

Carmel Unincorporated/Highlands Land Use Advisory Committee

Monday, July 17, 2023

3:30 PM Site Visit

4:00 PM at Carmel Highlands Fire Protection District Office

73 Fern Canyon Road, Carmel

SITE VISIT

3:30 PM **Project Name:** CARMEL ASSISTED LIVING LLC
 File Number: PLN220212
Project Location: 24945 VALLEY WAY, CARMEL, CA 93923

ADJOURN TO REGULAR SCHEDULED MEETING

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:** DOLORES PASS LLC
 File Number: PLN220117
 Project Location: 24726 DOLORES ST, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-111-008-000
 Project Planner: Philip Angelo
 Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: A Coastal Administrative Permit and Design Approval to allow the construction of a 3,817 single-family dwelling, inclusive of a 420 square foot garage and 169 square foot basement, and associated site improvements;
A Coastal Development Permit to allow removal of 14 trees, consisting of 4 Monterey pine (3 of which are landmark size), 9 Coast Live oak, and 1 Redwood;
A Coastal Development Permit to allow development on slopes in excess of 30%, consisting of 279 square feet of disturbance to allow the construction of the house and installing post-construction stormwater measures; and
A Coastal Development Permit to allow development within 750 feet of known archaeological resources.

2. **Project Name:** CARMEL ASSISTED LIVING LLC
 File Number: PLN220212
 Project Location: 24945 VALLEY WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-061-002-000, 009-061-003-000, & 009-061-005-000
 Project Planner: Fionna Jensen
 Area Plan: Carmel Land Use Plan, Coastal Zone.
Project Description: Coastal Development Permit to allow a Lot Line Adjustment of three (3) legal lots of record: Parcel 1 (3.46 acres), Parcel 2 (0.3 acres) and Parcel 3 (0.19 acres), resulting in three (3) lots containing 1.74 acres [Adjusted Parcel 1 (A)], 1.58 acres [Adjusted Parcel 2 (B)] and 0.46 acres [Adjusted Parcel 3 (C)].

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Planning Commission Letter (Continued from May 22)
- C) Announcements

ADJOURNMENT