

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, April 8, 2026

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

County of Monterey Planning Commission

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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

FEE SCAM ALERT:

Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS:

Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

INTERPRETATION SERVICES:

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Thank you for your cooperation and we look forward to your participation.

SERVICIOS DE INTERPRETACIÓN:

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

<https://attend.wordly.ai/join/THCT-8529>

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

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The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

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.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
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Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at phearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: phearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda

que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

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.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Francisco Javier Mendoza
Martha Diehl
Etna Monsalve
Jessica Hartzell
Ramon Gomez
Amy Roberts

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL OF CONSENT CALENDAR

1. Acknowledge the resignation of Marcus Foster from the Big Sur Land Use Advisory Committee.

Attachments: [Cover Letter](#)
 [Exhibit A - LUAC Resignation](#)

APPROVAL/ACCEPTANCE OF MINUTES

2. **APPROVAL OF THE FEBRUARY 25, 2026 AND THE MARCH 11, 2026 PLANNING COMMISSION MEETING MINUTES.**

Attachments: [Cover Letter](#)
 [Exhibit A - Draft PC Minutes 022526](#)
 [Exhibit B - Draft PC Minutes 031126](#)

9:00 A.M. – SCHEDULED MATTERS

3. PLN250008 - CLARK WESLEY & SHAIDA TRS AND CLARK WESLEY ALAN

Public hearing to consider a lot merger between three legal lots of record consisting of Parcel A (APN: 241-154-001-000; 0.42 acres), Parcel B (APN: 241-142-005-000; 0.02 acres), and Parcel C (APN: 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

Project Location: 42 Mt Devon Road, Carmel, Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - LUAC Minutes Dated March 2, 2026](#)

DEPARTMENT REPORT

ADJOURNMENT



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 26-041

April 08, 2026

Introduced: 3/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

Acknowledge the resignation of Marcus Foster from the Big Sur Land Use Advisory Committee.

Attachment:

Exhibit A - LUAC Resignation



County of Monterey Planning Commission

Item No. 1

Agenda Item No. 1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 26-041

April 08, 2026

Introduced: 3/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

Acknowledge the resignation of Marcus Foster from the Big Sur Land Use Advisory Committee.

Attachment:

Exhibit A - LUAC Resignation

Exhibit A

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March 14, 2025

Marcus Foster
PO Box 536
Big Sur, CA 93920
(831)238-2400
marcusfoster69@gmail.com

Dear Secretary Caro and LUAC Chair Kropp,

I am writing to announce my resignation from the Big Sur North Coast LUAC effective April 1, 2026.

Thank you for the opportunity to serve our community and work to assure that all developments follow the strict policies of our LUP.

Sincerely,
Marcus Foster

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County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 26-043

April 08, 2026

Introduced: 3/30/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

APPROVAL OF THE FEBRUARY 25, 2026 AND THE MARCH 11, 2026 PLANNING COMMISSION MEETING MINUTES.

Exhibit A - Draft PC Minutes 02-25-26

Exhibit B - Draft PC Minutes 03-11-26



**County of Monterey
Planning Commission**

Agenda Item No.2

Legistar File Number: PC 26-043

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

April 08, 2026

Introduced: 3/30/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

**APPROVAL OF THE FEBRUARY 25, 2026 AND THE MARCH 11, 2026 PLANNING
COMMISSION MEETING MINUTES.**

Exhibit A - Draft PC Minutes 02-25-26

Exhibit B - Draft PC Minutes 03-11-26

Exhibit A

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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, February 25, 2026

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:00a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Roberts

ROLL CALL

Present:

Paul C. Getzelman

Martha Diehl – arrived at 9:03AM

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Ramon Gomez

Amy Roberts

Christine Shaw

Absent:

Francisco Javier Mendoza

Secretary Beretti reviewed the Zoom Protocols and provided instructions for the Wordly Interpretation services.

PUBLIC COMMENTS

Lynda Marin, Fred Faltersack

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are agenda additions, deletions or corrections public comments for Agenda Item No. and an errata memo from staff for Agenda Item No.5 – REF250038 – CANNABIS CONSUMPTION VENUE ORDINANCE and Agenda Item No.6 - REF260001 (PLN250139 DEP, PLN110173 AMD1, PLN190243, PLN170296) SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

- 1. **APPOINT ROBERT B. JOHNSON III TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**
- 2. **APPOINT VALERIE GAINO-BAER TO THE CARMEL VALLEY LAND USE ADVISORY COMMITTEE.**
- 3. **ACKNOWLEDGE THE RESIGNATION OF BARBARA VARIAN FROM THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Gomez, and approve by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl, Roberts, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

- 4. **APPROVAL OF THE JANUARY 28, 2026, PLANNING COMMISSION MEETING MINUTES.**

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Hartzell, and approved by the following vote:

AYES: Getzelman, Gomez, Hartzell, Gonzalez, Work, Monsalve, Diehl, Roberts, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

- 5. **REF250038 - CANNABIS CONSUMPTION VENUE ORDINANCE**
 - a. Conduct a public workshop to review and receive public input regarding ordinance options for a Cannabis Consumption Venue Ordinance for areas in unincorporated Monterey County; and
 - b. Provide direction to staff.

Project Location: Unincorporated Monterey County

Proposed CEQA action: A planning workshop is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15262.

Mike Novo, Project Planner presented the item.

Topic 1:

Public Comment: Robert Roach, Aram Stoney, Valentia Piccininni, Michelle House, Elaine Narciso, Ricardo Diaz Jr., Malcolm, Joey Espinoza, Christabelle Zarraga, Bryan Flores

The meeting recessed at 10:50a.m., and reconvened at 11:04a.m.

Topic 2:

Public Comment: Aram Stoney

Topic 3:

Public Comment: Aram Stoney, Robert Roach

Topic 4:

Public comment: Aram Stoney

The meeting recessed for lunch at 12:03p.m., and reconvened at 1:03p.m.

Clerk Janet Navarro took Roll Call

Present:

Paul C. Getzelman

Martha Diehl - arrived at 1:04p.m.

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Ramon Gomez

Amy Roberts

Etna Monsalve – arrived at 1:09p.m.

