



County of Monterey Planning Commission

Agenda Item No.4

Legistar File Number: PC 26-067

Item No.4

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

July 08, 2026

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PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.

Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.

Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

1. Considering the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164; and
2. Approving a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions.

PROJECT INFORMATION

Property Owner: Carmel Reserve, LLC.

Agent: Amrita Tahiliani

APN: 015-171-019-000

Zoning: High Density Residential 5 units per acre with a Design Control, Building Site, Site Plan Review overlays

Parcel Size: 4.47 acres

Flagged and Staked: Yes

Project Planner: Taylor Price, Senior Planner

PriceT1@countyofmonterey.gov, 831-784-2179

SUMMARY:

The project before the Planning Commission (Commission) today is only for consideration of the Design Approval for the proposed 22 inclusionary housing units, which are part of the September Ranch Subdivision (HCD-Planning File No. PLN110173-AMD1). All other project approvals were entitled by the County of Monterey Board of Supervisors (Board) on November 9, 2010, as part of the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision. The prior approvals for the project are included for informational purposes only and are already approved. Finally, the Final Map for Phase 1A (Parcel F) is concurrently being processed and will be considered by the Board in summer 2026.

The project site, approximately 4.47 acres, is located near the intersection of Carmel Valley Road between Canada Way and Valley Greens Drive, within the Carmel Valley Master Plan. The subject project is designated as Residential High Density 5-20 units/acre and zoned High Density Residential, five units per acre, with a Building Site, Design Control, and Site Plan overlays. Surrounding land uses include Open Space-zoned parcels to the west and south, and residentially zoned Low Density Residential parcels to the north and east. The project proposes 22 inclusionary housing units comprising 15 moderate and 7 workforce units, consisting of 17 two-bedroom units and 5 three-bedroom units, ranging from 1,043 to 1,201 square feet. The project includes both private open space (i.e., rear and front yard areas for the clustered residential homes) and two community playgrounds accessible to all residents.

As explained herein, staff recommends approval of the Design Approval.

DISCUSSION:

Process

The project's timeline is briefly summarized below:

- November 9, 2010 - The Board approved the project's Combined Development Permit, which included the subdivision of 891 acres, tree removal, grading for subdivision infrastructure and site improvements, development on slopes greater than 30 percent, and approval of the 22 affordable housing units.
- December 8, 2020 - The Board approved the Final Map for Phase 1 of September Ranch Subdivision, which included dividing 540 acres of the total 891 acres into 40 parcels, including a parcel for inclusionary housing (affordable housing) known as Parcel F.
- April 28, 2026 - The Board adopted Ordinance No 5445 and Resolution No. 26-060 to rezone and reclassify the inclusionary housing parcel (Parcel F) from Low Density Residential to High Density Residential.

Design/Visual Resources

The subject property is located within a Design Control overlay district. The Carmel Valley Master Plan Policy (CVMP) CV-1.1 requires that development follow the rural architectural theme to preserve the rural character of Carmel Valley. CVMP CV-1.20 requires that the materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the surrounding area. Additionally, the September Ranch Subdivision approval (Resolution No. 10-312)

required that the Commission shall make the “*final approval*” of the inclusionary and workforce housing design to ensure the structures follow a rural design and maintain design consistency with the surroundings in keeping with the old farmhouse and equestrian center. Consistent with these requirements, the project incorporates natural stone and wood materials, such as Carmel stone veneer, rustic weathered wood, wood board, and corrugated weathering steel. The project incorporates muted plaster and brown colors that evoke the natural surroundings and mirror the washed-out colors of the old farmhouse and equestrian center. These materials and colors are compatible with the valley's rural character and evoke the old farmhouse and equestrian center through their clean lines and natural colors and materials.

CVMP CV-3.2 requires that public vistas “*shall be provided and improved*”. CVMP CV-3.3 requires that development not be allowed to significantly block views of the viewshed or distant hills as seen from key public viewing areas. CVMP CV-3.4 requires that alterations to hillsides and natural landforms be minimized through sensitive siting and design. The project, as proposed, will alter hillsides and natural landforms, but these alterations are intended to ensure that the resulting development is not visible from Carmel Valley Road and that the project site is appropriately developable. The proposed dwellings are clustered on the site to minimize impacts on public viewshed from Carmel Valley Road. Staff conducted a site visit during staking and flagging and identified only a small portion of the development that would be visible from Carmel Valley Road. This portion of the development is minimally visible, and the remainder is substantially screened by the site's natural topography and tree cover. No other scenic resources or public viewsheds in the Carmel Valley will be impacted by the development.

Entitled/Approved Portions of the Project

The project also involves development on slopes in excess of 25% and tree removal of 24 Monterey Pines and 205 Oak trees, which was previously approved as part of the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project. Grading of the project site will require 11,230 cubic yards of cut and 7,800 cubic yards of fill, previously approved through the Combined Development Permit (Resolution No. 10-312). After construction, soil will be stabilized by buildings, pavement, retaining and debris walls, landscaping, and vegetation.

Sanitary sewer services would be provided by the Carmel Area Wastewater District (CAWD). Potable water on-site will be provided by the California American Water Company (Cal-Am) through a wheeling agreement.

On-site stormwater management was approved in accordance with the Drainage & Flood Control Systems Agreement for the September Ranch Subdivision Project (Document No. 2020076785, condition no. 121).

The project has been reviewed for design consistency with the applicable land use and planning documents, including the 2010 General Plan, Carmel Valley Master Plan, and Title 21 (Zoning Ordinance).

Staff recommends that the Planning Commission find that the Design Approval for the 22 inclusionary units.

OTHER AGENCY INVOLVEMENT

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

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- HCD-Housing
- Cypress Fire Department

LAND USE ADVISORY COMMITTEE

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on February 17, 2026. The LUAC voted unanimously to recommend approval of the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project was previously analyzed in a previously certified Environmental Impact Report (EIR) and Addendum (SCH # 1995083033). California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15164 allow a project that was analyzed in a certified EIR and Addendum to utilize the same EIR and Addendum when the project circumstances are the same. The proposed project is consistent with the inclusionary housing development and associated site improvements that were anticipated for the site. None of the conditions described in CEQA Guidelines section 15162 apply, and there is no change to the larger project by this project that would require new environmental analysis.

Prepared by: Taylor Price, Senior Planner, (831) 784-2179

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

cc: Front Counter Copy; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; HCD-Housing; Fionna Jensen, Principal Planner; Taylor Price, Senior Planner; Yineng Zhou, Applicant; Amrita Tahiliani, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Project File PLN250286.