

Exhibit B

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, October 7, 2024

1. Meeting called to order by John Borelli at 4:04 pm

2. Roll Call

Members Present:

John Borelli, Clyde Freedman, Chip Moreland, Dan Keig, Norm Leve (5)

Members Absent:

Donna Kostigen (1)

3. Approval of Minutes:

A. September 16, 2024 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: John Borelli, Clyde Freedman, Dan Keig, Norm Leve (4)

Noes: _____

Absent: Donna Kostigen, Chip Moreland (2)

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

N/A

7. Meeting Adjourned: 4:45 pm

Minutes taken by: John Borelli

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:** GOLDEN GATE ASSETS LIMITED PARTNERSHIP
File Number: PLN240128
Project Location: 24656 GUADALUPE ST, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-082-004-000
Project Planner: Joseph Alameda
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: An application for Combined Development Permit consisting of:
 1) a Coastal Administrative Permit and Design Approval to allow demolition of a 1,579 square foot portion of an existing 2,507 square foot single family home and construction of a one-story 2,168 square foot single family home with an attached 318 square foot garage, and conversion of the retained 790 square foot portion of the single family dwelling into an attached office/game room; and 2) a Coastal Development Permit to allow for the removal of four (4) protected Coast Live Oak trees.

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

(Please include the names of those present)

Joseph Alameda (Planning) & Samuel Pitnick (Architect)

Was a County Staff/Representative present at meeting? Joseph Alameda (Name)

PUBLIC COMMENT:

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

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)

Discuss roofing material with the owner to ensure it is fire rated and will not be problematic for homeowner insurance		Architect said he would do this
There is insufficient room for turning around in the driveway. This will likely result in backing out onto the street.		
Placement of solar panels on the southern section of the roof if solar is implemented may result in some visual blight for the neighbors to the south. Some consideration should be made to mitigate this.		

ADDITIONAL LUAC COMMENTS

This is a good project in keeping with the neighborhood and will represent an improvement. There are no variances.

RECOMMENDATION:

Motion by: Chip Moreland (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, Clyde Freedman, Chip Moreland, Dan Keig, Norm Leve (5)

Noes: _____

Absent: Donna Kostigen (1)

Abstain: _____

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