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MINUTES
Carmel Valley Land Use Advisory Committee
REVISED
Tuesday, January 21, 2025

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

2. **Roll Call**

Members Present:

Judy MacClelland; Charles Franklih; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Members Absent:

Christfor Woreland

3. **Approval of Minutes:**

A. December 02, 2024 minutes

Motion: John Heyl (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklih; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes: _____

Absent: Christfor Woreland

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)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:15 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:** CVR HSGE LLC
File Number: PLN220169
Project Location: 1 OLD RANCH RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 416-522-010-000
Project Planner: Zoe Zepp
Area Plan: Carmel Valley Master Plan
Project Description: An application for a Combined Development Permit consisting of a Use Permit to allow an increase of guest units at Carmel Valley Ranch from 181 to 208 units; a Administrative Permit and Design Approval for demolition of 29 existing guest units and construction of 56 guest units resulting in a net of 27 guest units; a Use Permit to allow development on slopes in excess of 25%; and 4) Use Permit for removal of nine (9) Oak trees. Project will consist of additional 27 parking spaces to an existing parking structure.

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Fiona Jenson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)
Janet Brennan		What happened to employee units. Why county has not enforced?
Rick Manning - CVA		Need accurate of max visitor units

ADDITIONAL LUAC COMMENTS

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: Plannin Dept to advise re modifications

Continue to what date: March 3rd

Ayes: Judy MacClelland; Charles Franklih; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes: _____

Absent: Christfor Woland

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

- Designer

Advisory Committee: Carmel Valley

2. **Project Name:** CAMPBELL S JAMES JR & LYNDA R TRS
File Number: PLN230137
Project Location: 23 WAWONA RD, CARMEL VALLEY, CA 93924
Assessor's Parcel Number(s): 197-101-019-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: An application for a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of existing 1,173 square foot single family residence, a 364 square foot detached garage and a 111 square foot guest house; and construction of a 3,398 square foot single family residence, attached 827 square foot three-car garage with a second story 608 square foot accessory dwelling unit; and 2) Use Permit to allow development within the floodway fringe of the Carmel Valley Floodplain.

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

(Please include the names of the those present)

Polly Merritt Designer

Was a County Staff/Representative present at meeting? Fiona Jensen (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)
John Heyl		Distance from flood plane, To be built on slope so no problem

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Charles Franklin (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: Judy MacClelland; Charles Franklih; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes: _____

Absent: Christfor Woleand

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 Valley

3. **Project Name:** RECTOR WARDENS & VESTRYMEN OF ALL SAINTS PARISH
 File Number: PLN210068-AMD2
 Project Location: 8060 CARMEL VALLEY RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-181-057-000
 Project Planner: Fionna Jensen
 Area Plan: Carmel Valley Master Plan
Project Description: An application for Second Amendment to a previously approved Combined Development Permit (PLN210068), as amended by PLN210068-AMD1, which allowed modifications to All Saints Day School, including the construction of outdoor athletic facilities, outdoor shade structures, internal roads, and utilities, and development within 200 feet of the Carmel River top of bank. This Second Amendment would allow construction of a 3,780 square foot non-habitable structure (field house).

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

(Please include the names of the those present)

Jack Prager

Was a County Staff/Representative present at meeting? Fiona Jensen (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Sara Brown		X	Long time teacher. Will enhance school
Paols aberton		X	Concerned about trees that might block viewlandscaper will address this Planner said

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 COMMENTS

RECOMMENDATION:

Motion by: Charles Franklin (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: Judy MacClelland; Charles Franklih; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes: _____

Absent: Christfor Worland

Abstain: Judy MacClelland