

# Exhibit C

This page intentionally left blank.

**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, August 5, 2024**

1. Meeting called to order by John Borelli at 4:07 pm

2. Roll Call

**Members Present:**

John Borelli, Clyde Freedman, Donna Kostigan, Chip Moreland (4)

**Members Absent:**

Dan Keig, Norm Leve, Doug Paul (3)

3. Approval of Minutes:

A. July 15, 2024 minutes

Motion: Donna Kostigan (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Clyde Freedman, Donna Kostigan, Chip Moreland (4)

Noes: (0)

Absent: Dan Keig, Norm Leve, Doug Paul (3)

Abstain: John Borelli (Not present at the July 15, 2024 meeting) (1)

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.

NA

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NA

B) Announcements

NA

7. Meeting Adjourned: 4:40 pm

Minutes taken by: John Borelli

# 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:** NICO DAVID & MARLANA TRS  
**File Number:** PLN230177  
**Project Location:** 100 CREST RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 241-221-013-000  
**Project Planner:** Zoe Zepp  
**Area Plan:** Carmel Land Use Plan, Coastal Zone  
**Project Description:** A Coastal Administrative Permit and Design Approval to allow construction of a 5,540 square foot single family dwelling with an attached garage and associated site improvements including a driveway; a Coastal Development Permit to allow development on slopes in excess of 30%; and Coastal Development Permit to allow development within 750 feet of known archaeological resources

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

(Please include the names of those present)

David Nico (owner), John Mandurrago (Architect) & Brittney Schloss (permit facilitator)

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

**PUBLIC COMMENT:**

| Name | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|------|----------------|----|--|
|      | YES            | NO |  |
| NA   |                |    |  |

**LUAC AREAS OF CONCERN**

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height;<br>move road access, etc) |
|---|--|--|
| NA  |  |  |

**ADDITIONAL LUAC COMMENTS**

This is good project. There are no variances. The design and materials are in keeping with the aesthetics of Carmel.

---

**RECOMMENDATION:**

Motion by: Clyde Freedman (LUAC Member's Name)

Second by: Chip Moreland (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, Donna Kostigan, Chip Moreland (4)

Noes: (0)

Absent: \_\_\_\_\_

Abstain: Dan Keig, Norm Leve, Doug Paul (3)

This page intentionally left blank