

PLN220336

SEASTARS LLC

Board of Supervisors
February 25, 2025
Item #10



Project Location

3600 Red Wolf Drive, Carmel
Carmel Area Land Use Plan

Zoning

WSC/80-D(CZ)

Project Scope

Amendment to a previously approved
Combined Development Permit to allow:

- 513 sq ft guesthouse with 425 sq ft of livable space;
- 1,041 sq ft pool;
- 5,330 sq ft of patios, walkways and paths;
- 672 sq ft of structure and ground mounted solar panels;
- 2,038 sq ft of driveway; and

Amend a Conservation and Scenic Easement





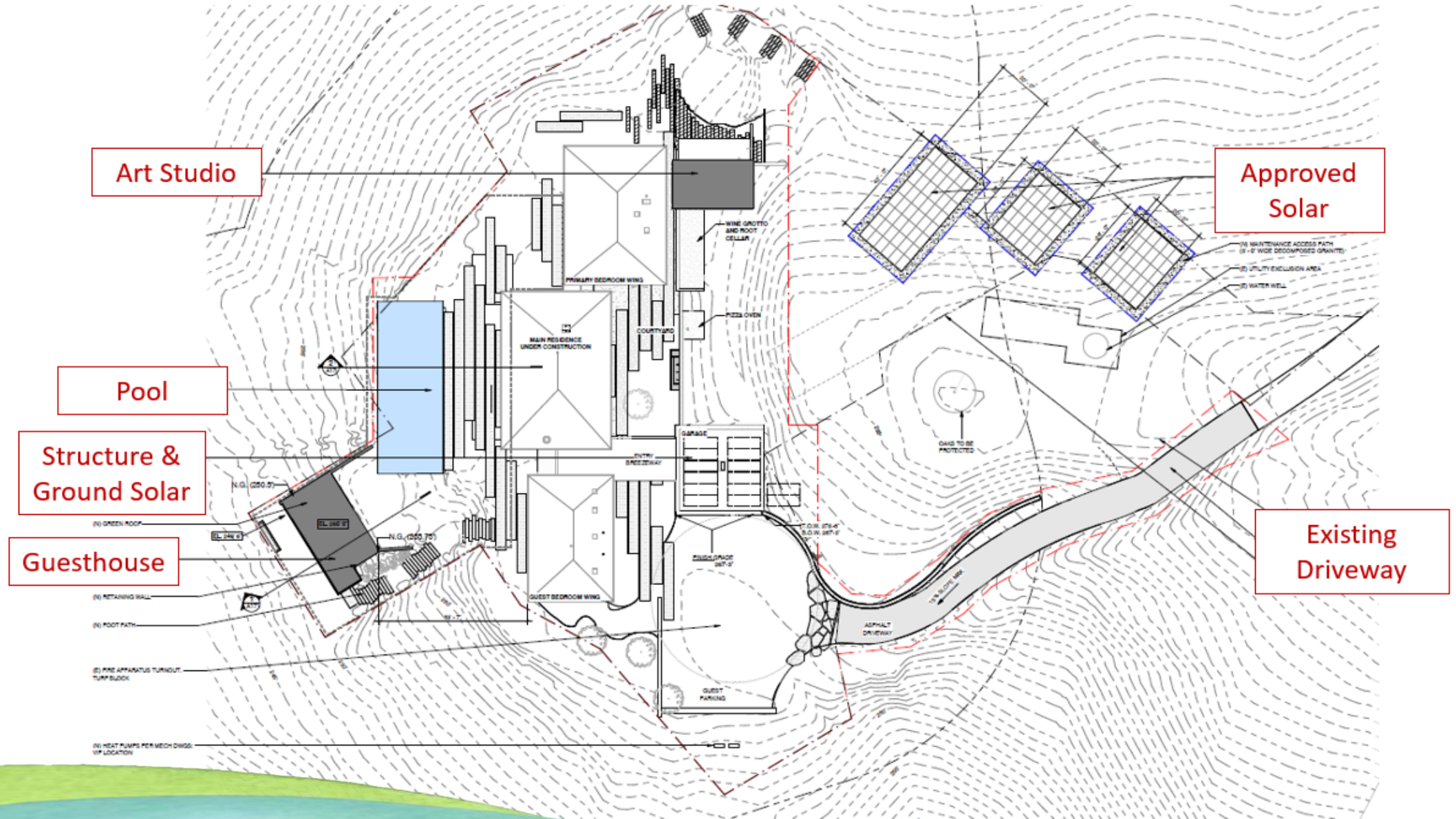
View of the project site from Point Lobos

