

# Monterey County Planning Department

## Active Planning Applications Grouped by Planning Area

as of 5/31/2012

### Cachagua (2 Active Projects in Area)

#### Continued

(The decision making body has continued the public or administrative hearing to a future date)

**Application Name:** First Baptist Church

**File No:** [PLN140863](#)

**Location:** 19345 Cachagua Rd, Carmel Valley

**Applied Date:** 08/20/2015

**Planner Assigned:** Joe Sidor

**Planner Email:** sidorj@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Continued

**Continued Date** 02/22/2017

#### Description

Use Permit to allow the conversion of a single family dwelling into a church within the Resource Conservation zoning district. The project includes a 744 square foot addition to the main level and a 830 square foot basement for use as a youth room. The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan.

#### Incomplete

(The project has been deemed Incomplete. The County is awaiting additional application materials from the applicant)

**Application Name:** California-American Water Co & Petkanics Donna Marie

**File No:** [PLN160416](#)

**Location:** 15 Sleepy Hollow Dr, Carmel Valley

**Applied Date:** 11/08/2016

**Planner Assigned:** Megan Hosterman

**Planner Email:** HostermanM@co.monterey.ca.us

**Entitlement:** Lot Line Adjustment

**Current Status:** Incomplete

**Incomplete Date** 12/08/2016

#### Description

Lot Line Adjustment and merger between three legal lots of record (Assessor's Parcel Numbers 197-081-032-000 and 197-081-033-000; 197-191-015-000; and 197-191-024-000) resulting in one parcel of 7.822 acres (Assessor's Parcel Number 197-191-015-000) and one parcel of 190.619 acres (Assessor's Parcel Number 197-081-032-000, 197-081-033-000, and 197-191-024-000), respectively. The properties are located at 15 & 30 Sleepy Hollow Drive, Carmel Valley (Assessor's Parcel Numbers 198-081-032-000, 198-081-033-000, 197-191-015-000, and 197-191-024-000), Cachagua Area Plan.

# Carmel Valley Master Plan

(36 Active Projects in Area)

## Applied

(An application has been received for this project)

**Application Name:** Cayen Soraya & Michael

**File No:** [PLN170165](#)

**Location:** 24700 Outlook Dr, Carmel

**Applied Date:** 05/04/2017

**Planner Assigned:** Megan Hosterman

**Planner Email:** HostermanM@co.monterey.ca.us

**Entitlement:** Design Approval

**Current Status:** Applied

**Application Date** 05/04/2017

### Description

Design Approval to allow a 748 square foot addition on a slope greater than 25 percent to an existing single family dwelling. The property is located at 24700 Outlook Drive, Carmel (Assessor's Parcel Number 015-032-007-000), Carmel Valley Master Plan.

**Application Name:** Osborne River Ranch Llc

**File No:** [PLN170104](#)

**Location:** 580 W Carmel Valley Rd, Carmel Valley

**Applied Date:** 06/12/2017

**Planner Assigned:** Megan Hosterman

**Planner Email:** HostermanM@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Applied

**Application Date** 06/12/2017

### Description

Administrative Permit consisting of a 273 square foot addition to an existing accessory dwelling unit and two un-inhabitable structures (800 square feet and 1,431 square feet); and Design Approval. The property is located at 580 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-023-000), Carmel Valley Master Plan.

**Application Name:** Quiring Greg A & Valerie A

**File No:** [PLN170401](#)

**Location:** 3 Goodrich Trail, Carmel

**Applied Date:** 06/06/2017

**Planner Assigned:** Cheryl Ku

**Planner Email:** KuC@co.monterey.ca.us

**Entitlement:** Administrative Permit

**Current Status:** Applied

**Application Date** 06/06/2017

### Description

Administrative Permit and Design Approval to allow the construction of a new 5,206 square foot one-story single family dwelling with a 936 square foot attached garage, and Administrative Permit and Design Approval to allow a 800 square foot accessory unit with a 319 square foot attached garage, a 776 square foot covered breezeway/terraces and the removal of 2 Oak trees. Grading of approximately 120 cubic yards of cut and 100 cubic yards of fill. The property is located at 3 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-017-000), Carmel Valley Master Plan.

## Complete

(The application has been deemed Complete meaning that all required application materials have been received)

**Application Name:** Smythe Judy & Scot

**File No:** [PLN170064](#)

**Location:** 8 Goodrich Trail, Carmel

**Applied Date:** 03/21/2017

**Planner Assigned:** Cheryl Ku

**Planner Email:** KuC@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Complete

**Complete Date** 04/20/2017

### Description

Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the construction of a 4,975 square foot two-story single family dwelling with a 1,067 square foot attached garage, a detached 545 square foot guesthouse with an attached shed and handicap access and approximately 1036 cubic yards of grading (700 cubic yards of cut and 336 cubic yards of fill), and 2) a Use Permit to allow the removal of 26 protected Oak trees. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.

