



County of Monterey Housing and Community Development

Carmel Valley Residential and Visitor Accommodations Cap Projects Pending

RECORD ID	RECORD NAME	RECORD STATUS	RECORD STATUS DATE	APN	PLANNING AREA	DESCRIPTION	CAP IMPACTING
PLN250080	CALNON LISA	Given Out	4/16/2025	189-441-003-000	Carmel Valley Master Plan	Standard Subdivision of two (2) lots with existing single family dwelling & new detached accessory dwelling unit in accordance with Senate Bill #9. The property is located at 224 Punta Del Monte, Carmel Valley (Assessor's Parcel Number 189-441-003-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN240139	MCDUGALL AMY E	Complete	4/11/2025	416-542-011-000	Carmel Valley Master Plan	*BALANCE DUE FOR ENVIRONMENTAL HEALTH REVIEW OF \$2,111 Preliminary Application pursuant to Senate Bill 330 and the "builder's remedy" for a proposed residential "housing development for a Combined Development Permit submitted pursuant to Senate Bill 330 consisting of 1) an Administrative Permit and Design Approval to allow construction of a 7,595 square foot single family dwelling with an attached 832 square foot garage and 2,840 square feet of covered patios & decks, an attached 1,600 square foot accessory dwelling unit, an attached 500 square foot affordable junior accessory dwelling unit, and associated site improvements including the drilling of a domestic well; 2) a Use Permit to allow the removal of five Coast live oaks; and 3) a Use Permit to allow development on slopes in excess of 25%. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a Variance. Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN240141	NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)	Re-Submitted	4/18/2025	169-061-012-000	Carmel Valley Master Plan	Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of one residential duplex, seven guest units, a wood shop, three carport structures and five single family dwellings and construction of 24 living units, eight guest units, a 12 bed memory care facility, additions to the existing fitness center and meeting house and associated site improvements including grading in the amount of 7,800 cubic yards of cut and fill; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit to allow the removal of 55 protected trees. The properties are located at 8545 Carmel Valley Road, Carmel and 33, 27078, 27085, 27105 and 27125 Los Arboles Road, Carmel (Assessor's Parcel Numbers 169-061-012-000, 169-061-018-000, 169-041-003-000, 169-041-018-000, 169-041-023-000, 169-041-024-000 and 169-041-025-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap

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PLN240105-DEP	CARMEL RIO ROAD LLC	Incomplete	3/7/2025	015-021-020-000	Carmel Valley Master Plan	Preliminary Application pursuant to Senate Bill 330 and the "builder's remedy" for vested subdivision and set of objective standards for 59 single family dwelling lots and one 0.82-acre lot for 15 townhomes of a proposed residential "housing development project (Standard Subdivision). The property is located at 26500 & 26550 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-004-000, 015-021-015-000, 015-021-020-000, 015-021-021-000 and 015-021-049-000), Carmel Valley Master Plan. *No addresses assigned to APNs 015-021-004-000, 015-021-015-000 and 015-021-021-000	Carmel Valley Residential Subdivision Cap
PLN250002-DEP	RYAN BRIDGE LLC & FLIGHT ROAD LLC	Given Out	1/29/2025	187-442-012-000	Carmel Valley Master Plan	Combined Development Permit consisting of a: 1) Vesting Tentative Map to allow a 31 lot subdivision; 2) Use Permit to allow the removal of more than 3 protected trees; and 3) Administrative permit and Design Approval to allow the demolition of nine existing structures and construction of 24 residential units (3 of which will be inclusionary housing units). The property is located at 10 Flight Road, Carmel Valley (Assessor's Parcel Numbers 187-442-010-000, 187-442-011-000 and 187-442-012-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN240058-DEP	ROBERTS JAMES H & ROBERTS TAMI TRS	Incomplete	12/23/2024	185-051-009-000	Carmel Valley Master Plan	Administrative Permit to allow a minor subdivision of two (2) parcels containing 246.9 acres into three (3) parcels containing 79.8 acres, 75.1 acres and 92 acres. The properties are located at 10155 & 10175 Calle De Robles Road, Carmel (Assessor's Parcel Numbers 185-051-009-000, 185-051-016-000 and 185-051-018-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN220169	CVR HSGE LLC	Complete	12/5/2024	416-522-010-000	Carmel Valley Master Plan	Combined Development Permit consisting of: 1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 181 to 208 units; 2) Administrative Permit and Design Approval for demolition of 29 existing guest units and construction of 56 guest units resulting in a net of 27 guest units; 3) a Use Permit to allow development on slopes in excess of 25%; and 4) Use Permit for removal of nine (9) Oak trees. Project will consist of additional 27 parking spaces to an existing parking structure. The property is located at 1 Old Ranch Road, Carmel (Assessor's Parcel Number 416-522-010-000), Carmel Valley Master Plan.	Carmel Valley Visitor Accommodation Units - East of Via Mallorca including Carmel Valley Ranch*
PLN240322-DEP	CARMEL CENTER PLACE LLC	Given Out	12/2/2024	009-562-015-000	Carmel Valley Master Plan	Combined Development Permit consisting of a: 1) Vesting Tentative Map to allow a 34 lot subdivision; 2) Use Permit to allow the removal of more than 3 protected trees; and 3) Administrative permit and Design Approval to allow the construction of 34 multi-family residential units (5 of which will be inclusionary housing units). The property is located at 3705 Rio Road, Carmel (Assessor's Parcel Numbers 009-562-002-000, 009-562-015-000 & 009-562-016-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap

