

County of Monterey

St Philips Lutheran Church (Across from All Saints Episcopal Day School)
8065 Carmel Valley Rd.
Carmel Valley, CA 93923



Meeting Agenda - Final

Tuesday, February 17, 2026

5:30 PM

8065 Carmel Valley Rd, Carmel, CA 93923

Carmel Valley Land Use Advisory Committee

Submit your comments via email at least a day prior to the meeting to the Liaison at: alamedaj@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the December 1, 2025, meeting minutes.

PUBLIC COMMENT

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. Please submit your public comment to the Liaison at alamedaj@countyofmonterey.gov.

5:30 PM SCHEDULED ITEM

1. Project Name: CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)
File Number: PLN250286
Project Location: The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area [NO ADDRESS ASSIGNED TO PARCEL]
Assessor's Parcel Number(s): 015-171-019-000
Project Planner: Mary Israel
Area Plan: Carmel Valley Master Plan
Project Description: Design Approval for 22 inclusionary housing units comprised of two- and three-bedroom single family residences with carports in a Planned Unit Development, including 22 carports; colors and materials are dark grey stucco, reddish beige stone veneer and beige wood siding with dark grey weathering steel roofing, carports dark grey metal with redwood vertical stake screened trash enclosures; two playgrounds with perimeter redwood vertical stake fencing and picnic area, seven retaining walls (various heights) of beige concrete. The project includes approximately 11,000 cubic yards of cut and 5,900 cubic yards of fill and previously entitled removal of up to 205 oak trees and 24 pine trees (September Ranch subdivision, active permit PLN110173-AMD1). The property is located approximately 2.5 miles east of Highway 1 on approximately 870 feet from the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive.

(Assessor's Parcel Number 015-171-019-000), Carmel Valley Master Plan.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250286 112125](#)

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view.