

**MINUTES**  
**Carmel Unincorporated/Highlands Land Use Advisory Committee**  
**Monday, May 19, 2025**

1. Meeting called to order by Donna Kostigen at 4:14 pm

2. Roll Call

**Members Present:**

Dan Keig, Clyde Freedman, Donna Kostigen  
\_\_\_\_\_  
\_\_\_\_\_

**Members Absent:**

Doug Paul, Chip Moreland  
\_\_\_\_\_  
\_\_\_\_\_

3. Approval of Minutes:

A. April 7, 2025 minutes

Motion: Clyde Feedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: All

Noes: none

Absent: Doug Paul, Chip Moreland

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  
\_\_\_\_\_  
\_\_\_\_\_  
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5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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B) Announcements

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7. Meeting Adjourned: 4:20 pm

Minutes taken by: Donna Kostigen

# 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 Unincorporated/Highlands

- 1. Project Name:** CARMELITE MONASTERY OF CARMEL  
**File Number:** PLN240240  
**Project Location:** 27601 HIGHWAY 1, CARMEL  
**Assessor's Parcel Number(s):** 243-101-002-000  
**Project Planner:** FIONNA JENSEN  
**Area Plan:** CARMEL LAND USE PLAN, COASTAL ZONE  
**Project Description:** COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A GROUND MOUNT PHOTOVOLTAIC SYSTEM CONSISTING OF 57.6 kW AND TO 144 PANELS; 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHEOLOGICAL RESOURCES; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA.

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

**(Please include the names of those present)**

Paul Hayes - Representative  
 \_\_\_\_\_  
Ted Limstead – Electrical Contractor  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**PUBLIC COMMENT:**

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

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**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)
A site visit was performed by Donna Kostigen, Clyde Freedman, Dan Keig. The site visit was extremely helpful. No issues/concerns		


**ADDITIONAL LUAC COMMENTS**

With no elected chair, Donna Kostigen (Secretary) ran the meeting.

A site visit was agendized and conducted which was extremely helpful, many questions were asked and the project representatives were very helpful and knowledgeable. It identified that the proposed solar panel placement would not be seen by anyone or adjacent neighbors, the adjacent park or even the nuns living in the monastery. The prososed battery placement will be inside an existing pump house and not visible. The Monatery electric bill is roughly \$2,400 each month and they have patiently waited more than 18 months to get this approval. With no income they have raised donations to pay for this but need this project completed expeditiously to reduce their monthly expenses. LUAC members voiced their disappointed that this process has taken so much time.

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**RECOMMENDATION:**

Motion by: Clyde Freedman (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: All

Noes: none

Absent: Doug Paul, Chip Moreland

Abstain:

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