Exhibit E



MINUTES

Carmel Highlands Land Use Advisory Committee Monday, July 1, 2019

Meeting calle	d to order by	Jack Meheen	at 4:05	PECEIVED
coll Call				JUL 0 2 2019
Members P i Barbara Ra		n, Jack Meheen, Dan Keig (4)		MONTEREY COUNTY
				RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Members A Clyde Free				
Approval of	Minutes:			
A. June	3, 2019	minutes		
Motion:	Jack Meheen		(LUAC Member's	Name)
Second:	Dan Keig		(LUAC Member's	Name)
Ayes:	Rainer, Leon,	Meheen, Keig (4)		
Noes:	0			
Absent:	Freedman (1)		1986 (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986)	
Abstain:	0			
B. May	20, 2019	minutes		
		d for Robin Moran under "] as "24388 San Mateo Avenue		of May 20, 2019 minutes. Addres
Motion:	Barbara Rain	er	(LUAC Member's	Name)
Second:	Holli Leon		(LUAC Member's	Name)
Ayes:	Rainer, Leon,	Meheen, Keig (4)	TO STATE BUT ON THE STATE OF THE PRESENCE AND A STATE OF THE STATE OF	
Noes:	0			
Absent:	Freedman (1)			
Abstain:	0			

	f individual presentations may be limited by the Chair
None	
Scheduled Item(s)	
Other Items:	
A) Preliminary Courtesy Presentations by Applic	ants Regarding Potential Projects
None	
None	
B) Announcements	
None	
	BEOFWED.
Meeting Adjourned: 6:55 pm	RECEIVED
	JUL 0 2 2019

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

AMATYA PRADYUMNA & YING Item continued from 5/20/19 meeting

PLN180360

Advisory Committee:

1.

Project Name:

Carmel Highlands

File Number:	PLN180360		002 02 2013		
Project Location:	24723 HANDLEY	DR CARMEL	MONTEREY COUNTY		
Assessor's Parcel Number(s)	: 009-591-006-000		RESOURCE MANAGEMENT AGENCY LAND USE DIVISION		
Project Planner:	YASMEEN HUSS.	AIN	LAND USE DIVISION		
Area Plan:	CARMEL LAND U	JSE PLAN			
Project Description:	Coastal Development Permit and Design Approval for the construction of				
	_		elling with a 441 square foot attached		
	garage and a 279 square foot wood deck on slopes greater than 30%. ZONING ADMINISTRATOR				
Recommendation To:	ZONING ADMINI	STRATOR			
Was the Owner/Applicant/Repres		meeting? YI	ES X NO		
(Please include the names of the t	hose present)				
Ben Tiscareno					
Pradyumna Amatya	n diament dia mandria diamenta mendena dia diamenta dia diamenta dia diamenta dia diamenta dia dia dia dia dia Canana				
•	ve present at meetin	g? Richard "C	Craig" Smith (Name)		
	ve present at meetin		Issues / Concerns		
PUBLIC COMMENT: None					
PUBLIC COMMENT: None	Site Nei	ghbor?	Issues / Concerns		
PUBLIC COMMENT: None	Site Nei	ghbor?	Issues / Concerns		
PUBLIC COMMENT: None	Site Nei	ghbor?	Issues / Concerns		
Was a County Staff/Representative PUBLIC COMMENT: None Name	Site Nei	ghbor?	Issues / Concerns		
PUBLIC COMMENT: None	Site Nei	ghbor?	Issues / Concerns		
PUBLIC COMMENT: None	Site Nei	ghbor?	Issues / Concerns		

