

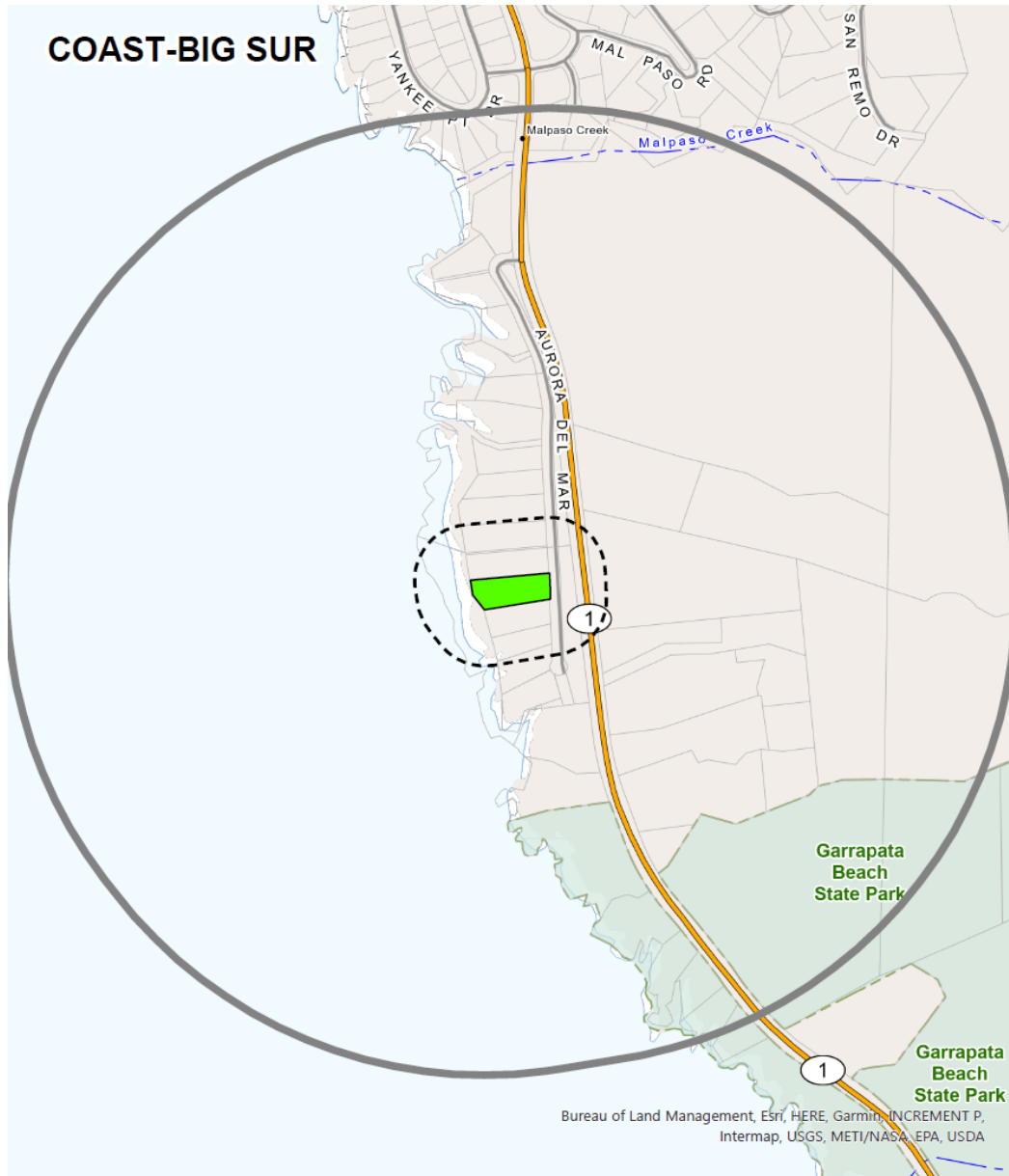
PLN230350 MR ARTEMIS LLC

BOARD OF SUPERVISORS

OCTOBER 28, 2025

AGENDA ITEM #10





PROJECT SITE

PROJECT LOCATION – 30860
Aurora Del Mar, Carmel, Big
Sur Coast Land Use Plan

