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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, May 15, 2017

1. Meeting called to order by Bob Littell at 2:05 pm

2. Roll Call

Members Present: Littell, Meheen, Freedman, Rainer

Members Absent: none

3. Approval of Minutes:

a. April 17, 2017 and May 1, 2017 minutes

Motion: No motions due to late hour of (LUAC Member's Name)

Second: LUAC meeting
Members had to leave! (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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.

Michael Emmett - representing Mal Paso Assoc.
Neighborhood concern for short term rental ordinance.
Requesting Highlands LUAC to make recommendations
on proposed county ordinance.

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 scheduled
for June 5, 2017 at 4:00 pm.

7. Meeting Adjourned: 7:00 pm pm

Minutes taken by: B. Rainer, Acting Secy.

**Action by Land Use Advisory Committee
Project Referral Sheet**

Monterey County RMA Planning
168 W Alisal St 2nd Floor

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: May 16, 2017

1. **Project Name:** WULF JOHN R & KAREN A
File Number: PLN170341
Project Location: 2744 PRADERA RD., CARMEL, CA 93923
Project Planner: MAIRA BLANCO
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: Coastal Administrative Permit and Design Approval to allow the construction of a new 429 square foot second story with a 225 square foot deck, a 209 square foot first floor addition, and a composite roof. The colors and materials consist of San Francisco Fog (grey) body for single family dwelling with Feather White trim, and Country Grey for the roof. The property is located at 2744 Pradera Road, Carmel (Assessor's Parcel Number 243-034-010-000), Carmel Land Use Plan, Coastal Zone.

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

John Wulf

Was a County Staff/Representative present at meeting? Maira Blanco, Liz Gonzales (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Maya Pechak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of privacy in back yard patio. Addition of 2nd story can be seen from Mary and Monastery Beach.
Jochen Pechak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Change of neighborhood character with 2nd story addition and deck.
Mark Ostercamp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of rear patio privacy. Loss of neighborhood character with 2nd story addition.
Adda Reegen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loss of neighborhood residents privacy.

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)
Proposed 2nd story addition needs additional architectural design to it does not look like an add on sitting on the existing roof.		Integrate with existing roof pitches.

Reduce size of proposed deck at 2nd story level		To provide more privacy to neighbor at rear of birtf property

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: McHeen - continue to June 6th (LUAC Member's Name)
 LUAC meeting for design changes that will blend with existing pitch over garage and right wing of house.
 Second by: Freedman (LUAC Member's Name)

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

Reason for Continuance: For design changes to second story addition and proposed deck.

Continued to what date: June 6th, 2017

AYES: 3 - McHeen, Freedman, Littell

NOES: 0 - None

ABSENT: 0 - None

ABSTAIN: B. Reiner - neighbor to both applicant and objecting neighbors

2. **Project Name:** SEAMURZ LLC
File Number: PLN170354
Project Location: 30780 SAN REMO RD., CARMEL, CA 93923
Project Planner: LIZ GONZALES
Area Plan: Carmel Area Land Use Plan, Coastal Zone.
Project Description: Coastal Administrative Permit and Design Approval to allow the

SIGN IN SHEET

NAME OF LUAC: Carmel Umney/Highlands LUAC

MEETING DATE: May 15, 2017

NAME (PLEASE PRINT)

John Wulf

Mya & Da Jochen Pech

Rick Kashfi

DAVID SWEIGERT

Karen Kreiger 30780 San Remo

Rich Freese 30780 San Remo

RICHARD WARREN

MARK OSTRICKAMP - Ribera Rd.

Kwai Kwang 24626 GUADALUPE ST.

Mark Thompson 14 Mal Paso

John McQuillan 268 San Remo

Lynne Severia 30776 San Remo

Michael Emmett 160 Mal Paso

Adel Reagen - Ribera Rd.

Sandy Hale - 150 San Remo

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, June 5, 2017

1. Meeting called to order by Bob Littell at 4:04 pm

2. Roll Call

Members Present: Meheen, Littell, Freedman, Rainur (4)

Members Absent: None

3. Approval of Minutes:

a. May 15, 2017 minutes

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

Second: Littell (LUAC Member's Name)

Ayes: 4 - Meheen, Littell, Freedman, Rainur

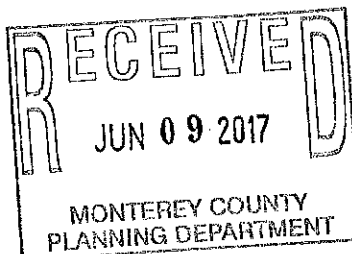
Noes: 0 - None

Absent: 0 - None

Abstain: 0 - None

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

June 19, 2017 (Monday)
LUAC meeting at 4:00 pm
(if projects are submitted)

7. **Meeting Adjourned:** 5:55 pm

Minutes taken by: B. Rainer, Acting Secy.

2.

Project Name: WULF JOHN R & KAREN A
File Number: PLN170341
Project Location: 2744 PRADERA RD CARMEL, CA 93923
Project Planner: MAIRA BLANCO
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: Coastal Administrative Permit and Design Approval to allow the construction of a new 429 square foot second story with a 251-square foot deck and porch, a 277-square foot first floor addition, and a composite roof. The colors and materials consist of San Francisco Fog (grey) body for single family dwelling with Feather White trim, Country Grey; railing to be composed of metal and wire. The property is located at 2744 Pradera Road, Carmel (Assessor's Parcel Number 243-034-010-000), Carmel Land Use Plan, Coastal Zone.

Recommendation To: RMA Planning Director

Was the Owner/Applicant/Representative present at meeting? Yes ✓ No John Wulf

Was a County Staff/Representative present at meeting? None (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Marci Ostercamp	✓		loss of privacy
Mark Ostercamp	✓		change in neighborhood character with second storey addition
Maya and Jochen Pechak	✓		Loss of privacy; can be seen from Hwy 1 and Monastery Beach, intrusion in public Viewshed
Rui S. de Figueiredo letter - Email submitted	✓		Privacy compromised

letter received from
 Carmel Meadows Assoc.
 Architectural Review Comm.
 Andrew Papa d'ulic, chairman

Current design is in
 keeping with immediate
 neighborhood ambience.
 (see letter attached)

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)
Second storey addition looks like a box positioned between two ridges of existing rooflines.		Integrate addition (2nd storey) into existing roof shapes.
		Eliminate mansard flat roof design as seen from front view of residence by extending the existing roof lines from roof lines to right and left of proposed addition.

ADDITIONAL LUAC COMMENTS

Proposed guard rail ^{second storey} on deck (to provide privacy) should be solid to a height of 36"
 Connect privacy wall at front of deck to roof ridges at either side. This wall is 30" high and referred in plans as a screen.

RECOMMENDATION:

Motion by: Littell: Committee (LUAC) (LUAC Member's Name)
 does not support this project.

Second by: Meheen (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: 0 - None

NOES: 3 - Motion to deny - Littell, Meheen, Freedman

ABSENT: 0 - None

ABSTAIN: 1 - Rainer

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