(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)
1) Brought samples		Make roof matte rather than shine
Drainage due to dip [not a swale] on property		Engineering to address moving and directing water to dissipation trench
3) Concern over materials "slipping" down back of lot that would possibly fall onto Highway 1		Construct barrier at bottom of property to catch any loose construction materials
ADDITIONAL LUAC COMMENT	'S	
None		
RECOMMENDATION:		
ALL COMMITTED IN THE INTE		
Motion by: Dan Keig	(LUAC Membe	r's Name)
	(LUAC Membe	
Motion by: Dan Keig	(LUAC Membered	
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan Continue the Item	(LUAC Membered	
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan	(LUAC Membered	er's Name)
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan Continue the Item	(LUAC Membered	er's Name) RECEIVED JUL 0 2 2019
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan Continue the Item Reason for Continuance:	ed ages	PECEIVED JUL 0 2 2019 MONTERRY GUNLY RESOURCE MANAGEMENT AGENCY
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan Continue the Item Reason for Continuance: Continue to what date: Ayes: Rainer, Leon, Meh	ed ages	PECEIVED JUL 0 2 2019 MONTERRY GUNLY RESOURCE MANAGEMENT AGENCY
Motion by: Dan Keig Second by: Holli Leon Support Project as propos X Support Project with chan Continue the Item Reason for Continuance: Continue to what date: Ayes: Rainer, Leon, Meh	(LUAC Membered ages	PECEIVED JUL 0 2 2019 MONTERRY GUNLY RESOURCE MANAGEMENT AGENCY

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

Carmel Highlands

Advisory Committee:

		Secretary Street Control of Contr		JUL 0 2 2019
2. Project Name:	STEPPE STEPHEN	M & SARA	R TRS	MONTEREY COUNTY
File Number:	PLN180537			RESOURCE MANAGEMENT AGENCY
Project Location:	2497 SAN ANTON	IO AVE CAR	MEL	LAND USE DIVISION
Assessor's Parcel Number(s):	009-412-004-000			
Project Planner:	JACQUELYN NICI	KERSON		
Area Plan:	CARMEL LAND U	SE PLAN		
Area Plan: Project Description: Recommendation To:	Combined Developing Permit to demolish a Administrative Permisquare foot addition	ment Permit can existing 44 nit and Design (approximate foot to the bing; and 3) Co 750 of a known	9 square for Approval sely 689 square assement) of astal Deve	-
Vas the Owner/Applicant/Represe	ntative present at 1	neeting?	YES X	NO
	;			
Was a County Staff/Representative	present at meeting	g? Richard	l "Craig" l	Smith (Name)
Name	Site Nei	ghbor?		Issues / Concerns (suggested changes)
	YES	NO		(suggested changes)
<u> </u>				
	1			

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	site layout, neighborhood Policy/Ordinance Reference (If Known)		
ADDITIONAL LUAC COMMENT	ΓS		
Lighting to be unobtrusive			
All plans ok			
RECOMMENDATION:			
Motion by: Jack Meheen	(LUAC Member	s Name)	
Second by: Barbara Rainer	(LUAC Membe	r's Name)	
Support Project as propo		RECEIVED	
Support Project with cha	nges	JUL 0 2 2019	
X Continue the Item		Company Market State Company of the	
Reason for Continuance:	For outside lighting review	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY	
Continue to what date:	Next meeting	LAND USE DIVISION	
Ayes: Rainer, Leon, Me	heen, Keig (4)		
Noes: 0			
Absent: Freedman (1)			
Abstain: 0			

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

RECEIVED

Advisory Committee:	Carmel High	lands		U	
	roject Name:		LNUT COVE LLC		JUL 0 2 2019
]	File Number:	PLN	190097		MONTEREY COUNTY
Proj	ect Location:	2441	8 SAN JUAN RD CARMEL	RE	SOURCE MANAGEMENT AGENCY
Assessor's Parce	el Number(s):	009-0	013-011-000	annalisines un parcinea an	LAND USE DIVISION
Pro	ject Planner:		QUELYN NICKERSON		
	Area Plan:		MEL LAND USE PLAN		
Project	Description:	Com	bined Development Permit co	onsisting of	of a: 1) Coastal Administrative
			it and Design Approval to all		
		appro	eximately 2,865 square foot to	wo-story	single family dwelling with an
					velopment Permit to allow the
			val of one (1) protected tree.		-
Recomm	endation To:	ZON	ING ADMINISTRATOR		
(Please include the nar	mes of the tho	se pr	esent)		
Chad Brown					
		16/12/10/50/10 (MINISTERNA)			
Was a County Staff/R	epresentative	prese	ent at meeting? Richard	"Craig"	Smith (Name)
PUBLIC COMMENT	:				
N.			Site Neighbor?		Issues / Concerns

