

# Exhibit F

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**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

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Members Absent: John Heyl

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**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: Eric Jakobson: Chris Worland

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**Members Absent:**

John Heyl

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3. Approval of Minutes:

A. May 5, 2025 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jakobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jakobson: Chris Worland

Noes: \_\_\_\_\_

Absent: John Heyl

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

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5. **Scheduled Item(s)**

1. **PLN240108- BUCHANAN, ELIOT L**
2. **PLN240207- REY ERIC J & CLARK HARVEY C**
3. **PLN240141- CARMEL VALLEY MANOR**
4. **Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.**

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

6. **Other Items:**

- A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

Advisory Committee: Carmel Valley

1.                   **Project Name:** BUCHANAN, ELIOT L  
                       **File Number:** PLN240108  
                       **Project Location:** 15596 Via La Gitana, Carmel Valley, CA 93924  
**Assessor's Parcel Number(s):** 197-174-002-000  
                       **Project Planner:** Hya Honorato  
                       **Area Plan:** Carmel Valley Master Plan  
**Project Description:** Allow the construction of a 1,200 square foot accessory dwelling unit, development on slopes in excess of 25% and a Restoration Plan to clear Code Enforcement violation (20CE00484) for previous grading and excavation on slopes in excess of 25%. CVMP.

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

(Please include the names of the those present)

Jay Alburn

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

**PUBLIC COMMENT:** None

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

**LUAC AREAS OF CONCERN None**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>

**ADDITIONAL LUAC COMMENTS None**

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**RECOMMENDATION:**

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

Second by: Judy MacClelland (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 Franklin: Janet Brennam: David Burbidge: Eric Jacobson: Chris Worland

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Carmel Valley

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:** McKenna Bowling  
                       **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/Representative present at meeting?**    YES   X   NO       

**(Please include the names of the those present)**

Jay Alburn  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**PUBLIC COMMENT:** None

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

**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**

None

**RECOMMENDATION:**

Motion by: Chris Jacobson (LUAC Member's Name)

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

         Support Project with changes

         Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jacobson: Chris Worland

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Carmel Valley

3.                   **Project Name:** NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)  
                       **File Number:** PLN240141  
                       **Project Location:** 8545 Carmel Valley Rd, Carmel, CA 93923  
**Assessor's Parcel Number(s):** 169-061-012-000  
                       **Project Planner:** Steve Mason  
                       **Area Plan:** Carmel Valley Master Plan  
**Project Description:** Demolition of residential units, construction of new units and a memory care unit, development on slopes in excess of 30% and tree removal.

X   X            

(Please include the names of the those present)

Joel Prager  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**PUBLIC COMMENT:**

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

**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 None**

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**RECOMMENDATION:**

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

Second by: Chris Jacobson (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: Judy MacClland

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