

Exhibit D

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MINUTES
Carmel Highlands Land Use Advisory Committee
Tuesday, September 6, 2022



1. Meeting called to order by John Borelli at 4:03 pm

2. Roll Call

Members Present:

Clyde Freedman, Holli Leon, John Borelli, Norm Leve, Dan Keig, Doug Paul (6)

Members Absent:

None

3. Approval of Minutes:

A. July 5, 2022 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Clyde Freedman, Holli Leon, John Borelli, Norm Leve, Dan Keig, Doug Paul (6)

Noes: 0

Absent: 0

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

5. Scheduled Item(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

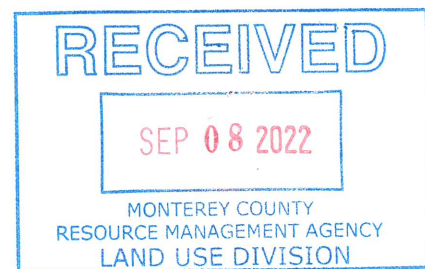
B) Announcements

1) County hosting a meeting on short-term rentals today at 5:00 pm

2) Chip Moreland has not yet been appointed to Carmel Highlands LUAC

7. **Meeting Adjourned:** 4:34 pm

Minutes taken by: Holli Leon



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: Carmel Highlands

1. **Project Name:** KANI ALI & CHRISTINE DORIS TRS
File Number: PLN210203
Project Location: 26398 ISABELLA AVE CARMEL
Assessor's Parcel Number(s): 009-441-014-000
Project Planner: SON PHAM-GALLARDO
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval for the partial demolition and rebuild of an existing 3,188 square foot multi-level single family dwelling; and 2) Coastal Development Permit for development within 750 feet of archaeological resources. The property is located at 26398 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-014-000), Carmel Land Use Plan, Coastal Zone.

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

(Please include the names of those present)

Mary Ann Schicketanz

Jonas Santiago

Was a County Staff/Representative present at meeting? Fionna Jensen & Zoe Zepp (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)
Is there room for a car to park in the driveway?		Yes, there is room
Is the hot tub going to stay? It the hot tub shielded?		Yes, it is staying where it is located Wall around the hot tub
Are the solar panels on the roof as efficient as traditional solar panels?		10-15% less efficient
Will the outdoor generator remain where it is located now?		Yes
Will there continue to be an outdoor shower?		Yes

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Dan Keig (LUAC Member's Name)

Second by: Holli Leon (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____

Continue to what date: _____



Ayes: Clyde Freedman, Holli Leon, John Borelli, Norm Leve, Dan Keig, Doug Paul (6)

Noes: 0

Absent: 0

Abstain: 0