Name	Site Neighbor?		Issues / Concerns (suggested changes)	
	YES	NO	(suggested changes)	
James Goodacre	X		Will driveways be separate?	
Amy T MacDonald	X		 Owner told County house was built in 1970 to avoid historic status. 50 foot tree fell from his property to her property; owner has not removed it yet 	
Robin Robinson	X		Elevation drawing from wallDrainageRetaining walls	
Natalie Nielsen	X		- Concerned about driveway; very steep slope	

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)
Reduce ceiling/floor plates to bring down presence of house		
	· · · · · · · · · · · · · · · · · · ·	
ADDITIONAL LUAC COMMENTS		
- How many trees to be taken dow	n? 4 trees total	
- Bring floor plate down to reduce	overall profile of house	
RECOMMENDATION:		
Motion by: Holli Leon	(LUAC Member's	Name)
Second by: Jack Meheen	(LUAC Member	Í RECEIVED
Support Project as proposed	1	JUL 0 2 2019
Support Project with chang		MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
X Continue the Item		LAND USE DIVISION
Reason for Continuance:	-Committee will not approve until rer San Juan Road	moval of tree from neighbors lot (24384
	-Story poles, sample materials, lower	plate, overhang
Continue to what date:	To be determined	
Ayes: Rainer, Leon, Meh	neen, Keig (4)	
Noes: 0		
Absent: Freedman (1)		
Abstain: 0		

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

Advisory Committee: Carmel Highla	ands	JUL 0 2 2019
		JOL 0 2 2019
4. Project Name:	WALNUT COVE LLC	MONTEREY COUNTY
File Number:	PLN190098	RESOURCE MANAGEMENT AGENCY
Project Location:	24424 SAN JUAN RD CARMEL	LAND USE DIVISION
Assessor's Parcel Number(s):	009-013-012-000	
Project Planner:	JACQUELYN NICKERSON	
Area Plan:	CARMEL LAND USE PLAN	
Project Description:	Combined Development Permit consist	ing of a: 1) Coastal
	Administrative Permit and Design App	roval to allow for the
	construction of an approximately 4,485	square foot two-story
	single family dwelling with an attached	two-car garage; and 2)
	Coastal Development Permit to allow t	ne removal of three (3)
	protected trees.	
Recommendation To:	ZONING ADMINISTRATOR	
Was the Owner/Applicant/Represen	tative present at meeting? YES _	X NO
(Please include the names of the thos	se present)	
Chad Brown		
Was a County Staff/Representative	present at meeting? Richard "Craig	g" Smith (Name)
PUBLIC COMMENT:		

Name	Site Nei	ghbor?	Issues / Concerns (suggested changes)
	YES	NO	(3.158-3.11
Robin Robinson	X		24376 San Juan concerned about character of neighborhood
Natalie Nielsen	X		Too large; overpowers the lot and neighborhood
Peter Boickey	X		 Doesn't fit in the neighborhood Will have to remove trees? Height of house Drain from property onto forest must be considered

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)	
	YES	NO	(onggotter change)	
Susan Benjamin	X		Drainage concernsView disruption shockingTree removal?	
Pat Roberts	X		 Drainage Neighbors have had drainage issues. Many springs in Carmel Woods Requests a geologic study for both lots and make available to neighbors 	

LUAC AREAS OF CONCERN: None

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

- LU	LUAC recommends lowering floor plate to lower profile of proposed home and remove top cupola in atrium							
RECO)MM	ENDA	TION:					
Motion by:		on by:	Jack Meheen	(LUAC M		(LUAC Member's Na	C Member's Name) RECEIVE	
Second by:		d by:	Barbara Rainer			_ (LUAC Member's Na	ame)	JUL 0[°]2 2019
	CACAMI DISTRIBUTA DESCRIPTIVA DE SERVI		rt Project as proposed					MONTEREY COUNTY DURCE MANAGEMENT AGENCY LAND USE DIVISION
	X	Conti	nue the Item					
	Reason for Continuance:		-	Until all have	seen story poles; sampl	le mater	rials	
			-		resentative asked to go b rns about revisions	back to	owner with neighbors &	