**Application Name:** Catlin Richard M Jr (Big Sur Cannabotanicals)

**File No:** [PLN160803](#)

**Location:** 26352 Carmel Rancho Ln, Carmel

**Applied Date:** 03/14/2017

**Planner Assigned:** Craig Spencer

**Planner Email:** spencerc@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Complete

**Complete Date** 04/13/2017

### Description

Use Permit to allow a medical cannabis dispensary use. The property is located at 26352 Carmel Rancho Lane Suite 100, Carmel (Assessor's Parcel Number 015-012-055-000), Carmel Valley Master Plan in the Carmel Rancho Shopping Center.

**Application Name:** Mcandrews Brian P & Elise M Holschuh Trs

**File No:** [PLN160790](#)

**Location:** 5 Goodrich Trail, Carmel

**Applied Date:** 03/01/2017

**Planner Assigned:** Son Pham-Gallardo

**Planner Email:** Pham-GallardoS@co.monterey.ca.us

**Entitlement:** Administrative Permit-CMB

**Current Status:** Complete

**Complete Date** 05/05/2017

### Description

Administrative Permit and Design Approval to allow construction for a 3,803 square foot single family dwelling, 598 square foot guesthouse, a detached 1,050 square foot garage, 2,185 square foot covered porches, hardscapes, architectural site walls, retaining walls, driveway, sunken spa court, spa and removal of 1 coast live oak tree (9.2" diameter). The property is located at 5 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-018-000), Carmel Valley Master Plan.

**Application Name:** Nicola Anthony  
**File No:** [PLN160765](#)  
**Location:** 190 Calle De Los Agrinemsors, Carmel Valley  
**Applied Date:** 01/12/2017  
**Planner Assigned:** Anna Quenga  
**Planner Email:** quengaav@co.monterey.ca.us  
**Entitlement:** Administrative Permit  
**Current Status:** Complete  
**Complete Date** 04/21/2017

**Description**

Administrative Permit and Design Approval to allow the construction of a 1,720 square foot single family dwelling with a 1,104 square foot attached garage, 484 square feet of decking, site retaining walls, installation of an onsite septic facility, and associated grading (121 cubic yards of cut and 95 cubic yards of fill) and an Administrative Tree Removal Permit to allow removal of one 15-inch and one 13-inch oak tree. The property is located at 190 Calle De Los Agrinemsors, Carmel Valley (Assessor's Parcel Number 189-401-007-000), Carmel Valley Master Plan.

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**Application Name:** Porter Family Partnership Et Al  
**File No:** [PLN160483](#)  
**Location:** 9550 Carmel Valley Rd, Carmel  
**Applied Date:** 02/07/2017  
**Planner Assigned:** Megan Hosterman  
**Planner Email:** HostermanM@co.monterey.ca.us  
**Entitlement:** Minor and Trivial Amendment  
**Current Status:** Complete  
**Complete Date** 03/06/2017

**Description**

Design Approval for a mini-storage facility in an existing retail space at the Mid-Valley Shopping Center. The property is located at 9550 Carmel Valley Road, Building 2, Carmel (Assessor's Parcel Number 169-234-007-000), Carmel Valley Master Plan.

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**Application Name:** California-American Water Co (Valley Greens Pump Stat  
**File No:** [PLN150653](#)  
**Location:** 26530 Rancho San Carlos Rd, Carmel  
**Applied Date:** 09/30/2016  
**Planner Assigned:** Bob Schubert  
**Planner Email:** schubertbj@co.monterey.ca.us  
**Entitlement:** Use Permit  
**Current Status:** Complete  
**Complete Date** 04/19/2017

**Description**

Use Permit and Design Approval for the construction of a 1,200 square foot pump station. The property is located at 26530 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 015-251-030-000), Carmel Valley Master Plan.

**Application Name:** Carmel Rio Road Llc  
**File No:** [PLN140089](#)  
**Location:** 26500 Val Verde Dr, Carmel  
**Applied Date:** 03/28/2014  
**Planner Assigned:** Bob Schubert  
**Planner Email:** schubertbj@co.monterey.ca.us  
**Entitlement:** Standard Subdivision  
**Current Status:** Complete  
**Complete Date** 03/10/2015

#### Description

Zoning Ordinance Amendments of Sections 21.14.050.A, 21.14.060.A and 21.14.060.B by adding clarifications that allow exceptions to exceed 4 units/acre on a lot, create lots under the minimum one acre building site size, and exceed the maximum development density if it is done to both receive a density bonus pursuant to Policy CV 1.10 in the Carmel Valley Master Plan and to provide affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan; and a Combined Development Permit consisting a a standard subdivision of a 7.92 acre property to allow the development of 31 units including 24 single-family lots and one parcel with seven inclusionary units; Use Permit pursuant to Section 21.12.050.A to allow seven units on Lot 25; and an Administrative Permit and Design Approval for development in the "S" (Site Control) and "D" (Design Control) zoning districts. The Planning Commission recommended that the Board of Supervisors not certify the Environmental Impact Report, not adopt the proposed Zoning Ordinance Amendments, and deny the Combined Development Permit The property is located at 26500 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-020-000, 015-021-021-000 & 015-021-015-000), Carmel Valley Master Plan.

