

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**May 4, 2026**

1. Meeting called to order by Janet Brennan at 5:30 pm  
Janet Brennan; 2. Roll Call

**Members Present:**

Val Gaino Baer; Judy Maccelelland; Janet Brennan; David Burbidge; John Heyl  
\_\_\_\_\_  
\_\_\_\_\_

**Members Absent:**

Charles Franklin; Chris Sawyer; Eric Jacobson  
\_\_\_\_\_  
\_\_\_\_\_

3. **Approval of Minutes:**

A. March 16, 2026 minutes

Motion: John Heyl (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: Val Gaino Baer; Judy Maccelelland; Janet Brennan; David Burbidge; John Heyl  
\_\_\_\_\_

Noes: \_\_\_\_\_

Absent: Charles Franklin; Chris Sawyer; Eric Jacobson  
\_\_\_\_\_

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**

PLN260089 – CARMEL GRAND AVENUE PARTNERS 54 LLC

6. **Other Items:**

Didn't do it

A) LUAC member nominated for Chairperson: \_\_\_\_\_

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

B) LUAC member nominated for Secretary: \_\_\_\_\_

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D) Announcements

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Meeting Adjourned: 6:25 pm

Minutes taken by: David Burbidge

# 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 Valley

1. **Project Name:** CARMEL GRAND AVENUE PARTNERS 54 LLC  
**File Number:** PLN260089  
**Project Location:** THE PROPERTIES ARE LOCATED ON THE SOUTH SIDE OF CARMEL VALLEY ROAD APPROXIMATELY 0.6 MILES EAST OF HIGHWAY 1, CARMEL VALLEY.  
**Assessor's Parcel Number(s):** 015-164-001-000 through 015-164-093-000  
**Project Planner:** MARY ISRAEL  
**Area Plan:** CARMEL VALLEY MASTER PLAN

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

(Please include the names of those present)

Allan Williams - developer; Chuck Landry - designer; Aaron Heights - designer

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

PUBLIC COMMENT:

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

**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)
John Heyl		Plan not complete planning still waiting for last info, Good project
Janet Brennan		ADU's: Have connection to utilities? Well designed. Yes
Val Baer		Incorporate more design items.
Judy MacClelland		Visibility? Not from CV road - isolated

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

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

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

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Charles Franklin; Chris Sawyer; Eric Jacobson

Noes: John Heyl

Absent: Charles Franklin; Eric Jacobson. Chris Stewart

Abstain: \_\_\_\_\_