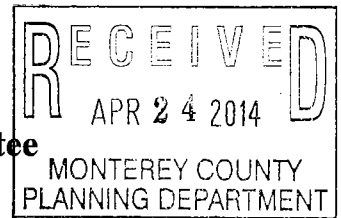


# Attachment H

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, April 7, 2014**



1. Meeting called to order by Peter Davis at 4:00 pm

2. Roll Call

Members Present: Davis, Wald, Meheen, Little, Rainer

Members Absent: Jeselnick

3. Approval of Minutes:

a. January 6, 2014 minutes

Motion: Davis - approval (LUAC Member's Name)

Second: Meheen (LUAC Member's Name)

Ayes: 4 (Wald, Davis, Meheen, Rainer)

Noes: None

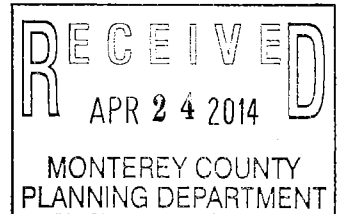
Absent: 1 - Jeselnick

Abstain: Little - was not a member of <sup>highlands</sup> LUAC in Jan. 2014

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)** – Refer to attached project referral sheet(s)



6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Peter Davis

Motion: Rainer (LUAC Member's Name)

Second: McHeen (LUAC Member's Name)

Ayes: 4 (Rainer, Wald, McHeen, Littel)

Noes: None

Absent: Jeschnick

Abstain: ~~None~~ Davis -

LUAC member nominated for Secretary: Adam Jeschnick

Motion: Rainer (LUAC Member's Name)

Second: McHeen (LUAC Member's Name)

Ayes: 4 (Davis, Wald, McHeen, Rainer)

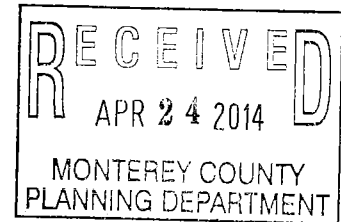
Noes: None

Absent: ~~None~~ Jeschnick

Abstain: None

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*None*



C) Announcements

*Next LVAC meeting scheduled for April 21, 2014 at 4:00 pm if there are any projects to review.*

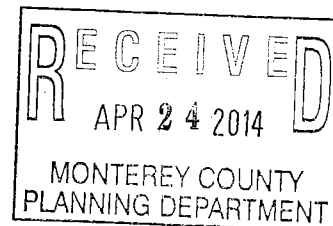
7. Meeting Adjourned: 4:55 pm

Minutes taken by: B. Rainer, Acting Sec'y.

# Action by Land Use Advisory Committee

## Project Referral Sheet

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



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **April 7, 2014**

**Project Title:** VENKATESH GOPALAKRISHNAN & BRENDA A

**File Number:** PLN130706

**File Type:** ZA

**Planner:** MACK

**Location:** 173 SPINDRIFT RD CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow a new 831 square foot second story master bedroom addition, 197.5 square foot upper-level deck addition, new 1,029 square foot main level three-car garage addition, and interior remodel of house; 2) Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) Design Approval. The property is located at 173 Spindrift Road, Carmel (Assessor's Parcel Number 241-301-014-000), Carmel Land Use Plan, Coastal Zone.

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

*Eric Miller*

Was a County Staff/Representative present at meeting? David Mack (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Melvin Mr. &amp; Mrs. Mel Kaplan Evergreen Financial Corp Spindrift Rd.</i>	<i>✓</i>		<i>New extension of garage and deck comes closer to side yard shared by Kaplan and Gopalakrishnan Concerns for privacy from new deck and proposed 2nd floor master bedroom.</i>

# 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)
Request by architect to match existing colors will have visual impacts.		LUAC members felt a better choice of colors could allow remodel to blend with rustic character of site. Suggestion to consider greys/tan of tree trunks on this wooded location.
Consider additional molding around garage doors to further break up very plain facade of elevation facing Spindrift Rd.		
All outdoor lighting to be down cast - cannot see source of light		
No up-lighting of sky lights. Shore line location could be distraction for birds. Very sensitive location on coast.		

ADDITIONAL LUAC COMMENTS Applicant (and architect) plan to make existing residence more modern in exterior appearance.

LUAC members felt the expansive (with new additions to garage) stucco wall where garage doors are located could be enhanced with additional fenestration around garage doors. (This is a 20ft. high and 40ft. long stucco wall)

No outdoor lighting of landscaping and trees should be allowed.

## RECOMMENDATION:

Motion by: Davis - Motion To approve (LUAC Member's Name)  
 with conditions that new paint colors for exterior be presented to LUAC at a future date and lighting plan be submitted due to sensitive coastal location.

Second by: Meheern (LUAC Member's Name)

- ☐ Support Project as proposed
- ☒ Support Project with changes
- ☐ Continue the Item

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

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

AYES: 5 (Davis, Weld, Meheern, Rainer. & Little)

NOES: None

ABSENT: Jerdwick

ABSTAIN: None