**Application Name:** Hinman Brian L Tr  
**File No:** [PLN110023](#)  
**Location:** 907 Laureles Grade, Salinas  
**Applied Date:** 01/11/2011  
**Planner Assigned:** Delinda Robinson  
**Planner Email:** robinsond@co.monterey.ca.us  
**Entitlement:** Parcel Legality Determination  
**Current Status:** Complete  
**Complete Date** 08/10/2011

#### Description

Parcel Legality Determination for Assessor's Parcel Number 151-011-025-000

**Application Name:** Delfino Peter & Mary Tr  
**File No:** [PLN060276](#)  
**Location:** 9999 To Be Assigned, To Be Assigned  
**Applied Date:** 12/06/2006  
**Planner Assigned:** Bob Schubert  
**Planner Email:** schubertbj@co.monterey.ca.us  
**Entitlement:** Combined Development Permit  
**Current Status:** Complete  
**Complete Date** 12/10/2009

#### Description

Combined Development Permit including: 1) Standard Subdivision Vesting Tentative Map for the division of a 30 acre parcel into 18 single family lots ranging in size from 16,000 to 45,000 square feet; one parcel of approximately 38,000 square feet lot for six multi-family units, including six affordable housing units (two very low income, one low income, two moderate income and one workforce housing) clustered on a total of 29.63 acres on six parcels; two Open Space parcels of approximately 11 and 3.5 acres and one approximately 2.88 acre Common Space parcel/roads and 3 well lots, 0.12 acres; 2) an Administrative Permit for development in the Site Plan Review ("S") Zoning District; 3) a Use Permit for additional residential units, 4) a Use Permit for development of a 19-connection water system; 5) a Use Permit for Development on Slopes in Excess of 30% slope; 6) a Use Permit for a waste water treatment plant; and 7) a Use Permit for the removal of three or more protected oak trees; and Design Approval. The estimated grading is 15,000 cubic yards cut and 15,000, cubic yards fill. The properties are located on the former Carmel Valley Airport site (Assessor's Parcel Numbers 187-521-014-000, 187-521-015-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, and 187-502-001-000), Carmel Valley Master Plan area.

Note: This proposed subdivision requires a Preliminary project Review Map review and processing (Scoring) per Title 19.07.025 for the Residential Allocation Zone "RAZ" District.

## Continued

(The decision making body has continued the public or administrative hearing to a future date)

**Application Name:** Birnberg Diane Mix Tr

**File No:** [PLN160139](#)

**Location:** 8 Corral Run, Carmel

**Applied Date:** 03/09/2016

**Planner Assigned:** Megan Hosterman

**Planner Email:** HostermanM@co.monterey.ca.us

**Entitlement:** Permit Extension

**Current Status:** Continued

**Continued Date** 05/11/2016

## Description

Four year extension to a previous extension (PLN110474) of a Combined Development Permit (PLN060760) consisting of: 1) Administrative Permit for development in the "S" (Site Review) Zoning District to allow the construction of a 5,795 square foot, two-story with basement level, single family dwelling with an attached 562 square foot garage, a 598 square foot guest house, a 254 square foot workshop, a 257 square foot pool house, swimming pool, septic system, and a 566 square foot artist studio, and grading (approximately 2,664 cubic yards cut/1,122 cubic yards fill); 2) Use Permit for the removal of 38 Oak trees; 3) Use Permit for development on slopes in excess of 30%. The property is located at 8 Corral Run, Carmel (Assessor's Parcel Number 239-101-017-000), Carmel Valley Master Plan.

## Incomplete

(The project has been deemed Incomplete. The County is awaiting additional application materials from the applicant)

**Application Name:** California-American Water Co & La Quinta Jack Rabbit T

**File No:** [PLN170078](#)

**Location:** 13471 Middle Cyn Rd, Carmel Valley

**Applied Date:** 04/21/2017

**Planner Assigned:** Jaime Guthrie

**Planner Email:** GuthrieJS@co.monterey.ca.us

**Entitlement:** Lot Line Adjustment

**Current Status:** Incomplete

**Incomplete Date** 05/19/2017

## Description

Lot Line Adjustment between 3 legal lots of record of approximately 0.23 acres (Assessor's Parcel Number 187-021-024-000), 185.06 acres (Assessor's Parcel Number 187-021-040-000), and 77.59 acres (Assessor's Parcel Number 187-021-041-000), resulting in three lots of 87.81 acres (Parcel 1), 97.47 acres (Parcel 2) and 77.60 acres (Parcel 3). The properties are located at 13471 Middle Canyon Road, Carmel Valley (Assessor's Parcel Numbers 187-021-024-000, 187-021-040-000, and 187-021-041-000), Carmel Valley Master Plan.

