

# Carmel Unincorporated/Highlands Land Use Advisory Committee

**Monday, March 06, 2023**  
**4:00 PM at Carmel Highlands Fire Protection District Office**  
**73 Fern Canyon Road, Carmel**

## CALL TO ORDER

## ROLL CALL

## APPROVAL OF MINUTES

## PUBLIC COMMENT

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. The **Planning staff liaison** is Zoe Zepp at [zeppz@co.monterey.ca.us](mailto:zeppz@co.monterey.ca.us).

## SCHEDULED ITEM(S)

**Note:** To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx>. Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

### INTERPRETATION SERVICE POLICY:

The County of Monterey Land Use Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Land Use Advisory Committee meeting.

El Comité de Asesor del Uso de Terreno del Condado de Monterey invita y agradece la participación de los residentes del Condado de Monterey en sus reuniones. Si necesita la asistencia de un intérprete, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. La Secretaria hará todo lo posible para satisfacer las solicitudes de asistencia de intérpretes. Las solicitudes deben hacerse lo antes posible, y mínimo 24 horas antes de cualquier reunión del Comité del Uso de Terreno.

- Project Name:** KOOMEY MELISSA G & JONATHAN G TRS  
**File Number:** PLN210307  
**Project Location:** 2477 SAN ANTONIO AVE, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 009-412-007-000  
**Project Planner:** Craig Spencer  
**Area Plan:** Carmel Land Use Plan  
**Project Description:** A Coastal Development Permit to allow the demolition of an existing 1,516 square foot single family dwelling and construction of a new 1,901 square foot, two-story single family dwelling.

2.                   **Project Name:** WHISLER MARK  
                      **File Number:** PLN210352  
                      **Project Location:** 55 RILEY RANCH RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 243-113-001-000  
                      **Project Planner:** Fiona Jensen  
                      **Area Plan:** Carmel Area Land Use Plan, Coastal Zone  
**Project Description:** A Coastal Development Permit to allow transient use of a property for remuneration as a use similar to other visitor-serving uses. The property is located at 55 Riley Ranch Road, Carmel (Assessor's Parcel Number 243-113-001-000), Carmel Area Land Use Plan, Coastal Zone. Although Monterey County Coastal Zoning Ordinance (Title 20) does not have adopted short-term rental (transient use of a residential property for remuneration) regulations, the subject property's Zoning District (Visitor Serving Commercial) allows for the establishment of "Hotel, motel, hostels, inns" and "Other visitor-serving uses of a similar character, density and intensity as those listed" in Title 20 Section 20.22.060, subject to the granting of a Coastal Development Permit in each case. The proposed transient use of the property for remuneration has been applied for as a similar use to other allowed visitor serving uses.

3.                   **Project Name:** WHISLER PATRICK  
                      **File Number:** PLN210353  
                      **Project Location:** 47 HWY 1 HWY, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 243-061-003-000  
                      **Project Planner:** Fiona Jensen  
                      **Area Plan:** Carmel Area Land Use Plan, Coastal Zone  
**Project Description:** A Coastal Development Permit to allow transient use of a residential property for remuneration as a similar use to a Bed & Breakfast. The property is located at 47 Highway 1, Carmel (Assessor's Parcel Number 243-061-003-000), Carmel Area Land Use Plan, Coastal Zone. Although Monterey County Coastal Zoning Ordinance (Title 20) does not have adopted short-term rental (transient use of a residential property for remuneration) regulations, the subject property's Zoning District (Low Density Residential) allows for the establishment of a Bed and Breakfast facility and "Other residential uses of a similar character, density and intensity to those uses listed" in Title 20 Section 20.14.050, subject to the granting of a Coastal Development Permit in each case. The proposed transient use of the residential property for remuneration has been applied for as a similar use to a Bed and Breakfast facility.

### **OTHER ITEMS**

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

### **ADJOURNMENT**