

PLN210061

JOHNSON HAL W JR & ALLISON H

BOARD OF SUPERVISORS

JULY 1, 2025



# Overview

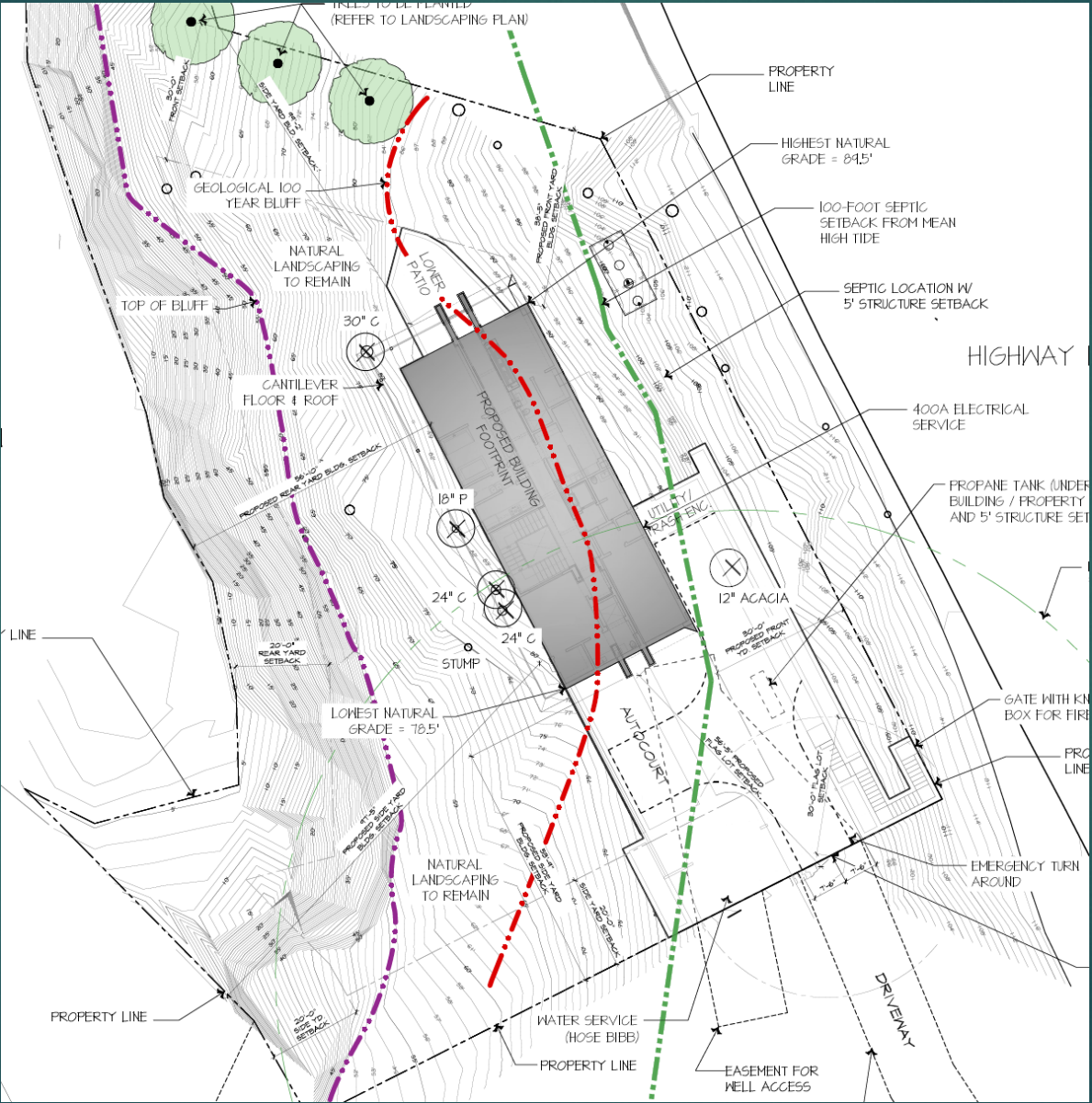
- ▶ **Location:** 226 Highway 1, Carmel Highlands, Carmel Area Land Use Plan
- ▶ **Scope:** Allow construction of a 3,525 square foot single-family residence and associated site improvements, including:
  - ▶ Development within 750 feet of archaeological resources and
  - ▶ Development within 50 feet of a coastal bluff
  - ▶ Removal of four native trees
  - ▶ Development on slopes in excess of 30 percent

