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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, November 2, 2015**

1. Meeting called to order by Charles Franklin at 6:33 pm

2. **Roll Call:**

Members Present: Charles Franklin , David Burbidge, John Anzini, Neil Agron, Brian Rasmussen,  
Michael Addison (6)

Members Absent: Janet Brennan, Judy MacClelland (2)

3. **Approval of Minutes:**

A. September 21, 2015 minutes

Motion: John Anzini (LUAC Member's Name)

Second: Michael Addison (LUAC Member's Name)

Ayes: Franklin , Burbidge, Anzini, Agron, Rasmussen, Addison (6)

Noes: 0

Absent: Brennan, MacClelland (2)

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: 7:12 pm**

**Minutes taken by: Charles Franklin**

Minutes received via email November 4, 2015

# 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 Valley**

Please submit your recommendations for this application by: **November 2, 2015**

**Project Title:** ROBERTS KIM B  
**File Number:** PLN150505  
**File Type:** DIRECTOR OF RMA PLANNING  
**Planner:** LISTER  
**Location:** 1 SOUTHBANK RD CARMEL VALLEY

**Project Description:**  
 Combined Development Permit consisting of: 1) an Administrative Permit to allow the demolition of an existing 554 square foot cabin and the construction of a 1,464 square foot single family dwelling with a 375 square foot attached garage within a Site Plan Review ("S") Zoning Overlay District; 2) Variance to allow development to encroach into required setback; and 3) a Design Approval. The property is located at 1 Southbank Road, Carmel Valley (Assessor's Parcel Number 189-471-005-000), Carmel Valley Master Plan.

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

David Prew

**Was a County Staff/Representative present at meeting?**   Luis Osorio   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Williams	X		Big Change; submitted information via email to Charles Franklin, Secretary

**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)
Driveway too close to intersection		

**ADDITIONAL LUAC COMMENTS**

Representative says the Fire Department wants aluminum clad windows

**RECOMMENDATION:**

Motion by: David Burbidge (LUAC Member's Name)

Second by: John Anzini (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

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

Ayes: Franklin, Burbidge, Anzini, Agron, Rasmussen, Addison (6)

Noes: 0

Absent: Brennan, MacClelland (2)

Abstain: 0

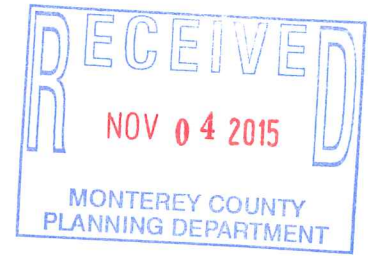
----- Forwarded message -----

From: **Christine Williams** <[christinewms777@gmail.com](mailto:christinewms777@gmail.com)>

Date: Mon, Oct 26, 2015 at 6:00 PM

Subject: Fwd:

To: [charlessfranklin@gmail.com](mailto:charlessfranklin@gmail.com)



Hi Charley,

I am sending these pictures to you, and the rest of LUAC, if you could forward this to them. This is the new build (replacing a tiny cottage) at 1 Southbank, that will be before LUAC Nov 2. It's on the corner of Esquiline and Southbank, a corner that is driven past by more than 50 residence occupants almost daily.

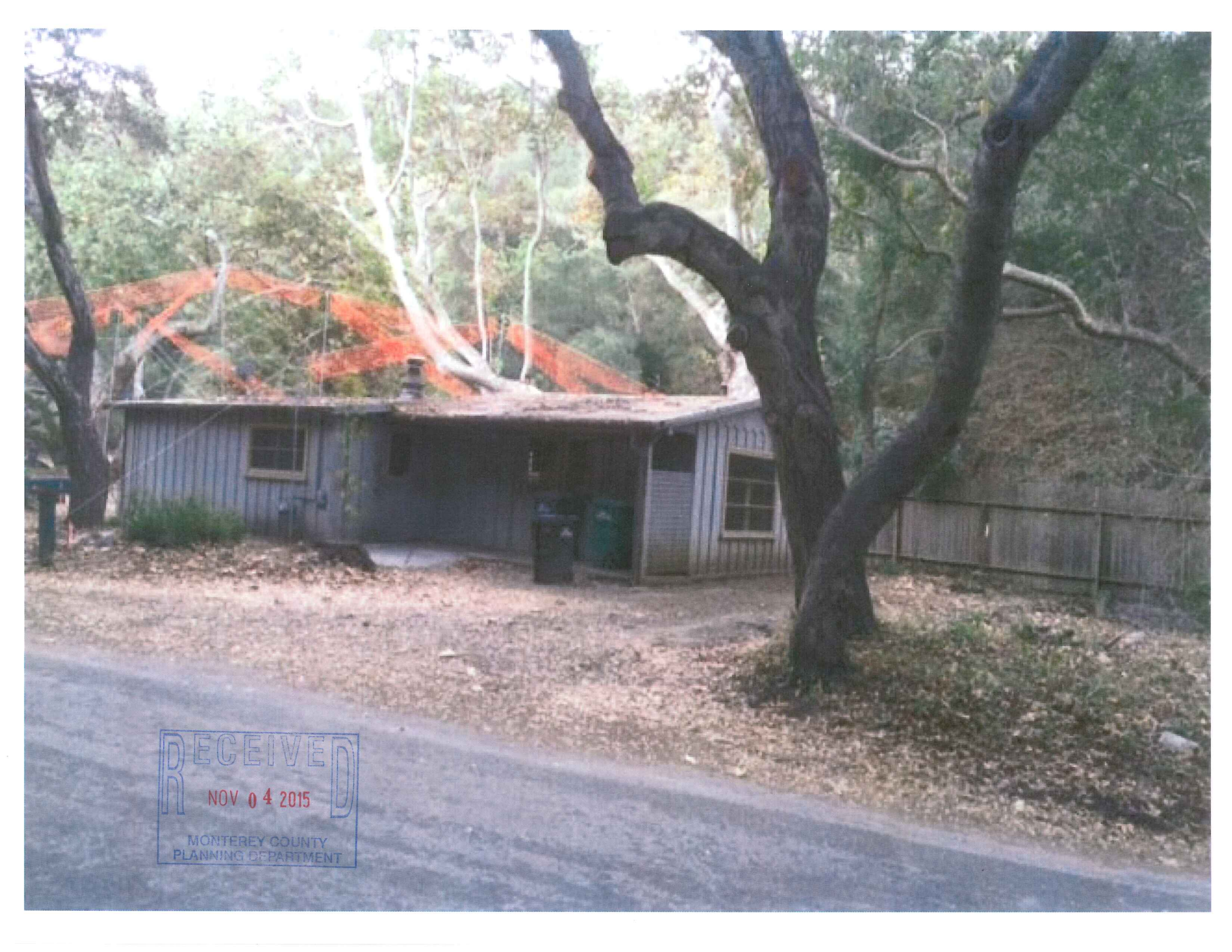
I truly hope that each LUAC member will make the effort to come and look at the site before Monday.

Two 30 foot setback requirements are being ignored, it's dangerously close to the creek which can flood in El Nino years, water pools in a large area at that corner (the County should fix that issue!), and Hitchcock Creek is a spawning area for the protected steelhead. Not to mention the immensity of the height of the building, on a busy corner.

I feel for the applicants, and the plan looks great on paper. But look at it on site, please. Thanks so much.

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Christine Williams



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