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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, June 17, 2024**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

**Members Present:**X

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge

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**Members Absent:**

John Heyl

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3. Approval of Minutes:

A. May 20, 2024 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

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.

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5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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B) Announcements

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**7. Meeting Adjourned:** 7:47 pm

**Minutes taken by:** David Burbidge

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Carmel Valley

2.                   **Project Name:** MCDOUGALL AMY E  
                       **File Number:** PLN230127  
                       **Project Location:** 10196 OAKWOOD CIR, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 416-542-011-000  
                       **Project Planner:** Fionna Jensen  
                       **Area Plan:** Carmel Valley Master Plan  
**Project Description:** Combined Development Permit to allow: 1) Administrative Permit and Design Approval to allow construction of a 7,112 square foot single family dwelling with 2,347 square feet of covered patios and decks, an attached 1,600 square foot Accessory Dwelling Unit, and an attached 483 square foot Junior Accessory Dwelling Unit; 2) a Variance to reduce the front, side, and rear setbacks from 5 feet to 0 feet; and 3) a Use Permit to allow development on slopes in excess of 25%.

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

**(Please include the names of the those present)**

Rene Pinado - Designer  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**   F. Jensen   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
ElainTaylor HOA President	X		HOA doesn't support. Re set back; does not conform; incomplete plans.
David Httchcock	X		HOA doesn't support
Rahn	X		Hydrology re steep slope (has been done)
Joe Kendall	X		ADU doesn't conform
Art Taylor	X		ADU circulation doesn't conform. Large size For area.
Tom Sued	X		No structures in set back. Parking for such a large home. "Not welcome here"

Katherine Vedel	X		Spoils view
Ron Clouer	X		Doesn't conform. Too big

**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)
Janet Brennan		No alternative plan. Not enough parking. ADU doesn't conform to county rules. Incompatible to neighborhood.
Judy MacClelland		Amount of glass would cause "light pollution"
Charlec Franklin		Massive re community

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Charles Franklin (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

- Deny Project as proposed
- Support Project with changes
- Continue the Item

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

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

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl \_\_\_\_\_

Abstain: \_\_\_\_\_

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