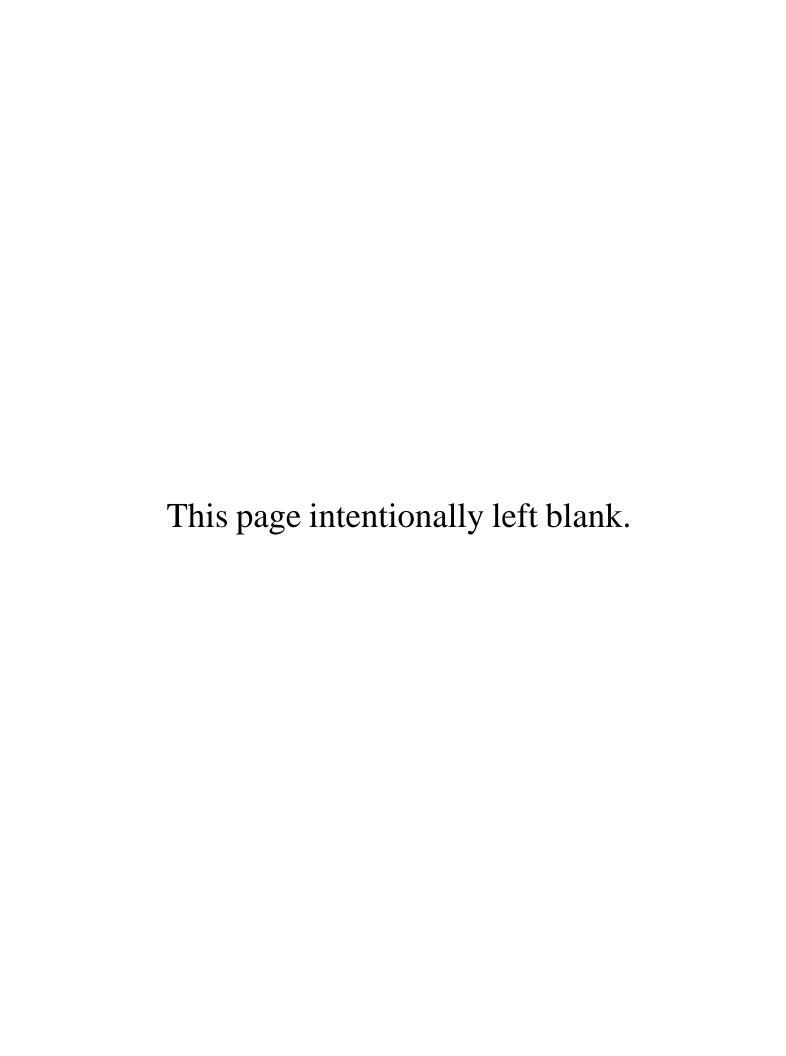
# Exhibit B



### **MINUTES**

#### Carmel Valley Land Use Advisory Committee Monday, May 5, 2025

Site visit at 5:00 pm at 1 OLD RANCH RD, CARMEL, CA 93923, CVR HSGE LLC

Attendees: Judy	MacClelland; Charle	es franklin; David Burbidş	ge			
Members Absen	t: Janet Brennan;	John Heyl; Christfor Mag	nest; Eroc Jacobson			
Site visit at 5:55 p  Attendees: Not a	llowed in	ERITE, CARMEL, C	A 93923			
Members Absen	t: Christfor Marks	on; Eric Jackokson				
	ADJOUR	N TO REGULAI	R SCHEDULED MEETING			
1. Meeting cal	led to order by	Janet Brennan	at 6:30 pm			
2. Roll Call						
	Members Present: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl					
Members Christfor	<b>Absent:</b> Magson: Eric Jack	cobson				
	of Minutes: ril 7, 2025	minutes				
Motion:	John Heyl		(LUAC Member's Name)			
Second:	Charles Frankl	in	(LUAC Member's Name)			
Ayes:	yes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl					
Noes:						
Absent:	Absent: Christfor Mangeson: Eric Jackobson					

purvi	ic Comments: The Committee will receive public comment on non-agenda items that are within the ew of the Committee at this time. The length of individual presentations may be limited by the Charles
None	<b>&gt;</b>
Sched	uled Item(s)
Other	Items:
A)	Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
None	
B)	Announcements
None	

## 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

Name

Jeff Woods

1. Project Name: File Number: Project Location: Assessor's Parcel Number(s): Project Planner: Area Plan: Project Description:	CVR HSGE LLC PLN220169 1 OLD RANCH RD, CA 416-522-010-000 Steve Mason Carmel Valley Master P HCD-Planning has recei Development Permit con increase of guest units a units; 2) Administrative demolition of 29 existin guest units resulting in a Permit to allow develop 4) Use Permit for removinclude 27 parking space	lan lived an application is a position of: 1) Use the Carmel Valley Formit and Design guest units and a net gain of 27 guest on slopes in the val of nine (9) Oal	on for a e Perm Ranch gn App construest un exces k trees	nit to allow an from 181 to 2 proval for ruction of 56 nits; 3) Use ss of 25%; and s. Project will	208 d
Was the Owner/Applicant/RepreX meeting?  (Please include the names of the the Tony Lombardo-Atty	•	YES -	X	NO	_
Was a County Staff/Representative	e present at meeting?	Steve Mason			(Name)
PUBLIC COMMENT:					

Site Neighbor?

