

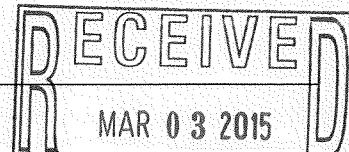
## Exhibit D

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## MINUTES

Carmel Highlands Land Use Advisory Committee  
Tuesday, February 17, 20151. Meeting called to order by P. Davis at 4:05 pm

## 2. Roll Call

Members Present: Davis, McHeen, Ward, Freeman, Rainer (5)Members Absent: Littell, Jeselnick (2)

## 3. Approval of Minutes:

a. February 2, 2015 minutes

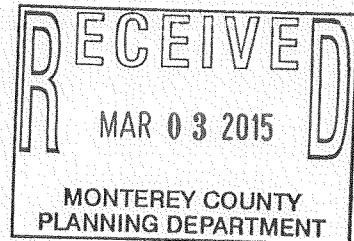
Motion: Jack McHeen - approval (LUAC Member's Name)Second: Peter Davis (LUAC Member's Name)MONTEREY COUNTY  
PLANNING DEPARTMENTAyes: 5 (McHeen, Davis, Ward, Freeman, Rainer)Noes: NoneAbsent: Littell, Jeselnick (2)Abstain: None4. **Public Comments:** The Committee will receive public comment on non-agenda 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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B) Announcements

Next LUAC meeting:  
March 2, 2015 at 4:00 pm.

7. **Meeting Adjourned:** 5:50 pm

Minutes taken by: B. Rainier, Secy.

# 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: **February 17, 2015**

**Project Title:** PROLER RONALD JAY TR ET AL

**File Number:** PLN140254

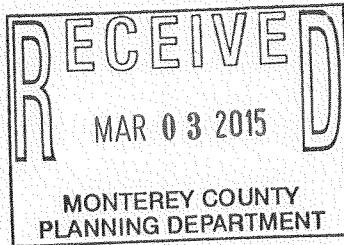
**File Type:** ZA/PC (TBD)

**Planner:** OSORIO

**Location:** 86 MT DEVON RD CARMEL

**Project Description:**

Combined Development Permit including: 1) Coastal Administrative Permit and Design Approval to allow the construction of two-level attached garage partially within the road right-of-way and consisting of a 444 square foot, one-car at-grade (road level) garage and a 2,061 square foot, four-car, below-grade garage with storage area; the garage includes a hydraulic lift to bring cars into and out of the lower level and would be attached to the existing residence through a breezeway; and 2) Coastal Development Permit for development on slopes greater than 30%. The property is located at 86 Mt Devon Road, Carmel (Assessor's Parcel Number 241-154-002-000), Carmel Land Use Plan, Coastal Zone.



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

Rod Carver, architect

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

**PUBLIC COMMENT:**

| Name                          | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|-------------------------------|----------------|----|------------------------------------------|
|                               | YES            | NO |                                          |
| Jim King<br>134 Mt. Devon Rd. | ✓              |    | In support of project.                   |
|                               |                |    |                                          |
|                               |                |    |                                          |
|                               |                |    |                                          |

## LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc)                                                                                           | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc)                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garage structure will be built in road easement as shown by staking                                                                                                               |                                          | Road right of way on public county road is 30'. Please have Public Works address this issue.                                                                        |
| Project should require an easement reduction permit. Right of way needs to be redefined.                                                                                          |                                          | Road abandonment must be approved by Bd. of supervisors before project moves forward. See letter from Public Works and Planning Dept. dated 2-17-15 (and attached.) |
| Set back concerns and requirements for project according to County regulations.<br>Please note "N" regarding 5 ft. set back requirement from front lot line of lot (Title 21-180) |                                          |                                                                                                                                                                     |

### ADDITIONAL LUAC COMMENTS

Materials (dark brown metal roof, weathered wood siding, and board formed concrete) are appropriate for hillside site. Glass and anodized bronze frame for doors and windows. Stainless steel piping for railing at edge of garage roof. Lighting for this project must be down cast and designed at foot level.

Removal of 985 cu. yds of soil on Mt. Devon Rd. and traffic concerns on this narrow and steep road need to be addressed by Public Works.

