



# PLN130339 COLLINS

Board of Supervisors  
April 19, 2022  
Item #40



# PLN130339

## Location:

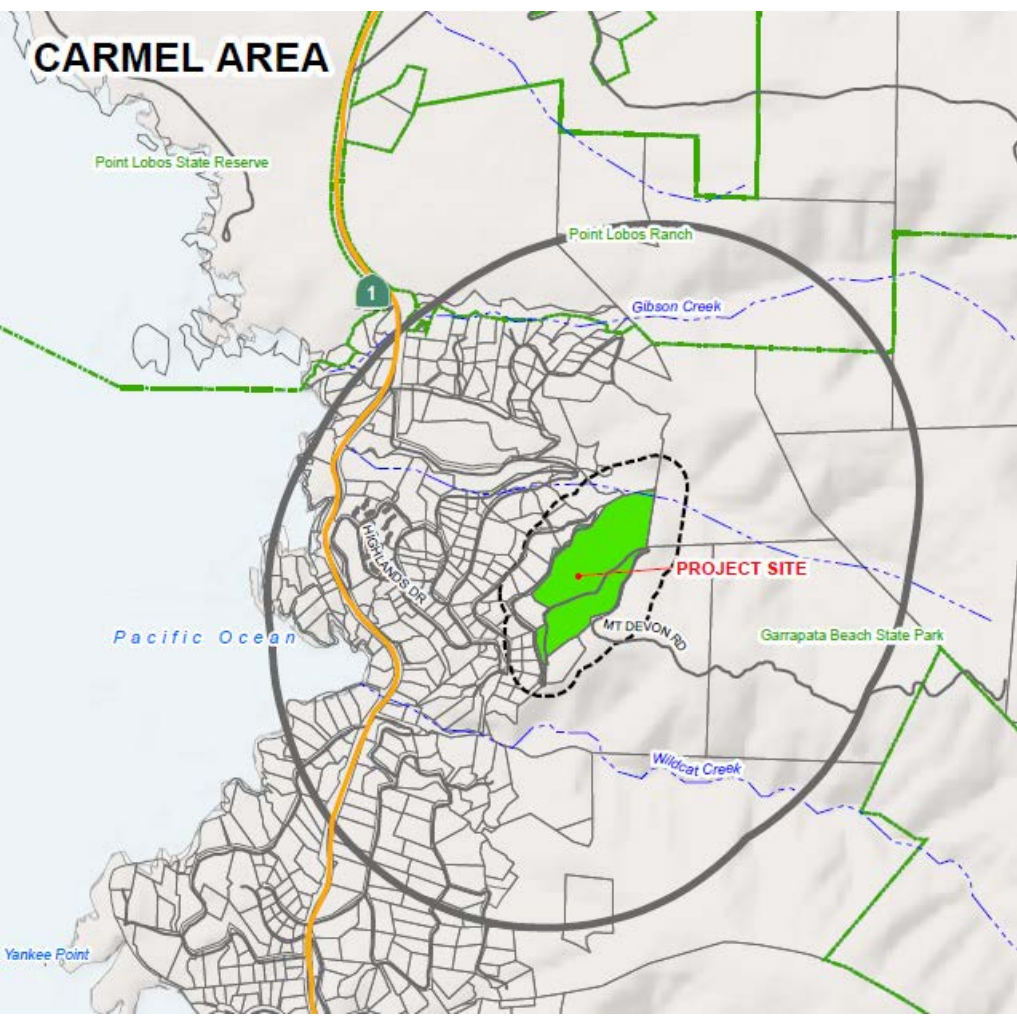
83 Mount Devon Road, Carmel, Carmel Area Land Use Plan

## Description:

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

## Last Action:

March 08, 2022 – Board of Supervisors adopted a motion of intent to deny the Rezone





# Findings

1. **Inconsistent with BSI:** Entire property is visible from Highway 1 and Point Lobos and contains slopes exceeding 30%.
2. **Inconsistent with Carmel Area LUP:** resulting development has the potential to impact ESHA.
3. **Retains Economic Viability:** allowed uses may be considered under separate permitting and discretionary review.





# Recommendation

1. Find the project Statutorily Exempt under the California Environmental Quality Act pursuant to Section 21080(b)(5) of the Public Resources Code and Section 15270(a) of the CEQA Guidelines; and
2. Deny the request to amend the Local Coastal Program to rezone a 21-acre parcel 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)]