

County of Monterey

Carmel Highlands Fire Protection District
73 Fern Canyon Rd.
Carmel, CA 93923



Meeting Agenda - Final-Revised

Monday, August 3, 2026

4:00 PM

73 Fern Cyn Rd, Carmel, CA 93923

**Carmel Unincorporated/Highlands Land Use Advisory
Committee**

Submit your comments via email at least a day prior to the meeting to the Liaison at:
masonj@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the July 6, 2026, meeting 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. Please submit your public comment to the Liaison at masonj@countyofmonterey.gov.

SCHEDULED ITEMS

1. Project Name: STATE OF CALIFORNIA DEPARTMENT OF PARKS & RECREATION
File Number: PLN180431
Project Location: The property is located near the intersection of Highway 1 and Rio Road, Carmel. CA (No Assessor's Parcel Number), between the Crossroads Shopping Center and Highway 1.
Assessor's Parcel Number(s): N/A
Project Planner: Taylor Price
Area Plan: Carmel Area Land Use Plan & Carmel Valley Master Plan
Project Description: Coastal Development Permit to allow construction of a shuttle parking lot at Marathon Flats, and shuttle system serving Marathon Flats, Rancho Canada, and Point Lobos State Natural Reserve, and implementation of a reservation system for Point Lobos State Natural Reserve. The property is located near the intersection of Highway 1 and Rio Road, Carmel (No Assessor's Parcel Number), between the Crossroads Shopping Center and Highway 1, Carmel Valley Master

Plan.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)
 [Vicinity Map](#)

2. Project Name: KSHIRE PROPERTY INVESTMENTS LLC

File Number: PLN240362

Project Location: 2755 15TH AVE, CARMEL, CA 93923

Assessor's Parcel Number(s): 009-383-012-000

Project Planner: Imani Harrigan

Area Plan: Carmel Land Use Plan, Coastal Zone

Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a one-story 646 square foot single family dwelling and construction of a 2,531 square foot single family dwelling with a 263 square foot attached garage, an 800 square foot attached accessory dwelling unit, and 677 square foot associated site improvements; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit to allow removal of 3 Oak Trees. The property is located at 2755 15th Avenue, Carmel (Assessor's Parcel Number 009-383-012-000), Carmel Land Use Plan, Coastal Zone.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)

3. Project Name: WYNNE STEPHEN A & VICKI M TRS

File Number: PLN260051

Project Location: 212 CREST RD, CARMEL, CA 93923

Assessor's Parcel Number(s): 241-271-019-000

Project Planner: Kayla Nelson

Area Plan: Carmel Land Use Plan, Coastal Zone

Project Description: After-the-fact Combined Development Permit to partial clear Code Enforcement violation (25CE00206) consisting of a: 1) Coastal Development Permit to allow construction of a 658 square foot non-habitable accessory structure (workshop) with a 110 square foot patio prior to establishment of main use or structure (ZA); and 2) Coastal Development Permit to allow development on slopes in excess of 30%. The property is located at 212 Crest Road, Carmel (Assessor's Parcel Number 241-271-019-000), Carmel Land Use Plan, Coastal Zone.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)
 [Letter of Support](#)

OTHER ITEMS

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

ADJOURNMENT

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.

ADDENDUM

Additional documentation (letter of support) provided for Agenda Item No. 3 - WYNNE
STEPHEN A & VICKI M TRS.