County of Monterey

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

Meeting Agenda - Final

Monday, October 5, 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 September 21, 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.

4:00 PM SCHEDULED ITEM

1. Project Name: GONDO SUZUO & JOANNE
   File Number: PLN240106
   Project Location: 26246 CARMELO ST, CARMEL, CA 93923
   Assessor's Parcel Number(s): 009-403-029-000
   Project Planner: McKenna Bowling
   Area Plan: Carmel Area Land Use Plan, Coastal Zone
   Project Description: Combined Development Permit consisting of a: 1) Variance to increase the allowable lot coverage by 1.4% of lot coverage; 2) Variance to reduce the allowable accessory structure front setback from 50 feet to 5 feet; 3) Coastal Administrative Permit and Design Approval to allow demolition of an existing 215 square foot carport and construction of new 324 square foot detached garage; 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Administrative Permit to allow one covered parking space within the front setback; and 6) Coastal Development Permit to modify parking standards and omit the uncovered parking space requirement. The property is

located at 26246 Carmelo Street, Carmel (Assessor's Parcel Number 009-403-029-000), Carmel Area Land Use Plan, Coastal Zone. Recommendation of Denial

Attachments: Project Plans

OTHER ITEMS

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

ADJOURNMENT

Note: To view additional 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.