Exhibit E

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MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, February 3, 2025

1. Meeting called to order by Donna Kostigen at 4:02 pm

2. Roll Call

Members Present:

John Borelli, Clyde Freedman, Donna Kostigen, Dan Keig, Chip Moreland, Doug Paul (6)

Members Absent:
Norm Leve (1)

3. Approval of Minutes:

A. January 21, 2025 minutes

Motion: Chip Moreland (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: All

Noes:

Absent:

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

John Borelli & Donna Kostigen presented findings from the Special Joint Meeting of the Planning Commission and Land Use Advisory Committees

7. Meeting Adjourned: 5:08 pm

Minutes taken by: Donna Kostigen

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:	CRANE JOHN R & GENEVA P TRS
	File Number:	PLN230244
	Project Location:	24820 TORRES ST, CARMEL, CA 93923
Assessor's Parcel Number(s):		009-132-001-000
	Project Planner:	Marlene Garcia
	Area Plan:	Carmel Land Use Plan, Coastal Zone
	Project Description:	A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow for demolition and remodel of existing single family home; a Coastal Administrative Permit and Design Approval to allow for remodel of existing accessory dwelling unit; and a Coastal Development Permit to allow removal of two (2) Monterey Pine trees.

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

(Please include the names of those present)

Bill Mefford (Architect), John & Geneva Crane

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

PUBLIC COMMENT:

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

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)
N/A		

ADDITIONAL LUAC COMMENTS

The owners architect reviewed the project and indicated that the home was originally built prior to the establishment of current set-back rules and is therefore requesting to be "grandfathered" with a variance request as the demolition of the existing property is less than 50 percent. LUAC had concerns that the property did not appear to provide for 2 parking spots as designed for the primary residence and did not allow for additional parking for the ADU. LUAC is concerned with the lack of parking created by the set-back variance as parking around the area is further congested by multi-family residences (multiple duplexes) across the street. On-street parking is common in this area, often creating one-way passage. LUAC reviewed proposed architectural modifications and design materials and no concerns were noted.

RECOMMENDATION:

Motion by: Chip Moreland (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, Clyde Freedman, Donna Kostigen, Dan Keig, Chip Moreland, Doug Paul (6)

Noes: none

Absent: Norm Leve (1)

Abstain: none