

Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, May 5, 2025

Site visit at 5:00 pm at 1 OLD RANCH RD, CARMEL, CA 93923, CVR HSGE LLC

Attendees: Judy MacClelland; Charles franklin; David Burbidge

Members Absent: Janet Brennan; John Heyl; Christfor Magnest; Eroc Jacobson

Site visit at 5:55 pm at 62 MARGUERITE, CARMEL, CA 93923

Attendees: Not allowed in

Members Absent: Christfor Markson; Eric Jackokson

ADJOURN TO REGULAR SCHEDULED MEETING

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

2. **Roll Call**

Members Present:

Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Members Absent:

Christfor Magson; Eric Jacobson

3. **Approval of Minutes:**

A. April 7, 2025 minutes

Motion: John Heyl (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes:

Absent: Christfor Mangeson; Eric Jacobson

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:** 7:36 pm

Minutes taken by: David Burbidge

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	Inclusivs housing?	Not needed on commercial properties. Was midicated for the residential

ADDITIONAL LUAC COMMENTS

Concern of CVA members about inclusive housing. Recommend County work more with developers to includr in their projrcts.

RECOMMENDATION:

Motion by: Daqvid Burbidge (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

- X Support Project as proposed
- Support Project with changes
-

Reason for Continuance:

Continue to what date:

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes:

Absent: Christfot & Eric

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

2. **Project Name:** PERKINS ROBERT T & MARA B TRS
 File Number: PLN240285
 Project Location: 62 MARGUERITE, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-421-020-000
 Project Planner: Hya Honorato
 Area Plan: Carmel Valley Master Plan
Project Description: HCD-Planning received an application for a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow a 5,583 square foot single family dwelling with an attached 678 square foot two-car garage, conversion of existing 1,092 square foot single family dwelling to accessory dwelling unit; and 2) Use Permit to allow removal of 13 Coast Live Oak trees.

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

(Please include the names of the those present)

Craig Holdren designer

Was a County Staff/Representative present at meeting? Steve Mason (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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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)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

CSecond by: John Heyl (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; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes:

Absent: Eric & Chris

Abstain:
