

RECOMMENDATION :

Motion by Meheen to Approve

No Second -----Motion died for lack of a second

Motion by Rainer to Approve with condition that planner correct cubic yards to be excavated as 460 cubic yards , not 20 cubic yards as originally stated in permit application.

Seconded by Littell

AYES : (2) Littell , Rainer

NOES: (1) Meheen opposed to below ground excavation of site

ABSENT : (1) Freedman

ABSTAIN : None



This page intentionally left blank