

Exhibit E

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, August 6, 2018

1. Meeting called to order by Robert Littell at 4:00 pm

2. Roll Call

Members Present: Jack Meheen, Robert Littell, Barbara Rainer

Members Absent: Clyde Freedman

3. Approval of Minutes:

a. July 16, 2018 minutes

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

Second: Littell _____ (LUAC Member's Name)

Ayes: (3) Meheen, Littell, Rainer

Noes: _____

Absent: (1) Freedman

Abstain: _____

Motion to correct June 18, 2018 minutes : Correction of neighbor's names at 2730 Ribera Rd. as Diane Guinta and Paul Goldstein who made written public comments submitted to planner Joe Sidor in regards to Chapman project, PLN 171046 on June 22, 2018. Motion by Rainer, second by Littell. (3) LUAC members voting Ayes: Rainer, Meheen, Littell.

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

Carmel Uninc./Highlands LUAC meeting on Monday, August 20, 2018 at 4:00pm

7. Meeting Adjourned: 4:40 pm

Minutes taken by: Barbara Rainer, Secty.

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
1441 Scribbling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: **August 10, 2018**

1. **Project Name:** TANG WEE-KIT
File Number: PLN180169
Project Location: 009-041-003-000
Assessor's Parcel Number: 3284 San Luis Avenue, Carmel
Project Planner: Maira Blanco, Assistant Planner
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design approval to allow the construction of a 603 square foot, two-story garage; and 2) Coastal Development Permit for development on slopes in excess of 30% (for an approximately 100 square foot driveway). The property is located at 3284 San Luis Avenue, Carmel (Assessor's Parcel Number 009-041-003-000), Carmel Land Use Plan, Coastal Zone.
Recommendation To: Zoning Administrator

Was the Owner/Applicant/Representative present at meeting? Yes X No
Erik Dyar, Architect

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|--|----------------|----|---|
| | YES | NO | |
| Bill Hill (comments by telephone to planner) Not present at LUAC meeting | X | | Concern over height of two story garage |
| Bob Vanspyk (comments by telephone to planner) Not present at LUAC meeting | X | | Concern for noise and vibrations from generator on basement floor of proposed garage. Plans show this first floor area of garage is not enclosed. |

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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) |
|---|--|---|
| Materials and colors to be same as existing residence on heavily wooded slope so visual impact should be minimal. Driveway access to property will be through main gate already existing from San Luis Ave. | | |
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ADDITIONAL LUAC COMMENTS

Suggest that applicant consider enclosing first (lower) floor of proposed garage in order to reduce noise and vibrations from generator.

One LUAC member questioned the need for a second garage on property as there is already a two car garage accessed from existing driveway to the right of residence.

RECOMMENDATION:

Motion by: Littell to approve plans as submitted with condition that applicant consider sound proofing for generator noises and vibrations. _____ (LUAC Member's Name)

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: (2) Littell, Rainer

NOES: (1) Meheen LUAC member felt one existing two car garage was ample for this residence.

ABSENT: (1) Clyde Freedman

ABSTAIN: None

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FAX COVER PAGE

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|---------|----------------------------|---------|---------------------|
| To | <u>Susan Rosales-Nava</u> | From | <u>B. Rainer</u> |
| Company | <u>RMA-Monterey County</u> | Phone # | <u>831-624-7565</u> |
| Fax # | <u>(831) 757-9516</u> | Fax # | <u></u> |
| Date | <u>8-15-18</u> | Pages | <u>4</u> |



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