

Exhibit D

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MINUTES**Carmel Unincorporated/Highlands Land Use Advisory Committee
Tuesday, April 2, 2019****1. Meeting called to order by** Jack Meheen, Chairman **at** 4:00 **pm****2. Roll Call****Members Present:**Clyde Freedman, Dan Keig, Jack Meheen, Holli Leon, Barbara Rainer (5)**Members Absent:**0**3. Approval of Minutes:**A. March 18, 2019 minutesMotion: Jack Meheen (motion to approve) (LUAC Member's Name)Second: Clyde Freedman (LUAC Member's Name)Ayes: Meheen, Freedman, Keig, Leon, Rainer (5)Noes: 0Absent: 0Abstain: 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.None**5. Scheduled Item(s)****6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None**7. Meeting Adjourned:** 5:47 pm**Minutes taken by:** Holli Leon & Barbara Rainer

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 new residence driveway is very near intersection of Camino Del Monte and Carpenter Street and there may be concerns for traffic safety		Reconsider driveway location or provide signage to alert drivers of driveway entrance and exist at this location

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Freedman (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

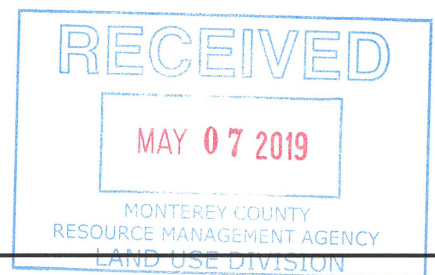
Continue to what date: _____

Ayes: Keig, Meheen, Freedman, Leon, Rainer (5)

Noes: 0

Absent: 0

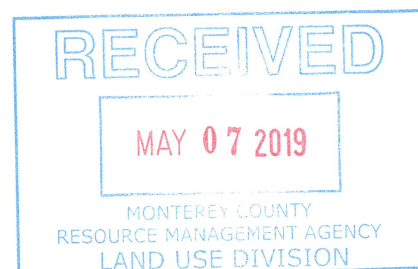
Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

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



Advisory Committee: Carmel Unincorporated/Higlands

2. **Project Name:** BRADLEY HARLAN & SAMANTHA DALE
 File Number: PLN180334
 Project Location: 3226 SAN LUCAS RD CARMEL
Assessor's Parcel Number(s): 009-051-003-000
 Project Planner: YASMEEN HUSSAIN
 Area Plan: CARMEL LAND USE PLAN
Project Description: After-the-fact Coastal Administrative Permit and Design
 Approval for additional work beyond the scope of a
 previously approved Design Approval (PLN170878) to
 include a 3,820 square foot single family dwelling with a 443
 square foot attached garage.
Recommendation To: ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Sandra Dimas, Agent
Enrest Lostrom, neighbor

Was a County Staff/Representative present at meeting? Craig Smith, Planner (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ernest Lostrom	X		Parking, as garage door for second parking space appears to be only 7 feet wide and could not accommodate a regular sized car in this space. Reduce height of garage as height is not of concern for second parking space. No drainage plan indicated to date. No rain gutters shown along this side of residence and no overhang. Library and laundry room roof height could be lowered. Newly planted trees along San Lucas Rd. have not been trimmed which would ease parking and safety issues.

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)
What does "after-the-fact" mean in regards to 180 sq. ft. not previously approved which have been added?		This issue should be addressed by County.

ADDITIONAL LUAC COMMENTS

Consider lowering floor level of garage, library and half bath.

Need drainage plans for entire project.

Rain gutters and runoff from roof areas should be considered

RECOMMENDATION:

Motion by: Rainer to continue (LUAC Member's Name)

Second by: Meheen (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: To address drainage issues and second garage size and tree trimming along San Lucas Rd.

Continue to what date: None set

Ayes: Keig, Meheen, Freedman, Leon, Rainer (5)

Noes: 0

Absent: 0

Abstain: 0



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)
Parking issues need to be addressed		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Keig to approve (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

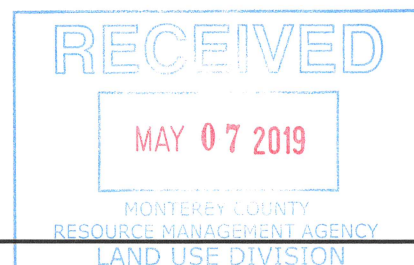
Continue to what date: _____

Ayes: Keig, Meheen, Freedman, Leon, Rainer (5)

Noes: 0

Absent: 0

Abstain: 0



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