

# 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 2<sup>nd</sup> 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.

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**Was the Owner/Applicant/Representative Present at Meeting?** Yes   X   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	X		Visitor services not allowed, reduce bulk by moving garage, use a light wood color
Cynthia Hall	X		Minimize reflection from solar panels
Jorie Clark	X		Intensification of use?
Craig Painter	X		Intensificaion 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

  X   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