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**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, July 15, 2024**

1. Meeting called to order by Norm Leve at 4:00 pm

2. Roll Call

**Members Present:**

Dan Keig, Clyde Freedman, Norm Leve, Doinna Kostigan and Doug Paul (5)

**Members Absent:**

John Borelli, Chip Moreland (2)

3. Approval of Minutes:

A. May 20, 2024 minutes

Motion: Norm Leve (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Dan Keig, Clyde Freedman, Norm Leve, Doinna Kostigan and Doug Paul (5)

Noes: (0)

Absent: John Borelli, Chip Moreland (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.

NA

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NA

B) Announcements

NA

7. Meeting Adjourned: 4:25 pm

Minutes taken by: Doug Paul

# 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:** SEASTARS LLC  
**File Number:** PLN220336  
**Project Location:** 3600 RED WOLF DR, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 416-011-017-000  
**Project Planner:** Christina Vu  
**Area Plan:** Carmel Area Land Use Plan  
**Project Description:** An Amendment to a previously approved Combined Development Permit (PLN980149), as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383, that allowed construction of a 5,363 square foot single family dwelling, a 1,785 square foot attached garage, other accessory structures, and associated site improvements. This Amendment would allow the construction of a 513 square foot guesthouse, a new 1,448 square foot pool, 483 square foot ground-mounted solar panels, and associated site improvements including an amendment to a Conservation and Scenic Easement.

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

(Please include the names of those present)

NA

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

**PUBLIC COMMENT:**

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

**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)

NA		
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**ADDITIONAL LUAC COMMENTS**

NA

**RECOMMENDATION:**

Motion by: Donna Kostigan (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: Dan Keig, Clyde Freedman, Norm Leve, Doinna Kostigan and Doug Paul (5)

Noes: (0)

Absent: John Borelli, Chip Moreland (2)

Abstain: (0)

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