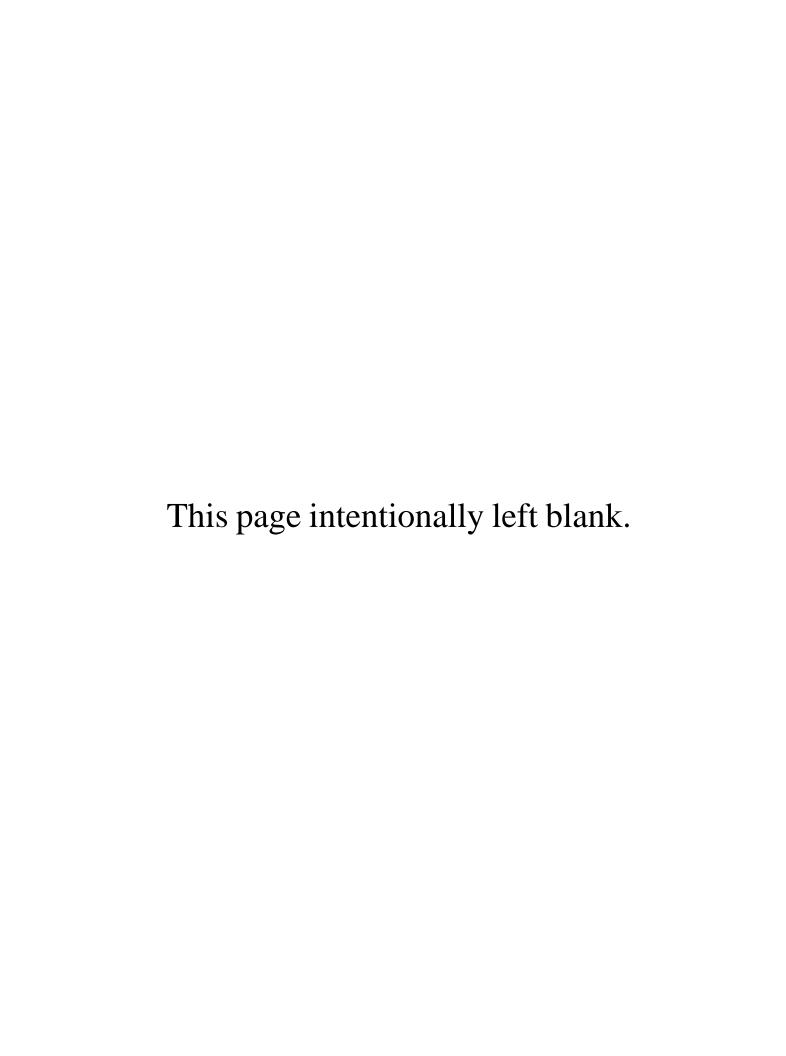
Exhibit B



MINUTES

Carmel Valley Land Use Advisory Committee July 21, 2025

Site visit at 4:15 PM at 15596 Via La Gitana, Carmel Valley, CA 93924 (Buchanan, Eliot L) Site visit at 5:15 PM at 27650 Via Quintana Rd, Carmel, CA 93923 (Rey Eric J & Clark Harvey C) Site visit at 6:00 PM at 8545 Carmel Valley Rd, Carmel, CA 93923 (Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor))

Attendees: #1- D;J;C;C;E #2- D;C;C;E #3-D;J;C;C;E								
Mo	embers Absent:	John Heyl						
		ADJOU	RN TO REGULA	AR SCHEDUL	ED MEETING			
1.	Meeting calle	d to order by	Janet Brennan	at _	6:30 pm			
2.	Roll Call							
	Members Present: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland							
	Members A John Heyl	bsent:						
3.		Approval of Minutes: A. May 5, 2025 minutes						
	Motion:	Charles Fran	klin	(LUAC M	ember's Name)			
	Second:	Eric Jackobs	on	(LUAC M	ember's Name)			
	Ayes:	Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland						
	Noes:							
	Absent:	John Heyl						
	Abstoin							

Scheduled	Item(s)	
1. PLN24	0108- BUCHANAN, ELIOT I	L
2. PLN24	0207- REY ERIC J & CLAR	K HARVEY C
	0141- CARMEL VALLEY M we a revised start time for futu	ANOR are Carmel Valley Land Use Advisory Committee meetings to
begin a	t 5:30 p.m.	
Motion	Ianet Brennan	(LIJAC Member's Name)
Motion:	Janet Brennan	(LUAC Member's Name)
Motion: Second:	Janet Brennan Chric Jacobson	(LUAC Member's Name) (LUAC Member's Name)
	Chric Jacobson	 :
Second:	Chric Jacobson	(LUAC Member's Name)
Second: Ayes:	Chric Jacobson	(LUAC Member's Name)
Second: Ayes: Noes: Absent:	Chric Jacobson Judy MacClelland: Charles Fra	(LUAC Member's Name)
Second: Ayes: Noes:	Chric Jacobson Judy MacClelland: Charles Fra	(LUAC Member's Name)
Second: Ayes: Noes: Absent:	Chric Jacobson Judy MacClelland: Charles Fra	(LUAC Member's Name)
Second: Ayes: Noes: Absent:	Chric Jacobson Judy MacClelland: Charles Fra John Heyl	(LUAC Member's Name)
Second: Ayes: Noes: Absent: Abstain: Other Item	Chric Jacobson Judy MacClelland: Charles Fra John Heyl	(LUAC Member's Name) nklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland
Second: Ayes: Noes: Absent: Abstain: Other Item A) Pre	Chric Jacobson Judy MacClelland: Charles Fra John Heyl	(LUAC Member's Name)
Second: Ayes: Noes: Absent: Abstain: Other Item	Chric Jacobson Judy MacClelland: Charles Fra John Heyl	(LUAC Member's Name) nklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

	B) Announcements
	None
7.	Meeting Adjourned: 7:40 pm
Minute	es 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:

1.