**Application Name:** Hilltop Ranch & Vineyard Llc Et Al

**File No:** [PLN160833](#)

**Location:** 62 E Carmel Valley Rd A, Carmel Valley

**Applied Date:** 12/19/2016

**Planner Assigned:** Liz Gonzales

**Planner Email:** gonzalesl@co.monterey.ca.us

**Entitlement:** Administrative Permit

**Current Status:** Incomplete

**Incomplete Date** 01/19/2017

## Description

Administrative Permit to allow the vineyard (Hilltop Ranch) to operate in relation to the tasting room (Cima Colina), permitting routine vineyard activities (i.e., wine business dinners/meetings, members tastings, educational programs, etc.). The property is located at 62 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 & 197-011-015-000), Carmel Valley Master Plan.

**Application Name:** Monterey Holdings L P Et Al  
**File No:** [PLN160772](#)  
**Location:** 415 W Carmel Valley Rd, Carmel Valley  
**Applied Date:** 11/18/2016  
**Planner Assigned:** Cheryl Ku  
**Planner Email:** KuC@co.monterey.ca.us  
**Entitlement:** Permit Amendment  
**Current Status:** Incomplete  
**Incomplete Date** 12/22/2016

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**Description**

Revision (Permit Amendment) to a Standard Subdivision with existing wastewater treatment facility (6 lot). The property is located at 415 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan.

**Application Name:** Gatley Christopher J & Catharine M Trs  
**File No:** [PLN160727](#)  
**Location:** 6155 Brookdale Dr, Carmel  
**Applied Date:** 04/10/2017  
**Planner Assigned:** Anna Quenga  
**Planner Email:** quengaav@co.monterey.ca.us  
**Entitlement:** Combined Development Permit  
**Current Status:** Incomplete  
**Incomplete Date** 06/15/2017

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**Description**

Combined Development Permit consisting of: 1) Use Permit for development within the floodplain; and 2) Administrative Permit to allow the construction of a 3,806 square foot one-story single family dwelling with a 689 square foot attached garage, a 593 square foot detached guesthouse with a 232 square foot attached carport, a 856 square foot covered porch attached to the residence, demolition of a 220 square foot barn, grading of approximately 468 cubic yards of cut and fill; and Design Approval. The property is located at 6155 Brookdale Drive, Carmel (Assessor's Parcel Number 015-191-006-000), Carmel Valley Master Plan.

**Application Name:** Hidden Valley Music Seminars The  
**File No:** [PLN160427](#)  
**Location:** 104 W Carmel Valley Rd, Carmel Valley  
**Applied Date:** 12/23/2016  
**Planner Assigned:** Anna Quenga  
**Planner Email:** quengaav@co.monterey.ca.us  
**Entitlement:** Pre-Application  
**Current Status:** Incomplete  
**Incomplete Date** 02/03/2017

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**Description**

Use Permit, General Development Plan and Design Approval to allow the addition of three dorm pods (12 units) and three staff dorm with (two units each for a total of six units); the remodel of an existing building to reduce the number of units from twenty to eight, addition of classroom space (resulting in a net increase of six units); site improvements including septic system upgrade, walkways, and parking lot re-location. The property is located at 104 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-201-014-000), Carmel Valley Master Plan.

**Application Name:** Stemple Rick & Patti Trs  
**File No:** [PLN160119](#)  
**Location:** 47 E Carmel Valley Rd, Carmel Valley  
**Applied Date:** 09/16/2016  
**Planner Assigned:** Anna Quenga  
**Planner Email:** quengaav@co.monterey.ca.us  
**Entitlement:** Administrative Permit  
**Current Status:** Incomplete  
**Incomplete Date** 10/14/2016

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#### Description

Administrative Permit and Design Approval for the construction of a 1,649 square foot one-story single family dwelling with 315 square foot covered porch and an attached 210 square foot carport and new septic system. The property is located at 47 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-542-016-000), Carmel Valley Master Plan.

**Application Name:** Carmel Properties Company  
**File No:** [PLN150668](#)  
**Location:** 3705 Rio Rd, Carmel  
**Applied Date:** 06/10/2016  
**Planner Assigned:** David Mack  
**Planner Email:** mackd@co.monterey.ca.us  
**Entitlement:** Combined Development Permit  
**Current Status:** Incomplete  
**Incomplete Date** 07/11/2016

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#### Description

Combined Development Permit consisting of 1) Administrative Permit to allow the development of a 23,000 square foot square foot grocery store/convenience market; 2) Use Permit to allow the development of three separate multi-tenant buildings ranging in size from 8,335 square feet (Store A) to 10,475 square feet (Store B-1/B-2) and two "Farm Shed" stands totaling 500 square feet in total; 3) General Development Plan; 4) Lot Line Adjustment; and 5) Design Approval. The project will consist of a total of 42,310 square feet of retail development. The property is located at 3705 Rio Road, Carmel (Assessor's Parcel Numbers 009-562-002-000, 009-562-015-000, and 009-562-016-000), Carmel Valley Master Plan.

