



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-062

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240218 - SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE TRS AND BRITTON AMY RAY TR

Administrative hearing to consider a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C).

Project Location: 66, 70 and 74 Paso Hondo, Carmel Valley

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

RECOMMENDATIONS

It is recommended that the Chief of Planning 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 Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres) and Parcel C (0.57 acres).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Cindi Scarlett

Property Owner: Amy Britton, Timothy Scherer, & Carl & Linda Jensen

APN: Parcel A (189-251-021-000); Parcel B (189-251-003-000 & 189-251-022-000); & Parcel C (189-251-002-000)

Parcel Size: Parcel A (0.29 acres), Parcel B (0.49 acres) & Parcel C (0.57 acres)

Zoning: Low Density Residential, 1 acre per unit, Design Control Overlay, and Site Plan Review, Residential Allocation Zoning or "LDR/1-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A, no development proposed.

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

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

Monterey County Regional FPD

Prepared by: Jack Sorensen, Assistant Planner, x5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval
- Site Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional FPD; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Timothy Scherer R Trust, Property Owner; Cindi Scarlett, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild, Planning File PLN240218