

## Exhibit B

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**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; Charles franklin; David Burbidge

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**Members Absent:** Janet Brennan; John Heyl; Christfor Magnest; Eroc Jacobson

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**Site visit at 5:55 pm at 62 MARGUERITE, CARMEL, CA 93923**

**Attendees:** Not allowed in

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**Members Absent:** Christfor Markson; Eric Jackokson

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**ADJOURN TO REGULAR SCHEDULED MEETING**

**1. Meeting called to order by** Janet Brennan **at** 6:30 **pm**

**2. Roll Call**

**Members Present:**

Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

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**Members Absent:**

Christfor Magson; Eric Jacobson

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**3. Approval of Minutes:**

A. April 7, 2025 minutes

Motion: John Heyl (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

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Noes:

Absent: Christfor Mangeson; Eric Jacobson

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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

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. **Meeting Adjourned:** 7:36 pm

**Minutes taken by:** David Burbidge




**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	Inclusivs housing?	Not needed on commercial properties. Was midicated for the residential

**ADDITIONAL LUAC COMMENTS**

Concern of CVA members about inclusive housing. Recommend County work more with developers to includr in their projrcts.

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**RECOMMENDATION:**

Motion by: Daqvid Burbidge (LUAC Member's Name)

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

- X   Support Project as proposed
- Support Project with changes
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Reason for Continuance:

Continue to what date:

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

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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. Project Name:** PERKINS ROBERT T & MARA B TRS  
**File Number:** PLN240285  
**Project Location:** 62 MARGUERITE, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 169-421-020-000  
**Project Planner:** Hya Honorato  
**Area Plan:** Carmel Valley Master Plan  
**Project Description:** HCD-Planning received an application for a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow a 5,583 square foot single family dwelling with an attached 678 square foot two-car garage, conversion of existing 1,092 square foot single family dwelling to accessory dwelling unit; and 2) Use Permit to allow removal of 13 Coast Live Oak trees.

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

**(Please include the names of the those present)**

Craig Holdren designer  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Steve Mason (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			



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**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)
None		

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

CSecond by: John Heyl (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; John Heyl

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

Absent: Eric & Chris

Abstain:

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