

Exhibit F

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, November 6, 2017

1. Meeting called to order by Bob Littell, Chairman _____ at 4:01 _____ pm

2. Roll Call

Members Present: (4) Jack Meheen, Clyde Freedman, Bob Littell, Barbara Rainer _____

Members Absent: None _____

3. Approval of Minutes:

a. _October 16, 2017 _____ minutes

Motion: Littell to Approve _____ (LUAC Member's Name)

Second: Freedman _____ (LUAC Member's Name)

Ayes: 4 Littell, Freedman, Meheen, Rainer _____

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

November LUAC meeting scheduled for Monday, November 20, 2017 at 4:00 pm

7. **Meeting Adjourned:** 5:10 pm _____ pm

Minutes taken by: Barbara 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: **Hearing Date**

1. **Project Name:** Cortopassi Heide S. TR
File Number: PLN 170428
Project Location: 255 Highway 1, Carmel
Project Planner: Jaime Scott Guthrie, Associate Planner
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Please check agenda description

Was the Owner/Applicant/Representative present at meeting? Yes ☒ , Daniela de Sola , Architect, and owner Heide S. Cortopassi, & Libby Barnes, Architect

Was a County Staff/Representative present at meeting? Yes , Craig Spencer

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dick Stoltz	<input checked="" type="checkbox"/>		Supports project
B.G. Ghaffary	<input checked="" type="checkbox"/>		Suports project
Carol Wallyn	<input checked="" type="checkbox"/>		Supports project
Michael Hulfactor		<input checked="" type="checkbox"/>	Concern for garage location . Questions stability of hillside at proposed location. Other properties along the same road are larger land parcels and have abundant trees to reduce impacts of residences within view – shed from Hwy.1

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)
Location of proposed second story addition within viewshed as seen from pullout on Hwy. 1		Redesign and stagger second story addition further to rear hillside bank of property
Propose color change for stucco wall at second story level. The near white or light grey color proposed should be darker and more earth tone to blend into hillside at rear of project.		Stucco wall on second story addition Should be darker and more earth tone to blend with rustic setting of this location.
Concern for runoff of rain water from roof and deck of proposed project across the street, down cliff and into Carmel coastal sea waters.		Water should be retained on property or channeled into sewer system that services this parcel.

ADDITIONAL LUAC COMMENTS

This proposal expands on the existing non-conforming footprint, and uses the large roof overhang that is in the setback to expand a deck to further encroach into the non-conforming projections of the existing residence. The county's goal has been to minimize these non-conforming situations, not expand them. A re-design setting the second story addition back into the hillside is practical and will reduce the nonconformity, and create more open space which is the goal of setbacks.

Lighting of deck and other exterior lights should be kept to a minimum and downcast or at foot level, as well as covered so light source is not visible.



RECOMMENDATION:

Motion by: Meheen to approve with condition that a darker color tone be chosen for stucco walls particularly on proposed second story addition. _____ (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: (2) Meheen, Freedman

NOES: (2) Littell, Rainer due to concerns regarding second story addition and possibility for redesign to lessen visual impacts

ABSENT: None _____

ABSTAIN: None _____



SIGN IN SHEET

NAME OF LUAC: CARMEL HIGHLAND UNINCORPORATED

MEETING DATE: Nov. 6, 2017

NAME (PLEASE PRINT)

Craig Spencer - staff

Libby Barnes - architect / de sola.barnes LLP

Dirk Stoltz 241 Highway ~

Heide Cortopassi - owner

Carol Wallyn 242 Hwy 1

B.G. GAFFARY 625 0535

Michael HulFactor Carmel resident

DANIELA DE SOLA Architect @ de sola.barnes LLP