Aerial Image of Site and Vicinity





# Site Plan





# Project History

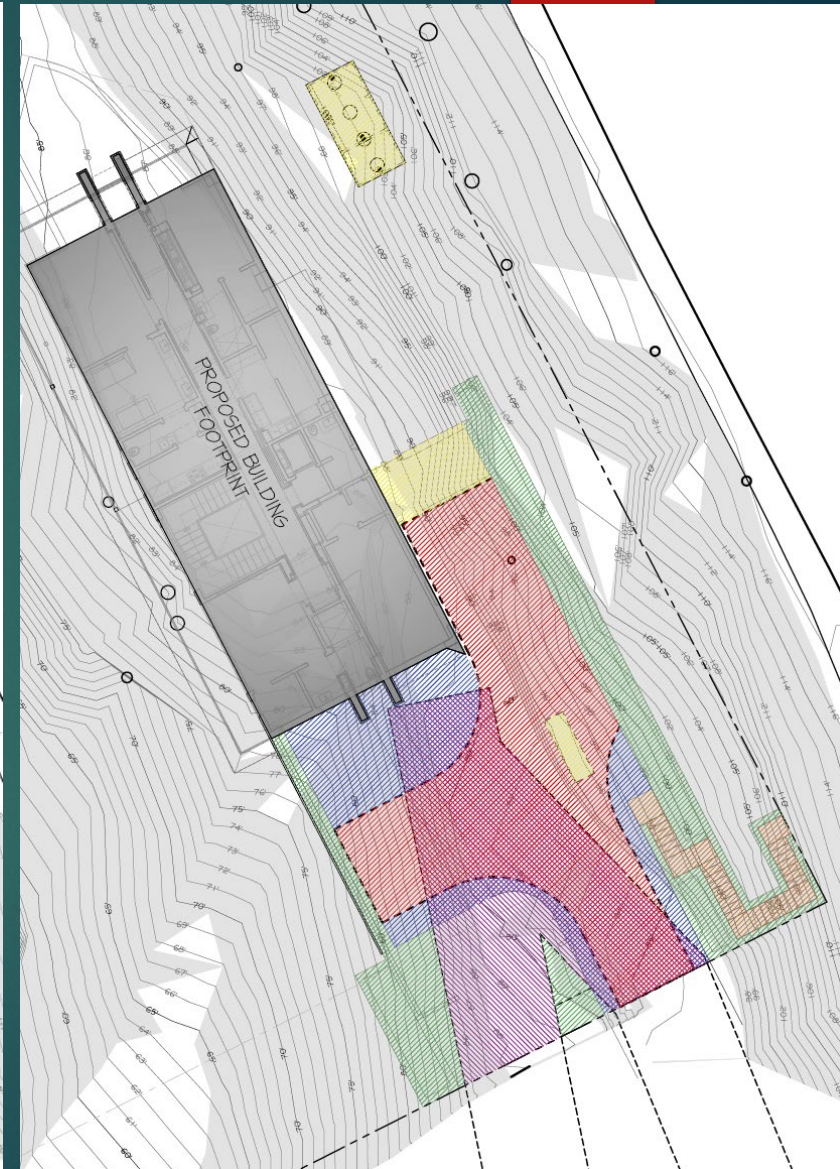
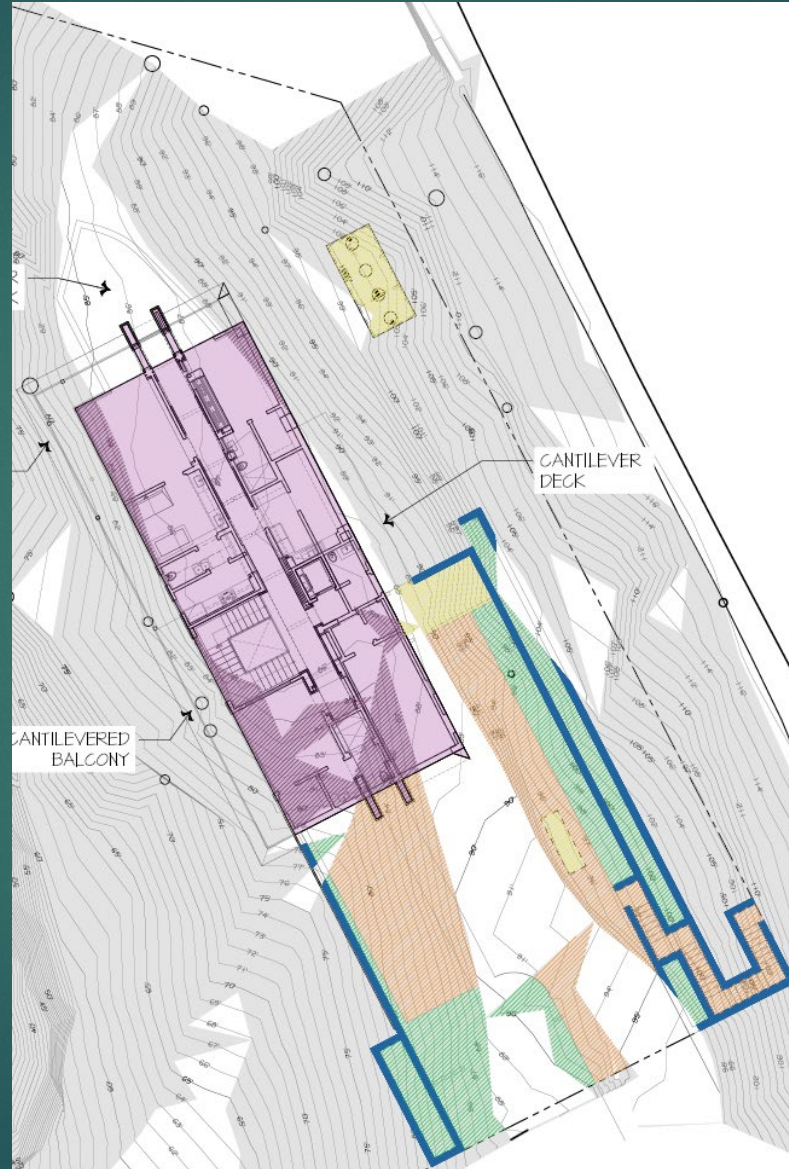
- ▶ Motion of intent to deny project at October 30, 2024  
Planning Commission
- ▶ Project re-designed and approved at May 28, 2025  
Planning Commission
- ▶ Appeal received on June 9, 2025



