

Exhibit D

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Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Carmel Unincorporated/HIGHLANDS

Please submit your recommendations for this application by: **2018**

Project Description:

2. **Project Name:** ABERNATHY 201603 LLC
File Number: PLN170851
Project Location: 26263 SCENIC ROAD, CARMEL
Project Planner: JACQUELYN NICKERSON
Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF : 1.) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF 686 SQUARE FEET OF ADDITIONS TO AN EXISTING 2,135 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE; AND 2.) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES.

Recommendation To: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of the those present)

Al Saroyan, Architect

Was a County Staff/Representative present at meeting? Jacquelyn Nickerson, Planner (Name)

PUBLIC COMMENT: 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)
Viewshed, Scenic Road, Carmel	Carmel Area LUP 5.3.2 Public Access Paragraph 4 (describes scenic viewing corridor)	
Viewshed, Scenic Road, Carmel	Specific Policies 2.2.4, 10.C Materials to be used in viewshed	

ADDITIONAL LUAC COMMENTS

Addition is 219 square feet as opposed to 686 square feet.

RECOMMENDATION:

Motion by: Keig, to approve with condition that the roof color and fascia be more earth tone in color, and paint samples should be submitted to Planning Department. (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

X Support Project with changes (conditions of approval)

Ayes: 5 – Littell, Keig, Freedman, Leon, Rainer

Noes: None

Absent: Meheen, Leve

Abstain: None