Continue to what date:

Rainer, Leon, Meheen, Keig (4) Ayes:

Noes:

Absent: Freedman (1)

Abstain:

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



		(001) 70	0 0020	MONTEREY COUNTY			
dvisory Committee:	Carmel Highlands	S	*	RESOURCE MANAGEMENT AGENCY LAND USE DIVISION			
5.	Project Name: C	CARSON HOWARD MICHAEL & TUCKER MICHAEL KELLY					
		LN190200					
	9	4713 UPPER TR	RAIL CARMI	EL			
	()	09-071-008-000					
]	•	ACQUELYN NI					
		ARMEL LAND					
Proj				oproximately 775 square foot			
				590 square foot attached two-car			
				are foot one-story single family; and			
				to remove three (3) protected trees.			
		ne project will re f cut.	esun in gradii	ng of approximately 90 cubic yards			
Dagas		i cut. ONING ADMIN	TICTD ATOD				
Recoi	nmendation 10: Z	ONING ADMIN	ISTRATOR				
Jeff Crockett Mihcael Kelly Tucker							
Wilncael Kelly Tucker							
Macaning and conditions and the action to an enter described the condition of the foreign beautiful and action action and action ac							
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			0 D:-1	1 ((C)-1-22 C)-141. (NJ)			
Was a County Staff/I	Representative pre	sent at meeting	g: Richard	d "Craig" Smith (Name)			
DIIDI IC COMMENT	T. None						
PUBLIC COMMEN	1: None						
		Site Nei	ghbor?	Jaguar / Comment			
Nai	ne	Site itel	Smoor .	Issues / Concerns			
		MEC NO		(suggested changes)			
		YES	NO				

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)	
3 trees to be removed	Tree Assessment provided		
Entrance pillars – recessed down light			
ADDITIONAL LUAC COMMEN	ΓS		
No story poles were on site			
RECOMMENDATION:		·	
Motion by: Holli Leon	(LUAC Member's	Name)	
Second by: Barbara Rainer	(LUAC Member's	Name)	
Support Project as propo Support Project with cha X Continue the Item		JUL 0 2 2019	
Reason for Continuance:	Story poles, lighting plan	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY	
Continue to what date:	Next meeting, if possible		
Ayes: Rainer, Leon, Me	heen, Keig (4)		
Noes: 0			
Absent: Freedman (1)			
Abstain: 0			

7/1/19 Please PRINT Huac BEN TISCAPENO Carmel Heghland PRADYUMNA AMATIA Sandra Dimas LEFF CARCKETT Michael Kelly lucker CHAD BROWN Rébin Rébinson Natalie Niusen Leter Boickey Susan Benjamin PAT Roberts TAMES GOODACRE Any T. Masseria (AMMT MACDONALD)

MINUTES

Carmel Highlands Land Use Advisory Committee Monday, July 15, 2019

leeting call	ed to order by	Jack Meheen	at 4	pm
Roll Call				RECEIVE
Members P		n Jack Meheen Dai	n Keig, Clyde Freedman (5)	JUL 16 2019
Daroura To	umer, from Eco	ii, Jack Meneell, Dai	ricely, cryde rrecumum (3)	MONTEREY COUNTY
				RESOURCE MANAGEMENT AGE LAND USE DIVISION
Members A	Absent:			
0		JANISSANISMA TIMBAN SAMANINAN MENENSINAN TERSENJAH TERSANI TERSANI MENENSINAN MENENSINAN MENENSINAN MENENSINAN -		
Approval o	f Minutos	MATERIAL PLANT AND PROCESSION AND PROCESSION AND AND AND AND AND AND AND AND AND AN		
		main system		
distribution in control of the control	1, 2019	_ minutes		
Motion:	Jack Meheen		(LUAC Member's	Name)
Second:	Barbara Rain	ier	(LUAC Member's	Name)
Ayes:	Barbara Rain	ıer, Holli Leon, Jack	Meheen, Dan Keig (4)	Santa di La Para di Santa di S
Noes:	0			
Absent:	0			
Abstain:	Clyde Freedr	nan (1)		
			ve public comment on non-age	anda itams that are within the
			ngth of individual presentations	
None		93 FROM THE GREAT PLANT AND AN ARCHIVE CONTRACT OF THE STREET AND AN ARCHIVE AND ARCHIVE A		
Rate rate with Land and the opposite and the state of the		TERMO PER E PER ESTA CONTRATA POR EN ESCA CONTRATA POR EN ESTA CONTRATA POR ESTA CONTRATA POR ESTA CONTRATA P		
		MACCONTOCOLOGICA DE LOS DEL CONTOCOLOGICA DEL CONTOCOLOGICA DE LOS DEL CONTOCOLOGICA DE LOS DEL CONTOCOLOGICA DE LOS DEL CONTOCOLOGICA DEL CONTOCOLOGICA DE LOS DEL CONTOCOLOGICA DEL CONTOCOLO		
BESIDES CONTROL DE SAN DE		AND SERVICE STOCK AND AND SERVICE SERV		
Energy state of the matter and the second				

