

# Exhibit D

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, June 18, 2018**

1. Meeting called to order by Robert Littell at 4:01 \_\_\_\_\_ pm

3. **Roll Call**

Members Present: Robert Littell, Jack Meheen, Clyde Freedman, Barbara Rainer  
Members Absent: (0) None

4. **Approval of Minutes:**

a. May 7, 2018 minutes

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

Ayes: (4) Meheen, Freedman, Littell, Rainer  
Noes: (0) None  
Absent: (0) None  
Abstain: (0) None

5. **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**

6. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects  
None

B) Announcements  
Monday July 2, 2018 meeting at 4:00 PM if there are projects.

8. Meeting Adjourned: 7:20 pm

Minutes taken by: Barbara Rainer Secty.



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **June 22, 2018**

1.           **Project Name:** CHAPMAN STANLEY GRAHAM III ET AL  
               **File Number:** PLN171046  
               **Project Location:** 2707 Pradera Road, Carmel  
               **Assessor's Parcel Number:** 243-032-020-000  
               **Project Planner:** Joe Sidor, Associate Planner  
               **Area Plan:** Carmel Land Use Plan, Coastal Zone.  
               **Project Description:** Coastal Administrative Permit and Design Approval to allow the construction of a 4,403 square foot single family dwelling with a 522 square foot attached garage and a 459 square foot covered deck; and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.  
               **Recommendation To:** Zoning Administrator

Was the Owner/Applicant/Representative present at meeting? Yes   X   No \_\_\_\_\_  
Architect Cam Helland

Was a County Staff/Representative present at meeting?   Joe Sidor   (Name)

**PUBLIC COMMENT:**

	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Salvo and Christen Kemp, legal representative for Salvo	X		Architectural style not compatible to neighborhood surroundings. Request applicant to lower southwest corner of garage by 18 inches in order to retain ocean view from balcony. Lower height of front area of Chapman's bedroom wing and rear portion of residence.
Carl J. Fisher Exemption Trust, Anne Beate Fisher, Trustee	X		Letter submitted addressing concern for building mass and footprint of proposed residence near rear lot line set back. Reconsider location of wooden fence along left side yard due to impact on Fisher's cypress hedge.

Diane Quinta, 2730 Ribera Rd. Residence to rear of Chapman parcel	X		Loss of privacy from Chapman's street level living area, covered deck and master bedroom will look into Quinta's back patio, living room and dining room. In ground spa close to Chapman rear yard fence may cause noise issues.
Nancy Knopp, neighbor across street on Pradera Road	X		Spoke against Chapman design. Request redesign. Architectural style not compatible with neighborhood
Larry Purcell, Chairman of Carmel Meadows Home Owners Association	X		See letter to Joe Sidor dated May 14, 2018 Signed by Andy Popaduik from Carmel Meadows Architectural Review Committee stating approval of plans
Tony Lombardo, Attorney			Asked us to refer to above letter from Architectural Review Committee
Mrs. Chapman, Owner of Project under review	X		Commented that if plans were lowered in height they would lose view of Carmel River Beach. She remarked that this residence will be the family home and they would be permanent residents

**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)
Outdoor lighting shall be absolutely minimal. Outdoor lighting shall be kept at foot level on pathways.		Follow lighting ordinances

**ADDITIONAL LUAC COMMENTS**

This project is compatible with other contemporary homes in the area. Reducing height of the project or setting the garage further back from the street as viewed through site photos does not seem to open up any views for adjacent neighbors. Front setbacks are according to County Standards. The rear setback for 80 % of the building is at least 20 feet County Standard is 10 feet, and the remainder is at least 10 feet.

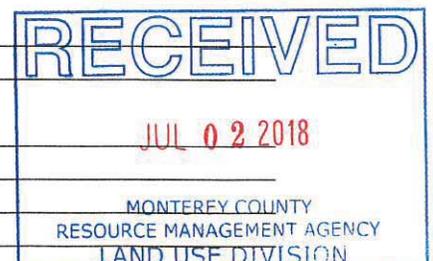
**RECOMMENDATION:**

Motion by: Jack Meheen to approve (LUAC Member's Name)  
 Second by: Robert 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: (3) Meheen, Littell, Rainer  
 NOES: (1) Freedman  
 ABSENT: (0) None  
 ABSTAIN: (0) None



