



County of Monterey Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-088

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

November 12, 2025

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Current Status: Agenda Ready

Matter Type: Planning Item

PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the "Lincoln Green Cottages".

Project Location: 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

- 1) Find that the project qualifies as a Statutory Exemption under Section 15265 of the CEQA Guidelines;
- 2) Amend the Monterey County Local Coastal Program by:
 - a. Adopting an Ordinance to amend Sectional District Map 16 of Title 20 section 20.08.060 to rezone 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]; and
 - b. Adopting an Ordinance to amend the Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and
- 3) Direct HCD staff to submit the Local Coastal Program Amendment to the California Coastal Commission for certification.

PROJECT INFORMATION:

Property Owner: Lincoln Green Inn, LLC

Applicant: Maureen Wruck Planning Consultant, LLC

Project Location: 26208 & 26200 Carmelo Street

APN: 009-403-003-000

Parcel Size: 0.30 acres

Zoning: Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The subject property is governed by the goals, text, and policies of the 1982 General Plan, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Zoning Ordinance (Title 20). On September 17, 2024, the project applicant, Lincoln Green Inn, LLC, filed a request to construct an additional (fifth) visitor serving unit on the subject property. This development proposal is being processed separately from the proposed rezoned and text amendment. During the staff's review of the development proposed, the staff identified an inconsistency between the property's zoning district and land use designation.

The Lincoln Green Inn was built on the subject property in 1926 and has been in operation ever since. The property received its first zoning district in 1963. Although the property was commercially developed and operated, the property was zoned Residential ("R-1") in 1963 and through 1980. In 1982, the Carmel Area Land Use Plan was adopted in October 1982. At this time, the property received its first land use designation (Visitor Serving Commercial). Although the property's land use designation reflected its historical and ongoing visitor-serving commercial operation, the property was rezoned to Medium Density Residential. However, this was done in error as the Medium Density Residential zoning district is not compatible with the underlying Land Use Designation of Visitor Serving Commercial. This erroneous zoning continues to apply to the property today. California Government Code § 65860(a) states, "County or city zoning ordinances shall be consistent with the general plan of the county or city." Accordingly, the County is required to correct this inconsistency between the property's land use designation, which is enforced by the Carmel Area Land Use Plan and the 1982 General Plan, and the zoning district, which is in the County's Zoning Ordinance (Title 20). As proposed, the project involves changing the subject property's zoning district from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. In addition, should this rezone be implemented, the Medium Density Residential zoning district's reference to the "Lincoln Green Inn Cottages" (Title 20 section 20.12.070.E(3)) is no longer applicable. Accordingly, the staff recommends that this language from Chapter 20.12 be removed.

County staff, having reviewed the history of the property, available documentary evidence, and the physical characteristics of the property, are recommending approval of the proposed zoning map change and Title 20 text amendment. Rezoning the property VSC would bring the zoning into compliance with the underlying land use designation and better align with the historical and current use of the property.

As noted above, the proposed addition of one unit is being processed under a separate discretionary permit and is in no way influenced by the proposed rezoned and text amendment. Accordingly, the only action before the Planning Commission is consideration of the proposed rezone and text amendment. Pursuant to Title 20 section 20.94.030, the Planning Commission shall act as a recommending body to the Board of Supervisors for Local Coastal Program Amendments, including

text amendments and rezones. Therefore, following the Planning Commission's recommendation, the Board of Supervisors will consider the project. Although the County is required to correct this error, the proposed rezone and text amendment do amend the County's Local Coastal Program and thus consideration by the California Coastal Commission is still required and will occur following the Planning Commission and Board of Supervisors hearings.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA) Guidelines Section 15265 statutorily exempts project activities and approvals made by any local government necessary for the preparation and adoption of a local coastal program. Amendments of the local coastal program, including Land Use Plan land use designation amendments and zoning amendments, are subject to the same processing and analysis regulations as the original adoption of the local coastal program. This land use and zoning change will not take effect until after the change is certified by the California Coastal Commission. Therefore, the subject Local Coastal Program amendment is exempt from CEQA, and no environmental review is required.

OTHER AGENCY/DEPARTMENT INVOLVEMENT:

The following County departments have reviewed the project, with HCD-Engineering Services and HCD-Planning recommending conditions:

- HCD-Planning Services
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Berretti, AICP, HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Local Coastal Program Draft Resolution

- Draft Ordinance (clean)
- Proposed Zoning Map

Exhibit B - Draft Ordinance (redline)

cc: Front Counter Copy; Joseph Alameda, Assistant Planner; Fionna Jensen, Principal Planner; Maureen Wruck Planning Consultant, LLC, Applicant; California Coastal Commission, Santa Cruz Office; The Open Monterey Project (Molly Erickson); LandWatch; Lozeau Drury, LLP; Project File PLN220308.