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PLN230109	PRYOR RICHARD TR	Incomplete	11/20/2023	416-021-046-000	Carmel Valley Master Plan	*OWNER HAS TO PAY BALANCE DUE UNDER 21CE00305 PRIOR TO SCHEDULING PLN230109 FOR HEARING PER PLANNING MANAGEMENT Administrative Permit and Design Approval to allow the construction of a 1,538 square foot two-story, second single family dwelling. The property is located at 29001 Robinson Canyon Road, Carmel (Assessor's Parcel Number 416-021-046-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN230154	LYON STEPHEN & KIRSTIN TRS	Incomplete	8/10/2023	169-331-005-000	Carmel Valley Master Plan	Administrative Permit and Design Approval to allow the construction of a 1,150 square foot addition and attached 460 square foot garage to an existing 2,593 square foot single family dwelling to create a duplex; with other site improvements. The property is located at 25525 Via Mariquita, Carmel (Assessor's Parcel Number 169-331-005-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN230083	PRYOR RICHARD JEFFREY & JOANNA LYNN AND PRYOR RICHARD TR	Planner Assigned	4/6/2023	416-021-042-000	Carmel Valley Master Plan	*PER THE ASSESSOR'S OFFICE STAFF & PROTOCOL FOR PROCESSING A LOT LINE ADJUSTMENT, THE OWNER HAS TO SUBMIT A REQUEST FOR SEPARATE ASSESSMENT OF ALL ADJUSTED APNS UNDER THE LLA. AT THAT TIME, APN 416-021-042-000 WILL BE "DISABLED" & A NEW APN WILL BE ASSIGNED. THE NEW APN WILL HAVE TO BE PROVIDED TO THE PLANNER PRIOR TO PROCESSING PLN230083 Minor Subdivision of Assessor's Parcel Numbers 416-021-042-000 & 416-021-046-000 (27.16 acres) into two (2) lots [Adjusted Parcel B1 of 4.45 acres and Adjusted Parcel B2 of 22.71 acres]. The properties are located at 29009 & 29001 Robinson Canyon Road, Carmel, Carmel Valley Master Plan. [Open Code Enforcement violations 21CE00487 on APN 416-021-042-000 & 21CE00305 on APN 416-021-046-000] *There was a lot line adjustment in 2015 (PLN150476), Owner processed an Unconditional Certificate of Compliance for each of the lots created (Lot A; APN 416-021-041 [CC170005] and Lot B; APN 416-021-042 [CC170006] and Lot C; APN 416-021-043 [CC170007] but did not submit "Request for Separate Assessment" for Lot B. Per the protocol set forth by Marina Camacho in 2015, the owner has to submit a "Request for Separate Assessment" for all newly created parcels.	Carmel Valley Residential Subdivision Cap

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PLN190052	BRITTON JACK ROBERT TR	Complete	7/8/2022	015-012-059-000	Carmel Valley Master Plan	Use Permit and Design Approval to allow the conversion of approximately 4,685 square feet of second floor offices into six (6) apartment units. Existing commercial to remain. The property is located at 26366 Carmel Rancho Lane, Carmel [NO ADDRESS ASSIGNED TO APN 015-012-060-000; OWNER SHALL CONTACT PUBLIC WORKS] (Assessor's Parcel Number 015-012-059-000 & 015-012-060-000), Carmel Valley Master Plan.	Carmel Valley Residential Subdivision Cap
PLN990274	VISTA NADURA LLC (FORMERLY AGHA DURELL D TR)	Incomplete	10/16/2007	169-011-009-000	Carmel Valley Master Plan	*PER BOARD OF SUPERVISORS DECISION ON 1/26/21, THE STATUS OF THE PROJECT IS "INCOMPLETE" **CODE VIOLATION [CE020016] EXISTS ON PARCEL(S) 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.	Carmel Valley Residential Subdivision Cap

****Note:** The approved and adopted Carmel Valley Ranch Specific Plan, which was last adopted in its current form by the Board of Supervisors of the County of Monterey by Resolution Number 3150 on October 1, 1996 allowed the Carmel Valley Ranch to have a maximum of 208 lodge units. Carmel Valley Ranch, as of March 28, 2025, has 181 lodge units and has a maximum buildout of 208 lodge units pursuant to the current Carmel Valley Specific Plan. PLN220169 is included in the pending tracker to note a visitor serving unit project in the Carmel Valley Master Plan. As the PLN220169 is proposed there will not be any units that are subtracted from the unit count.