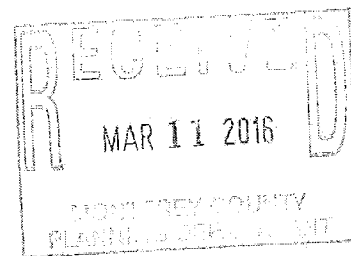


Exhibit D

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, March 7, 2016



1. Meeting called to order by Peter Davis at 4:15 pm

2. Roll Call

Members Present: Meheen, Freeman, Davis, Rainer (4)

Members Absent: Bob Littell (1)

3. Approval of Minutes:

a. February 1, 2016 minutes

Motion: Meheen - to approve (LUAC Member's Name)

Second: Davis, " " (LUAC Member's Name)

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

Noes: 0

Absent: Bob Littell (1)

Abstain: 0

b. February 16, 2016 minutes

Motion: Meheen - to approve (LUAC Member's Name)

Second: Davis (LUAC Member's Name)

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

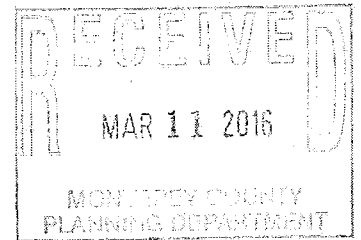
Noes: 0

Absent: Bob Littell (1)

Abstain: 0

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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

- B) Announcements

Third Monday in March next LAC meeting for Carmel Highlands
March 21, 2016 at 4:00 pm.

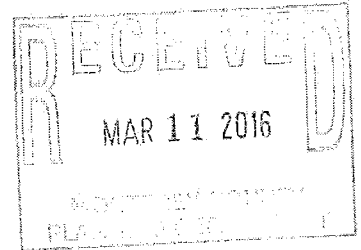
7. **Meeting Adjourned:** 4:35 pm

Minutes taken by: B. Rainier, acting secy.

Action by Land Use Advisory Committee

Project Referral Sheet

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



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **March 7, 2016**

Project Title: PIETRO FAMILY INVESTMENTS LP

Item continued from 2/16/16 meeting

File Number: PLN150598

File Type: ZA

Planner: GONZALES

Location: 26324 VALLEY VIEW AVE CARMEL

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval to allow a 1,107 square foot second story addition to an existing 2,601 square foot single story single family dwelling with a new 483 square foot two-car garage; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 26324 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-016-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____
architect - Adam Jeselnick

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

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|--------------------|----------------|----|--|
| | YES | NO | |
| Jamey De Maria | X | | Pleased and in favor of new plans for project will up grade neighborhood |
| Christina De Maria | X | | Complimented architect and approves of remodel "great improvement" |
| Mary Lindquist | X | | Pleased to see new plans for residence on her street. Approves of remodel. |
| | | | |

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) |
|---|--|--|
| Connecting main residence to existing non-conforming guest house | | Please have planner check if attached guest house location remains non-conforming regarding location and required set-backs. |
| Garage will be excavated to allow second story above and stay with 18 ft. height limit | | |
| Strip drain will be necessary at end of driveway (by garage wall and doors) Retained water must remain on site. | | |

ADDITIONAL LUAC COMMENTS

Original set of plans (with color chips) removed from Firehouse before LUAC meeting.

New plans delivered by applicant prior to LUAC meeting, but minus color chips.

New clay tile roof

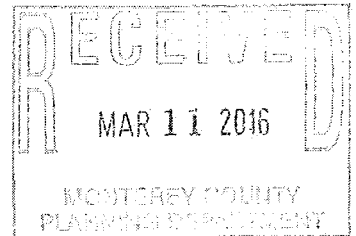
Windows: grey stained cedar

Stucco walls: off white (no color chips available)

Stone entrance: no samples shown

Trim and doors: no color samples shown

Please have planner document colors and materials



RECOMMENDATION:

Motion by: Davis to approve (LUAC Member's Name)

Second by: Meheern (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 - Davis, Meheern, Freeman, Ramier

NOES: 0

ABSENT: ~~Bob~~ Bob Littell (1)

ABSTAIN: 0