Absent:

Francisco Javier Mendoza

Christine Shaw

Topic 5:

Public Comment: Aram Stoney

Commissioner Gonzalez left the meeting at 1:34p.m.

Topic 6:**Public Comment: Aram Stoney, Robert Roach**

The Commission provided directions to Staff. No motion is required.

Chair Getzelman recused himself from agenda item No.6 due to a potential conflict of interest with PLN250139 DEP and Commissioner Roberts sat in as chair.

6. REF260001 (PLN250139-DEP, PLN110173-AMD1, PLN190243, PLN170296) - SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

Public hearing to consider proposed 2010 General Plan Amendments and Zoning Ordinance Amendments to:

1. Amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from Light Commercial [LC] to Low-Density Residential [LDR/1];
2. Amend Sectional District Map 17C and the Carmel Valley Master Plan Figure LU3 to rezone and redesignate a 4.47 acre parcel (APN: 015-171-019-000) from Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay [LDR/2.5-D-S-RAZ] to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning overlay [HDR/5-B-6-D-S];
3. Amend the text of the Central Salinas Valley Area Plan to add Policy CSV-1.8, which would create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation and require submittal of compliance testing information; and
4. Amend the text of the Greater Salinas Area Plan to add Policy GS-1.15, which would create a Special Treatment Area over APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000 to recognize the historic and ongoing commercial use of the properties.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number [APN] 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; No address assigned (APN: 015-171-019-000), Carmel Valley Master Pla, 50700 Thompson Canyon Road, King City

(Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan; and 111/115/117 Monterey Salinas Highway (APNs: 207-131-004-000, 207-131-005-000, and 207-121-014-000)

Proposed CEQA action: Find the respective projects: 1) consistent with the adopted Mitigated Negative Declaration, together with an Addendum prepared for HCD Planning File No. PLN060078, and that the adoption of this project does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; 2) consistent with the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project and that the adoption of this project does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; 3) Categorically Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and 4) Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2

Fionna Jensen, Project Planner presented the item, first project PLN250139 DEP.

Applicant Representative:

None

Public Comment:

None

It was moved to approve by Commissioner Work, seconded by Commissioner Diehl, by the following vote:

AYES: Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez,

ABSTAIN: Getzelman

Commissioner Getzelman resumed as chair.

Fionna Jensen, Project Planner presented the item, second project PLN110173 AMD1

Applicant Representative:

None

Public Comment:

None

It was moved to approve by Commissioner Hartzell, seconded by Commissioner Diehl, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez,

ABSTAIN: None

Fionna Jensen, Project Planner presented the item, third project PLN190243

Applicant:

John Cumming

Public Comment:

Robert Roach, Michelle House

It was moved to approve with included terms to the language, regarding the public benefit, subject to an 8-year pilot program, to be allowed by others with the same uniqueness, testing of the two mile buffer and to return to the Planning Commission at the end of the 8-year term with an update by Commissioner Gomez, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez

ABSTAIN: None

Fionna Jensen, Project Planner presented the item, fourth project PLN170296

Applicant Representative:

Alex Lorca

Public Comment:

None

It was moved to approve by Commissioner Roberts, seconded by Commissioner Monslave, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts

NOES: None

ABSENT: Mendoza, Shaw, Gonzalez

ABSTAIN: None

DEPARTMENT REPORT

7. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 3:36p.m.

Exhibit B

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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, March 11, 2026

9:00 AM

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County of Monterey Planning Commission

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9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:00a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Monsalve.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell - arrived at 9:20a.m.

Ernesto Gonzalez

Ben Work

Amy Roberts

Christine Shaw

Ramon Gomez

Etna Monsalve

Martha Diehl

Absent:

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Tom Rowley, Karen Cameron, Lynda Marin, Fred Faltersack, Margot Thomas

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record we've received and distributed additional correspondence and errata memos from staff for Agenda Item No.4 - REF220017 - GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT and Agenda Item No.5 - REF260002 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENAR

- 1. APPOINT BRUCE MERCHANT TO THE BIG SUR LAND USE ADVISORY COMMITTEE.**

2. APPOINT PAULA C. USREY TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

Public Comment: None

It was moved to approve by Commissioner Gomez, seconded by Commissioner Gonzalez, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl

NOES: None

ABSENT: Hartzell

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

3. Approval of the February 11, 2026, Planning Commission Meeting Minutes.

Public Comment: None

It was moved to approve by Commissioner Roberts, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Gonzalez, Roberts, Work, Shaw, Monsalve

NOES: None

ABSENT: Hartzell

ABSTAIN: Diehl

9:00 A.M. – SCHEDULED MATTERS

4. REF220017 - GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT

a. Receive a status update on the draft Environmental Justice Element to the County of Monterey General Plan and an overview of the draft Environmental Justice Element available for public review; and

b. Provide direction to staff.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

Edgar Sanchez, Project Planner presented the item

Public Comment: Karen Cameron

The Commission received the item and provided direction to Staff.

The meeting recessed at 10:28a.m., and reconvened at 10:41a.m.

Chair Getzelman informed the Commission that Commissioner Shaw left the meeting.

5. REF260002 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider the 2025 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider the 2025 Annual Progress Report for the 2024-2031 Housing Element; and
- c. Consider and provide input regarding priorities for the 2026-2027 Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

Sarah Wickle and Dawn Yonemitsu, Project Leads presented the item and Darby Marshall, Housing Program Manager.

Public Comment: Tom Rowley

The meeting recessed at 11:42a.m., and convened at 11:53a.m.

Due to technical difficulties, the meeting recessed at 11:55a.m. and reconvened at 12:10p.m.

It was moved by Commissioner Diehl and seconded by Commissioner Gomez to consider and recommend forwarding the 2 Annual Progress Reports to the Board of Supervisors and made some suggestions specific to the Housing Element by the following vote:

AYES: Getzelman, Mendoza, Gomez, Gonzalez, Roberts, Work, Monsalve, Diehl, Hartzell

NOES: None

ABSENT: Shaw

ABSTAIN: None

It was moved by Commissioner Diehl, seconded by Commissioner Gomez, to approve the 2026-2027 Long Range Work Program as presented by staff and the GPU-10, in particular the Pajaro and Chualar Plans and Development Evaluation System, in the 12 top priorities in context to Housing and Justice. by the following vote:

**AYES: Getzelman, Mendoza, Gomez, Gonzalez, Roberts, Work, Monsalve,
Diehl, Hartzell**

NOES: None

ABSENT: Shaw

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that there is no department report.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 12:19p.m.