**Application Name:** Cvr Hotel Investors Llc (Bernardus Lodge)  
**File No:** [PLN140721](#)  
**Location:** 415 W Carmel Valley Rd, Carmel Valley  
**Applied Date:** 02/06/2015  
**Planner Assigned:** Steve Mason  
**Planner Email:** MasonS@co.monterey.ca.us  
**Entitlement:** Lot Line Adjustment  
**Current Status:** Incomplete  
**Incomplete Date** 03/09/2015

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#### Description

Lot Line Adjustment between four existing lots approximately 5.67, 6.95, 0.90 and 1.08 acres in area resulting in four lots of approximately 7.47, 2.75, 2.20 and 2.18 acres. The property is located at 415 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan.



**Application Name:** Hacienda Carmel

**File No:** [PLN130508](#)

**Location:** 9999 To Be Assigned, To Be Assigned

**Applied Date:** 08/05/2015

**Planner Assigned:** Cheryl Ku

**Planner Email:** KuC@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Incomplete

**Incomplete Date** 08/10/2015

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#### Description

Use Permit for reinforcement of the Via Mallorca bridge pilings at the Carmel River: Eight (8) support pilings at the riverbed to be repaired and strengthened. Approximately one cubic yard of riverbed material to be temporarily excavated by hand-tools at the base of each piling to expose to a depth of approximately 25" below existing grade. Existing steel sleeves at the base of each piling to be wire-brushed and treated with rust inhibitor, followed by encasement of each piling within a 7"-thick band of steel reinforced concrete. The property is located on Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 015-341-001-000), Carmel Valley Master Plan.

**Application Name:** Baum Mona

**File No:** [PLN060480](#)

**Location:** 14345 Hitchcock Rd, Carmel Valley

**Applied Date:** 09/06/2007

**Planner Assigned:** Anna Quenga

**Planner Email:** quengaav@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date** 10/12/2007

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#### Description

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 2,784 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 1,536 SQUARE FOOT UNFINISHED BASEMENT AND ATTACHED GARAGE, AND 50 SQUARE FEET OF COVERED PORCHES; (2) A USE PERMIT FOR THE REMOVAL OF 8 OAK TREES; AND (3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 101 HITCHCOCK CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 417-031-015-000), SOUTHEAST OF THE INTERSECTION OF SOUTHBAND AND HITCHCOCK CANYON ROAD, CARMEL VALLEY MASTER PLAN AREA.

**Application Name:** Loop Loretta L Tr & William Le

**File No:** [PLN060005](#)

**Location:** 3 Valley Hills Ln Carmel,

**Applied Date:** 05/18/2006

**Planner Assigned:**

**Planner Email:**

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date**

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#### Description

USE PERMIT FOR THE CONSTRUCTION OF A NEW 4,463 SQUARE FOOT SINGLE STORY THREE BEDROOM RESIDENCE WITH AN ATTACHED 800 SQUARE FOOT THREE-CAR GARAGE (WITHIN THE CARMEL VALLEY FLOODPLAIN); CONVERSION OF AN EXISTING TWO STORY 2,047 SQUARE FOOT SINGLE FAMILY RESIDENCE TO: 1) A 1,177 SQUARE FOOT CARETAKER'S UNIT (LOWER FLOOR WITH 121 SQUARE FOOT NON-HABITABLE STORAGE) AND 2) A 596 SQUARE FOOT GUEST UNIT (SECOND FLOOR WITH 176 SQUARE FOOT NON-HABITABLE STORAGE); AND DESIGN APPROVAL. ADDITIONALLY, EIGHT (8) PINE TREES WILL BE REMOVED RANGING IN SIZE FROM 6-23" DIAMETER BREAST HEIGHT. THE EXISTING GUESTHOUSE AND BARN ARE TO BE REPAINTED AND REROOFED TO MATCH NEW RESIDENCE. THE PROJECT IS LOCATED AT 3 VALLEY HILLS LANE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-571-017-000), APPROXIMATELY 6/10 MILE BEYOND THE SCHULTE ROAD TERMINUS MARKED VALLEY HILLS LANE, CARMEL VALLEY MASTER PLAN AREA.

