

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, March 16, 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 February 17, 2026, 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.

SCHEDULED ITEMS

1. Project Name: CARMEL RIO ROAD LLC
File Number: PLN240105-DEP
Project Location: 26500 Val Verde Dr, Carmel, CA 93923
Assessor's Parcel Number(s): 015-021-004-000, 015-021-015, 015-021-020-000, 015-021-021-000, and 015-021-049-000
Project Planner: Joseph Alameda
Area Plan: Carmel Valley Master Plan
Project Description: 60-lot subdivision and construction of 74 residential units (15 of which would be low income) consisting of 59 single-family homes and one 15-unit townhome.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN240105-DEP_050125](#)

2. Project Name: CALIFORNIA-AMERICAN WATER CO
File Number: PLN250272
Project Location: 9210 Carmel Valley Road, Carmel, CA 93923
Assessor's Parcel Number(s): 169-141-016-000 and 169-141-023-000
Project Planner: Jade Mason
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of a: 1) Design

Approval for the construction of two (2) backwash waste tanks with the capacity of 195,000 gallons each; 2) Use Permit to exceed the required height of 15 feet established by the district; and 3) Use Permit to allow development in the Carmel Valley floodplain.

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

Attachments: [PLANS_SITE_PLAN_PLN250272_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.