



## Board Report

---

**File #:** ORD 12-018, **Version:** 1

---

Public hearing to consider:

- a. Acknowledging receipt of the California Coastal Commission resolution approving the Monterey County Local Coastal Program Amendment Number MCO-1-12 Part 2;
- b. Adoption of an ordinance to amend the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) amending Section 20-22 of the zoning maps to: 1) rezone an approximately 598.41 acre parcel (APNs 241-221-012-000 and 243-201-012-000) from the "WSC/40 (CZ)" and "WSC/80 (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Coastal Zone] and "WSC/40 SpTr (CZ)" and "WSC/80 SpTr (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classifications to the "WSC/199.47 (CZ)" [Watershed and Scenic Conservation, 199.47 acres per unit, Coastal Zone] zoning classification; and 2) rezone an approximately 11.46 acre parcel (APN 243-201-013-000) from the "WSC/40 SpTr (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classification to the "WSC/11.46 (CZ)" [Watershed and Scenic Conservation, 11.46 acres per unit, Coastal Zone] zoning classification; and
- c. Directing staff to transmit the amendments to the California Coastal Commission for confirmation by the Coastal Commission at their next regular meeting and incorporation into the County's Local Coastal Program.

(Rezoning - PLN110318 / Keig/Costa, 200 Crest Road and 30 Mentone Drive, Carmel, Carmel Area Land Use Plan)

### PROJECT INFORMATION:

**Planning File Number:** PLN110318

**Owner:** Daniel J. Keig Trust and Rebecca Dazai Costa Trust

**Project Location:** 200 Crest Road and 30 Mentone Drive, Carmel

**APN:** 241-221-012-000, 243-201-012-000, and 243-201-013-000

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

**CEQA Action:** Exempt per CEQA Guidelines Section 15308

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Acknowledge receipt of the California Coastal Commission resolution approving the Monterey County Local Coastal Program Amendment Number MCO-1-12 Part 2;
- b. Adopt an ordinance to amend the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) amending Section 20-22 of the zoning maps to: 1) rezone an approximately 598.41 acre parcel (APNs 241-221-012-000 and 243-201-012-000) from the "WSC/40 (CZ)" and "WSC/80 (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Coastal Zone] and "WSC/40 SpTr (CZ)" and "WSC/80 SpTr (CZ)" [Watershed and Scenic Conservation, 40 acres per unit and 80 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classifications to the "WSC/199.47 (CZ)" [Watershed and Scenic Conservation, 199.47 acres per unit, Coastal Zone] zoning classification; and 2) rezone an approximately 11.46 acre parcel (APN 243-201-013-000) from the "WSC/40 SpTr

(CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Special Treatment Overlay, Coastal Zone] zoning classification to the "WSC/11.46 (CZ)" [Watershed and Scenic Conservation, 11.46 acres per unit, Coastal Zone] zoning classification; and

- c. Direct staff to transmit the amendments to the California Coastal Commission for confirmation by the Coastal Commission at their next regular meeting and incorporation into the County's Local Coastal Program.

SUMMARY/DISCUSSION:

The rezoning of these parcels was required as a condition of approval of two lot line adjustments (Minor Subdivision Committee Resolution Nos. 96007 and 03009) to limit the density on the parcels. The rezoning will limit the development density on the parcels to one unit on the 11.46 acre parcel (APN 243-201-013-000) and three units on the 598.41 acre parcel (APNs 241-221-012-000 and 243-201-012-000). The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment. This rezoning is protective of the environment because it reduces development potential.

The Board of Supervisors adopted a resolution of intent to approve this Coastal Implementation Plan (CIP) amendment on January 24, 2012 (Attachment C), and staff subsequently submitted the proposed amendment to the California Coastal Commission (CCC) for certification. On May 9, 2012, the CCC held a hearing to consider certification of the proposed amendment and unanimously certified the amendment as submitted (Attachment B). Per State regulations and Section 20.94.030.D.7 of the Monterey County Code (Title 20), in order for the amendment to take effect, the Board must acknowledge receipt of the Coastal Commission certification of amendment, formally adopt the certified amendment, and transmit the amendment to the CCC for confirmation. The ordinance amending the CIP is included as Attachment A.

FINANCING:

Funding for staff time associated with this project is included in the FY11-12 Final Budget for the Planning Department.

Prepared by: Laura Lawrence, R.E.H.S., Planning Services Manager, ext. 5148

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Wendy Strimling.

cc: Front Counter Copy; California Coastal Commission; Mike Novo; Laura Lawrence, Planning Services Manager; Daniel J. Keig Trust, Owner; Rebecca Dazai Costa Trust, Owner; The Open Monterey Project; LandWatch; Project File PLN110318

The following attachments on file with the Clerk of the Board:

- Attachment A Draft Ordinance amending Section 20-22 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code with attached zoning map (Section 20-22)
- Attachment B California Coastal Commission Resolution adopted May 9, 2012 with cover letter
- Attachment C Board of Supervisors Resolution No. 12-015
- Attachment D Planning Commission Resolution No. 11-045
- Attachment E Vicinity Map