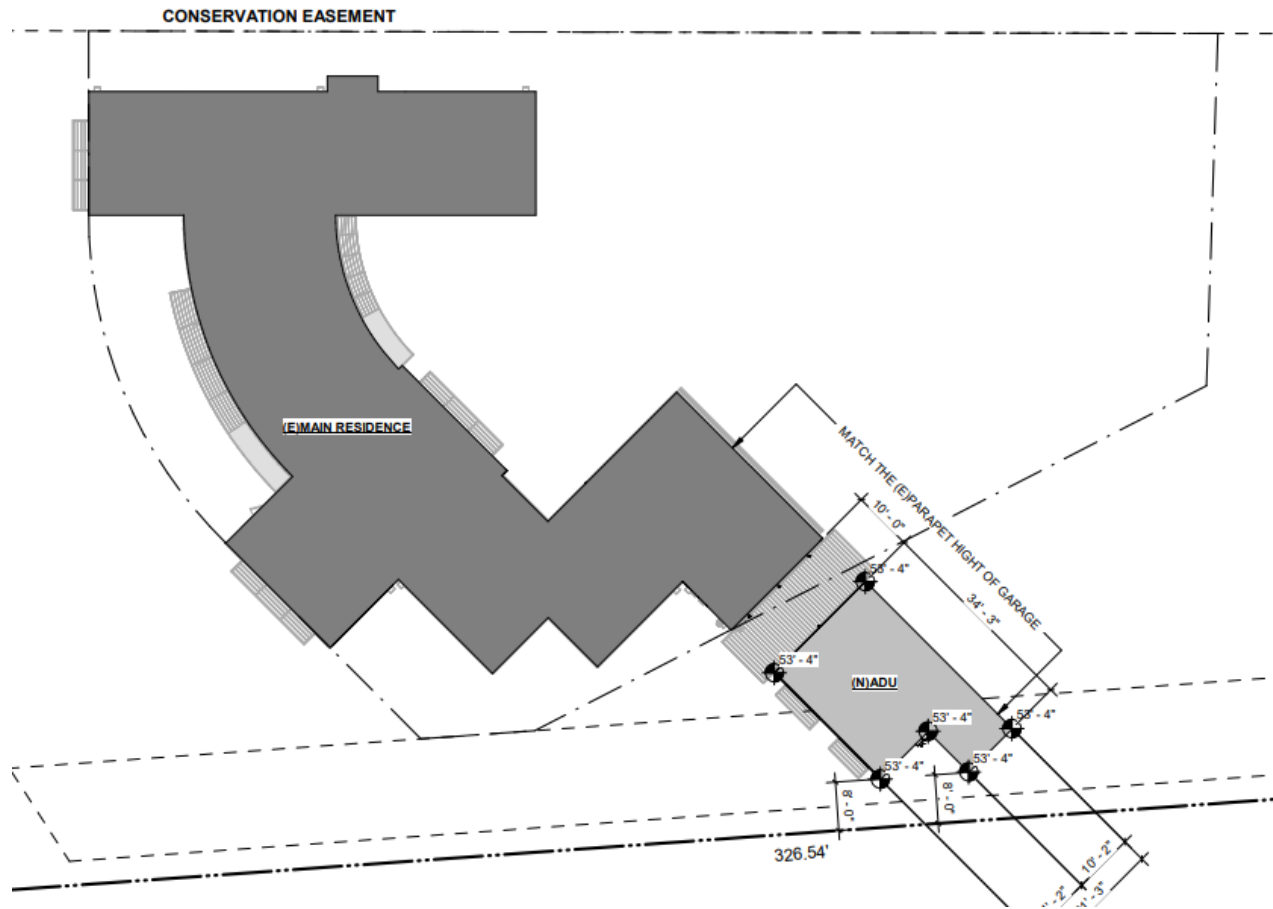
ZONING – Rural Density
Residential with a density of
40 acres per unit and a Design
Control Overlay in the Coastal
zone (“RDR/40-D(CZ))



PROJECT DESCRIPTION

A Combined Development Permit consisting of:

