

# Exhibit C

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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 2<sup>nd</sup> 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)

X 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 2<sup>nd</sup> 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.)
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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.		See recommendation
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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

  X   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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