

Carmel Unincorporated/Highlands Land Use Advisory Committee

Monday, May 15, 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.

SCHEDULED ITEM

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

1. **Project Name:** BIG SUR LAND TRUST THE (LOBOS RIDGE)
File Number: PLN150805
Project Location: 3400 RED WOLF DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 416-011-007-000
Project Planner: Philip Angelo
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Coastal Administrative Permit and Design Approval to allow construction of an approximately 3,835 square foot single family dwelling, with an attached 1,499 square foot garage, an 192 square foot detached playhouse structure, and associated site improvements including a, driveway, hardscape and conversion of a test well to a domestic production well; and
A Coastal Development Permit to allow development within environmentally sensitive habitat.

2. **Project Name:** YEUNG GABRIEL M TR
File Number: PLN210268
Project Location: 62 YANKEE POINT DR, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-152-005-000
Project Planner: Philip Angelo
Area Plan: Carmel Area Land Use Plan, Coastal Zone
Project Description: A Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot garage, construction of a 773 square foot detached garage with a green roof and a 599 square foot detached non-habitable accessory structure (studio); and
A Coastal Development Permit to allow development within 750 feet of a positive archaeological site. Site improvement include removal of a non-native tree, a new ground-mounted solar

photovoltaic system, bocce ball court, outdoor seating area,
landscape walls and a new fence and gate.

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Letter to Planning Commission Regarding Site Development Standards
- C) Announcements

ADJOURNMENT