

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

Monday, July 21, 2025

6:30 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.

SITE VISITS

TIME – 4:15 PM

Project Name: Buchanan, Eliot L

File Number: PLN240108

Project Location: 15596 Via La Gitana, Carmel Valley, CA 93924

TIME – 5:15 PM

Project Name: Rey Eric J & Clark Harvey C

File Number: PLN240207

Project Location: 27650 Via Quintana Rd, Carmel, CA 93923

TIME – 6:00 PM

Project Name: Carmel Valley Manor

File Number: PLN240141

Project Location: 8545 Carmel Valley Rd, Carmel, CA 93923

ADJOURN TO REGULAR SCHEDULED MEETING

MEETING LOCATION: 8065 Carmel Valley Road, Carmel, CA 93923

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the May 5, 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.

6:30 PM SCHEDULED ITEMS**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.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN240108_031425](#)

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. The property is located at 27650 Via Quintana, Carmel (Assessor's Parcel Number 185-052-019-000), Carmel Valley Master Plan.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN240207_060525](#)

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.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN240141 041825](#)

4. Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.

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.