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MINUTES
Carmel Valley Land Use Advisory Committee
July 21, 2025

Site visit at 4:15 PM at 15596 Via La Gitana, Carmel Valley, CA 93924 (Buchanan, Eliot L)

Site visit at 5:15 PM at 27650 Via Quintana Rd, Carmel, CA 93923 (Rey Eric J & Clark Harvey C)

Site visit at 6:00 PM at 8545 Carmel Valley Rd, Carmel, CA 93923 (Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor))

Attendees: #1- D;J;C;C;E #2- D;C;C;E #3-D;J;C;C;E

Members Absent: John Heyl

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Janet Brennan **at** 6:30 **pm**

2. Roll Call

Members Present:

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson: Chris Worland

Members Absent:

John Heyl

3. Approval of Minutes:

A. May 5, 2025 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson: Chris Worland

Noes:

Absent: John Heyl

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.

None

5. **Scheduled Item(s)**

1. **PLN240108- BUCHANAN, ELIOT L**
2. **PLN240207- REY ERIC J & CLARK HARVEY C**
3. **PLN240141- CARMEL VALLEY MANOR**
4. **Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.**

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 7:40 pm

Minutes taken by: David Burbidge

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 Valley

1. **Project Name:** BUCHANAN, ELIOT L
File Number: PLN240108
Project Location: 15596 Via La Gitana, Carmel Valley, CA 93924
Assessor's Parcel Number(s): 197-174-002-000
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: Allow the construction of a 1,200 square foot accessory dwelling unit, development on slopes in excess of 25% and a Restoration Plan to clear Code Enforcement violation (20CE00484) for previous grading and excavation on slopes in excess of 25%. CVMP.

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

(Please include the names of the those present)

Jay Alburn

Was a County Staff/Representative present at meeting? Fiona Jensen (Name)

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

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 None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

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 Valley

2.

Project Name: REY ERIC J & CLARK HARVEY C
File Number: PLN240207
Project Location: 27650 Via Quintana Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 185-052-019-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: Construction of a 5,620 square foot single family dwelling, 995 square foot four-car garage, attached 750 square foot accessory dwelling unit, rear hardscape and pool, barn out-building and roping arena (4,800 square feet), sport court; and off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array, battery storage and backup generator. Grading of approximately 3,500 cubic yards. Ridgeline Development and removal of XX number of trees.

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

(Please include the names of the those present)

Jay Alburn

Was a County Staff/Representative present at meeting? Fiona Jensen **(Name)**

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN **None**

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

None

RECOMMENDATION:

Motion by: Chris Jacobson (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jacobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

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 Valley

3. **Project Name:** NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)
File Number: PLN240141
Project Location: 8545 Carmel Valley Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 169-061-012-000
Project Planner: Steve Mason
Area Plan: Carmel Valley Master Plan
Project Description: Demolition of residential units, construction of new units and a memory care unit, development on slopes in excess of 30% and tree removal.

X

X

(Please include the names of the those present)

Joel Prager

Was a County Staff/Representative present at meeting? Fio _____ **(Name)**
Na Jensen

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Anzini	X		Visual re roof tops: Traffic: lighting (all down):

LUAC AREAS OF CONCERN None

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 None

RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

Second by: Chris Jacobson (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent:

Abstain: Judy MacClland

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