NO

YES

X

**Issues / Concerns** 

(suggested changes)

TrFFIC ON cv ROAD. Could use some of

the Rancho Conada housing

move road access, etc)  Not needed on commercial properties. Was midicated for the residential  ADDITIONAL LUAC COMMENTS  Foncern of CVA members about inclusive housing. Recommend County work more with developers to tack their projects.  RECOMMENDATION:  Motion by: Daqvid Burbidge (LUAC Member's Name)  Second by: Charles Franklin (LUAC Member's Name)  X Support Project as proposed			
Concerns / Issues  g. site layout, neighborhood impatibility; visual impact, etc)  et Brennan  Inclusivs housing?  DITIONAL LUAC COMMENTS acern of CVA members about inclusive housing. Recommend County work more with developers to tach their projects.  Motion by: Daqvid Burbidge  Suggested Changes - to address concerns (e.g. relocate; reduce height move road access, etc)  Not needed on commercial properties. Was midicated for the residential  POITIONAL LUAC COMMENTS acern of CVA members about inclusive housing. Recommend County work more with developers to tach their projects.  COMMENDATION:  Motion by: Daqvid Burbidge (LUAC Member's Name)  Second by: Charles Franklin (LUAC Member's Name)  X Support Project as proposed			
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Policy/Ordinance Reference (If Known)  To address concerns (e.g. relocate; reduce height move road access, etc)  Not needed on commercial properties. Was midicated for the residential  Politional Luac Comments  The properties of CVA members about inclusive housing. Recommend County work more with developers to track their projects.  CCOMMENDATION:  Motion by: Daqvid Burbidge (LUAC Member's Name)  Second by: Charles Franklin (LUAC Member's Name)  X Support Project as proposed	JAC AREAS OF CONCERN		
Not needed on commercial properties. Was midicated for the residential    DITIONAL LUAC COMMENTS	Concerns / Issues e.g. site layout, neighborhood		to address concerns (e.g. relocate; reduce height;
COMMENDATION:  Motion by: Daqvid Burbidge (LUAC Member's Name)  Second by: Charles Franklin (LUAC Member's Name)  X Support Project as proposed	et Brennan	Inclusivs housing?	Not needed on commercial properties. Was midicated for the
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Motion by:       Daqvid Burbidge       (LUAC Member's Name)         Second by:       Charles Franklin       (LUAC Member's Name)         X       Support Project as proposed			
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Second by: Charles Franklin (LUAC Member's Name)  X Support Project as proposed	COMMENDATION:		
X Support Project as proposed	Motion by: Daqvid Burbidge	(LUAC Men	nber's Name)
<del></del>	Second by: Charles Franklin	(LUAC Me	mber's Name)
Support roject with changes	X Support Project as propo Support Project with cha		

Reason	n for Continuance:
Cont	tinue to what date:
Ayes:	Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl
Noes:	
Absent:	Christfot & Eric
Abstain:	

## 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

2.	9					
	File Number: Project Location:	PLN240285 62 MARGUERITE,	CADMEL CAG	2022		
Acc	essor's Parcel Number(s):	169-421-020-000	CARMEL, CA	73723		
Ass	Project Planner:	Hya Honorato				
	Area Plan:	Carmel Valley Mast	er Plan			
	Project Description:	HCD-Planning recei		on for a Combined		
	roject z eseripeion			Administrative Permit		
				3 square foot single famil	ly	
		dwelling with an atta	iched 678 square	foot two-car garage,		
				oot single family dwellin		
				e Permit to allow remova	ıl	
		of 13 Coast Live Oa	k trees.			
V 41 0	/		4. 0 X/I	IC V NO		
vas tne O	wner/Applicant/Represe	ntative present at i	neeting? Y i	ES X NO	•	
<b>.</b>		Δ.				
Please inc	clude the names of the th	ose present)				
O II1:	1 1					
raig Hold	lren _ designer					
as a Cou	unty Staff/Representative	e present at meeting	<b>?</b> Steve Mas	on	(Name)	
		•				
UBLIC (	COMMENT:					
	Site Neighbor?				Issues / Concerns	
	Name		_	(suggested ch		
_		YES	NO	(24880004 011		
Vone						

UAC 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)
fone			
ADDITIONAL LUAC COMMENT	S		
RECOMMENDATION:			
Motion by: Charles Franklin	(	LUAC Member	's Name)
CSecond by: John Heyl		(LUAC Membe	
·		(Zerre memoe	1 5 1 (MINO)
X Support Project as propos			
Support Project with chan Continue the Item	iges		
Reason for Continuance:			
reason for Communice.			
Continue to what date:			
Ayes: Judy MacClelland; C	Charles Franklin; Janet Bre	ennan; David Burb	oidge; John Heyl
Noes:			
Absent: Eric & Chris			
A TOBOTIC. LATE OF CHILD			