MINUTES
Carmel Valley Land Use Advisory Committee
February 17, 2026

1.   **Meeting called to order by**   <u>Janet Brennan</u>   **at** <u>5:30</u>   pm

2.   **Roll Call**

   Members Present:
   Judy MacClelland. John Heyl;

   Janet Brennanl David burbidge; Jacobson: Chris Stewart

   Members Absent:
   Charles Franklin

3.   **Approval of Minutes:**

   A.   **December 1, 2025**   minutes

   Motion: John Heyl   (LUAC Member's Name)

   Second: Eric Jacobson   (LUAC Member's Name)

   Ayes: Judy MacClelland; John Heyl; Janet Brennan; David Burbidge: Eric Jacobson;Chris Stewart

   Noes:

   Absent: Charles Franklin

   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)**
   PLN250286 – CARMEL RESERVE LLC

6. **Other Items:**

A)   Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None _____

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B)   Announcements

None _____

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7. **Meeting Adjourned:** __6:25____ pm

Minutes taken by: __David Burbidge_____

Action by Land Use Advisory Committee
Project Referral Sheet

Advisory Committee: Carmel Valley

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.

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

(Please include the names of the those present)

   Joice Ferber & Bill --et al

Was a County Staff/Representative present at meeting?   Mary Israel   **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	**NO**	
Ellen & Bob Kanscorjan		X	Equsterian Area --will continue
Marianne Dewan- CVA		X	Lanscaping & Trees-Has been approved Traffic studies-Completed

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

RECOMMENDATION:

Motion by: <u>John Heyl</u>   (LUAC Member's Name)

Second by: <u>Judy MacClelland</u>   (LUAC Member's Name)

<u>X</u> Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: <u>Judy MacClelland; John Heyl ; Janet Brennan; David Burbidge: Eric Jacobson; Chris Stewart</u>

Noes: _____

Absent: <u>Charles Franklin</u>

Abstain: _____