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County of Monterey

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: PC 26-042

April 08, 2026

Introduced: 3/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN250008 - CLARK WESLEY & SHAIDA TRS AND CLARK WESLEY ALAN

Public hearing to consider a lot merger between three legal lots of record consisting of Parcel A (APN: 241-154-001-000; 0.42 acres), Parcel B (APN: 241-142-005-000; 0.02 acres), and Parcel C (APN: 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

Project Location: 42 Mt Devon Road, Carmel, Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2; and
- b. Approve a Lot Merger of three legal lots of record consisting of Parcel A (APN: 241-154-001-000; 0.42 acres), Parcel B (APN: 241-142-005-000; 0.02 acres), and Parcel C (APN: 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial, subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Cindi Scarlett-Ramsey

Property Owners: Wesley and Shaida Clark

APN: 241-154-001-000, 241-142-005-000, and 241-142-004-000

Parcel Size: 0.42 acres (Parcel A), 0.02 (Parcel B), and 1.12 acres (Parcel C)

Zoning: Low Density Residential, 1 unit per acre, with a Design Control overlay (Coastal Zone) [LDR/1-D (CZ)].

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Project Planner: Jordan Evans-Polockow, Assistant Planner x7065

Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY:

The Applicant/Owner proposes a lot line merger between three lots accessed via Mount Devon Road in the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. Parcel A is currently developed with a single-family dwelling; Parcel B is undeveloped; and Parcel C is currently

developed with the driveway that serves the single-family dwelling on Parcel A access to Mt. Devon Road. With implementation of the proposed lot merger, the single-family dwelling would be on the same parcel as its driveway. The proposed lot merger would reconfigure Parcels A, B, and C by merging the properties into one 1.56-acre parcel. At this time, staff only recommends the granting of the Combined Development Permit to allow the lot merger. Future development on the adjusted parcel would be required to conform to the Monterey County Code requirements in effect at the time and obtain all necessary permits.

Site Development Standards

The three parcels are zoned Low Density Residential, 1 unit per acre, with Design Control overlays, Coastal Zone or “LDR/1-D (CZ)”. The underlying zoning district has a maximum gross density of 1 unit per acre and a minimum lot size of 1 acre. Although the existing lots were legally created, each lot (Parcel A - 0.42 acres, Parcel B - 0.02 acres, and Parcel C - 1.12 acres) is legally non-conforming as to the minimum lot size (1 acre). As described above, existing Parcel A (0.42 acres) is developed with a single-family dwelling, while Parcel B is vacant, and Parcel C is developed with the access driveway serving the single-family dwelling on Parcel A. Despite their size, Parcels B and C are residentially zoned and could also be developed with a single-family dwelling, subject to appropriate permits and adequate water supply and sewage disposal. However, as proposed, the three lots will be merged into one, 1.56-acre parcel, which would then comply with minimum lot size and density requirements. The resulting overall development potential would be reduced from three units (one unit per lot) to one unit (one unit on the merged lot). Parcel B is extremely small, while the majority of Parcel C contains steeper slopes and mature native trees. Therefore, removing the development potential of these lots by merging them into Parcel A better meets the resource protection goals, policies, and text of the Carmel Area Land Use Plan and Zoning Ordinance.

The existing development on Parcel A complies with the required site coverage and site development requirements. No structural development is proposed, and thus, there are no proposed changes to the building site coverage. The existing residence on the adjusted resulting parcel would continue to meet required setbacks with the implementation of the proposed lot merger.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District
- Carmel Highlands Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on March 2, 2026. The LUAC recommended approval of the project by a vote of 5-0 in support of the project (**Exhibit C**). The LUAC had questions about the development potential of the resulting lot, which were addressed by staff.

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Exhibit C- LUAC Minutes Dated March 2, 2026

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Alejandra M. Solomone Trust, Property Owner; Maureen Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN250008.



County of Monterey Planning Commission

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Project Location: 42 Mt Devon Road, Carmel, Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2; and
- b. Approve a Lot Merger of three legal lots of record consisting of Parcel A (APN: 241-154-001-000; 0.42 acres), Parcel B (APN: 241-142-005-000; 0.02 acres), and Parcel C (APN: 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial, subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Cindi Scarlett-Ramsey

Property Owners: Wesley and Shaida Clark

APN: 241-154-001-000, 241-142-005-000, and 241-142-004-000

Parcel Size: 0.42 acres (Parcel A), 0.02 (Parcel B), and 1.12 acres (Parcel C)

Zoning: Low Density Residential, 1 unit per acre, with a Design Control overlay (Coastal Zone) [LDR/1-D (CZ)].

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Project Planner: Jordan Evans-Pollockow, Assistant Planner x7065

Evans-PollockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY:

The Applicant/Owner proposes a lot line merger between three lots accessed via Mount Devon Road in the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. Parcel A is currently developed with a

single-family dwelling; Parcel B is undeveloped; and Parcel C is currently developed with the driveway that serves the single-family dwelling on Parcel A access to Mt. Devon Road. With implementation of the proposed lot merger, the single-family dwelling would be on the same parcel as its driveway. The proposed lot merger would reconfigure Parcels A, B, and C by merging the properties into one 1.56-acre parcel.

At this time, staff only recommends the granting of the Combined Development Permit to allow the lot merger. Future development on the adjusted parcel would be required to conform to the Monterey County Code requirements in effect at the time and obtain all necessary permits.

