

MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
June 15, 2026

1. Meeting called to order by Clyde Freedman at 4:02 pm

2. Roll Call

Members Present:

Sri Shankar

Stuart Poulter

Clyde Freedman

Members Absent:

Donna Kostigen

Suzanne Kushner

3. Approval of Minutes:

A. April 6, 2026 minutes

Motion: Stuart Poulter (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: 3 – all present

Noes: n/a

Absent: 2 – Donna Kostigen, Susan Kushner

Abstain: n/a

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**

PLN250042 - CURRAN P WILEY TR

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Elected Chair and Secretary both absent – Motion made to elect temporary Chair and Secretary. Motion to have Clyde Freedman act as temporary Chair and Stuart Poulter as Secretary for the June 15th meeting. Motion approved by all present.

7. Meeting Adjourned: 4:24 pm

Minutes taken by: Stuart Poulter

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 Unincorporated/Highlands

1. **Project Name:** CURRAN P WILEY TR
 File Number: PLN250042
 Project Location: 3038 ALTA AVE, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-134-013-000
 Project Planner: Jose Mendoza
 Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A 538 SQUARE FOOT ACCESSORY DWELLING UNIT AND ASSOCIATED SITE IMPROVEMENTS; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 1 COAST LIVE OAK TREE. THE PROPERTY IS LOCATED AT 3038 ALTA AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-134-013-000), CARMEL LAND USE PLAN, COASTAL ZONE.

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

(Please include the names of those present)

Jeffrey Workman (representative for the Currans)

Charlie Rubio (Contractor)

Was a County Staff/Representative present at meeting? Jade Mason – Jose Mendoza **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

--	--	--	--

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Retaining wall – Representative reviewed concerns to date and that only slight grading is required to match pad		No changes
Tree removal – arborist will be present for any and all tree removal to ensure compliance with tree removal permit requirements – noted that replacement tree will be		No changes
ADU appearance/materials will match existing house (redwood)		No changes
Cypress FPD staff had chance to review and had no comments to provide (no issue with driveway length and inability for emergency vehicle to turnaround)		No changes
Parking for ADU – meets County requirements/will likely require ADU occupant to park parallel close to edge of property		No changes

--	--	--

ADDITIONAL LUAC COMMENTS

LUAC clarified that ADU will be 604 SF and that 538 SF is the old number

Confirmed that lot is 10,300 SF and existing home is 2,030 SF and that existing shed will be removed and replaced.
 County staff indicated that no tracking of ADU approvals is available for this area.

RECOMMENDATION:

Motion by: Stuart Poulter (LUAC Member's Name)

Second by: Sri Shankar (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: 3 – all present

Noes: 0

Absent: 2- Donna Kostigen, Suzanne Kushner

Abstain: n/a

