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MINUTES
Carmel Highlands Land Use Advisory Committee
Tuesday, February 18, 2025

1. Meeting called to order by John Borelli at 4:01 pm

2. Roll Call

Members Present:

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

Members Absent:

Doug Paul, Donna Kostigen (2)

3. Approval of Minutes:

A. February 3, 2025 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Chip Moreland (LUAC Member's Name)

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

Noes: (0)

Absent: Doug Paul, Donna Kostigen (2)

Abstain: (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.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:34 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:** SEARLE PHILIP A & BANU TRS
File Number: PLN240143
Project Location: 2480 BAY VIEW AVE, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-412-025-000
Project Planner: McKenna Bowling
Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: A Combined Development Permit consisting of a: 1) Coastal Development Permit for the demolition of existing two-story residence and associated site features and; 2) Coastal Administrative Permit for the construction of a new 2,699 square foot residence with one-car attached garage, entry courtyard, utility yard, sunken patio, rear yard patio & fire pit; and 3) Coastal Development Permit for development within a positive archaeological buffer; and 4) Coastal Administrative Permit to allow one uncovered required parking space within the front setback.

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

(Please include the names of those present)

Eric Miller, Hannah Miller

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

PUBLIC COMMENT:

Name	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)
None		

ADDITIONAL LUAC COMMENTS

The overview of the project by the architect was informed, complete and went very well with the LUAC. There were no questions or issues raised. No one opposed the project nor was any neighbor present at the LUAC meeting. The design looks good and it will be an overall improvement to the neighborhood. There is adequate parking for 2 vehicles, which is important as it is a tight street. Finally, there are no variances.

RECOMMENDATION:

Motion by: Chip Moreland (LUAC Member's Name)

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

Noes: (0) _____

Absent: Doug Paul, Donna Kostigen (2) _____

Abstain: (0) _____

**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

2. Project Name: NAGAFUJI MAY KITAYAMA
File Number: PLN240104
Project Location: 25745 HATTON RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-251-010-000
Project Planner: Zoe Zepp
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: An application for a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.

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

(Please include the names of those present)

Donna Garren, Glenn Warner, Alex Locca, Ann Russ, Andrew Russ

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
An attorney, Alex Locca presented the LUAC with a voluminous collection of letters and information objecting to the project.	X		With the resignation of the Planner, Zoe Zepp, there is no planner associated and familiar with the project and the information provided by Mr. Locca was new and not resident for the LUAC and the public on the Acela system.

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.)

<p>The confusion over the project noted above resulted in the LUAC recommending the project be continued until it could be represented completely to the LUAC and public.</p>		<p>See recommendation</p>
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ADDITIONAL LUAC COMMENTS

Nothing further beyond the above comments

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: Additional material needed was not available at the time of the LUAC session by the Applicant & by neighbors present

Continue to what date: When material is fully available to the LUAC on the Acela system and a planner familiar with the project is present at the LUAC meeting

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

Noes: (0)

Absent: Doug Paul, Donna Kostigen (2)

Abstain: (0)

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