

# Exhibit C

This page intentionally left blank.

MINUTES  
Carmel Highlands Land Use Advisory Committee  
Monday, May 16, 2016



1. Meeting called to order by B. Rainer at 4:00 pm

2. Roll Call

Members Present: Clyde Freedman, Jack Heheen, B. Rainer (3)

Members Absent: Davis, Littell (2)

3. Approval of Minutes:

a. May 2, 2016 minutes

Motion: Heheen, to approve (LUAC Member's Name)

Second: Freedman, (LUAC Member's Name)

Ayes: 3 (Heheen, Freedman, Rainer)

Noes: 0

Absent: 2 (Littell, 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.

1. Mike Kaplan - spoke regarding concern for county permitting procedures to clear flammable vegetation around structures. Both Big Sur LUAC's (northern Big Sur, southern Big Sur) are working with county to simplify procedures and coordinate procedures in the coastal zone. Kaplan was requesting that Carmel Highlands join in this endeavor.
2. Dan Keig - voiced concern for parking along Hwy. 1 in the Pt. Lobos area. He would like to see all highway parking be eliminated before a tragic accident occurs. Parking now allowed on east and west sides of Hwy. 1 both north & south of Pt. Lobos Reserve entrance. Crowded, unsafe conditions exist daily.

5. Scheduled Item(s)

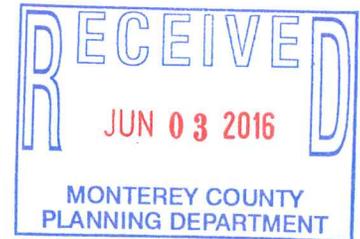
6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None



7. Meeting Adjourned: 5:55 pm

Minutes taken by: B. Ramirez, Acting Secty. # Acting Chairperson

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
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: **May 16, 2016**



**Project Title:** HERMAN ADRIENNE S TR  
**File Number:** PLN150665  
**File Type:** ZA  
**Planner:** MASON  
**Location:** 24982 VALLEY WY CARMEL  
**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 772 square foot single family dwelling and attached garage and the construction of a 2,332 square foot one-story single family dwelling with attached 440 square foot carport, 641 square foot uncovered patio, 174 square foot detached teepee and 3,000 gallon underground rain water storage tank; and, 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17"). Materials and colors: Cedar siding, rusted corten roofing and rust-red trim. The property is located at 24982 Valley Way, Carmel (Assessor's Parcel Number 009-151-008-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No   
*Adrienne Herman (owner)  
 Chad Brown - applicant  
 Joe Panner*

Was a County Staff/Representative present at meeting? Steve Mason (Name)

**PUBLIC COMMENT:**

| Name | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|------|----------------|----|--|
|      | YES            | NO |  |
| none |                |    |  |
|      |                |    |  |
|      |                |    |  |
|      |                |    |  |

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) |
|---|--|---|
|   |  |   |
|   |  |   |
|   |  |   |

ADDITIONAL LUAC COMMENTS

Please save small clump of coastal live oak trees where red netting appeared to be staked. This area is not shown as included in foot print of proposed new garage/carport location.



RECOMMENDATION:

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

Second by: Freedman (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: 3, Meheen, Freedman, Rainer

NOES: 0

ABSENT: Littell + Davis (2)

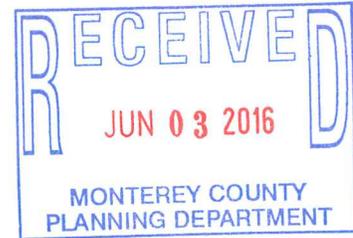
ABSTAIN: 0

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
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: **May 16, 2016**



**Project Title:** MURPHY PATRICK J & LAURA D TRS  
**File Number:** PLN150725  
**File Type:** ZA  
**Planner:** MASON  
**Location:** 2727 CALLE LA CRUZ CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit for the demolition of a 3,345 square foot single family dwelling and a 924 square foot detached garage/studio; and the construction of a 5,942 square foot two-story single family dwelling with 1,102 square foot attached garage, 250 square foot second-story deck, 325 square foot second story deck, and a 395 square foot outdoor dining pavilion; 2) Coastal Administrative Permit for a 425 square foot detached guesthouse; and 3) Design Approval. The property is located at 2727 Calle La Cruz, Carmel (Assessor's Parcel Number 243-031-009-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No   
*Bredem Sterling - applicant, architect*

Was a County Staff/Representative present at meeting? Steve Mason (Name)

**PUBLIC COMMENT:**

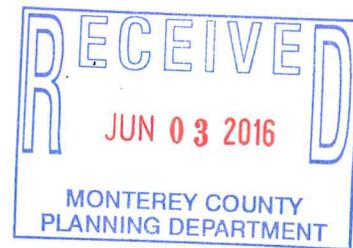
| Name  | Site Neighbor? |    | Issues / Concerns (suggested changes)                                 |
|---|----------------|----|---|
|   | YES            | NO |   |
| 12 neighbors attended LUAC meeting - names on sign in sheet | ✓              |    | Mass of proposed new residence  |
|   |                |    | Guest house location is staked does not meet 50' front yard set back. |
|   |                |    |   |
|   |                |    |   |

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) |
|---|--|---|
|   |  |   |
|   |  |   |
|   |  |   |

ADDITIONAL LUAC COMMENTS

Reduce massive look of proposed new residence on property that abuts State Park open space. Visual impacts No lighting (outdoor) plans submitted.



RECOMMENDATION:

Motion by: Meheen to continue (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes (conditions of approval)
- Continue the Item

Reason for Continuance: To determine location of proposed guest house

Continued to what date: June 20, 2016 if county planner agrees & plans have been submitted.

AYES: 3 - Freedman, Meheen, Rainor

NOES: None

ABSENT: 2 - Davis, Littell

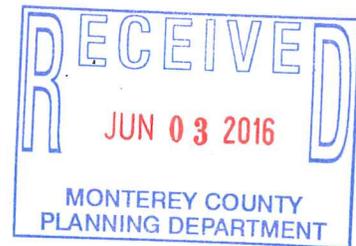
ABSTAIN: None

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) |
|---|--|---|
|   |  |   |
|   |  |   |
|   |  |   |

ADDITIONAL LUAC COMMENTS

Reduce massive look of proposed new residence on property that abuts State Park open space. Visual impacts  
 No lighting (outdoor) plans submitted.



RECOMMENDATION:

Motion by: Meheen to continue (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes (conditions of approval)
- Continue the Item

Reason for Continuance: To determine location of proposed guest house

Continued to what date: June 20, 2016 if county planner agrees & plans have been submitted.

AYES: 3 - Freedman, Meheen, Rainor

NOES: None

ABSENT: 2 - Davis, Littell

ABSTAIN: None

SIGN IN SHEET

NAME OF LUAC: Carmel Community Services & Education LUAC

MEETING DATE: May 16, 2016

NAME (PLEASE PRINT)

MARK MARCINI

MICHAEL JEAN MASTOIA

RICHARD MACLEOD

Connie Snowden

Roberta Skudde

BILL & MARJORIE HERBERT

Tony & Kathy Drago  
JEAN MURPHY

Chris & Larry Purcell

