

Exhibit E

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MINUTES
Carmel Highlands Land Use Advisory Committee
Tuesday, January 19, 2016

1. Meeting called to order by Barbara Rainer , Acting Chair at 4:10 pm

2. **Roll Call**

Members Present: Robert Littell, Barbara Rainer, Jack Meheen, and Clyde Freedman (4)

Members Absent: Peter Davis (1)

3. **Approval of Minutes:**

a. December 21, 2015 minutes

Motion: Barbara Rainer (LUAC Member's Name)

Second: Robert Littell (LUAC Member's Name)

Ayes: (4) Rainer, Meheen, Freedman, Littell

Noes: (0)

Absent: (1) Peter Davis

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) Election of Officers: POSTPONED UNTIL FULL COMMITTEE IS PRESENT

LUAC member nominated for Chairperson: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

LUAC member nominated for Secretary: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 6:15 pm

Minutes taken by: Robert Littell

Receive minutes via email January 25, 2016

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County 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: **January 19, 2016**

Project Title: CARMELINN VENTURES LLC (CARMEL RIVER INN)

File Number: PLN150378

File Type: PC

Planner: LISTER

Location: 26600 OLIVER RD CARMEL

Project Description:

Amendment to a previously approved Combined Development Permit (PLN140154) allowing modification to the total of 63 units approved including: 1) reducing units in the main lodge from 19 to 17 units; 2) maintaining and renovating 24 cottages (historic) including the rebuild of three units proposed for removal; and 3) replace the four, two-story, eight unit buildings with 22 RV park-model cabins on wheels. The property is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Land Use Plan, Coastal Zone.

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

Paul W. Davis, Architect

Simon Phillips, Landscape Architect

Was a County Staff/Representative present at meeting? Dan Lister (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jennifer Kemmerly	X		Increased noise with 22 new units with outside fire pits, and what is to insure that this project could change to a full RV park
Bruce Looran	X		Does not want a trailer park in his back yard How can they have water when he cannot add an extra bath. If this area has a flood the non attached trailers can become a floating missile rushing towards his back yard. In the last flood he personally witnessed a heavy duty steel container in his yard end up across the street in his neighbors yard
Jean Murphy	X		Concerned about building in flood area
Peter Hillar	X		Concerned about project being expanded upon adding more units once this is approved. Disagrees with doubling the size of this motel

PUBLIC COMMENT (CONTINUED):

Troy Ishikawa	X		Concerned about height of ridge height of new units
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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)
Adding structures in a flood plain area. Substituting a good planning condition that any structure in flood plain area should be one foot above flood plain elevation with a highly skeptical plan of trying to remove 12 trailers in a flood situation. Flood emergencies happen in real time not with a 24 hour notice		Change the proposal to have attached structures not floating objects.

ADDITIONAL LUAC COMMENTS

Conditions of approval: provide a means of attaching new structures to the ground, and county to research painting of existing two story motel which appears to be done without a permit.

Planning Commission should take note is it practical to expand any project in a known flood area.
The increase of noise level to the adjacent residential community. IE adding 22 units with outside gathering areas.
The potential of the trailers becoming floating objects.

RECOMMENDATION:

Motion by: Meheen (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes (conditions of approval)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (3) Rainer, Meheen, and Freedman

NOES: (1) Littell [Feels the LUAC concerns are valid]

ABSENT: (1) Peter Davis

ABSTAIN: 0

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