



County of Monterey Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-085

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

October 29, 2025

Introduced: 10/21/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN220088 - THE RANCH CLUB, INC.

Public hearing to consider a Final Map Amendment to Tract No. 1333 (San Lucia Preserve Phase B) to change the designation of Lot 98's "Homeland Boundary" to "Rancholand" and reconfigure the "Openlands Boundary" to allow construction of a driveway at an existing redwood grove.

Project Location: 14 Arroyo Sequoia, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15304 and 15305, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the County of Monterey Planning Commission continue the hearing to a date uncertain.

PROJECT INFORMATION:

Owner: The Ranch Club, Inc.

Agent: Maureen Wruck Planning Consultant, LLC

Project Location: 14 Arroyo Sequoia, Carmel

APN: 239-091-023-000

Parcel Size: 6.11 acres

Zoning: Resource Conservation, Design Control, Site Plan Review RC 40/D-S

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

Project Planner: McKenna Bowling, Associate Planner

BowlingMR@countyofmonterey.gov, 831-755-5298

SUMMARY

The subject property is located at 14 Arroyo Sequoia, within the Santa Lucia Preserve. The property is subject to the policies and regulations of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, Santa Lucia Preserve Comprehensive Plan, and the Monterey County Zoning Ordinance Title 21. The project involves the installation of a driveway to allow community access to a redwood grove on an adjacent site, where organized events, celebrations, and activities would be held. Staff met with the applicant on October 17, 2025, and requested that additional information be provided to clarify the project scope. Accordingly, staff recommends that the Planning Commission continue this hearing to a date uncertain. Staff will return with a draft resolution reflecting the clarified project.

Prepared by: McKenna Bowling, Associate Planner, 831-755-5298

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Planning Commission; Fionna Jensen, Principal Planner, McKenna Bowling, Project Planner, Melanie Beretti, AICP, Chief of Planning, Maureen Wruck Planning Consultant, LLC, Agent; The Ranch Club, Inc., Owner; Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN220088.