

# Exhibit F

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# MINUTES

## Carmel Highlands Land Use Advisory Committee

### January 22, 2019

1. Meeting called to order by Barbara Rainer, Acting Chairperson at 4:02 p.m.

2. Roll Call

Members Present:

Clyde Freedman, Jack Meheen, Dan Keig, Holli Leon, Barbara Rainer (5)

Members Absent:

(4) None - Apparently an E-Mail was sent to Michele two weeks (?) ago stating that Fran Leve had resigned from the Carmel Highlands LUAC

3. Approval of Minutes:

A. Dec. 3, 2018 minutes

Motion: Jack Meheen - Motion for Approval (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: 5- Meheen, Freedman, Keig, Leon, Rainer

Noes: 0, None

Absent: None

Abstain: 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)

6. Other Items:

A) LUAC member nominated for Secretary: No one nominated

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)



Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

## B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## C) Announcements

Item #2 on agenda has been postponed to uncertain date  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Meeting Adjourned: 4:53 pm p.m.  
in  
memory  
of  
Robert  
Littell

Minutes taken by: Holli Leon

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Carmel Uncorporated/Highlands LUAC

Please submit your recommendations for this application by: **January 30, 2019**

**Project Description:**

1. **Project Name:** BALLESTEROS DANIEL W TR  
**File Number:** PLN180385  
**Project Location:** 2361 BAY VIEW AVENUE, CARMEL  
**Project Planner:** JACQUELYN NICKERSON  
**Area Plan:** CARMEL LAND USE PLAN, COASTAL ZONE  
**Project Description:** COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW A REMODEL OF AN EXISTING 2,886 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, LEGAL NON-CONFORMING STRUCTURE AS TO HEIGHT AND FLOOR AREA RATIO.  
**Recommendation To:** ZONING ADMINISTRATOR

**Was the Owner/Applicant/Representative present at meeting?** YES X NO         
 Sean Lopes, Architect

**(Please include the names of the those present)**

Owners,  
Bay View  
Trust :Gary  
Wimmer  
and Alex  
Forbes  
Wimmer

**Was a County Staff/Representative present at meeting?** Jacquelyn Nickerson (Name)

**PUBLIC COMMENT:**

Gary Wimmer, owner , stated they are removing some square footage from the project.	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Concern from neighbor regarding drainage and possibility of redirecting the flow of drainage water.			

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INSPECTION DEPT

Concern from neighbors regarding fence along common lot line at rear of property in the vicinity of guest house.			

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
LUAC committee members felt the present mansard roof exterior was more attractive than the sharp and straight lines of the proposed remodel plan.		This is a design feature that LUAC members felt was in better keeping with the location of the propose remodel

**ADDITIONAL LUAC COMMENTS**

LUAC members suggested leaving the exterior mansard roof design as is. The owners were present and heard these remarks and would take them into consideration.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**RECOMMENDATION:**

Motion by: Leon motion to approve plans as presented. (LUAC Member's Name)

Second by: Keig (LUAC Member's Name)

☒ Support Project as proposed.3 - Leon, Rainer, Keig

☐ Support Project with changes



Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: 3-Leon, Keig, Rainer

Noes: 2-Freedman, Mcheen

Absent: None

Abstain: None





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Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Uninc./Highlands LUAC

Please submit your recommendations for this application by: **January 30, 2019**

**Project Description:**

2. **Project Name:** RODGERS JOHN K TR  
**File Number:** PLN180390  
**Project Location:** 29152 HWY 1, CARMEL  
**Project Planner:** YASMEEN HUSSAIN  
**Area Plan:** CARMEL LAND USE PLAN, COASTAL ZONE  
**Project Description:** COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW A BED AND BREAKFAST IN EXISTING 2,717 SQUARE FOOT SINGLE FAMILY DWELLING.  
**Recommendation To:** ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative present at meeting? YES \_\_\_\_\_ NO X

(Please include the names of the those present)

This item was pulled from the agenda

Was a County Staff/Representative present at meeting? \_\_\_\_\_ (Name)

PUBLIC COMMENT: N/A

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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INSPECTION DEPT



## 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)
N/A		

## ADDITIONAL LUAC COMMENTS

N/A

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## RECOMMENDATION:

Motion by: N/A (LUAC Member's Name)

Second by: N/A (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: \_\_\_\_\_

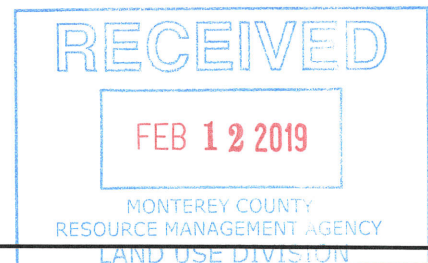
Continue to what date: \_\_\_\_\_

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_



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