



County of Monterey

HOUSING AND COMMUNITY DEVELOPMENT

Planning • Building • Housing

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Memorandum

Date: October 20, 2025
To: Carmel Valley Land Use Advisory Committee
From: Mary Israel, Sup. Planner
Subject: PLN240202-DEP Lombardo Land Group
cc: Planning File No. PLN240202-DEP and Interested Parties for PLN040061-AMD1

For Meeting Date: November 3, 2025

HCD-Planning received an application for a Design Approval for 40 inclusionary units in four buildings on a single parcel as part of the Rancho Cañada Village Subdivision (RCV subdivision). The properties are located between Carmel Valley Road and the Carmel River, east of Val Verde (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000), Carmel Valley Master Plan. The site shall be staked and flagged. The parcel's zoning district is High Density Residential, maximum gross density 10 units per acre, Site Review and Design Control per Zoning Ordinance No. 5360 which was adopted by the Board of Supervisors in 2021. This Inclusionary Housing parcel has a gross land area of 5 acres (net area 3.317 acres). The proposed height is 26 feet and 3.5 inches. The project meets lot coverage, setbacks and height standards for the zoning district. With Resolution No. 21-308, the Board of Supervisors amended Carmel Valley Master Plan Policy CV-1.27 to read:

Special Treatment Area: Rancho Cañada Village - Up to 40 acres within properties located generally between Val Verde Drive and the former Rancho Canada Golf Course, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Notwithstanding any other General Plan policies, residential development may be allowed with a density of up to 10 units/acre in this area and shall provide a minimum of 20% Affordable Housing. Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic, flooding); (APNs: 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000, 015-162-049-000, 015-162-043-000 and 015-162-051-000;



Also in 2021, the Board approved the site review for this parcel along with the rest of the RCV subdivision (Board Resolution No. 21-309). The Final Map for the RCV subdivision was accepted by the Board of Supervisors in 2023 and is shown in Volume 24 Cities and Towns Page 87.

The project application form within "APP_PLN240202-DEP_032625" describes a Design Approval and Vesting Tentative Map for re-subdivision of the subject parcel as part of the application. However, the agent clarified that only the Design Approval would be going forward at this time in "LET_PHILLIPS_PLN240202-DEP_100125." The application is currently in "incomplete" status.

The Design Approval application has been referred to the Carmel Valley Land Use Advisory Committee for review consistent with the Land Use Advisory Committee Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043 because the application includes a request for design approval that will go to a public hearing. This project is anticipated to be heard before the Planning Commission.

Your comments regarding design review are appreciated. If you have any questions regarding PLN240202-DEP, please contact me at either (831) 755-5183 or israelm@countyofmonterey.gov and cc Planningpermits@countyofmonterey.gov.

Documentation uploaded in Accela (<https://aca-prod.accela.com/MONTEREY/Default.aspx>)

- The project application form is within "APP_PLN240202-DEP_032625" and is clarified by "LET_PHILLIPS_PLN240202-DEP_100125."
- Project Plans "PLANS_SITE_PLAN_PLN240202-DEP_032625"
- This Design Approval is related to the approved Site Review, Vesting Tentative Map, and other entitlements of PLN040061-AMD1.