

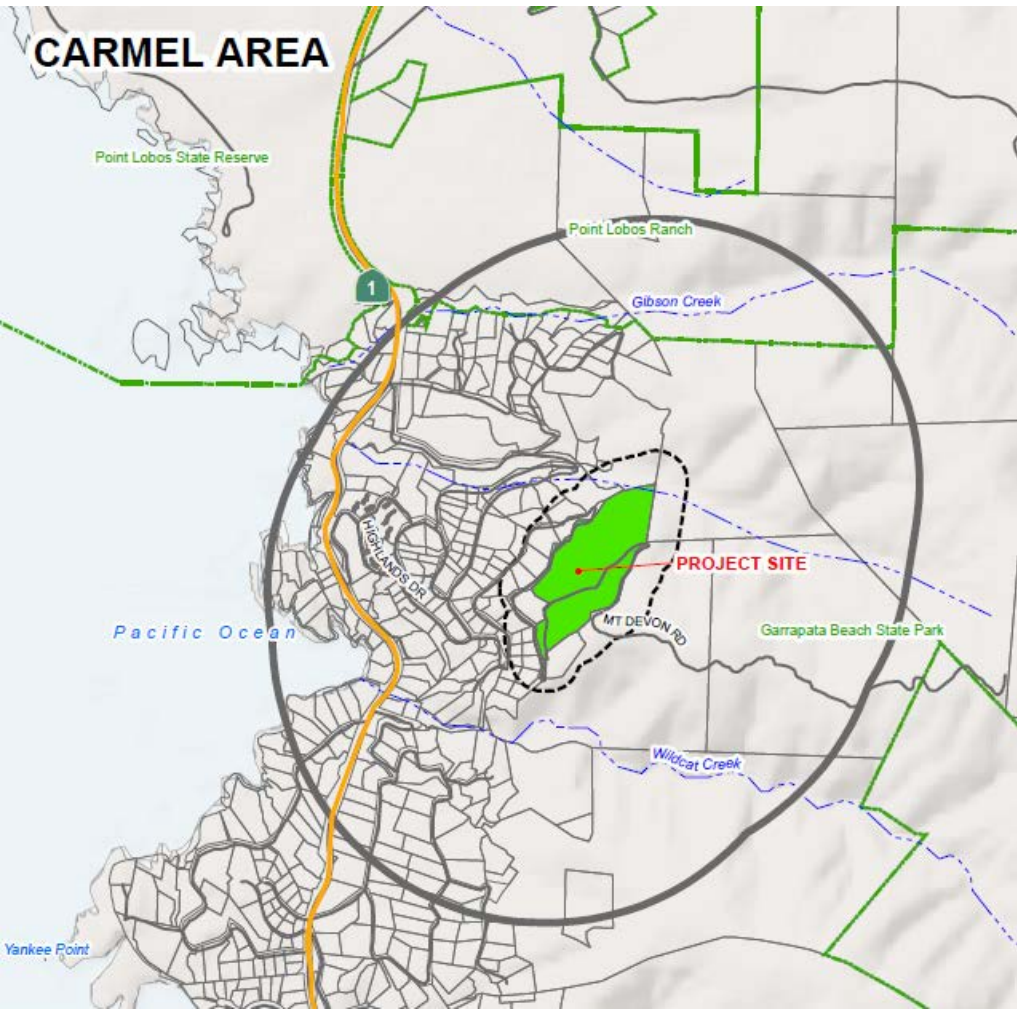


PLN130339 COLLINS

Board of Supervisors
March 8, 2022
Item #16



CARMEL AREA



PLN130339

Project Location:

83 Mount Devon Road, Carmel,
Carmel Area Land Use Plan

Zoning:

Resource Conservation – “RC(CZ)”

