

# Exhibit D

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, October 16, 2017**

1. Meeting called to order by Janet Janet at 6:30 pm

2. Roll Call

Members Present: Brian, Neil, David, Janet, Charles, Judy  
Brian, Neil, David, Janet, Charles, and Judy

Members Absent: John Anzini John Anzini

3. Approval of Minutes:

A. September 18, 2017 minutes

Motion: David David (LUAC Member's Name)

Second: Neil Neil (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 0

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.



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 7:05 pm

Minutes taken by: Charles Franklin Charles Franklin



# 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: **October 10, 2017**

1. **Project Name:** SALIB ANTHONY  
**File Number:** PLN170468  
**Project Location:** 25575 Chiquito Place, Carmel  
**Project Planner:** Maira Blanco, Assistant Planner  
**Area Plan:** Carmel Valley Area Plan  
**Project Description:** Use Permit and Design Approval to allow the construction of a new 2,939 square foot two-story single family dwelling, a 508 square foot attached garage, a 587 square foot deck/covered patio and associated grading; on slopes exceeding 30%. The property is located off of 25575 Chiquito Place, Carmel (Assessor's Parcel Number 015-052-026-000), Carmel Valley Area Plan.  
**Recommendation To:** Planning Commission

Was the Owner/Applicant/Representative Present at Meeting? Yes X No \_\_\_\_\_  
*Frank Campo, Engineer* Frank Campo, Engineer

Was a County Staff/Representative present at meeting? Jacqueline Jacqueline Onciano (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Kent Wahl</i> Kent Wahl	X		<i>Increase setback, driveway too close</i> Increase setback, driveway too close
<i>Jim Agan</i> Jim Agan	X		<i>Scenic easement at bottom</i> scenic easement at bottom
<i>Michael Catherwood</i> Michael <del>Catherwood</del> Catherwood	X		<i>Visual intrusion</i> visual intrusion

# 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)
setback setback		
slope control slope control		



## ADDITIONAL LUAC COMMENTS

Move house west, increase setback, slope buffer from adjacent

Move house west, increase setback, slope buffer from adjacent.

## RECOMMENDATION :

Motion by: David David (LUAC Member's Name)

Second by: Neil Neil (LUAC Member's Name)

☐ Support Project as proposed

☐ Recommend Changes (as noted above)

☒ Continue the Item

Reason for Continuance: answer can be redesigned to conform to the topography answer can it be redesigned to conform to the topography

Continued to what date: \_\_\_\_\_

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0



## Carmel Valley Land Use Advisory Committee

October 16, 2017

Comments and requests by Kent D. Wall and Marcia K. Wall (owners)

25570 Chiquito Place, Carmel, CA 93923 (fee number 015-052-027-000)

1. Proposed project is only 17ft from my property line at its nearest point.
2. Proposed project is only 14ft from property line (at its nearest point) of my neighbor's home (John Catherwood) on the opposite side of the proposed project. As it is, proposed project is right opposite John Catherwood's livingroom bay window (and reduces his property value).
3. Proposed project must be required to construct a retaining wall along the embankment supporting my driveway and landscaping. I have had 30 cubic yards of dirt deposited to stabilize this embankment and the proposed grading for the new project will cause sluffing and the ultimate loss of driveway. This will cause substantial financial loss. See Figures 1 – 4.
4. The proximity of the proposed project may cause damage to my trees close to the property line the loss of these causes financial loss to our property value.
5. It appears to me that issues #1, 2 and 4 are mitigated if proposed project is moved 15-20ft further down the slope from proposed present position.
6. Issue #3 is removed if the retaining wall is required before house construction is initiated.





Figure 1







Figure 2







Figure 3







Figure 4



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