Project History

- PLN980149 – 11,617 sq ft Residence & 425 sq ft Guesthouse
 - Settlement Agreement
- PLN030071 – 7,985 sq ft Residence, 1,017 sq ft Garage & 425 sq ft Poolhouse
 - Development Relocation
- PLN070540 – 5,363 sq ft Residence, 1,785 sq ft Garage & Solar Panels
- PLN190205 – 4,127 sq ft Residence & 1,238 sq ft Garage
 - Design Approval

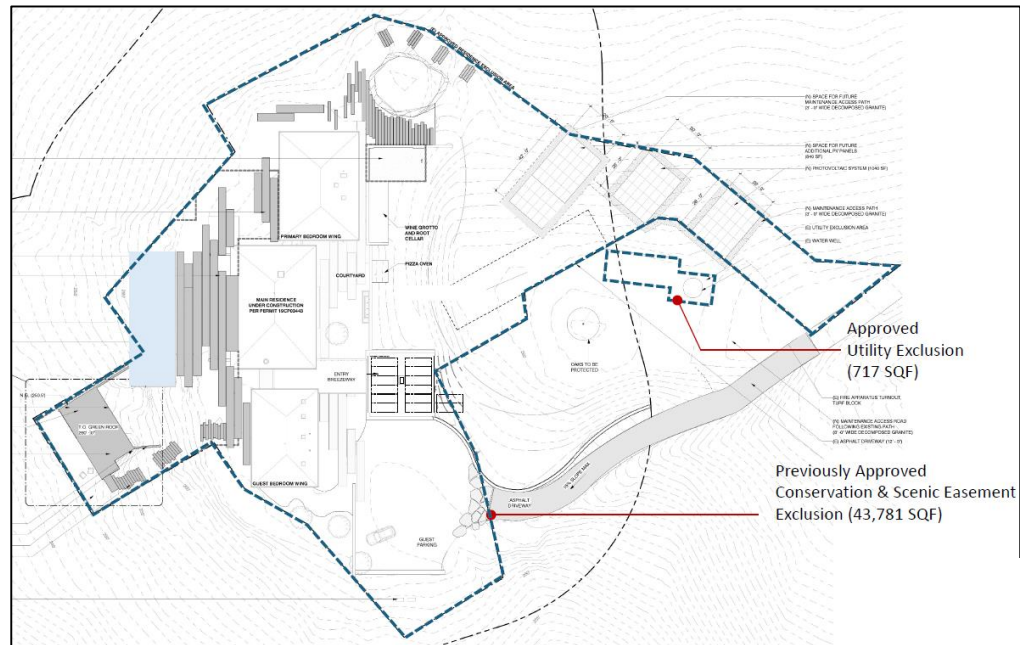


Amended Project Scope

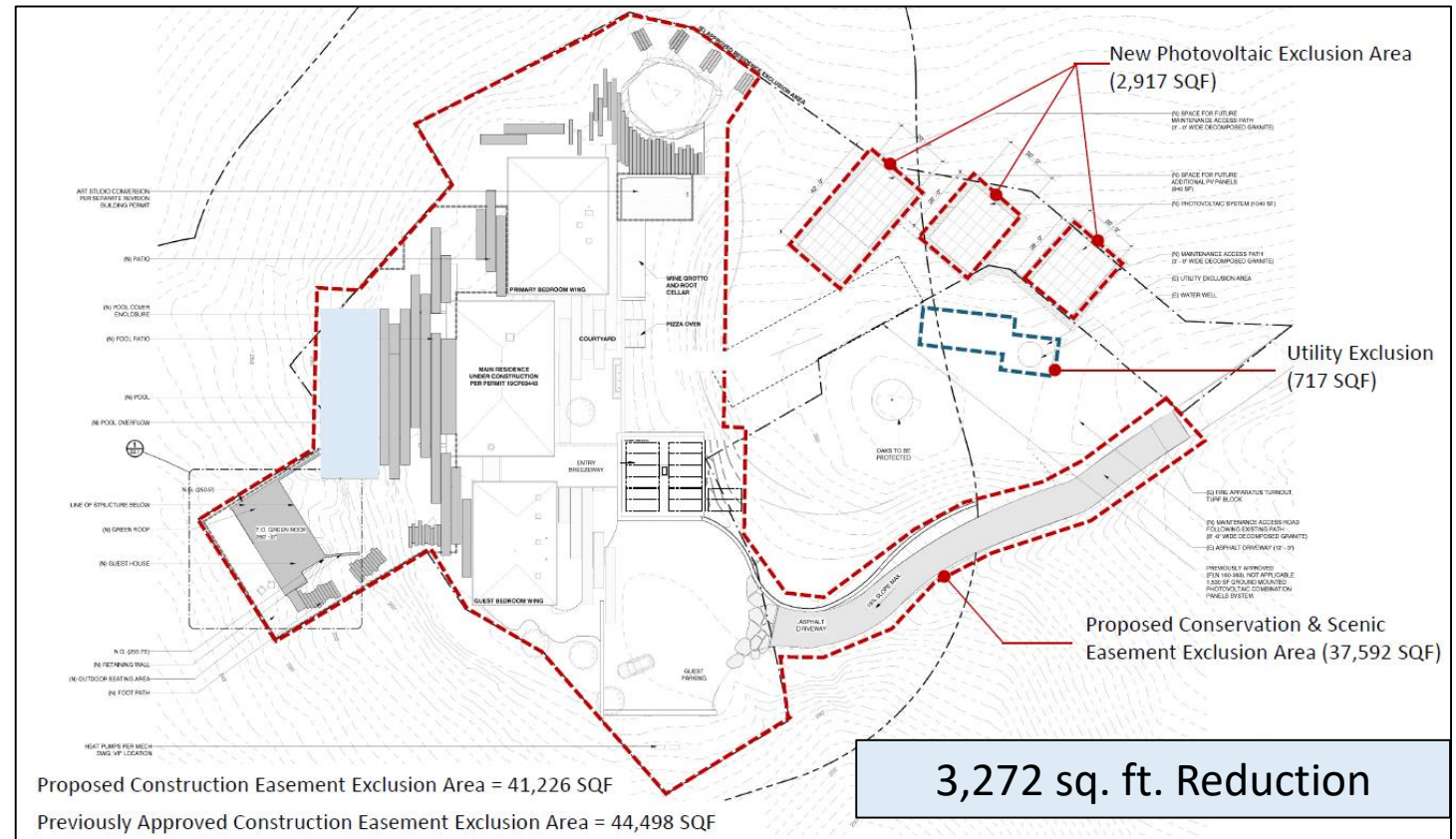


Amended Conservation & Scenic Easement

Existing Easement Area



Proposed Easement Area



Coastal Commission Comment

- Incorrect Approval of Driveway Realignment
 - Permit Amendment
- Degradation of Habitat within Conservation Area
 - Restoration
- Loss of Conservation Area
 - Revised to Avoid Fragmentation
 - No Net Loss – Increased by 3,272 sq ft
- Settlement Agreement Requires CCC Approval of Final Landscape Plan
 - Condition Incorporated



Project Impacts





CEQA Addendum

Impacts to Hooker's Manzanita increased by 0.012 acres

- $0.25 + 0.012 = 0.262$ acres
- MM No. 5 - Minimum of 0.5 acres Restoration (0.25 acres at 2:1)
- Restoration Area Increased to 0.524 acres
- Proposed Restoration is 0.69 acres

Other Mitigations Incorporated

- Visual Impacts – MM Nos. 1, 3 & 4
- Biological Impacts – MM Nos. 1, 5, 6, 9 & 11

Qualifies for Addendum per CEQA Guidelines Section 15164

Staff Recommendation

- Consider an Addendum, together with the adopted Mitigated Negative Declaration and Addendum for the Bliss Project pursuant to CEQA Guidelines Section 15164;
- Approve an amendment to a previously approved Combined Development Permit to allow:
 - 513 sq ft guesthouse with 425 sq ft of livable space;
 - 1,041 sq ft pool;
 - 5,330 sq ft of patios, walkways and paths;
 - 672 sq ft of structure and ground mounted solar panels;
 - 2,038 sq ft of driveway; and
- Amend a Conservation and Scenic Easement Deed.

