

Exhibit B

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, March 18, 2024

1. Meeting called to order by Doug Paul at 4:05 pm

2. Roll Call

Members Present:

John Borelli, Dan Keig, Clyde Freedman, Donna Kostigan and Doug Paul (5)

Members Absent:

Chip Moreland (1)

3. Approval of Minutes:

A. January 16, 2024 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Donna Kostigan (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Clyde Freedman, Donna Kostigan and Doug Paul (5)

Noes: None (0)

Absent: Chip Moreland (1)

Abstain: None (0)

B. January 16, 2024 minutes

Motion: Doug Paul (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Clyde Freedman, Donna Kostigan and Doug Paul (5)

Noes: None (0)

Absent: Chip Moreland (1)

Abstain: None (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

NA

B) Announcements

NA

7. Meeting Adjourned: 4:40 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:** 42 YPD LLC AND 44 YPD LLC
File Number: PLN230285
Project Location: 44 and 42 Yankee Point Drive, Carmel, CA 93923
Assessor's Parcel Number(s): 243-141-013-000 and 243-141-014-000
Project Planner: Hya Honorato
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record consisting of: Parcel A containing 0.94 acres (Assessor's Parcel Number 243-141-014-000) and Parcel B containing 1.087 acres (Assessor's Parcel Number 243-141-013-000). The adjustment will result in an even exchange.

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

(Please include the names of those present)

Patrick LeMaster – Architect & representative for the applicant
Christine Kemp – Attorney representing a Neighbor

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Chrsitine xxx	X		Inquired about the lot line adjustment and planting in that area. No planting will be done as it is densely packed with mature cypress trees

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)

None		
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ADDITIONAL LUAC COMMENTS

No comment on the Lot line adjustment. The issue of the project property being gated with no provision for a site visit resulted in LUAC not seeing the property should be noted. The project planner noted that if a call requesting a site visit had been made, it would have been arranged. A welcome comment. There are three issues with that process. 1) LUAC members do not know the project site is gated therefore visits to the site by LUAC members are inefficient. 2) Typically trips to see the project site by LUAC members most often occur several days before the LUAC meeting and thus it is too late to schedule a quorum site visit and 3) if all of the LUAC members (this is typically the case with Carmel Highlands LUAC members) want to see the project site, 3 separate site visits have to be scheduled in order to accommodate the request.

RECOMMENDATION:

Motion by: Donna Kostigan (LUAC Member's Name)

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

Support Project as proposed – Noted – no planting in the lot line adjustment area

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Dan Keig, Clyde Freedman, Donna Kostigan and Doug Paul (5)

Noes: None (0)

Absent: Chip Moreland (1)

Abstain: None (0)

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

2. **Project Name:** 44 YPD LLC
 File Number: PLN220070
 Project Location: 44 YANKEE POINT DR, CARMEL, CA 93923
Assessor’s Parcel Number(s): 243-141-014-000
 Project Planner: Hya Honorato
 Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a:
 1) Coastal Development Permit and Design Approval to allow the
 demolition of an existing 239 square foot carport and construction
 of an attached 575 square foot two-car garage; and
 2) a Coastal Administrative Permit for development within 750
 feet of known archaeological resources.

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

(Please include the names of those present)

Patrick LeMaster – Architect & representative for the applicant
Christine Kemp – Attorney representing a Neighbor

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine xxxxcz	X		Inquired about flagging so the height of the garage could be seen. Hya Honorato had picture of the site as well as the flagging that had recently been installed and was visible in the pictures

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.)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Donna Kostigan (LUAC Member's Name)

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

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Dan Keig, Clyde Freedman, Donna Kostigan and Doug Paul (5)

Noes: None (0)

Absent: Chip Moreland (1)

Abstain: None (0)