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **June 22, 2018**

2.                   **Project Name:** MOUNTFORD PAUL  
                       **File Number:** PLN160392  
                       **Project Location:** 151 Highlands Drive, Carmel  
**Assessor's Parcel Number:** 241-181-010-000  
                       **Project Planner:** Jaime Scott Guthrie, Associate Planner  
                       **Area Plan:** Carmel Land Use Plan, Coastal Zone.  
**Project Description:** Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,575 square foot addition to and renovation of 1,933 square feet of an existing single family dwelling; demolition of 272 square foot deck and 136 linear feet of retaining walls; and construction of 141 square foot deck and 212 linear feet of retaining walls; and a new roof; 2) Variance to the side yard setback from 20 feet to 7 feet 11 inches; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The project includes relocation of an existing propane tank and grading of approximately 144 cubic yards of cut and fill.  
**Recommendation To:** Zoning Administrator

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

Architect Eric Miller

Was a County Staff/Representative present at meeting? Joe Sidor Planner (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Chris Johnson	X		Concerned about changes to the exterior design of and historic house
Michael Kurtow Tickle Pink Hotel representative	X		Curious to see architects proposed additions to historic residence. No objections

**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 seems to be compatible with the existing house; however there are a lot of complicated pieces.		None

**ADDITIONAL LUAC COMMENTS**

Agree with applicant about side yard variance. If the odd shaped triangular piece of the property was not there the setback would meet County Standards.

**RECOMMENDATION:**

Motion by:     Clyde Freedman motion 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:     (4) Meheen, Freedman, Littell, Rainer      
NOES:     (0) None      
ABSENT:     (0) None      
ABSTAIN:     (0) None    



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **June 22, 2018**

3.                   **Project Name:** SEAMURZ LLC  
                       **File Number:** PLN170354  
                       **Project Location:** 30780 San Remo Road, Carmel  
**Assessor's Parcel Number:** 243-194-015-000  
                       **Project Planner:** Yasmeen Hussain, Associate Planner  
                       **Area Plan:** Carmel Area Land Use Plan, Coastal Zone  
**Project Description:** Coastal Administrative Permit and Design Approval to allow the construction of a 4,761 square foot three-story single family dwelling with a 528 square foot attached garage and grading of approximately 840 cubic yards cut/fill; and a Coastal Administrative Permit for the construction of a 302 square foot guesthouse.  
**Recommendation To:** Zoning Administrator

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

Architect Sally Ann Smith

Was a County Staff/Representative present at meeting? Joe Sidor Planner (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Karen Drieger	X		Proposed residence is larger than previous plan. Fifty percent larger than other homes on San Remo. Septic will have to be pumped uphill to street. There are other alternatives for house location. Fire hazards due to steep terrain and steep driveway.
Samuel Hale	X		Concern over number of trucks needed to remove 840 cubic yards of cut and fill for driveway and 4,761 sq. ft. house plus 302 sq. ft. guest house.
Diane Grundy	X		Proposed residence too massive for site. Concern for fire hazards and requested fuel reduction on this site

David Sweigert, legal representative for several neighbors			Concern for 30% slope of property and driveway construction with retaining walls. Septic issue and need to pump effluent up hill. Forest management plan needed for removal of 5 pines and cut of driveway near 60 ft. pine.
Richard Freese	X		Concern for larger lot coverage. Need for forest management plan.
Richard Warren			View shed impacts to other properties on San Remo. Blight on entire neighborhood along San Remo Road and impacts regarding property values of all residences in this location.
Sara Dennis	X		Wild fire concerns
Kevin Kennedy	X		Erosion and rain concerns of proposed project on 30% slopes.

**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)
There are two critical pieces of information for LUAC review, Fire department review of access, and designation of structure height on plans		Provide Fire Department preliminary review of access. Provide natural grade designations on plans with maximum height of structure shown from natural average grade.

**ADDITIONAL LUAC COMMENTS**

This second rendition of the project has great improvements, in stepping house down to follow the natural grade and breaking up the different volumes of the house using stone and stucco materials.

**RECOMMENDATION:**

Motion by: Rainer motion to continue (LUAC Member's Name)  
 Second by: Freedman (LUAC Member's Name)

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

Reason for Continuance: Lack of information  
 Continued to what date: Date to be determined

AYES: (4) Meheen, Freedman, Littell, Rainer  
 NOES: (0) None  
 ABSENT: (0) None  
 ABSTAIN: (0) None



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