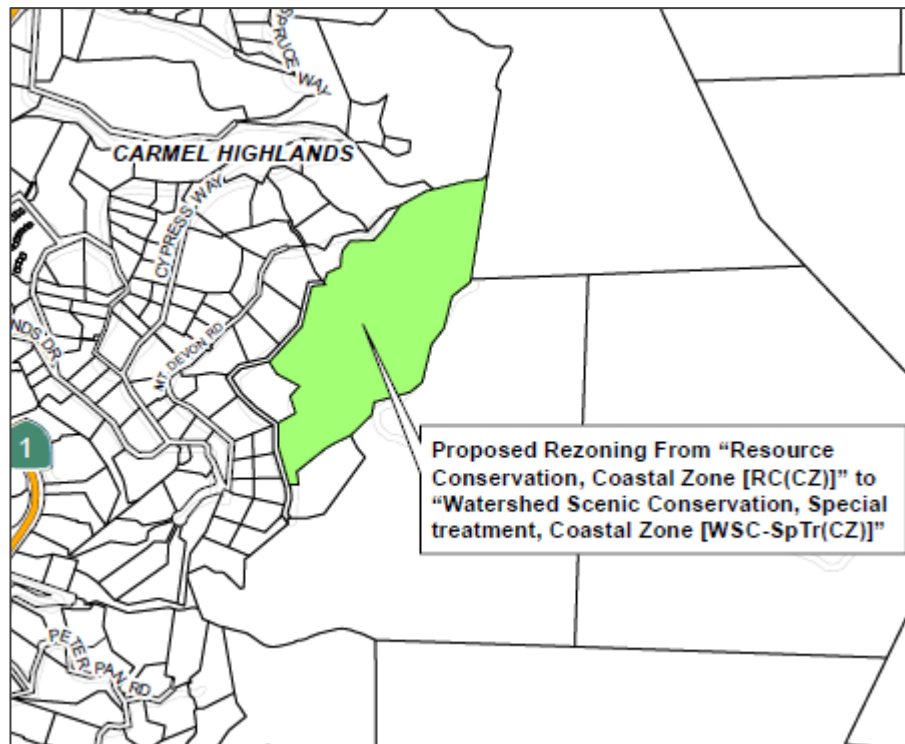


Project Description

Local Coastal Program Amendment to:

- Rezone the property from “RC(CZ)” to “WSC/40-D-SpTr(CZ)”.

No development is proposed.



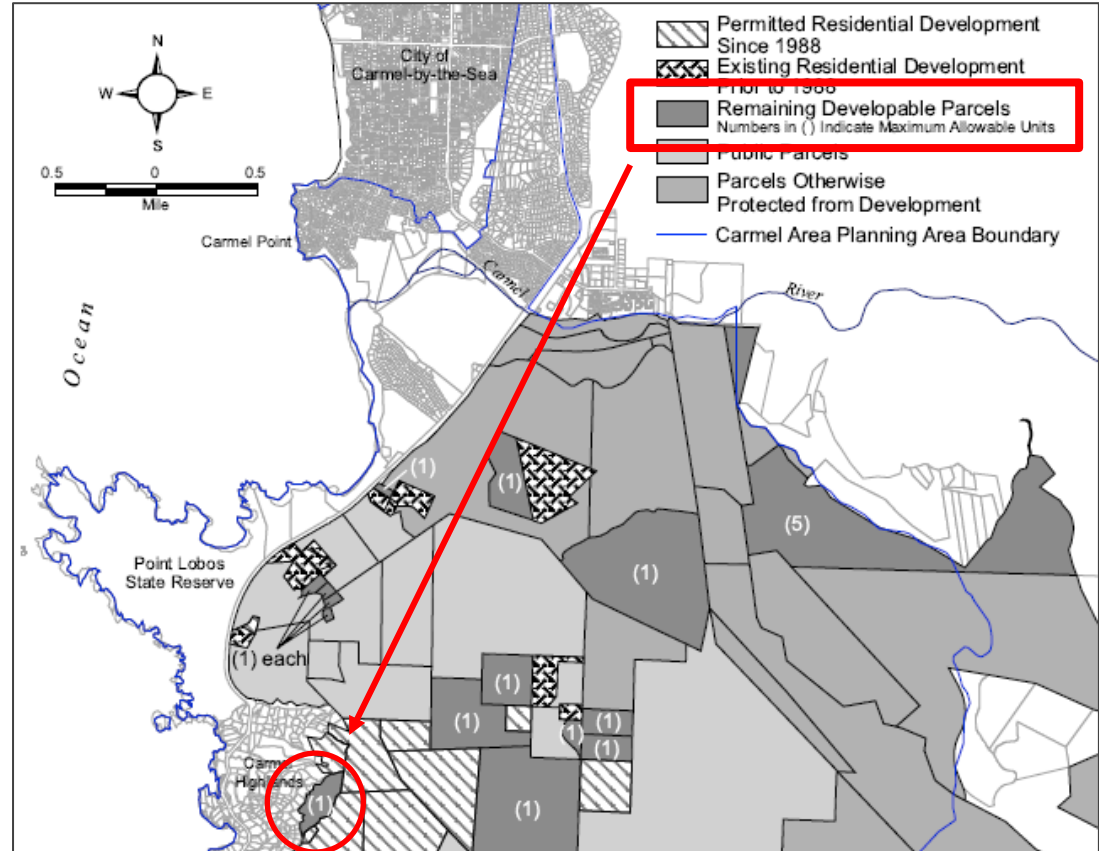


Background

- 2014 – Collins submits request for a Combined Development Permit and Local Coastal Program Amendment
- 2017 – Planning Commission denies the rezone and continues the development portion to a date uncertain
- 2018- Board of Supervisors deny the rezone without prejudice
- 2021 – Conservation and Scenic Easement is lawfully terminated

