



County of Monterey Planning Commission

Item No.3

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

Agenda Item No.3

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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-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.