**Application Name:** Woods Roy R & Donna B Woods Tr

**File No:** [PLN040744](#)

**Location:** 26450 Via Mallorca, Carmel

**Applied Date:** 09/16/2005

**Planner Assigned:** Paula Bradley

**Planner Email:**

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date** 12/15/2010

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**Description**

Combined Development Permit consisting of: 1) a Use Permit for Development in the Carmel River Floodway; 2) an Administrative Permit for the construction of a new one-story 2,975 square foot single family dwelling to replace an existing single family dwelling and garage of the same size within the Carmel River floodway; minimal grading and Design Approval. The property is located at 26450 Via Mallorca, Carmel (Assessor's Parcel Number 015-281-010-000), Carmel Valley Master Plan Area.

**Application Name:** Angelo-Stiles Denise C Tr Et A

**File No:** [PLN040551](#)

**Location:** 76 E Carmel Valley Rd Carmel Valley,

**Applied Date:**

**Planner Assigned:**

**Planner Email:**

**Entitlement:**

**Current Status:** Incomplete

**Incomplete Date**

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**Description**

VARIANCE TO REDUCE THE FRONT AND REAR YARD SETBACKS

**Application Name:** Dow William Bradford & Hallie

**File No:** [PLN030259](#)

**Location:** Carmel Valley Rd Carmel,

**Applied Date:** 05/10/2004

**Planner Assigned:** Carl Holm

**Planner Email:** holmcp@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Incomplete

**Incomplete Date**

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**Description**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A TITLE 21 ZONING DESIGNATION CHANGE FROM LOW DENSITY RESIDENTIAL-ONE UNIT PER ACRE (LDR/B-6/D/S) TO HIGH DENSITY RESIDENTIAL-10.5 UNITS PER ACRE (HDR/10.5/B-6/D/S); USE PERMIT FOR AN 89-UNIT AFFORDABLE HOUSING PROJECT; REMOVAL OF THREE OAK TREES; SITE PLAN AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF VAL VERDE DRIVE AND CARMEL VALLEY ROAD (ASSESSOR'S PARCEL NUMBERS 015-021-035-000 & 015-021-018-000), CARMEL VALLEY AREA.

**Application Name:** Bankston Robert Wayne & Mary D

**File No:** [PLN020607](#)

**Location:** 79 Paso Hondo Carmel Valley,

**Applied Date:** 03/21/2003

**Planner Assigned:**

**Planner Email:**

**Entitlement:** Use Permit

**Current Status:** Incomplete

**Incomplete Date**

#### Description

USE PERMIT FOR A 1,139 SQUARE FOOT BEDROOM AND BATHROOM ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE LOCATED IN THE CARMEL RIVER FLOOD PLAIN, AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 79 PASO HONDO, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-252-017-000), CARMEL VALLEY MASTER PLAN.

**Application Name:** Lombardo Land Group I Lp

**File No:** [PLN020399](#)

**Location:** Carmel Valley Rd Carmel,

**Applied Date:** 09/27/2002

**Planner Assigned:**

**Planner Email:**

**Entitlement:** Use Permit

**Current Status:** Incomplete

**Incomplete Date**

#### Description

COMBINED DEVELOPMENT PERMIT INCLUDING (1) PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT; (2) USE PERMIT AND DESIGN APPROVAL FOR THE DEVELOPMENT OF 175 HOTEL OR TIMESHARE UNITS AND 50 EMPLOYEE HOUSING UNITS, GOLF COURSE CLUBHOUSE AND RESTAURANT, FOUR TENNIS CLUBHOUSE AND TENNIS COURTS, HEALTH CLUB, SPA, ADMINISTRATIVE OFFICES AND RECONFIGURATION OF WEST GOLF COURSE; AND (3) USE PERMIT FOR DEVELOPMENT WITHIN THE CARMEL RIVER FLOODWAY. THE PROPERTY IS LOCATED ON CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 015-162-039-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-037-000 AND 015-162-040-000), WEST OF THE INTERSECTION OF CARMEL VALLEY ROAD AND VIA MALLORCA.

**Application Name:** Agha Durell D Tr

**File No:** [PLN990274](#)

**Location:** 8767 Carmel Valley Rd, Carmel

**Applied Date:** 08/26/2002

**Planner Assigned:** Bob Schubert

**Planner Email:** schubertbj@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date** 06/02/2016

#### Description

Combined Development Permit consisting of: 1) a Standard Subdivision Tentative Map of a 50 acre property into 20 lots ranging in size from 1.1 acres to 8.5 acres, including grading for the construction of a 20-foot wide access road, and 2) a Use Permit for development on slopes greater than 25% (access road). The property is located at 8767 Carmel Valley Road, Carmel (Assessor's Parcel Numbers 169-011-009-000, 169-011-014-000 and 169-011-015-000), Carmel Valley Master Plan.