Site Development Standards

The three parcels are zoned Low Density Residential, 1 unit per acre, with Design Control overlays, Coastal Zone or “LDR/1-D (CZ)”. The underlying zoning district has a maximum gross density of 1 unit per acre and a minimum lot size of 1 acre. Although the existing lots were legally created, each lot (Parcel A - 0.42 acres, Parcel B - 0.02 acres, and Parcel C - 1.12 acres) is legally non-conforming as to the minimum lot size (1 acre). As described above, existing Parcel A (0.42 acres) is developed with a single-family dwelling, while Parcel B is vacant, and Parcel C is developed with the access driveway serving the single-family dwelling on Parcel A. Despite their size, Parcels B and C are residentially zoned and could also be developed with a single-family dwelling, subject to appropriate permits and adequate water supply and sewage disposal. However, as proposed, the three lots will be merged into one, 1.56-acre parcel, which would then comply with minimum lot size and density requirements. The resulting overall development potential would be reduced from three units (one unit per lot) to one unit (one unit on the merged lot). Parcel B is extremely small, while the majority of Parcel C contains steeper slopes and mature native trees. Therefore, removing the development potential of these lots by merging them into Parcel A better meets the resource protection goals, policies, and text of the Carmel Area Land Use Plan and Zoning Ordinance.

The existing development on Parcel A complies with the required site coverage and site development requirements. No structural development is proposed, and thus, there are no proposed changes to the building site coverage. The existing residence on the adjusted resulting parcel would continue to meet required setbacks with the implementation of the proposed lot merger.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District
- Carmel Highlands Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on March 2, 2026. The LUAC recommended approval of the project by a vote of 5-0 in support of the project (**Exhibit C**). The LUAC had questions about the development potential of the resulting lot, which were addressed by staff.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Exhibit C- LUAC Minutes Dated March 2, 2026

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services;
HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner;
Fionna Jensen, Principal Planner (WOC); Alejandra M. Solomone Trust, Property Owner; Maureen
Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP;
Christina McGinnis, Keep Big Sur Wild, Planning File PLN250008.

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**CLARK WESLEY & SHAIDA TRS AND CLARK
WESLEY ALAN (PLN250008) RESOLUTION
NO. 26-**

Resolution by the County of Monterey Planning
Commission

- 1) Finding the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 (a), and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Coastal Development Permit to allow a Lot Merger of three legal lots of record consisting of Parcel A (APN 241-154-001-000; 0.42 acres), Parcel B (APN 241-142-005-000; 0.02 acres), and Parcel C (APN 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

[PLN250008, Wesley and Shaida Clark, 42 Mt Devon Road, Carmel (Assessor's Parcel Numbers 241-154-001-000, 241-142-005-000, and 241-142-004-000), Carmel Area Plan Use Plan, Coastal Zone]

The CLARK WESLEY & SHAIDA TRS AND CLARK WESLEY ALAN application (PLN250008) came on for public hearing before the County of Monterey Planning Commission on April 8, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1928 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Subdivision Ordinance (Title 19) and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Proposed Project. The proposed lot merger involves three legal lots of record. Parcel A is currently developed with a single-family dwelling; Parcel B is undeveloped; and Parcel C is currently developed with the driveway that serves the single-family dwelling on Parcel A. With the proposed Lot Merger, the single-family dwelling will be on the same parcel as its driveway, with access to Mt Devon Road. The proposed lot merger will reconfigure Parcels A, B, and C by merging the properties into one 1.56-acre parcel
- c) Allowed Use. The properties are located at 42 Mt. Devon Road, Carmel, in the Carmel Area Land Use Plan (Assessor's Parcel Numbers 241-154-001-000, 241-142-005-000, and 241-142-004-000), Coastal Zone. The parcels are zoned Low Density Residential, 1 unit per acre density, with Design Control overlay (Coastal Zone) [LDR/1-D(CZ)], which allows lot line adjustments (LLA), including lot mergers, with the granting of a Coastal Development Permit. Therefore, as proposed, the project involves an allowed land use for this site.
- d) Lot Legality. The subject properties, comprised of three lots, are Parcel A, Parcel B, and Parcel C. Parcel A – 0.42 acres (APN 241-154-001-000) is shown in its current size and configuration, labelled as 164 of Deed Page 279 “Tompkins Property at Carmel Highlands Property” recorded on April 14th, 1927 (Volume 3 of Surveys, Page 118). Parcel B – 0.02 acres (APN 241-142-005-000) is identified in its current size configuration as Lot 21B on Page 529 Book 1662 of Official Records on a deed recorded on November 28th, 1955, as well as documented in a deed under separate ownership in Official Records (Volume 21 Page 346) recorded on June 7th, 1923. Parcel C – 1.12 acres (APN 241-142-004-000) is identified in its current size and configuration on “Map No. 3 of a Part of Carmel Highlands Property”, recorded on May 2nd, 1925 (Volume 3 of Surveys, Page 103). Therefore, the County recognizes both parcels as legal lots of record.
- e) Subdivision Map Act Consistency. Pursuant to section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See also Finding No. 7 and supporting evidence.
- f) Review of Development Standards – Structural Coverage. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum site coverage and floor area ratio in this LDR district are 15 percent, respectively. Development on existing Parcel A is below the allowable coverage. No development is proposed with the implementation of this lot merger. Therefore, the resulting parcel will continue to conform to the maximum allowed site coverage.
- g) Review of Development Standards – Setbacks. Pursuant to Title 20 section 20.14.060.C, the required main structure setbacks in this LDR district are 30 feet (front), 20 feet (sides), 20 feet (rear). Existing

development on Existing Parcel A complies with the required setbacks and will continue to meet required setbacks with implementation of the proposed lot line adjustment.

