

Exhibit D

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 4, 2017

1. Meeting called to order by **Bob Littell, Chairman** _____ at 4:02 pm _____

2. **Roll Call**

Members Present: (4) Meheen, Littell, Freedman, Rainer _____

Members Absent: None _____

3. **Approval of Minutes:**

a. October 16, 2017 minutes

Motion: Minutes not available --- no action taken _____ (

Second: _____ (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.

Barbara Rainer reported houses on Corona Road, high on hillside, have become far more visible from Scenic Hwy. 1 in past couple of months. Question illegal tree removal which may have caused this visibility of hillside residences.



5. **Scheduled Item(s) – Refer to attached project referral sheet(s)**

6. **Other Items:**

A) **Preliminary Courtesy Presentations by Applicants Regarding Potential Projects**

B) **Announcements**

Monday, December 18, 2017 LUAC cancelled

7. **Meeting Adjourned: 6:00 pm**

Minutes taken by: B. Rainer, Acting Secretary

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: December 8, 2017

1. **Project Name:** Haussermann Natallia S. & Eric D.
File Number: PLN 170534
Project Location: 3128 Serra Avenue, Carmel
Project Planner: Liz Gonzales
Area Plan: Carmek Area Land Use Plan, Coastal Zone
Project Description: Combined Development Permit

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

Reid Lerner, Architect, and Lorena Burgg, Architect

Was a County Staff/Representative present at meeting? Craig Spencer _____
(Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Suzi Randall	X		Drainage issues, an earlier letter to Liz Gonzales regarding problems with drainage. Request to maintain water on site so that water does not run under fence on to Randall property.
Libby Mc Mann	X		Concern for privacy due to addition of second story deck over car port that faces the McMann property. Request that deck wall be constructed of wood not glass to provide privacy for McMann property.

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)
Bulk issue regarding large wall on deck at front end of deck not necessary to provide privacy. Wall height could be reduce to 6 ft. in height rather than the 9 ft. as indicated in plans and still provide privacy.		
Stucco walls of residence should be a warmer sand color, not white, to blend with natural environment of this location.		
Deck lighting should be at foot level to reduce impacts from lighting for neighboring properties.		

ADDITIONAL LUAC COMMENTS

Randall property (to right of this project) is at a lower grade) and therefore water runoff tends to seep under fence onto Randall parcel. Suggested French drain be required along fence line between the two properties.

RECOMMENDATION:

Motion by: Meheen to approve with condition that French drain be installed along fence line of Hassermann property next to Randall property; lower deck wall over garage entrance to 6 ft., wall of deck be constructed of wood not galss to provide privacy issues for neighbors, and a darker sand color be used for stucco walls of new residence ____
____ (LUAC Member's Name)

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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: (4) Meheen, Littell, Freedman, Rainer

NOES: None

ABSENT: None

ABSTAIN: None

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:

1. **Project Name:** Traina William & Traina Raquel C. TRS
File Number: PLN 170413
Project Location: 170 Mal Paso Rd., Carmel
Project Planner: Jaime Scott Guthrie, Associate Planner
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: Combined Development Permit (see description on Project Referral Sheet)

Was the Owner/Applicant/Representative present at meeting? Yes X No
Edan Asturi, Designer

Was a County Staff/Representative present at meeting? Craig Spencer
 (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ernie Scalberg, and Candy Scalberg	X		Mal Paso and Coast Ridge Rd. drain down this side of the road and septic tank drain field is comprised.
			Safety issue due to steep driveway regarding turn around area at bottom of driveway near residence for emergency vehicles.
			Existing drainfield does not meet code. This issue must be addressed by county.
			Concern for construction vehicles parking along Mal Paso Rd. during remodel period. Possible safety issues in this regard.

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)
Visual impact as project can be seen on uphill site from Hwy. 1		Lighting of decks and patios facing Hwy. 1 should be at foot level and as unobtrusive as possible. All outdoor lighting fixtures should be shielded and downcast to lessen impacts.

ADDITIONAL LUAC COMMENTS

Colors of stucco walls and standing metal seam roof are grey in tone (Old town Zinc color) and blend well into hillside site.
Dark frame windows proposed

RECOMMENDATION:

Motion by: Rainer to approve with condition that erosion control measures be taken regarding runoff from site; septic field concerns be addressed; and outdoor lighting issues be sensitive to impacts from Scenic Hwy. 1 _____

(LUAC Member's Name)

Second by: Littell _____ (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: 4 – Meheen, Littell, Freedman, Rainer

NOES: None

ABSENT: None

ABSTAIN: None

SIGN IN SHEETNAME OF LUAC: Carmel Uninc. / HighlandsMEETING DATE: Dec. 9, 2017

NAME (PLEASE PRINT)

Reid Lerner ArchitectLorena Burgs ArchitectSUZIE RANDALL NEIGHBOR TO WESTLibby McMahon Neighbor to SouthEDAN ASTORI DesignerErnie Scalberg 176 Mal PasoCandy Scalberg 1-