

# Exhibit F

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**MINUTES**  
**Carmel Unincorporated/Highlands Land Use Advisory Committee**  
**Monday, January 21, 2025**

1. Meeting called to order by Donna Kostigen at 4:02 pm

2. Roll Call

**Members Present:**

John Borelli, Clyde Freedman, Donna Kostigen, Dan Keig, Norm Leve, Chip Moreland, Doug Paul (7)

**Members Absent:**

None

3. Approval of Minutes:

A. January 6, 2025 minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: All

Noes: \_\_\_\_\_

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

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: 4:55 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:**           PIETRO FAMILY INVESTMENTS LP  
              **File Number:**        PLN240045  
              **Project Location:**   26307 ISABELLA AVE, CARMEL, CA 93923  
**Assessor's Parcel Number(s):**   009-463-012-000  
              **Project Planner:**     Benjamin Moulton  
              **Area Plan:**            Carmel Land Use Plan, Coastal Zone  
              **Project Description:**  A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a new 2,707 square foot two-story single family dwelling with an attached garage and associated site improvements; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of those present)

Eric Miller (Architect), Hannah Miller, Dennis Segers, Debbie Segers

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

**PUBLIC COMMENT:**

	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mr. & Mrs. Segers	X		Concerns regarding the location of the storm drainage tank and the proximity to an oak tree and also privacy from the second story patio. The project representative and site neighbor cooperatively agreed to modify the storm drainage tank location from the NE corner to the SE corner and to modify the upper southern deck to allow for plant screening.

**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)
N/A		

**ADDITIONAL LUAC COMMENTS**

Benjamin Moulton, the county project planner was not in attendance, Zoe Zepp represented the county and assisted the LUAC and the applicant representative where possible. LUAC members believe that the project planner should be in attendance to represent the projects presented to the LUAC since they are most familiar with the project details.

LUAC was pleased with the cooperation between owner representatives and site neighbors and agreed with their changes. 1) Move the storm drainage away from an oak tree on the NE corner to the SE corner; 2) Modify the upper southern deck to allow for privacy plant screening.

**RECOMMENDATION:**

Motion by: John Borelli (LUAC Member's Name)

Second by: Norm Leve (LUAC Member's Name)

       Support Project as proposed

  X   Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: John Borelli, Clyde Freedman, Donna Kostigen, Dan Keig, Norm Leve, Chip Moreland, Doug Paul (7)

Noes: none

Absent: none

Abstain: none