- h) Review of Development Standards- Minimum Lot Size & Density. Pursuant to Title 20 section 20.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific “LDR” district as shown on the zoning map. The subject parcels are zoned LDR/1-D (CZ), which has a maximum gross density of 1 unit per acre. Further, the minimum lot size in the LDR zoning district is 1 acre. Existing Parcel A (0.42 acres) is currently developed with a single-family dwelling, while Parcel B is vacant, and Parcel C is developed with the driveway that provides the single-family dwelling on Parcel A access to Devon Road. Although the existing lots were legally created (see Finding No. 1, Evidence “d”), each lot is legal non-conforming as to minimum lot size (1 acre). Despite their size, Parcels B and C are residentially zoned and could be developed with a single-family dwelling, subject to appropriate permits and adequate water and sewage disposal. As proposed, the three lots will be merged into one, 1.56-acre parcel, which will comply with minimum lot size and density requirements. The resulting overall development potential is reduced from three (one unit per lot) to one (one unit on the merged lot). As proposed, the project does not involve any new structural development. Any future permitting of accessory structures, including ADUs, would depend on other factors in addition to zoning (e.g., potable water credits and sewage disposal) and would require separate discretionary review.
- i) Land Use Advisory Committee. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. On March 2, 2026, the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) reviewed the project and voted 5 to 0 in support of the project as proposed with no suggested changes. Members of the LUAC had questions about foreseeable development and change in development potential; see preceding Evidence “h”.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250008.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Carmel Highlands Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified no potential impacts to the environment. There are no physical or environmental constraints that would indicate that the site is not suitable for the use LLA.
- c) Staff conducted a site inspection on March 27, 2026, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250008.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD - Planning, Carmel Highlands Fire Protection District, HCD-Engineering Services, Environmental Health Bureau, and HCD-Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water will continue to be provided by the California American Water (MPWMD) to the existing residence. Carmel Area Wastewater District (CAWD) will also continue to provide sewer service to the existing residence.
 - c) Staff conducted a site inspection on March 27, 2026, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250008.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD- Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 27, 2026, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250008.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel.
 - b) The project includes a lot merger between three legal lots of record: Parcel A (0.42 acres), Parcel B (0.02 acres), and Parcel C (1.12 acres), resulting in one lot of record containing 1.56 acres. No new lots will be created by the lot merger, and therefore, the project qualifies as a Class 5 Categorical Exemption.
 - c) The lot line adjustment will not intensify the level of development allowed on the parcels, either individually or cumulatively. After the implementation of the proposed lot merger, the resulting parcel will continue to conform with regard to site coverage, floor area ratio, setbacks, density, and lot size. Therefore, the proposed development is consistent with CEQA Guidelines section 15305(a) and Title 19 Section 19.09.005.C.
 - d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a cumulatively significant impact. Although the project would allow development (Title 20 section 20.06.310.4.b defines a lot line adjustment as development), the lot line adjustment will not intensify the level of development allowed on the parcels. Furthermore, the lot merger decreases overall development potential from three to one unit. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.
 - e) No adverse environmental effects were identified during staff review of the development application during a site visit on March 27, 2026.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250008.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) Although the subject properties are shown in an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, Carmel Area Land Use Plan), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) County staff conducted a site inspection on March 27, 2026, to verify that the proposed project will not impact public access.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250008.

7. **FINDING:** **LOT LINE ADJUSTMENT-** Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

- 1. The lot line adjustment is between four or fewer existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
- 3. The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE:

- a) The three parcels are all zoned Low Density Residential, 1 unit per acre, with a Design Control overlay (Coastal Zone) [LDR/1-D (CZ)]. See Finding 1, Evidence “c”.
- b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 1.56 acres. After the adjustment, there will be one lot of record containing 1.56 acres.
- c) The lot merger will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in one contiguous separate legal parcel of record. Therefore, no new parcels will be created.
- d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
- e) The subject properties are zoned for residential purposes. Parcel A is currently developed with a single-family dwelling, while Parcel C is currently developed with a driveway that provides the single-family dwelling on Parcel A access to Mt Devon Road. Parcel B is vacant. With the proposed Lot Merger, the single-family dwelling and related access improvements will be on the same parcel with no need for an easement. No changes in use are proposed. None of the property area is under Williamson Act contract or used for agricultural purposes.
- f) The Applicant/Owner will dissolve an existing access easement on Parcel C, which provides Parcel A access to Mt Devon Road as it will no longer be needed. The easement was documented in County Official Records (Book 92, Page 289), recorded on September 5th, 1962.
- g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot merger as well as a Certificate of Compliance for the adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 4 and 5; and supporting evidence).

- h) The project planner conducted a site inspection on March 27, 2026, to verify that the project will not conflict with zoning or building ordinances.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250008.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Board of Supervisors. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a), and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Merger of three legal lots of record consisting of Parcel 1 (APN 241-154-001-000; 0.42 acres), Parcel B (APN 241-142-005-000; 0.02 acres), and Parcel C (APN 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel.

PASSED AND ADOPTED this 8th day of April 2026 upon motion of _____, seconded by _____, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250008

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Merger (PLN250008) allows Merger of three legal lots of record consisting of Parcel A (APN 241-154-001-000; 0.42 acres), Parcel B (APN 241-142-005-000; 0.02 acres), and Parcel C (APN 241-142-004-000; 1.12 acres), resulting in one 1.56-acre parcel. The property is located at 42 Mt Devon Road, Carmel (Assessor's Parcel Number 241-154-001-000, 241-142-005-000, and 241-142-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Merger (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 241-154-001-000, 241-142-005-000, and 241-142-004-000 on April 8th, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall request unconditional Certificates of Compliance for the newly configured parcels as illustrated in the attached plans (HCD – Planning). Upon issuance of Certificates of Compliance, the Applicant/Owner shall obtain new APNs reflecting the adjusted parcels and submit the corresponding APN Map to HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement and after the new grant deed(s) have been recorded [Condition No. PD045(A) – Lot Line Adjustment Deed(s)], the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel in its entirety as approved in the attached plans and submit them to HCD-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

Upon issuance of separate assessments (APNs), the Applicant/Owner shall obtain the corresponding updated APN Map and submit it to HCD-Planning

5. PD045(A) LOT LINE ADJUSTMENT DEED(S)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record separate deeds that reflect all areas being conveyed and the newly adjusted lot line configuration as illustrated in the attached plans and required by California Government Code 66412(d). (HCD – Planning).

Steps

1. Obtain an updated title report (current within 30 days) for each subject parcel of the lot line adjustment.

2. Prepare separate legal descriptions, plats, and closure calculations for the following: (Should the parcels be under the same ownership, Step 2(i) can be excluded)

- i. All adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment; and
- ii. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

All legal descriptions, plats, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."