Address storm/water run off from garage and lift roof surfaces. Should be retained on property. Drainage concerns.

### RECOMMENDATION:

Motion by: McHeen. Approval of project (LUAC Member's Name)  
so long as county will approve encroachment issue on Mt. Devon Rd.

Second by: Wald. (LUAC Member's Name)

Support Project as proposed

Support Project with changes - see comments from Monterey County Resource Management Agency dated 2-17-15

Continue the Item

Reason for Continuance:

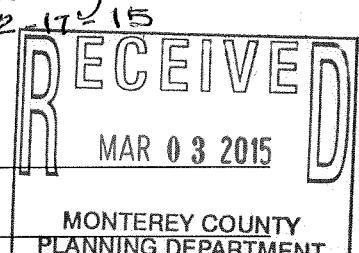
Continued to what date:

AYES: (4) - McHeen, Davis, Wald, Freeman

NOES: (1) - B. Rainey due to encroachment on public road and mass of project due to truck loads of (exposed soil) removal (985 cu. yds.) and traffic concerns.

ABSENT: (2) - Hittell, Jeselnick

ABSTAIN: None



# 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: **February 17, 2015**

**Project Title:** KEIG DANIEL J TR

**File Number:** PLN140843

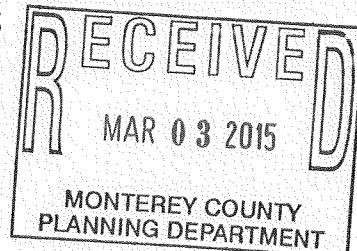
**File Type:** DIRECTOR OF RMA PLANNING

**Planner:** NAKAMURA

**Location:** 100 CREST RD CARMEL

**Project Description:**

Combined Development Permit consisting of a: 1) Coastal Administrative Permit to allow the construction of a 3,499 square foot two-story single family dwelling with a 1,049 square foot garage; 2) Coastal Development Permit to allow the removal of nine Monterey Pine trees (8 to 22 inches in diameter) and eight Coast Live Oak trees (6 to 9 inches in diameter); 3) Coastal Development Permit to allow development within 750 feet of an archaeological resource; and 4) Design Approval. The property is located at 100 Crest Road, Carmel (Assessor's Parcel Number 241-221-013-000), Carmel Land Use Plan, Coastal Zone.



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

*Dan Keig*

Was a County Staff/Representative present at meeting? Craig Spenser (Name)

**PUBLIC COMMENT:**

| Name | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|------|----------------|----|------------------------------------------|
|      | YES            | NO |                                          |
|      |                |    |                                          |
|      |                |    |                                          |
|      |                |    |                                          |
|      |                |    |                                          |

## LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc)                                                                                                                        | Policy/Ordinance Reference<br>(If Known) | Suggested Changes - to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------|
| Revisit colors - make them darker to be less visible on brushy site                                                                                                                                            |                                          | Trim & stucco walls should be darker to be less visible on site. Dark roofing is appropriate.    |
| Out door lighting of balconies down cast and light source should not be seen.                                                                                                                                  |                                          |                                                                                                  |
| Needs permanent forest management plan. Pine and oak tree removal numbers may have changed. Needs up to date Coastal Development Permit. to cover number of trees to be removed, and type of tree (oak, pine?) |                                          |                                                                                                  |

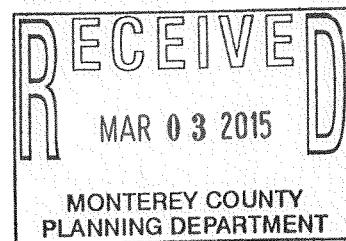
### ADDITIONAL LUAC COMMENTS

These are old plans first submitted 3-6-2004, and approved in 2005 or 2006.

Need arrows on plans to show North, South, etc.

Need permanent address for site (street address)

Need permanent address for site (street address)



### RECOMMENDATION:

Motion by: Davis - approval with condition (LUAC Member's Name) that darker colors of those submitted for Trim & stucco walls be selected  
Second by: Rainer (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

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

AYES: 3 - Rainer, Davis, Wald

NOES: None

ABSENT: Littell, Jegelnick (2)

ABSTAIN: McNeen & Freeman - could not locate site for review