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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, November 6, 2023**

1. Meeting called to order by Doug Paul at 5:00 pm

2. Roll Call

**Members Present:**

John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, and Doug Paul (5)

**Members Absent:**

Norm Leve (1)

3. Approval of Minutes:

A. October 2, 2023 minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, and Doug Paul (5)

Noes: 0

Absent: Norm Leve (1)

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.

N/A

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

N/A

B) Announcements

Carmel Highlands LUAC welcomed Donna Kostigen to the committee. Donna has been approved by the county and is waiting for training to assume her full membership privileges. Donna and her husband, Greg (who also attended the meeting) live in Carmel Woods, so this gains us a committee member in our northern jurisdiction. Now on to recruiting a resident from Carmel Meadows and we will have all areas covered.

Doug Paul gave a brief summary of the Joint Special Meeting for the LUAC's & Planning Commission - October 25, 2023 at 10:30. The Commissioners stressed the helpfulness of detailed minutes consistent with the LUAC role of serving as the eyes and ears of the Commission. Earlier feedback to applicants was stated by several attendees as critical.

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7. Meeting Adjourned: 5:30 pm

Minutes taken by: Doug Paul

# 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 Highlands

1. **Project Name:** FLUHRER GARY TR  
**File Number:** PLN220360  
**Project Location:** 26317 SCENIC RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 009-442-019-000  
**Project Planner:** Phil Angelo  
**Area Plan:** Carmel Area Land Use Plan, Coastal Zone  
**Project Description:** A Coastal Administrative and Design Approval to allow demolition of a 425 square foot garage, and construction of a 3,350 square foot two-story single-family dwelling inclusive of a 465 square foot attached two-car garage; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of those present)

Greg Kostigen, Donna Kostigen, Alex Lorca, James Rossen, David Stocker, Angus Jeffers

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Alex Lorca (represents neighbor to the south of the property)			Privacy concerns regarding the south neighbor. Requested working with applicants to reduce concerns Willing to work with the neighbor to resolve the privacy issue
David Stocker (Builder representing the applicant along with Angus Jeffers)			

**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.)

Proposed project was well received. The quality of the materials was acknowledged. The only outstanding issue centered on a second story window looking out to the south neighbor's deck.		Representatives of neighbor and applicant agreed to meet and try to work out the privacy issue.
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**ADDITIONAL LUAC COMMENTS**

Overall, this is a good project for many reasons. The legal counsel (Angus Jeffers) representing the applicant for the project at the LUAC meeting did a good job reviewing the project and answering questions. There are no variances. Samples of materials are described and pictured on the plans. There will be no ADU as part of this project. The home and overall project represents an improvement to the site since the present status of the site is quite deteriorated. The applicant will make this home their permanent home.

Of particular note, the applicant, through legal counsel and the builder (David Stocker) reviewed the design of the home with all of the neighbors. All but one support the project. During these discussions with the neighbors, various changes were negotiated, including softening exterior materials, colors and even lowering the roof height. This is clearly the way a project should be managed and the LUAC commends the applicant and the applicant's representatives for this attitude.

With respect to the neighbor to the south concerns and objections regarding privacy, raised by the neighbor's counsel, Alex Lorca, a productive discussion ensued. Several points to consider are: First, it is difficult to attain a reasonable degree of privacy on Scenic drive, the lots are small and the homes are typically developed to the setbacks of 5 feet. This leaves no more than 10 feet typically between homes. One could go further and suggest, it is unrealistic to expect privacy on Scenic. That being said, after much discussion the two parties agreed to sit down and negotiate a satisfactory compromise on methods to improve the privacy for both parties, thus the motion.

**RECOMMENDATION:**

Motion by: John Borelli (LUAC Member's Name)

Second by: Chip Moreland (LUAC Member's Name)

X Support Project – Carmel Highlands LUAC supports this project pending successful negotiations between both parties compromising on strategies and tactics to improve screening for privacy between the applicant and the neighbor to the south.

         Support Project with changes

         Continue the Item

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

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

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, and Doug Paul (5)

Noes: 0

Absent: Norm Leve (1)

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