3. Prepare separate deeds for the following: (Should the parcels be under the same ownership, Step 3(i) can be excluded)

- i. All of the adjustment parcels, being the areas conveyed by one party to another to conform to the approved lot line adjustment; and
- ii. The entirety of each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

NOTE: These deeds will use the respective legal description and plat prepared in Step No. 2 above.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of each deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN250008. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and /or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant shall submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels and the entire parcels to the project planner for review & approval by County Surveyor.

b. Have the deeds recorded in the following sequence: (Should the parcels be under the same ownership, Step 4(c)(i) can be excluded)_

- i. Deeds for all the adjustment parcels for all owners; and
- ii. Deeds for all the reconfigured parcels in their entirety. This will require owners to deed to themselves the entire reconfigured or adjusted parcel. (Note: In single-party LLAs, only these deeds will need to be recorded since conveyance of adjustment

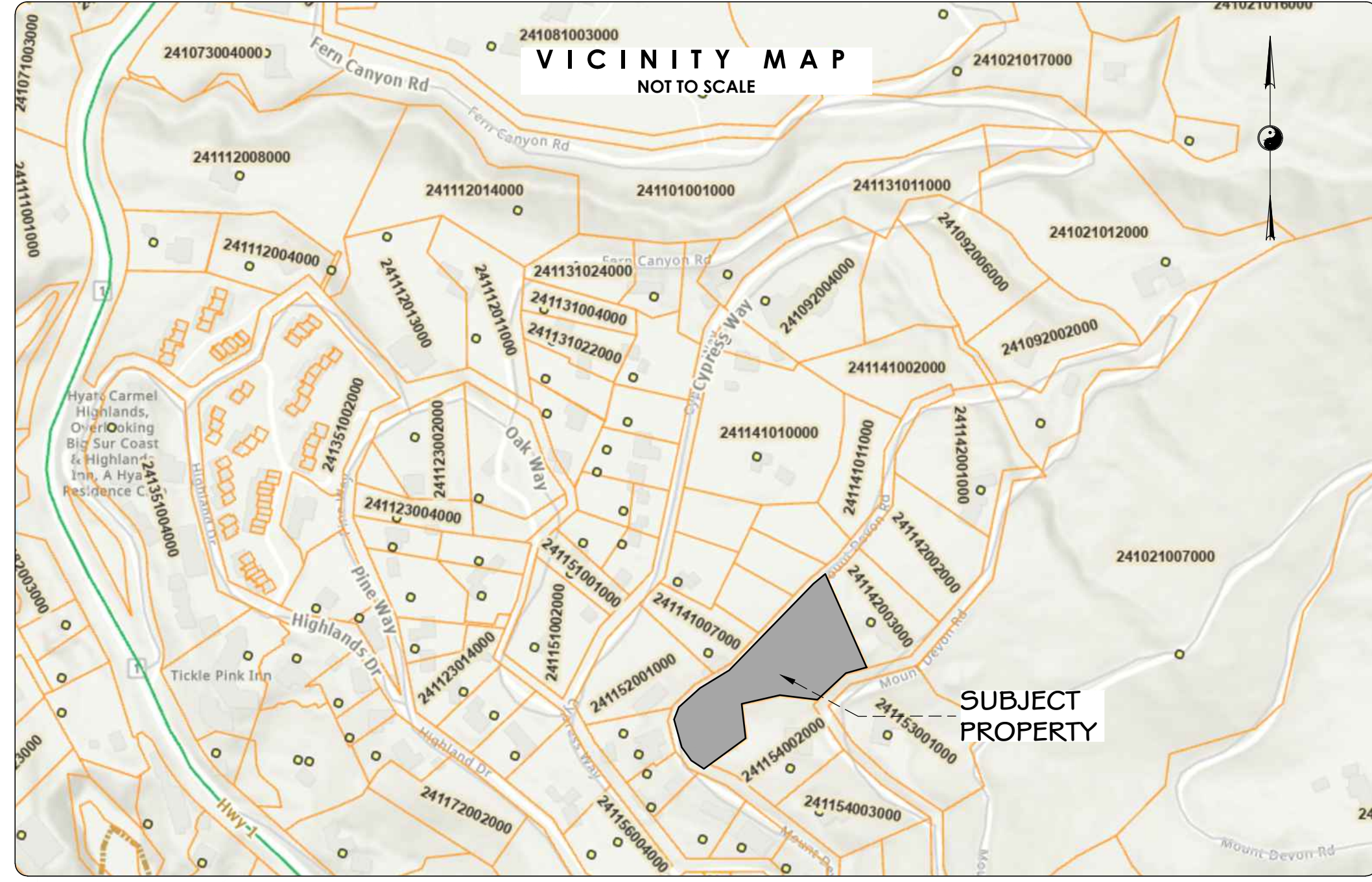
parcels is unnecessary.)

c. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

**Compliance or
Monitoring
Action to be
Performed:**

With 60 days of project approval, the Applicant/Owner shall submit to HCD-Planning for review and approval draft grant deeds describing the land being transferred (all adjustment parcels) and the entirety of the resulting parcels (each newly adjusted parcel), as applicable.

Prior to issuance of Certificates of Compliance, the Applicant/Owner shall submit all recorded grant deed to HCD-Planning.



