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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, May 20, 2024**

1. Meeting called to order by Doug Paul at 4:03 pm

2. Roll Call

**Members Present:**

John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve, Deonna Kostigan and Doug Paul (7)

**Members Absent:**

None (0)

3. Approval of Minutes:

A. April 1, 2024 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve, Deonna Kostigan and Doug Paul (7)

Noes: None (0)

Absent: None (0)

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.

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: 4:33 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:** GLASS TIMOTHY JOHN & CONSTANCE  
**File Number:** PLN230288  
**Project Location:** 124 FERN CYN RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 241-131-024-000  
**Project Planner:** Hya Honorato  
**Area Plan:** Carmel Area Land Use Plan  
**Project Description:** Combined Development Permit consisting of 1) Coastal Development Permit and Design Approval to allow construction of a 3,469 square foot three-story single family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport and associated site improvements; 2) Coastal Administrative Permit for the development within 750 feet of known archaeological resources; and 3) Coastal Development Permit for the removal of eight (8) Pine and five (5) Oak trees.

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

(Please include the names of those present)

Samuel Pitnick (Architect), Tim Glass (owner), Connie Glass (Owner), Gwen DeAnoral, (neighbor), Cindy Moreland (neighbor)

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Gwen DeAnoral	X		Support the project

**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**

Overall, this is a good project for many reasons. The Architect representing the applicants 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 is no ADU as part of this project currently. The home and overall project represents an improvement to the site since it is an empty lot. The applicants will make this home their permanent home.

Several neighbors wrote letters opposing the project because of the size of the home, which they characterized as large compared to the general sizes of homes in the Carmel Highlands. The Carmel Highlands is becoming a mix of home sizes and there are several homes in the vicinity of the proposed home of comparable size. After discussion of this matter the LUAC members agreed that the design of the home is in keeping with the Carmel Highlands and it represents an improvement in the overall character of the area.

**RECOMMENDATION:**

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

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

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

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

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

Ayes: John Borelli, Dan Keig, Chip Moreland, Clyde Freedman, Norm Leve, Deonna Kostigan and Doug Paul (7)

Noes: None (0)

Absent: None (0)

Abstain: None (0)

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