### Pending Approved

(Project approved. Period when an aggrieved party can appeal the decision)

**Application Name:** Carmel Valley Master Plan Seir

**File No:** [PLN050133](#)

**Location:** Carmel Valley,

**Applied Date:** 04/22/2002

**Planner Assigned:** Jacqueline Onciano

**Planner Email:** oncianoj@co.monterey.ca.us

**Entitlement:** MISC

**Current Status:** Pending Approved

**Pending Approved Date**

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**Description**

CARMEL VALLEY MASTER PLAN SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR)

**Re-Submitted**

**Application Name:** Quail Lodge Inc

**File No:** [PLN170098](#)

**Location:** 9999 To Be Assigned, To Be Assigned

**Applied Date:** 02/02/2017

**Planner Assigned:** Anna Quenga

**Planner Email:** quengaav@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Re-Submitted

**Status Date** 03/22/2017

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**Description**

Use Permit to allow assemblages of people for the annual Car Week event. The property is located at Rancho San Carlos and Valley Greens Drive, Carmel [NO ADDRESS ASSIGNED TO PARCEL] (Assessor's Parcel Number 157-121-027-000), Carmel Valley Master Plan.

**Application Name:** Valentine Holdings Llc (Synchronicity Holistic)

**File No:** [PLN160807](#)

**Location:** 26390 Carmel Rancho Blvd 18, Carmel

**Applied Date:** 04/17/2017

**Planner Assigned:** Craig Spencer

**Planner Email:** spencerc@co.monterey.ca.us

**Entitlement:** Use Permit

**Current Status:** Re-Submitted

**Status Date** 05/22/2017

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**Description**

Use Permit for the establishment of a commercial medical cannabis dispensary within an existing retail space at the Carmel Rancho Shopping Center. The property is located at 26390 Carmel Rancho Boulevard Unit 18, Carmel (Assessors Parcel Number 015-012-058-000), Carmel Valley Master Plan.

**Application Name:** Cox Bradley D & Cox Mutsuyo Trs  
**File No:** [PLN160341](#)  
**Location:** 29003 Robinson Cyn Rd, Carmel  
**Applied Date:** 06/30/2016  
**Planner Assigned:** John Ford  
**Planner Email:** fordjh@co.monterey.ca.us  
**Entitlement:** Combined Development Permit  
**Current Status:** Re-Submitted  
**Status Date** 05/12/2017

#### Description

Combined Development Permit consisting of: 1) Administrative Permit to allow the construction of a 5,900 square foot single family dwelling and 888 square foot detached garage; 2) Use Permit to allow the removal of 19 protected (Oak) trees; and 3) Design Approval. The property is located 29003 Robinson Canyon Road, Carmel (Assessor's Parcel Number 416-021-043-000), Carmel Valley Master Plan.

#### Set for Hearing

(The project has been set for a public or administrative hearing)

**Application Name:** Monterey Fish Company Inc (Sonne)  
**File No:** [PLN160485](#)  
**Location:** 13930 Carmel Valley Rd, Suite G, Carmel Valley  
**Applied Date:** 08/24/2016  
**Planner Assigned:** Liz Gonzales  
**Planner Email:** gonzalesl@co.monterey.ca.us  
**Entitlement:** Alcohol Beverage Control  
**Current Status:** Set for Hearing  
**Status Date** 12/19/2016

#### Description

Letter of Public Convenience and Necessity (PCN) for a Type 42 Beer and Wine License. The property is located at 13930 Carmel Valley Road Suite G, Carmel Valley (Assessor's Parcel Number 189-291-006-000), Carmel Valley Master Plan.

**Application Name:** Newman Brandon Peter And Fortune Michael G & Suzar  
**File No:** [PLN160387](#)  
**Location:** 27440 Loma Del Rey, Carmel  
**Applied Date:** 06/28/2016  
**Planner Assigned:** Craig Spencer  
**Planner Email:** spencerc@co.monterey.ca.us  
**Entitlement:** Lot Line Adjustment  
**Current Status:** Set for Hearing  
**Status Date** 02/10/2017

#### Description

Lot Line Adjustment between two lots of record of 1.01 acres (Assessor's Parcel Number 169-071-065-000) and 1.00 acres (Assessor's Parcel Number 169-071-068-000), resulting in two lots of 1.01 acres and 1.00 acres, respectively. The properties are located at 27440 & 27438 Loma Del Rey, Carmel Valley (Assessor's Parcel Numbers 169-071-065-000 & 169-071-068-000), Carmel Valley Master Plan.

## Incomplete

(The project has been deemed Incomplete. The County is awaiting additional application materials from the applicant)

**Application Name:** Shen Jianjun Et Al

**File No:** [PLN160776](#)

**Location:** 9601 Blue Larkspur Ln, Monterey

**Applied Date:** 11/21/2016

**Planner Assigned:** Anna Quenga

**Planner Email:** quengaav@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date** 12/21/2016

### Description

Combined Development Permit consisting of: 1) Use Permit, General Development Plan and Design Approval for a 11,252 square foot two-story office building; 2) Use Permit to allow the removal of 17 Oak trees; and 3) Administrative Permit to allow development in an S District. The property is located at 9601 Blue Larkspur Lane, Monterey (Assessor's Parcel Number 173-121-002-000), Greater Monterey Peninsula Area Plan.

