MINUTES
Carmel Valley Land Use Advisory Committee
October 5, 2026

1. Meeting called to order by Jannet Brennan **at** 5:31 pm

2. Roll Call

Members Present:
Valerie Gaino-Baer, Charles Franklin, Judy MacClelland, Janet Brennan, John Heyl

Members Absent:
David Burbidge, Eric Jacobson

3. Approval of Minutes:

A. **September 21, 2026** minutes

Motion: Suspended pending corrections (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

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.

5. Scheduled Item
PLN260014 – WILLIAMS JASON & PAMELA FERNANDES TRS

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None.

B) Announcements

None.

7. Meeting Adjourned: 5:55 pm

Minutes taken by: John Heyl for Secretary 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: WILLIAMS JASON & PAMELA FERNANDES TRS
File Number: PLN260014
Project Location: 51 MARGUERITE, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-421-022-000
Project Planner: Kayla Nelson
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 4,602 square foot two-story single family residence with an attached 1,444 square foot two-car garage, 215+ linear feet of retaining walls, associated site improvements and grading consisting of 2,748 cubic yards of cut and 3,263 cubic yards of fill; 2) Use Permit to allow development on slopes exceeding 25 percent; and 3) Use Permit to allow the removal of 11 protected trees. The property is located at 51 Marguerite, Carmel (Assessor's Parcel Number 169-421-022-000), Carmel Valley Master Plan.

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

(Please include the names of the those present)

Owners Jason Williams and Pam Fernandez presented plans by architect Andrew Goodwin. The Tehama process clearance was shown as well as elevations and site plan, with a reminder that LUAC had already considered the grading and retaining wall for the access driveway

Was a County Staff/Representative present at meeting? Kayla Nelson, Associate Planner **(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)
Janet Brennan	Description	Confusing because did not mention previous approval of grading and driveway retention wall. Planner explained ready to go to PC for full project approval prior to permitting.
Judy MacClelland	Material for Fire Prevention	Owner affirmed use of SIP panels, no ventilation, non-combustible materials.

ADDITIONAL LUAC COMMENTS

None.

RECOMMENDATION:

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

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

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

Noes: _____

Absent: _____

Abstain: _____