5.	Scheduled Item(s)	
6.	Other Items:	
	A) Preliminary Courtesy Presentations by Applicants Regarding Pote	ntial Projects
	None	
	•	
	B) Announcements	
	None	
	None	
		endered and an analysis of the second section of the second secon
		COLOR DE LA COLOR DE COLOR DE LA COLOR DE COLOR
7.	Meeting Adjourned: 6:25 pm	produces continued to the continued of t
/•	Meeting Adjourned: 6:35 pm	RECEIVED
Mini	utes taken by: Holli Leon	Management and the second and the se
IVIIII	ittes taken by: Hom Leon	JUL 16 2019
		MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
		LAND USE DIVISION

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



Advisory Committee:

Carmel Highlands

		Name of the Association of the A				
1. Project Name:	WALNUT COVE LI	.C Item continued from 7/1/19 meeting				
File Number:	PLN190097	tem continued from 7/1/17 meeting				
Project Location:	24418 SAN JUAN R	D CARMEL				
Assessor's Parcel Number(s):	009-013-011-000	D C//IRIVILL				
Project Planner:	JACQUELYN NICK	FRSON				
Area Plan:	CARMEL LAND US					
Project Description:		ent Permit consisting of a: 1) Coastal Administrative				
	Permit and Design Approval to allow for the construction of an approximately 2,865 square foot two-story single family dwelling attached two-car garage; 2) Coastal Development Permit to allow removal of one (2) Oak trees; and 3) Coastal Development Permit development on slopes in excess of 30%. Grading of approximate					
	yards of cut and 720 cubic yards of fill.					
Recommendation To:	ZONING ADMINIS'	TRATOR				
Was the Owner/Applicant/Represer	-	eeting? YES X NO				
(Flease include the names of the those pres	sent)					
Chad Brown, Representative						
Jacquelyn Nickerson, Planner						
Was a County Staff/Representative pro	esent at meeting?	Craig Smith & Joe Sidor (Name)				

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: removed 12 feet from the home

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	(5.135.55.51
Robin Robinson	X		- Tree that has fallen was not removed - Wants to see plan for retaining wall - Other large homes not reflective of neighborhood character - Concerned about character of neighborhood & Canyon having lighting pollution

PUBLIC COMMENT (CONTINUED):

Natalie Nielsen	X	·	 Neighborhood character – house does not fit in, too big Unique community sites and conditions, should receive close scrutiny Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
Peter Brickey	X		House not appropriate for the area; too large. Drainage will effect his property. Water will come onto his property.
Tom O'Brien	X		Isn't appropriate for the neighborhood
James Goodacre	X		Concerned about size of home for the lot; not in character of neighborhood

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)
Landmark tree – Should it be removed?		It will be impacted by construction and removal will be considered



ADDITIONAL LUAC COMMENTS

Tom Moss would be in charge of drainage for the area						
When was demolition of existing home approved? In June 2019						
Concerned about truck bringing dirt and compaction						
Crib wall will be expensive						
Discussed lighting plan. All are down lit						
Are both going to be built at the same time? Yes						
Driveways to be pavers						
RECOMMENDATION: Motion by: Holli Leon (LUAC Member's Name) Second by: Barbar Rainer (LUAC Member's Name) Support Project as proposed Support Project with changes X Continue the Item Reason for Continuance: To further drop plates as low as possible						
0/5/10						
Continue to what date: 8/5/19						
Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)						
Noes: 0						
Absent: 0						
Abstain: 0						



Monterey County RMA Planning 1441 Schilling Place 2nd Floor

Salinas CA 93901 (831) 755-5025



Advisory Committee:

Carmel Highlands

2.

