

County of Monterey

Carmel Highlands Fire Protection District
73 Fern Canyon Rd.
Carmel, CA 93923



Meeting Agenda - Final

Monday, July 6, 2026

4:00 PM

73 Fern Cyn Rd, Carmel, CA 93923

**Carmel Unincorporated/Highlands Land Use Advisory
Committee**

Submit your comments via email at least a day prior to the meeting to the Liaison at:
masonj@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the June 15, 2026, meeting minutes.

PUBLIC COMMENT

The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair. Please submit your public comment to the Liaison at masonj@countyofmonterey.gov.

4:00 PM SCHEDULED ITEM

1. Project Name: KSHIRE PROPERTY INVESTMENTS LLC
File Number: PLN240362
Project Location: 2755 15TH AVE, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-383-012-000
Project Planner: Imani Harrigan
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a one-story 646 square foot single family dwelling and construction of a 2,531 square foot single family dwelling with a 263 square foot attached garage, an 800 square foot attached accessory dwelling unit, and 677 square foot associated site improvements; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit to allow removal of 3 Oak Trees. The property is located at 2755 15th Avenue, Carmel (Assessor's Parcel Number 009-383-012-000), CARLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN240362_102225](#)

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view.