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MINUTES
Carmel Valley Land Use Advisory Committee
November 3, 2025

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

2. Roll Call

Members Present;;

Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Members Absent:

John Heyl; Charles franklin

3. Approval of Minutes:

A. October 6, 2025 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Eric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Noes: _____

Absent: John Heyl; Charles Franklin

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(s)**
PLN240202 - DEP

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

7. **Meeting Adjourned:** 5:53 pm

Minutes 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: Carmel Valley

- 1. Project Name:** LOMBARDO LAND GROUP I LP (RANCHO CANADA VILLAGE)
File Number: PLN240202-DEP
Project Location: Located between Carmel Valley Road and the Carmel River, east of Val Verde
Assessor's Parcel Number(s): 015-165-014-000 & 015-165-015-000
Project Planner: Mary Israel
Area Plan: Carmel Valley Master Plan
Project Description: Design Approval for 40 inclusionary units in four buildings on a single parcel as part of the Rancho Canada Village Subdivision. The properties are located between Carmel Valley Road and the Carmel River, east of Val Verde (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000), Carmel Valley Master Plan. Related to PLN040061 & PLN040061-AMD1.

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

(Please include the names of the those present)

Cody Phillips – designer; Allan Way;and

Was a County Staff/Representative present at meeting? Allan Beck (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Maryanne Gwane - CVA		X	Design OK. Has worked with CVA
Larry Bacon -CVA		X	Could set structural precedent

Margret Robbins	X		Glad to see it finally going

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	<i>Inclusionary housing</i> taken care of	

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: David Burbidge (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: Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Noes: _____

Absent: John Heyl; Charles Franklin

Abstain: _____

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