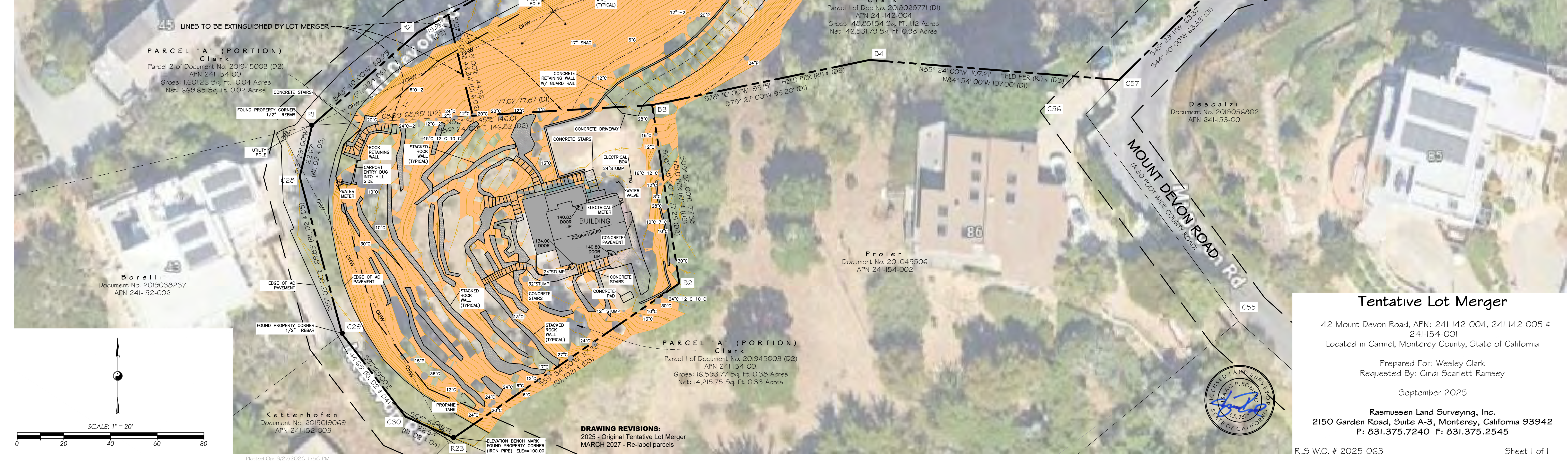
Lot Merger Summary Table

	Parcel	Sq. Ft. (Gross)	Sq. Ft. (Net)	Acres (Gross)	Acres (Net)
PARCEL "C"	Parcel 1 (D1)	48,851.54	42,531.79	1.12	0.98
	Parcel 2 (D1)	750.65	375.16	0.02	0.01
PARCEL "B"	Parcel 1 (D2)	16,593.77	14,215.75	0.38	0.33
	Parcel 2 (D2)	1,601.26	669.65	0.04	0.02
PARCEL "A"	MERGED PARCEL	67,797.22	57,792.35	1.56	1.33

Record Map References:

R1: Vol 3 SUR Pg 118, O.R.

D1: Document No. 2018028771, O.R. (APN 241-142-004)
 D2: Document No. 201945003, O.R. (APN 241-154-001)
 D3: Document No. 2011045506, O.R. (APN 241-154-002)
 D4: Document No. 2015019069, O.R. (APN 241-152-003)
 D5: Document No. 2019038237, O.R. (APN 241-152-002)
 D6: Document No. 2015059662, O.R. (APN 241-152-001)



Surveyor's Notes:

Topographic information shown hereon was derived from a Topographic Map drawn by L&S Engineering and Surveying, Inc on 05-19-2022 from field data collected by L&S Engineering and Surveying, Inc in May of 2022. No field work was conducted by RLS, Inc in conjunction with this project nor does the information shown hereon reflect field work conducted by me and/or under my direction.

This project is located in zone LDR1-D(C2).

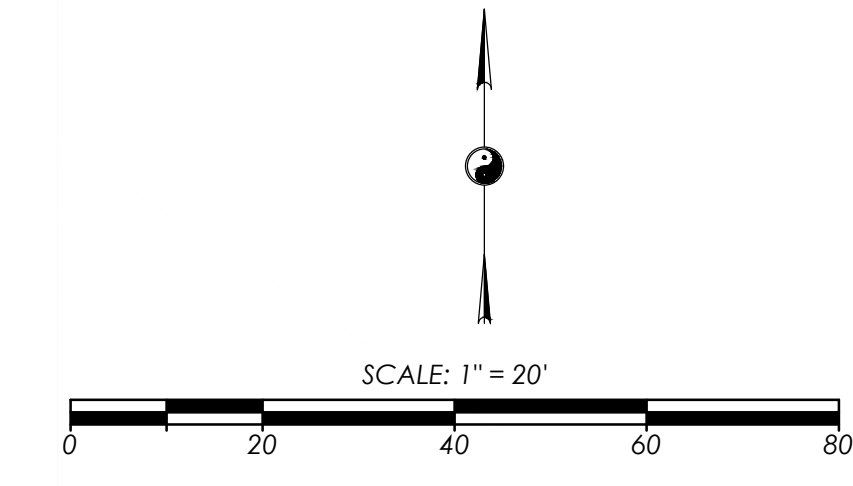
Legend:

Basis of Bearings: As shown or noted hereon.
 Horizontal Datum: Assumed.
 Vertical Datum: Assumed.
 Site Benchmark: As shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

- Proposed Adjusted Property Line
- Existing Parcel Line
- Existing Right of Way Line
- Existing Right of Way Centerline
- Existing Concrete
- Existing Rockwall
- Footprint of Existing Building
- 30% or Greater Slope



DRAWING REVISIONS:
 2025 - Original Tentative Lot Merger
 MARCH 2027 - Re-label parcels



Tentative Lot Merger

42 Mount Devon Road, APN: 241-142-004, 241-142-005 & 241-154-001
 Located in Carmel, Monterey County, State of California