**Application Name:** Elaine Mathews

**File No:** [PLN110666](#)

**Location:** 576 Viejo Rd, Carmel

**Applied Date:** 12/13/2011

**Planner Assigned:** Lucy Bernal

**Planner Email:** bernal@co.monterey.ca.us

**Entitlement:** Design Approval

**Current Status:** Incomplete

**Incomplete Date** 02/15/2012

### Description

Design Approval to clear code enforcement 11CE0011 to allow a new 1,480 square foot two story barn. Colors and material consist of: main body (medium light grey), roof (composition). The property is located at 576 Viejo Road, Carmel (Assessor's Parcel Number 103-021-013-000), Greater Monterey Peninsula Area Plan.

**Application Name:** Ross Michael R & Becki

**File No:** [PLN080126](#)

**Location:** 25960 Colt Ln, Carmel Valley

**Applied Date:** 03/12/2008

**Planner Assigned:** Anna Quenga

**Planner Email:** quengaav@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Incomplete

**Incomplete Date** 04/07/2008

### Description

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,132 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 766 SQUARE FOOT ATTACHED GARAGE, 281 SQUARE FOOT WORKSHOP AND 683 SQUARE FOOT UNFINISHED BASEMENT/WORKSHOP WITHIN A VS DISTRICT, (2) USE PERMIT TO ALLOW THE REMOVAL OF 32 PROTECTED TREES AND (3) USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 25960 COLT LANE, CARMEL VALLEY (APN 416-122-006-000) WEST OF LAURELES GRADE, GREATER MONTEREY PENINSULA PLAN AREA.

# Greater Monterey Peninsula|Carmel Valley Master Plan

## Complete

(The application has been deemed Complete meaning that all required application materials have been received)

**Application Name:** Sweeney Michael & Elizabeth

**File No:** [PLN160778](#)

**Location:** 12 Potrero Trl, Carmel

**Applied Date:** 02/13/2017

**Planner Assigned:** Nadia Amador

**Planner Email:** amadorn@co.monterey.ca.us

**Entitlement:** Administrative Permit

**Current Status:** Complete

**Complete Date** 06/07/2017

### Description

Administrative Permit and Design Approval to allow development within the Site Plan Review Zoning District ("S" District) for the construction of a 3,201 square foot one-story single family dwelling, a 1,550 square foot detached garage, a 600 square foot detached guesthouse, retaining walls and 1,498 square foot covered porch area; grading of 1,100 cubic yards of cut and 425 cubic yards of fill. No tree removal proposed. The property is located at 12 Potrero Trail, Carmel (Assessor's Parcel Number 239-111-001-000), Greater Monterey Peninsula Area Plan and Carmel Valley Master Plan.

**Toro**  
(16 Active Projects in Area)

**Applied**

(An application has been received for this project)

**Application Name:** Clifton Heather Joy & Wolske Russell D

**File No:** [PLN160849](#)

**Location:** 26735 Laureles Grade, Carmel Valley

**Applied Date:** 05/17/2017

**Planner Assigned:** Jaime Guthrie

**Planner Email:** GuthrieJS@co.monterey.ca.us

**Entitlement:** Combined Development Permit

**Current Status:** Applied

**Application Date** 05/17/2017

**Description**

Combined Development Permit consisting of: 1) Administrative Permit to allow construction of a 2,792 square foot single story single family dwelling, a 600 square foot attached guesthouse, and a 414 square foot attached carport in a Visually Sensitive Zoning district; 2) Use Permit to allow the removal of 33 Oak trees; 3) Use Permit to allow construction on slopes greater than 25%; and 4) Use Permit to allow construction of guesthouse higher than 15 feet or more than single story; and 5) Design Approval. The property is located at 26735 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-361-043-000), Toro Area Plan.

**Application Name:** Baine Derek C & Richard J Kuehn

**File No:** [PLN160753](#)

**Location:** 12740 Sundance Ln, Carmel Valley

**Applied Date:** 05/16/2017

**Planner Assigned:** Megan Hosterman

**Planner Email:** HostermanM@co.monterey.ca.us

**Entitlement:** Administrative Permit

**Current Status:** Applied

**Application Date** 05/16/2017

**Description**

Administrative Permit and Design Approval to allow the remodel of an existing 1,990 square foot single family dwelling and a 1,245 two-level addition to the existing single family dwelling, with a 261 square foot garage addition and the removal of one 12 inch Oak tree. The property is located at 12740 Sundance Lane, Carmel Valley (Assessor's Parcel Number 416-322-057-000), Toro Area Plan.

**Incomplete**

(The project has been deemed Incomplete. The County is awaiting additional application materials from the applicant)