Carmel Valley

Project Name: BUCHANAN, ELIOT L

File Number:					
Project Location:	· · · · · · · · · · · · · · · · · · ·				
Assessor's Parcel Number(s): 197-174-002-000 Project Planner: Hya Honorato					
Area Plan:	•	er Plan			
Project Description:	Allow the constructi	on of a 1,200 squa			
	dwelling unit, devel			d a	
	Restoration Plan to (20CE00484) for pro			ag in	
	excess of 25%. CVN		i excavation on stop	es III	
Was the Owner/Applicant/Represe Please include the names of the th	_	meeting? YE	S X NO		
Jay Alburn					
				_	
Was a County Staff/Representative	e present at meetin	g? Fiona Jense	en	(Name)	
PUBLIC COMMENT: None					
Name	Site Neighbor? Issues / Concerns				
Name	YES	NO	(suggested	changes)	

LUAC AREAS OF CONCERN None

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 COMMENT	ΓS None					
RECOMMENDATION:						
Motion by: Charles Franklin	(LUAC Member	's Name)				
Second by: Judy MacClelland	(LUAC Membe	er's Name)				
X Support Project as propose Support Project with chart Continue the Item Reason for Continuance:	nges					
Continue to what date:						
Ayes: Judy MacClelland:	Charles Franklin: Janet Brennam: David Bur	bidge: Eric Jackobson: Chris Worland				
Noes:		_				
Absent: John Heyl						
Abstain:						

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 Vall	ey			
2. Project Name: REY ERIC J & CLARK HARVEY C File Number: PLN240207 Project Location: 27650 Via Quintana Rd, Carmel, CA 93923 Assessor's Parcel Number(s): 185-052-019-000 Project Planner: Area Plan: Carmel Valley Master Plan Project Description: Construction of a 5,620 square foot single family dwelling, 995 square foot four-car garage, attached 750 square foot accessory dwelling unit, rear hardscape and pool, barn out-building and roping arena (4,800 square feet), sport court; and off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array, battery storage and backup generator. Grading of approximately 3,500 cubic yards. Ridgeline Development and removal of XX number of trees.				
Was the Owner/Applicant/Represe	entative present at 1	meeting? YI	ES X NO	
(Please include the names of the th	ose present)			
Jay Alburn				
Was a County Staff/Representative	e present at meetin	g? _Fiona Jens	sen (Name)	
PUBLIC COMMENT: None				
Name	Site Nei	ghbor?	Issues / Concerns	
	YES	NO	(suggested changes)	

LUAC AREAS OF CONCERN None

Concerns / (e.g. site layout, r compatibility; visu	neighborhood	Policy/Ordinance Referen (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
ADDITIONAL LU None	JAC COMMENT	ΓS	
RECOMMENDAT	ΓΙΟΝ:		
Motion by: C	Chris Jacobson	(LUAC M	Iember's Name)
Second by:	Charles Franklin	(LUAC I	Member's Name)
	t Project with cha	nges	
	for Continuance:		
Conti	nue to what date:		
Ayes:	Judy MacClelland:	Charles Franklin: Janet Brennam: Da	vid Burbidge: Eric Jackobson: Chris Worland
Noes:			
Absent:	John Heyl		
Abstain:			

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 Vall	ey		
File Number: Project Location: Assessor's Parcel Number(s): Project Planner: Area Plan: Project Description:	HOMES INC (CARMEL VALLEY MANOR) PLN240141 8545 Carmel Valley Rd, Carmel, CA 93923 169-061-012-000		
X (Please include the names of the th	ose present)	<u>X</u>	
Joel Prager			
Was a County Staff/Representative	e present at meeting? Fio	(Name)	
Na Jensen PUBLIC COMMENT:			
Name	Site Neighbor?	Issues / Concerns	
term to the second of the seco		(suggested changes)	

Nama	Site Neighbor?		Issues / Concerns
Name	YES	NO	(suggested changes)
John Anzini	X		Visual re roof tops: Traffic: lighting (all down):

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighbor compatibility; visual impa		Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
ADDITIONAL LUAC CO	MMENTS 1	None	
RECOMMENDATION:			
Motion by: David Bur	rbidge	(LUAC Mem	iber's Name)
Second by: Chris Jac	cobson	(LUAC Men	mber's Name)
X Support Project Support Project Continue the Ite Reason for Con	with change		
Continue to w	hat date:		
Ayes: Charles	Franklin: Janet	Brennam: David Burbidge: Eric Jacl	
Noes:			
Absent:			
Abstain: Judy Ma	acClland		

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