Prepared For: Wesley Clark
 Requested By: Cindi Scarlett-Ramsey

September 2025

Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

Sheet 1 of 1

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Exhibit B

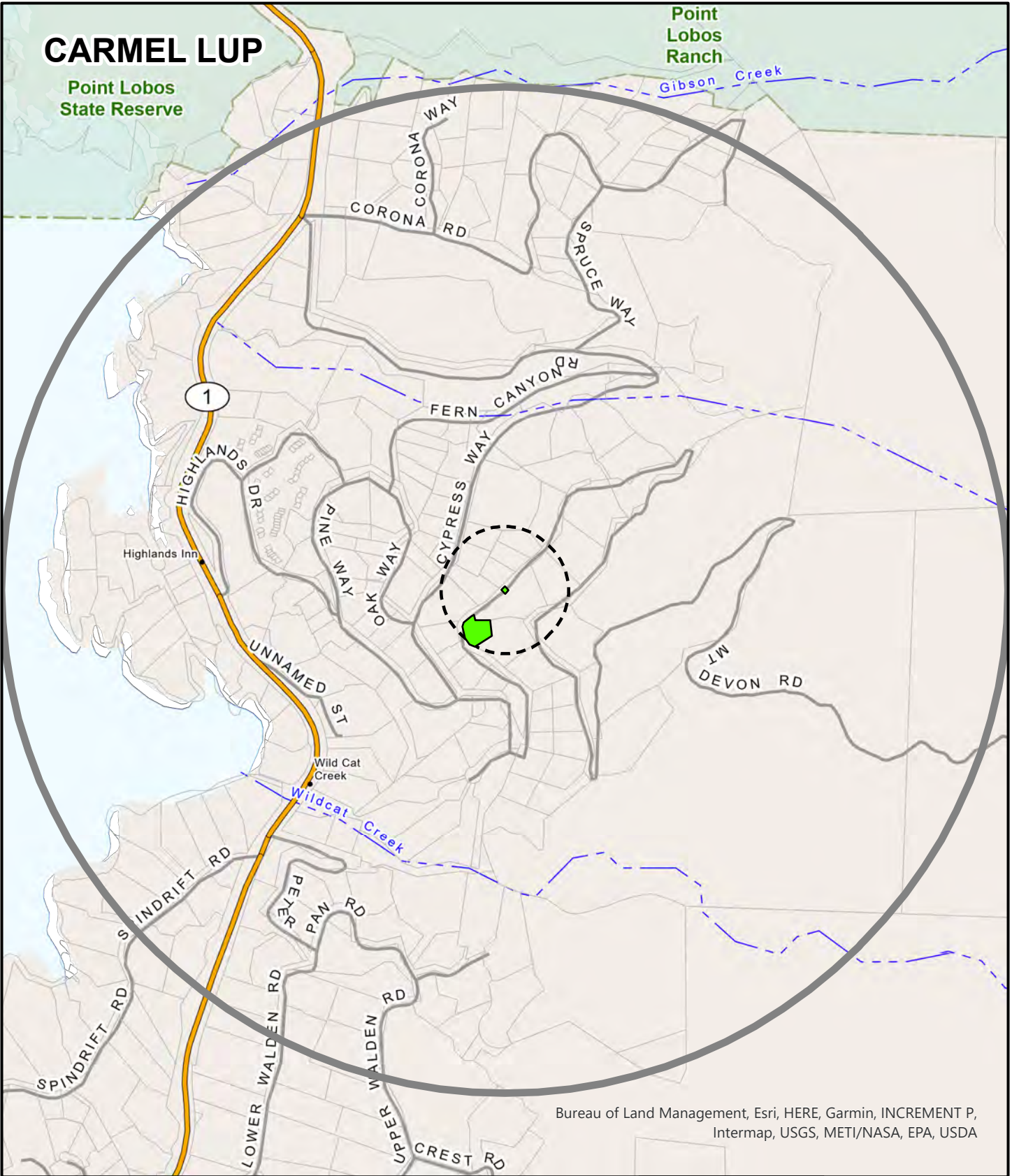
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CARMEL LUP

Point Lobos State Reserve

Point Lobos Ranch

Gibson Creek




Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


APPLICANT: CLARK WESLEY & SHAIDA TRS AND CLARK WESLEY ALAN

APN: 241154001000,241142005000,2

FILE # PLN250008

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit C

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MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
March 2, 2026

1. Meeting called to order by Donna Kostigen at 4:08 pm

2. Roll Call

Members Present:

Donna Kostigen, Clyde Freedman, Suzanne Kushner, Srividya Shankar, Stuart Poulter

Members Absent:

None

3. Approval of Minutes:

A. June 2, 2025 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Donna Kostigen (LUAC Member's Name)

Ayes: Donna Kostigen, Clyde Freedman, Suzanne Kushner

Noes: none

Absent: _____

Abstain: Srividya Shankar, Stuart Poulter

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

5. Scheduled Item(s)

PLN250008 – CLARK

6. Other Items:

Election of Chairperson and Secretary

A) LUAC member nominated for Chairperson: Donna Kostigen

Motion: Suzanne Kushner (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Stuart Poulter, Srividya Shankar, Suzanne Kushner, Clyde Freedman

A

Noes: none

Absent: none

Abstain: Donna Kostigen

B) LUAC member nominated for Secretary: Suzanne Kushner

Motion: Donna Kostigen (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Stuart Poulter, Srividya Shankar, Donna Kostigen, Clyde Freedman

Noes: none

Absent: none

Abstain: Suzanne Kushner

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Braden Sterling from SIH Architecture represented the project on behalf of the owners and reviewed lot lines, topography and potential impacts of existing lot lines and potential development impacts.

Braden explained that 2 of the 3 lots had no feasible development area with less than 30% slopes.

The 3rd lot although it also has slopes in excess of 30% does have a small area with an existing home.

He represented that the property was inherited by 3 siblings who would like to combine the separate lots and restore the existing building for shared family use.

C) Announcements

None

7. Meeting Adjourned: 4:43 pm

Minutes taken by: Donna Kostigen

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Carmel Unincorporated/Highlands

1. **Project Name:** CLARK WESLEY & SHAIDA TRS AND CLARK WESLEY ALAN
 File Number: PLN250008
 Project Location: 42 MT DEVON RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 241-154-001-000, 241-142-005-000, 241-142-004-000
 Project Planner: JORDAN EVANS-POLOCKOW
 Area Plan: CARMEL LAND USE PLAN, COASTAL ZONE
Project Description: COASTAL DEVELOPMENT PERMIT FOR A LOT MERGER BETWEEN THREE
 (3) PARCELS.

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

(Please include the names of those present)

Braden Sterling from SIH Architecture

Was a County Staff/Representative present at meeting? Jordan Evans and Fionna Jensen **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Marc Davidian	x		Mr. Davidian has driveway access easement, and provided valuable neighborhood insights into land topography and slope. Confirmed no issues with the proposed lot merger.

PUBLIC COMMENT (CONTINUED):

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

LUAC AREAS OF CONCERN

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

The LUAC discussed the topography of the individual lots, it’s development potential if left as separate lots, the driveway access and existing building. Mr. Sterling further represented that the children inherited the properties and would like to merge the lots and restore the home for shared family use. Fiona Jensen indicated that the county appears to be supportive of the lot merger request and the LUAC also recommended to support the project as proposed.

RECOMMENDATION:

Motion by: Clyde Freedman (LUAC Member's Name)

Second by: Stuart Poulter (LUAC Member's Name)

x Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Donna Kostigen, Suzanne Kushner, Srividya Shankar, Clyde Freedman, Stuart Poulter

Noes: none

Absent: none

Abstain: _____

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