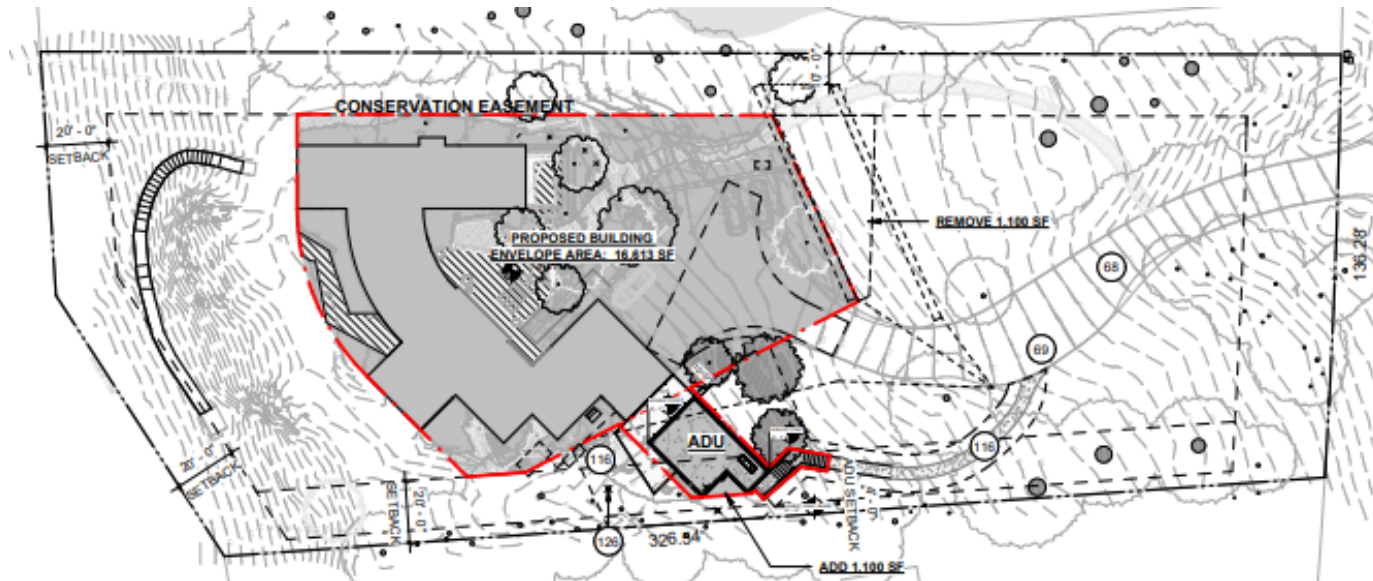
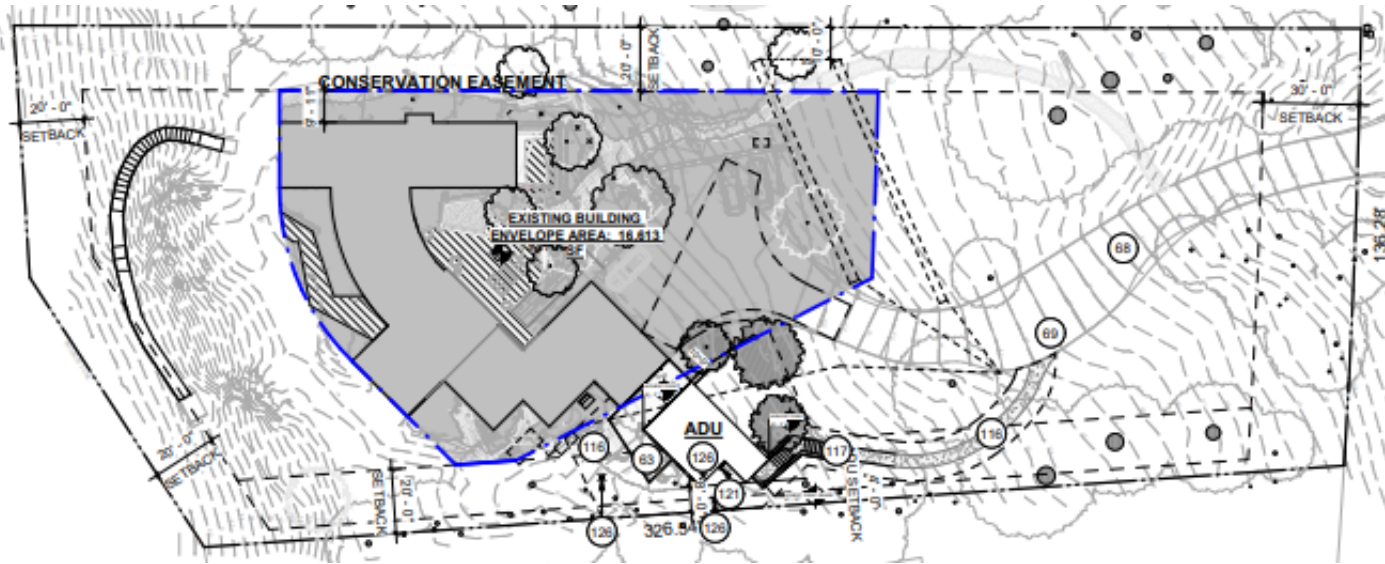
- a. A Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated suite improvements;
- b. A Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
- c. Acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property



CONSERVATION & SCENIC EASEMENT

Reconfiguring and relocating 1,100 square feet of the existing easement; the overall size of the easement will remain the same with implementation (approximately 43,598 square feet)

Proposed easement (map) amendment will not create any impacts to visual resources, and will allow the continued dual-function of the easement - protecting visual and coastal resources on the property



DESIGN AND LUAC

Big Sur LUAC on March 11, 2025,
voted 5-0 to support the project

Tan stone exterior and dark
powder coated aluminum
windows, doors and trellis

Due to existing vegetation and
topography the proposed
development is not visible from
Highway 1 nor any other public
viewing areas



STAFF RECOMMENDATION

1. Find that the project qualifies as a Class 3 and Class 17 Categorical Exemption pursuant to CEQA Guidelines section 15303 and 15317, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated suite improvements;
 - b. A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Accept an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC Property