Project Name:

WALNUT COVE LLC

Item continued from 7/1/19 meeting

File Number:

PLN190098

Project Location:

24424 SAN JUAN RD CARMEL

Assessor's Parcel Number(s):

009-013-012-000

Project Planner:

JACQUELYN NICKERSON CARMEL LAND USE PLAN

Area Plan: **Project Description:**

Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the

construction of an approximately 4,485 square foot two-story single

family dwelling with an attached three-car garage; 2) Coastal

Development Permit to allow the removal of one Monterey Pine tree; and 3) Coastal Development Permit to allow development on slopes in excess of 30%. Grading of approximately 760 cubic yards of cut and 230

cubic yards of fill.

Recommendation To:

ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative present at meet	ting? YESNO	3
(Please include the names of the those present)		
Chad Brown, Representative		
Jackie Nickerson, Planner		
Was a County Staff/Representative present at meeting?	Craig Smith & Joe Sidor	(Name)

COMMENTS FROM REPRESENTATIVE, CHAD BROWN: Will use paved drivewary as staging area for trucks; removed cupola; lowered 4 feet from the highest point; dropped plate height 2 feet; 14 month project anticipated

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
,	YES	NO	(0.199000000
Natalie Nielsen	X		 Neighborhood character – house does not fit in, too big Unique community sites and conditions, should receive close scrutiny Potential local effect – slope, trees may be effected; owner is developing 2 sites, all currently one-story

PUBLIC COMMENT (CONTINUED):

Name	Site Nei	ghbor?	Issues / Concerns (suggested changes)
	YES	NO	(suggested changes)
Robin Robinson	X		Concerned about character of neighborhood & Canyon having lighting pollution
Pat Roberts		X	Drainage concerns properties all around are experiencing drainage issues. Water during rainy season very raging water flooding into canyon, due to springs in Carmel Woods
Elliot Byrd		X	Concerned about soil removal and compaction; concerned trucks will damage and make San Juan impassable
Mary Berrey		X	Proposed home too big. Agree with others
Cindy Janssen	X		Agree with others, doesn't fit with area; the grade and water concerns her. Landmark tree to be effected.
Peter Brickey	X		House not appropriate for the area; too large. Drainage will effect his property. Water will come onto his property.
Tom O'Brien	X		Isn't appropriate for the neighborhood
James Goodacre	X		Concerned about size of home for the lot; not in character of neighborhood

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc) Landmark tree — Should it be removed?	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc) It will be impacted by construction and removal will be considered
		RECEIVED

JUL 16 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

ADDITIONAL LUAC COMMENTS

,				
Tom Moss would be in charge of drainage for the area				
- When was demolition of existing home approved? In June 2019				
Concerned about truck bringing dirt and compaction				
- Crib wall will be expensive				
- Discussed lighting plan. All are down lit				
- Are both going to be built at the same time? Yes				
- Driveways to be pavers				
RECOMMENDATION:				
Motion by: Holli Leon (LUAC Member's Name)				
Second by: Barbara Rainer (LUAC Member's Name)				
Support Project as proposed Support Project with changes X Continue the Item Reason for Continuance: To further drop the plates as low as possible and move house forward to the setback line if engineer approves				
Continue to what date: 8/5/19 Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)				
Noes: 0				
Absent: 0				
Abstain: 0				



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

Carmel Highlands

Advisory Committee:

