

MINUTES
Carmel Valley Land Use Advisory Committee
March 16, 2026

1. Meeting called to order by Janet Brennan at 5:30 pm

2. Roll Call

Members Present:

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Members Absent:

John Heyl: Chris Stewart

3. Approval of Minutes:

A. February 17, 2026 minutes

Motion: Eric Jacobson (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes:

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Noes:

Absent: John Heyl; Chris Stewart

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.

5. Scheduled Items

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 6:22 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:** 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

(Please include the names of those present)

Randy Landury & Dan Haldman

Was a County Staff/Representative present at meeting? Joseph Alameda (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Margart Robbins	X		Concerned about Flooding
Pat Ward	X		Traffic concerns
Paola Bertran		X	Few native plants & general landscaping
Eric Sands		X	Too dense

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)
Janet Brennan		Possible flood problem since it is in flood plane
Charles Franklin		Transportation problems with increased traffic

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

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

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: Possible flooding problems

Continue to what date: _____

Ayes:

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Noes:

Absent:

John Heyl: Chris Stewart

Abstain:

Action by Land Use Advisory Committee Project Referral Sheet

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Advisory Committee: Carmel Valley

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 & 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.

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

(Please include the names of those present)

Connor O'Toole, agent with Denise, Duffy, & Associates

Was a County Staff/Representative present at meeting? Jade Mason (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Charles Franklin (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Noes: _____

Absent: John Heyl: Chris Stewart

Abstain: _____