

MINUTES
Carmel Valley Land Use Advisory Committee
May 18, 2026

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

2. Roll Call

Members Present:

Janet Brennan, John Heyl, Chris Sawyer, Eric Jacobsen, Judy McClelland

Members Absent:

David Burbridge, Charles Franklin, Val Gaio Baer

3. Approval of Minutes:

A. May 4, 2026 minutes

Motion: Eric Jacobson (LUAC Member's Name)

Second: John Heyl (LUAC Member's Name)

Ayes: Janet Brennan, John Heyl, Chris Sawyer, Eric Jacobsen, Judy McClelland

Noes: None

Absent: David Burbridge, Charles Franklin, Val Gaio Baer

Abstain: None

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

5. Scheduled Item

PLN240111- SALIB ANTHONY

6. Other Items:

A) LUAC member nominated for Chairperson: Janet Brennan

Motion: Eric Jacobson (LUAC Member's Name)

Second: John Heyl (LUAC Member's Name)

Ayes: Janet Brennan, John Heyl, Chris Sawyer, Eric Jacobsen, Judy McClelland

Noes: None

Absent: David Burbridge, Charles Franklin, Val Gaio Baer

Abstain: None

B) LUAC member nominated for Secretary: David Burbidge

Motion: Eric Jacobson (LUAC Member's Name)

Second: John Heyl (LUAC Member's Name)

Ayes: Janet Brennan, John Heyl, Chris Sawyer, Eric Jacobsen, Judy McClelland

Noes: None

Absent: David Burbridge, Charles Franklin, Val Gaio Baer

Abstain: None

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 5:30 pm

Minutes taken by: John Heyl

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:** PLN240111
File Number: SALIB ANTHONY
Project Location: 25575 CHIQUITO PL, CARMEL, CA 93923
Assessor's Parcel Number(s): 015-052-026-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of: 1) Administrative Permit to allow the construction of a 3,934 square foot single family dwelling with an attached 517 square foot garage and site improvements; and 2) Use Permit to allow development on slopes in excess of 25 percent. The property is located at 25575 Chiquito Place, Carmel (Assessor's Parcel Number 015-052-026-000), CVMP.

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

(Please include the names of those present)

Matt Hanner, developer

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dixie Rich	X		Driveway to get into site from 39' diameter cul-de-sac of Chiquita Place worrisome. Cul-de-sac not designed for number of driveways going off it.
Marcia Wall	X		Septic leech field concerns due to creek at bottom of property multiple building applications over the years.

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ken Wall	X		PGE underground service to homes needs to be dealt with in construction to avoid any loss of service issues.
John Catherwood			Resident has “done bad things around neighborhood”, “won’t cut grass”, “dead animals and trees.

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

Judy MacClelland had questions regarding grade on steep slope. John Heyl inquired if all necessary department clearances have been received on application.

RECOMMENDATION:

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

Second 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: Janet Brennan, John Heyl, Chris Sawyer, Eric Jacobsen, Judy McClelland

Noes: None

Absent: David Burbridge, Charles Franklin, Val Gaio Baer

Abstain: _____