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MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, June 2, 2025

Site visit at 3:00 at 5 YANKEE BEACH WAY, CARMEL, CA 93923, RICKARD OLIVER C & BROOKE T KENNAMER TRS

Attendees: Dan Keig, Clyde Freedman, Donna Kostigen and Jun Sillano (Project Architect)

Members Absent: Chip Moreland, Doug Paul

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Donna Kostigen **at** 4:09 **pm**

2. Roll Call

Members Present:

Chip Moreland, Clyde Freedman, Dan Keig, Donna Kostigen

Members Absent:

Doug Paul

3. Approval of Minutes:

A. May 19, 2025 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Clyde Freedman, Dan Keig, Donna Kostigen

Noes:

Absent:

Abstain: Chip Moreland (absent from May 19th meeting)

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.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Donna Kostigen

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 Unincorporated/Highlands

1. **Project Name:** RICKARD OLIVER C & BROOKE T KENNAMER TRS
File Number: PLN240159
Project Location: 5 YANKEE BEACH WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-141-008-000
Project Planner: Hya Honorato
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Allow the remodel of an existing 2,015 square foot single-family dwelling and construction of 1,080 square foot addition, resulting in a 3,094 single-family dwelling, the remodel of an existing detached 476 square foot garage with attached 506 square foot guest house and attached 151 square foot non-habitable accessory building and construction of 235 square foot addition, resulting in 1,368 square feet, and associated site improvements; development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

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

(Please include the names of those present)

Jun Sillano - Architect

Was a County Staff/Representative present at meeting? NO (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Adrienne Berry Suzanne Kushner – LUAC applicant			Mrs. Berry is a neighbor across the cul de sac road and was concerned about implications to her view. The Architect addressed her questions with no changes discussed.

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)

ADDITIONAL LUAC COMMENTS

LUAC Secretary, Donna Kostigen hosted the meeting in the absence of a Chair. Unfortunately our County representative was unable to attend the meeting. Three members of the LUAC attended the site visit which allowed the LUAC to better understand the neighborhood, design, drainage and coastal impacts of the proposed project. The existing property dates back to the 1950’s and appears in need of maintenance. The proposed project and design materials will bring needed maintenance and firewise materials to the property with no impact to trees, slopes or natural coastal area. LUAC members had no concerns with the proposed project.

RECOMMENDATION:

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

Second by: Dan Keig (LUAC Member's Name)

- X 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

Abstain: _____

