

# Exhibit E

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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Tuesday, February 19, 2019**

1. Meeting called to order by Jack Meheen, Acting Chairperson at 4:04 pm

2. Roll Call

**Members Present:**

Jack Meheen, Holli Leon, Barbara Rainer (3)

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**Members Absent:**

Dan Keig, Clyde Freedman (2)

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3. Approval of Minutes:

A. January 22, 2019 minutes

Motion: Meheen (LUAC Member's Name)

Second: Rainer (LUAC Member's Name)

Ayes: Meheen, Leon, Rainer (3)

Noes: 0

Absent: Freedman (1)

Abstain: Keig (1)

B. February 4, 2019 minutes

Motion: Leon (LUAC Member's Name)

Second: Meheen (LUAC Member's Name)

Ayes: Leon, Meheen, Rainer (3)

Noes: 0

Absent: Freedman, Keig (2)

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.

None

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

Next LUAC meeting scheduled for March 4, 2019

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7. **Meeting Adjourned:** 6:08 Pm

**Minutes taken by:** Leon & Rainer

# 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 Highlands/Unincorporated

1. **Project Name:** RODGERS JOHN K TR  
**File Number:** PLN180390  
**Project Location:** 29152 HWY 1 CARMEL  
**Parcel Number(s):** 241-061-015-000  
**Project Planner:** YASMEEN HUSSAIN  
**Area Plan:** CARMEL LAND USE PLAN  
**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 X NO       

(Please include the names of the those present)

Alec Murphy, Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

### PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Gwyn De Amaral			Short-term rental offenses already filed. Changing uses effects traffic; s there adequate sewege ability for the number of guests allowed is another concern?

Name	Site Neighbor?	Issues / Concerns (suggested changes)	Name
Michelle Alway			Will property owners be on location full time as required by permit? Who will oversee the time property owners are on site? Public works must address necessary number of leach fields for this project. Traffic concerns for guests ingress and exiting of property on to Highway 1 from private road.
Marilyn Rosen			Concern of privacy for guests who will be sharing a bathroom from two of the proposed bedrooms
Adrienne Berry			Owners have a private home in Pebble Beach and why would they be willing to live in this residence with guests coming and going. Is kitchen facility adequate to meet code for number of guests? Concerns regarding emergency contacts via cellphone if electric service is interrupted .
Lorraine O'Shea			There are 21 residents on Carmel Highlands Homeowners Assoc. and the majority do not feel additional commercial rooms are needed for this area. Traffic concerns are valid as she was rear ended recently at this location.
James Rossen			Opposed to commercial venture in a residential neighborhood

## 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)

## ADDITIONAL LUAC COMMENTS

Traffic concerns as to persons who have booked reservations in this Bread and Breakfast and their ability to locate the site with no additional signage allowed on Highway 1. Refer to Carmel Area LUP definition for Bed and Breakfast 20.64.000, D. 3.

County needs to address ADA concerns.

**RECOMMENDATION:**

**Motion is to “deny” project based on traffic concerns at this location and the need for additional commercial use in a zoned residential neighborhood**

Motion by: Rainer (LUAC Member's Name)

Second by: Meheen (LUAC Member's Name)

N/A Support Project as proposed

N/A Support Project with changes

N/A Continue the Item

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

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

Ayes: Meheen, Leon, Rainer (3)

Noes: 0

Absent: Keig, Freedman (2)

Abstain: 0

# 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 Highlands/Unincorporated

2. **Project Name:** CORRIGAN PATRICK T & JILL A  
**File Number:** PLN180468  
**Project Location:** 3306 MARTIN RD CARMEL  
**Parcel Number(s):** 009-321-007-000  
**Project Planner:** RICHARD "CRAIG" SMITH  
**Area Plan:** CARMEL AREA LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval for a 2,143 square foot single family dwelling with a 441 square foot garage attached by a 66 square foot breezeway, a 52 square foot covered porch and a 520 square foot deck; and 2) Coastal Development Permit for the removal of two (2) Cypress trees.  
**Recommendation To:** ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Patrick Corrigan

G.D. Case, Architect

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

PUBLIC COMMENT: None

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



## 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)
Site should be identified by posted street number		

## ADDITIONAL LUAC COMMENTS

Difficult to locate site as no street address is posted. Red flagging only way to identify location.

Two Cypress trees to be removed were not identified with yellow ribbons

## RECOMMENDATION:

Motion by: Leon (LUAC Member's Name)

Second by: Meheen (LUAC Member's Name)

       Support Project as proposed

X Support Project with changes to identify project with posted street address

       Continue the Item

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

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

Ayes: Leon, Meheen , Rainer (3)

Noes: 0

Absent: Keig, Freedman (2)

Abstain: 0

# Action by Land Use Advisory Committee

## Project Referral Sheet

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Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Highlands/Unincorporated

3. **Project Name:** KELLEY ANNE MURPHY  
**File Number:** PLN180531  
**Project Location:** 2985 LASUEN DR CARMEL  
**Parcel Number(s):** 009-371-019-000  
**Project Planner:** RICHARD "CRAIG" SMITH  
**Area Plan:** CARMEL AREA LAND USE PLAN  
**Project Description:** Coastal Administrative Permit and Design Approval for the demolition of an existing single-story single family dwelling and the construction of a 2,469 square feet two-story single family dwelling with a 231 square foot attached garage; and Coastal Administrative Permit for development within 750 feet of a known archaeological site.  
**Recommendation To:** ZONING ADMINISTRATOR

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

(Please include the names of the those present)

Hal Moseley, Architect

Anne Kelley, Property Owner

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

PUBLIC COMMENT: None

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

## 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)
No story poles erected to show changes to existing residence		Request by LUAC committee members to see story poles and to alert neighbors of changes to this residential property.
No outdoor lighting plan submitted as yet.		Please request applicant to submit out door lighting plans

## ADDITIONAL LUAC COMMENTS

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Need color chips to show proposed colors of stucco walls and winow shutters

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## RECOMMENDATION:

Motion by: Meheen (LUAC Member's Name)

Second by: Leon (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item

Reason for Continuance: To give applicant time to erect story poles & any identifying impacts

Continue to what date: Next LUAC meeting if possible- March 4, 2019

Ayes: Meheen, Leon, Rainer (3)

Noes: 0

Absent: Keig, Freedman (2)

Abstain: 0

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