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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, December 2, 2024

Site visit at 3:00 PM at 5477 and 5479 Covey Court and Quail Meadows Drive, Carmel, RISDEL INC AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Attendees: Judy MacClelland; Janet brennan' Charles Franklin; John Heyl

Members Absent:

Ericic Jacobson; David Burbidghe; Christifor Weyland

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Janet Brennan **at** _____ **pm**

2. **Roll Call 6:30;**

Members Present:

Judy MacClelland; Janet brennan' Charles Franklin; John Heyl

; Eric Jack Absent:

Christifor Weyland' Eric Jackebson

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3. **Approval of Minutes:**

A. November 4, 2024 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Janet brennan' Charles Franklin; John Heyl

Noes: _____

Absent: Eric Jakobson; Christifor Weyland

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)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 6:40 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:** RISDEL INC AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION
File Number: PLN240149
Project Location: 5477 and 5479 Covey Court and Quail Meadows Drive, Carmel
Assessor's Parcel Number(s): 157-171-032-000, 157-171-033-000 and 157-171-064-000
Project Planner: Fionna Jensen
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of :1) a Lot Line Adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels containing 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), 181.88 (Adjusted Parcel 3); 2) a General Plan Amendment to change the land use designation of a portion of Adjusted Parcel 1 from Resource Conservation to Low Density Residential 5-1 acres per unit and amend Sectional District Map 21-16 to change the zoning classification of a portion of Adjusted Parcel 2 from Open Space, Design Control, Site Plan Review to Low Density Residential, Building Site 6, Design Control, Site Plan Review, and change the zoning classification of a portion of Adjusted Parcel 3 from Open Space, Design Control, Site Plan Review to Resource Conservation, Design Control, Site Plan Review; 3) Administrative Permit and Design Approval to allow construction of a 2,929 square foot garage; 4) Use Permit to allow development on slopes in excess of 25%; and 5) Use Permit to allow the removal of four (4) protected trees.

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

Judy MacClelland; Janet brennan' Charles Franklin; John Heyle of Quail HOA &

(Please include the names of the those present)

Eric Lundquist; Henry Run = of Quail HOA & Ridel Inc

A detailed presentation of the project was made during the site visit

Was a County Staff/Representative present at meeting? Fionna 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

Motion to approve project: including lo-line adjustment; removal of trees; new garage;work shop; final map

RECOMMENDATION:

Motion by: John Heyl (LUAC Member's Name)

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

X Support Project as proposed - See above motion

 Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Judy MacClelland; Janet brendan; Charles Franklin; John HeylDavid burbidge

Noes:

Absent: Eric Jakobson; Christefor Weyland

Abstain:

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