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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 1, 2024

1. Meeting called to order by Doug Paul at 4:04 pm

2. Roll Call

Members Present:

John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve and Doug Paul (6)

Members Absent:

Donna Kostigan (1)

3. Approval of Minutes:

A. March 18, 2024 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Dan Keig, (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Clyde Freedman, Norm Leve and Doug Paul (5)

Noes: _____

Absent: Donna Kostigan (1)

Abstain: Chip Moreland (1)

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.

N/A

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

N/A

B) Announcements

N/A

7. Meeting Adjourned: 5:00 pm

Minutes taken by: Doug Paul

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:** GUNSEL SAHIN & GUNSEL UMRAN
 File Number: PLN200208
 Project Location: 24806 HANDLEY DR, CARMEL, CA 93923
Assessor’s Parcel Number(s): 009-591-012-000
 Project Planner: McKenna Bowling
 Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.

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

(Please include the names of those present)

Rosemary Macaluso, Matteo Macaluso, Amir Tadras, Glenn Warner, Jonathan Berkey, John Grasel

Was a County Staff/Representative present at meeting? Zoe Zepp (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Amir Tadras	X		Emergency evacuation hindered by excessive on-street parking
Amir Tadras	X		There is not enough room for 6 vehicles in the driveway so people will be forced to park on the street adding to the congestion and compromising safe egress and ingress.
Amir Tadras	X		The path that is proposed to the ADU is steep and dangerous as proposed.
Amir Tadras	X		The Post Office refused to deliver his mail because of on-street parking.
Rosemary Macluso	X		There is already parking on the street – produced pictures of applicant parking on the street.

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Rosemary Macluso	X		The applicant already has a renter in the downstairs of the main residence. The applicant denied this.
Rosemary Macluso	X		The neighborhood will be negatively impacted by allowing the proliferation of ADU's
Rosemary Macluso	X		There is an empty swimming pool that is not fenced and is a safety issue and a violation. The applicant responded that the pool will be removed and the water credits will be used for the ADU.
Rosemary Macluso	X		There is already a problem with utility and healthcare emergency vehicles caused by on-street parking, more residents with ADUs will make this problem worse.

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)
Unresolved dispute about the applicant renting the downstairs of the main house.		
Unresolved dispute as to whether this is the applicant's primary residence and where he resides full-time.		
Unresolved dispute as to whether 6 cars can park in the existing driveway and the logistics of ingress and egress.		

ADDITIONAL LUAC COMMENTS

Project PLN200208 was attended by 3 neighbors of Handley Drive. Although the neighbors stated they were not opposed to ADUs in general, they expressed two basic concerns regarding the ADU proposed by PLN200208.

Negative implications of PLN200208ADU from the neighbors' perspective include:

1. Street parking. Handley Drive is a dead end street that cannot carry excessive and persistent street parking. PLN200208 project is located at the end of the dead end circle where parking on the street inconveniences neighboring residents. There is not enough room to safely park on the street. The applicant asserted that there is parking for 6 cars in the driveway so the addition of an ADU would not

require street parking. Since the parking of 6 cars in the driveway would form logistically v problems of egress and ingress it is unlikely that off street parking could be maintained. In fact, the neighbors produced pictures of the applicant's car parking overnight on the street.

2. Though street parking may not be prohibited the negative implications to the residents include:
 - a. Vehicle congestion. Parking on the street will not allow for the free flow of traffic egress and ingress.
 - b. Safety. Handley Drive is a dead end street with only one ingress and egress corridor. Additional street parking and traffic can restrict ambulance, fire and police access. The dead end nature of the street should dictate that the highest priority is safety.
 - c. Resident deliveries. Mail service and package delivery (UPS and FedEx) is hindered by the traffic congestion and on-street parking. AS noted by several neighbors, these deliveries have been interrupted in the present state without the addition of PLN200208 ADU.
 - d. Densification of the neighborhood. Additional ADUs, such as proposed by PLN200208 will negatively impact the character of the street by reducing the residential appeal. Doubling the residency of Handley Drive through the proliferation of ADU's will take the street beyond its carrying capacity.

Concerns regarding discrepancies:

1. There was considerable disagreement regarding the renting of rooms in the existing residence. The applicant insisted that there was renting of the first floor of the residence in the past but that there was no current renting in the residence. This was disputed by the neighbors again with documentation. If the existing house was being used as two living units, the addition of an ADU would in fact bring the number of living units on that lot to three. This LUAC committee does not feel that the intent of ADUs is to bring three living units to a single family zoned lot. This discrepancy was not resolved.
2. Concerns were raised about access to the ADU. The applicant asserted that the ADU would be accessed by an exterior path down the existing residence east side. The applicant asserted that this was not an issue. However, the "path" is a steep grade down to the proposed ADU and is clearly an issue from a safe passage perspective that should require steps, lighting, etc. This discrepancy was not resolved.
3. At one point the applicant asserted the main house is his primary residence and at another point asserted he was retiring and planning to relocate elsewhere. This discrepancy was not resolved.

The fundamental issue. A large and pervasive proliferation of ADUs throughout Carmel in the long run can and will negatively impact the character of Carmel. Some considerations need to be enacted that restrict the ADU to areas and neighborhoods that can accommodate the additional residency carrying implications, of on-site parking and of safe and open traffic flow for police, fire, healthcare professionals, mail and package delivery and the general daily egress and ingress of residents. The need for additional affordable long-term housing afforded by ADUs needs to be modulated by sensible policies that do not over-densify neighborhoods and compromise Carmel neighborhood character before it is too late and we wonder how we got to that point. Balancing programs that expand affordable housing through the prudent deployment of all means, including ADUs can be accomplished without compromising resident rights only if we take precautions now to implement the proper policies to safeguard residents rights.

RECOMMENDATION:

Motion by: Norm Leve (LUAC Member's Name)

Second by: Clyde Freedman (LUAC Member's Name)

 Support Project as proposed

- Support Project with changes
- Do NOT Support this project – see concerns and additional comments
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve and Doug Paul (6)

Noes: _____

Absent: Donna Kostigan (1)

Abstain: _____

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