Consistency - California Coastal Commission LCP Periodic Review

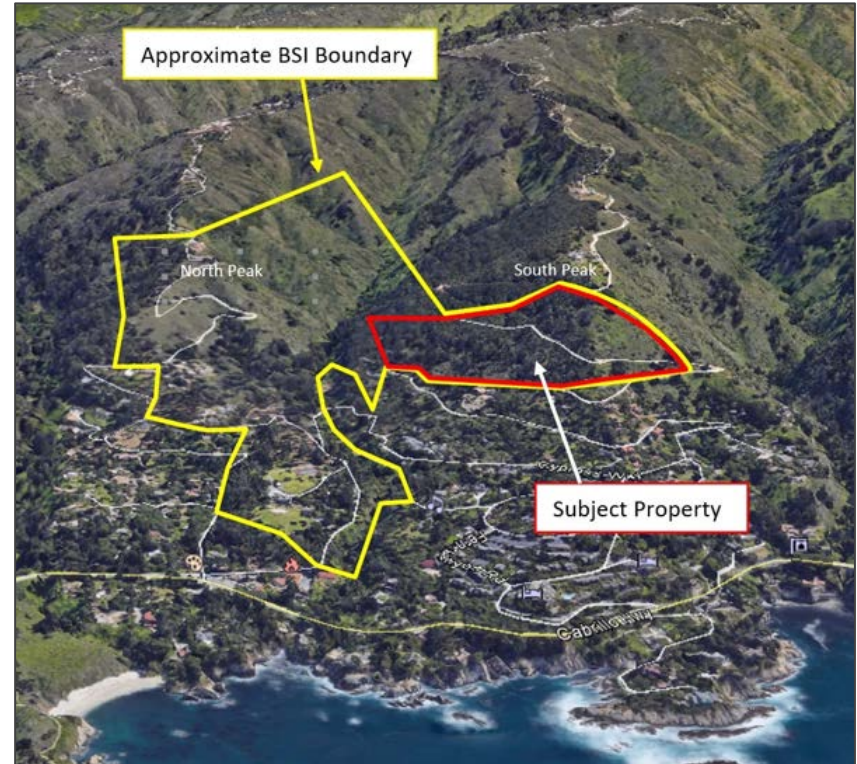
1. Periodic Review identified the property as a developable parcel with a **maximum of 1 unit.**
2. 40 acre per unit zoning restriction results in **potential development of 1 unit.**





Consistency - BSI Residential Development

1. **Unit Cap:** Potential development is within BSI residential unit cap (25).
2. **Outside upper steeper slopes:** BSI development has occurred between 260 and 845 FSAL.
3. **Outside Viewshed:** No development proposed. Future development shall be found consistent with all applicable viewshed polices.





Consistency - Carmel Area LUP

No direct impact:

- Visual Resources
- Environmentally Sensitive Habitat Areas
- Water, Marine, Forestry, and Soil resources
- Hazards
- Archaeological Resources
- Land Use Development Policies
- Public Access Policies



Consistency - Carmel Area LUP

Known potential impacts:

- Visual Resources
- Environmentally Sensitive Habitat Areas
- Soil resources & Hazards



Future development shall be found consistent with all applicable policies.



Public Comment

Staff received the following summarized concerns:

- The Conservation and Scenic Easement is still in effect and prohibits any development.
- Setting precedent for termination of Conservation and Scenic Easements.
- The project is not for coastal resource protection purposes.



Recommendation

1. Find the project Statutorily Exempt pursuant to section 15625 of the CEQA Guidelines and subject to the requirements of Public Resources Code § 21080.5; and
2. Adopt a resolution of intent to approve the Local Coastal Program Amendment to rezone the property from Resource Conservation, Coastal Zone [“RC(CZ)”] to Watershed and Scenic Conservation, 40 acres per unit, Design Control, Special Treatment, Coastal Zone [“WSC/40-D-SpTr(CZ)”].