JUL 16 2019

3.	Project Name:	MARSHALL DAN	IEL & ANA C	O-TRS	LAND USE DIVISION		
	File Number: Project Location:						
	Assessor's Parcel Number(s):						
	Project Planner:						
	Area Plan:	CARMEL LAND USE PLAN					
	Project Description:						
	Troject Description.	single family dwelling with an attached two-car garage and detached 329					
		square foot guesthouse into a 2,046 square foot single family dwelling with an attached one-car garage and no guesthouse; and a Combined					
		Development Permit consisting of: 1) a Variance to allow an increase of					
					to 47.44%; and 2) a		
		Coastal Administrat					
		required front setba		•			
	Recommendation To:	ZONING ADMINIS	STRATOR				
	the Owner/Applicant/Represe	-	meeting? Y	YES x	_ NO		
(Plea	se include the names of the the	ose present)					
Dan	Marshall						
Chik	a Nii (for Paul Nii Architect)						
	a County Staff/Representative	present at meetin	g? Joe Sido	r	(Name)		
Name		Site Neighbor?			Issues / Concerns (suggested changes)		
		YES	NO		(Suggested changes)		
NAT OF STREET PROPERTY.					,		
				-			

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 issue if two-car garage to one car					
Parking space within setback					
ADDITIONAL LUAC COMMEN	TS				
- Does shed at rear of house remain?	No.				
- Existing patio will remain same fun	ction but will use permeable materials				
- Re-contour front yard for drainage p	purposes				
- Move barbeque to within patio, ther	no setback issue	-			
RECOMMENDATION:					
Motion by: Clyde Freedman (LUAC Member's Name)					
Second by: Barbara Rainer (LUAC Member's Name)					
Recommend approval, will consider replacing patio with pavers RECEIVED					
Support Project as propo	osed	JUL 16 2019			
X Support Project with changes					
Continue the Item MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY					
Reason for Continuance:					
Continue to what date:					
Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)					
Noes: 0					
Absent: 0					
Abstain: 0					

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

Advisory Committee:	Carmel Highlar	nds		LAND OSE DIVISION
Proj Assessor's Parce Projec	File Number: Pricet Location: 1 el Number(s): 2 piect Planner: Journal Control Control to Description: Control No.	MATHER JIMMIE PLN190134 73 FERN CANYO 41-112-009-000 & OE SIDOR CARMEL LAND U Coastal Developme wo legal lots of rec Jumber 241-112-00	WELBORN & ON RD CARME 241-112-010-0 USE PLAN nt Permit to allowed consisting of 10-000; 1.20 acros (Parcel A)	EL
				770 V 110
Vas the Owner/Appli	cant/Represent	ative present at	meeting? Y	YES X NO
Please include the na	mes of the those	e present)		
D. 1				
Robert Carver				
			Material serial serial serial de describación de serial serial serial de serial de serial de serial de serial	
	_			
Vas a County Staff/R	epresentative p	resent at meeting	g? Joe Sidor	(Name)
PUBLIC COMMENT	: None			
2	TV		T	
Name	e	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	(onggesten enunges)	
				-

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)			
Is the septic field large enough? Yes					
,					
	,				
ADDITIONAL LUAC COMMENTS					
None					
Bullinose Handon (generalistic Control (1921) (1914) (1922) (1914) (1924					
RECOMMENDATION: Motion by: Jack Meheen	(LUAC Member	's Name)			
Second by: Dan Keig	r's Name)				
X Support Project as proposed Support Project with characteristics Continue the Item Reason for Continuance:	nges	RECEIVED JUL 16 2019			
Continue to what date: RESOURCE MANAGEMENT AGENCY LAND USE DIVISION					
Ayes: Barbara Rainer, Holli Leon, Jack Meheen, Dan Keig, Clyde Freedman (5)					
Noes: 0					
Absent: 0					
Abstain: 0					

To Michele

ADDITIONAL PAGE FOR PROJECT:	udoppersted
High	Lands LUAC 7-15-1
Please Print your name	
CHAD BROWN	RECEIVED
Natalle Nielsen	JUL 1 6 2019
Robin Robinson	MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Part Roberts	
ELLIOTT BYRD	
Joe Sidor RMA-Planning	
Mary Berrey	
Cindy Jamssen	
Peter Brickey	
Ton O'Brin	
JAMES GOODACRE	
on Marhalo	
Chika Nii (For Paul Nii	Architect)
ROBBET CARVER	