Exhibit D



MINUTES

Carmel Unincorporated/Highlands Land Use Advisory Committee Tuesday, April 2, 2019

Meeting call	ed to order by	Jack Meheen, Chairman	at 4:00	pm
Roll Call				RECEIVI
Members I		g, Jack Meheen, Holli Leo	on, Barbara Rainer (5)	MAY 0 7 2019
Members A	Absent:			MONTEREY COUNTY RESOURCE MANAGEMENT A LAND USE DIVISI
Approval o	of Minutes:			
A. Mai	rch 18, 2019	minutes		
Motion:	Jack Meheen	(motion to approve)	(LUAC Member's	Name)
Second:	Clyde Freedn	nan	(LUAC Member's	Name)
Ayes:	Meheen, Free	edman, Keig, Leon, Raine	r (5)	
Noes:	0			
Absent:	0			
Abstain:	0			
				enda items that are within the s may be limited by the Chair.
Scheduled	Item(s)			
Other Item	18:			
A) Pre	liminary Courtes	sy Presentations by Applic	cants Regarding Potential	Projects
None				
B) And	nouncements			
None				
Meeting A	djourned: 5:4	7 pm		

Action by Land Use Advisory Committee Project Referral Sheet

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

Carmel Unincorporated/Highlands

Advisory Committee:

MAY 07 2019

Was the Ow	Project Name: File Number: Project Location: sor's Parcel Number(s): Project Planner: Area Plan: Project Description: Recommendation To: ner/Applicant/Representate the names of the thos	square foot single foot garage, 300 seven (7) trees. ZONING ADMI	DEL MON 0 SSAIN D USE PLA ment Perm e family dy cubic yard	TE ST C. AN it and Develling with soft grading of grading OR	RESOURCE MANAGEMENT AGENCY LAND USE DIVISION ARMEL sign Approval for a 3,474 ith attached 702 square ng and the removal of
Patricia Wat		***************************************			
Was a Coun	ty Staff/Representative p	present at meeting	g? <u>Craig</u>	Smith, Pl	lanner (Name)
Name		Site Neighbor?			Issues / Concerns (suggested changes)
		YES	NO		
Patricia Wat	son	X		could b	or lighting from proposed residence the an issue and noise from proposed or during electrical outages
I		1	1	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 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 COMMEN	TS	
RECOMMENDATION:		
Motion by: Meheen to approve	e (LUAC Member	r's Name)
Second by: Freedman	(LUAC Member	er's Name)
X Support Project as proposed Support Project with characteristics Continue the Item		RECEIVED MAY 0 7 2019
Reason for Continuance	:	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
Continue to what date	:	L LAND USE DIVISION
	reedman, Leon, Rainer (5)	L LAND USE DIVISION
Ayes: Keig, Meheen, F		L LAND USE DIVISION
Ayes: Keig, Meheen, F. Noes: 0	reedman, Leon, Rainer (5)	L LAND USE DIVISION

Action by Land Use Advisory Committee Project Referral Sheet

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



(Name)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES N		(suggested changes)
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 COMMEN	ΓS			
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 Second by: Meheen Support Project as propo		er's Name) MAY 0 7 2019 MONTEREY COUNTY		
Support Project with changes RESOURCE MANAGEMENT AGENCY LAND USE DIVISION				
X Continue the Item				
Reason for Continuance:	To address drainage issues and salong San Lucas Rd.	econd garage size and tree trimming		
Continue to what date:	None set	_		
Ayes: Keig, Meheen, Fr	eedman, 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

Carmel Unincorporated/Highlands

File Number:

Project Name: MORRIS CAROLYN P TR

PLN180369 **Project Location:** 3616 LAZARRO DR CARMEL

Advisory Committee:

2.

MAY 0 7 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

	009-281-011-000	,			
Project Planner:					
Area Plan:	CARMEL LANI				
Project Description:		_	ermit consisting of a: 1) Coastal		
			Design Approval for an		
	* *		e foot one-story single family		
	_	_	garage and an approximately 500		
		,	pastal Development Permit to allow		
the removal of two (2) Monterey Pine trees. Recommendation To: ZONING ADMINISTRATOR					
Recommendation 10:	ZONING ADMII	NISTRAT	OK		
Was the Owner/Applicant/Represent	ative present at n	neeting?	YES X NO		
Please include the names of the those	e present)				
Alan Turpen, Architect					
Lynde Knight, neighbor					
Heidi Seely, neighbor					
Vas a County Staff/Representative p	wasant at maatina	9 C	Smith, Planner (Name)		
	resent at meeting	craig	Similar, Trainier (Traine)		
	resent at meeting	craig	(rune)		
PUBLIC COMMENT:					
	Site Neig		Issues / Concerns		
UBLIC COMMENT:					
UBLIC COMMENT: Name	Site Neig	ghbor?	Issues / Concerns (suggested changes) Has not had the change to see any plans		
UBLIC COMMENT: Name	Site Neig	ghbor?	Issues / Concerns (suggested changes)		
PUBLIC COMMENT:	Site Neig	ghbor?	Issues / Concerns (suggested changes) Has not had the change to see any plans		
Name Lynde Knight	Site Neig	ghbor? NO	Issues / Concerns (suggested changes) Has not had the change to see any plans		

LUAC AREAS OF CONCERN

Concerns / Iss (e.g. site layout, neig compatibility; visual	ghborhood	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Parking issues need to 1	oe addressed		
ADDITIONAL LUAC	COMMENTS	S	
None			
	GROSTING CONTROL CONTR		
RECOMMENDATIO)N:		
Motion by: Keig	to approve	(LUAC Membe	er's Name)
Second by: Free	edman	(LUAC Memb	per's Name)
X Support Project as proposed Support Project with changes			RECEIVED
Continue the Reason for	ne Item Continuance:		MAY 0 7 2019 MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
Continue	to what date:		LAND USE DIVISION
Ayes: Ke	ig, Meheen, Free	edman, Leon, Rainer (5)	
Noes: 0			
Absent: 0			
Abstain: 0			

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