

Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, September 6, 2016

**1. Site visit at 3:30 PM at 70 HOLMAN RANCH RD CARMEL VALLEY
(HOLMAN RANCH HOLDINGS LLC)**

ATTENDEES: Charles Franklin, David Burbidge, Brian Rasmussen, Judy MacClelland,

Frank Hennessy

Members Absent: John Anzini, Neil Agron, Janet Brennan (3)

2. Meeting called to order by Charles Franklin at 6:30 pm

3. Roll Call

Members Present: Charles Franklin, David Burbidge, Brian Rasmussen, Judy MacClelland,

John Anzini (5)

Members Absent: Neil Agron, Janet Brennan (2)

4. Approval of Minutes:

A. August 15, 2015 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 4 (Franklin, Burbidge, Rasmussen, Anzini)

Noes: 0

Absent: 2 (Agron, Brennan)

Abstain: 1 (MacClelland)

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)

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

8. Meeting Adjourned: 7:30 pm

Minutes taken by: Charles Franklin

Minutes received via email 9/8/16

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **September 6, 2016**

Project Title: HOLMAN RANCH HOLDINGS LLC

File Number: PLN160213

File Type: ZA

Planner: QUENGA

Location: 70 HOLMAN RD CARMEL VALLEY

Project Description:

Administrative Permit and Design Approval to allow the construction of a single family dwelling with attached below-grade basement/garage and barn in the "S" (Site Plan Review) Zoning Overlay District. The property is located at 70 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-003-000), Carmel Valley Master Plan.

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

Paul Davis Architect

Tom & Susan Lower, Owner

Was a County Staff/Representative present at meeting? _____ Anna Quenga _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Frank Hennessey	<input checked="" type="checkbox"/>		Visitor services not allowed, reduce bulk by moving garage, use a light wood color
Cynthia Hall	<input checked="" type="checkbox"/>		Minimize reflection from solar panels
Jorie Clark	<input checked="" type="checkbox"/>		Intensification of use?
Craig Painter	<input checked="" type="checkbox"/>		Intensification of use

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

- Roof color green instead of brown
- Structure color a more natural gray
- Work with neighbors regarding solar panel location
- Possible glare from window glass
- Structure will always be single family residence and is never to be used as part of Holman Ranch for events, was approved

RECOMMENDATION :

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

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

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 (Franklin, Anzini, MacClelland, Burbidge, Rasmussen)

NOES: 0

ABSENT: 2 (Agron, Brennan)

ABSTAIN: 0