# Development on Slopes

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- ▶ No feasible alternative to development on slopes
- ▶ Residence sited and designed to conform to topography
- ▶ Associated site improvements required to develop home





# Tree Removal

- ▶ Project would include removal of five trees, four of which are protected
- ▶ Design of residence minimizes tree removal
- ▶ Trees proposed for removal in generally poor condition, and would not be safe to retain when any development occurs near them
- ▶ Recommend conditions requiring 1:1 replacement of protected trees and protection of other trees on site



Site plan with tree removal, blue is cypress, red is pine, and green is Acacia



# Visual Resources

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View from Vista Point and photo-simulation



# Visual Resources

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Photo-simulation view  
from Highway 1



# Variances

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- ▶ Project previously included variances for the main house, and for a large retaining wall parallel to Highway 1
- ▶ Re-designed to remove portions of residence and retaining walls greater than 6 feet tall
- ▶ Retaining walls less than 6 feet are not subject to setbacks based on existing County interpretation



# California Environmental Quality Act (CEQA)

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- ▶ Initial Study prepared and circulated in accordance with the CEQA Guidelines
- ▶ Identified potential impacts to cultural and tribal cultural resources, and incorporated mitigation measures which would reduce potential impacts to less than significant
- ▶ These mitigations are recommended to be incorporated as conditions of approval and part of an adopted mitigation monitoring and reporting plan



# Additional Contentions

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That the Findings:

- ▶ Are not supported by evidence
- ▶ Conflict with LUP, CIP, and County Code
- ▶ Violate CEQA
- ▶ Violate State Planning and Zoning Law



# Recommendation

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- ▶ 1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- ▶ 2) Deny an appeal of the Monterey County Planning Commission's May 28, 2025 decision to approve the Combined Development Permit (PLN210061); and
- ▶ 3) Approve a Combined Development Permit consisting of a:
  - ▶ a. Coastal Administrative Permit and Design Approval to allow construction of a 3,525 square foot single-family residence with an attached garage, and associated site improvements including an auto-court, access road improvements, patios, an emergency fire access stairway, tiered retaining walls, septic tank, installation of a centralized water quality treatment for the Highway 1 Water Distribution System #12, and approximately 400 lineal feet of sewer line;
  - ▶ b. Coastal Development Permit to allow development within 50 feet of a coastal bluff;
  - ▶ c. Coastal Development Permit to allow the removal of four trees, including three Monterey cypress and one Monterey pine;
  - ▶ d. Coastal Development Permit to allow 3,095 square feet of development on slopes in excess of 30%;
  - ▶ e. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- ▶ 4) Adopt a Condition of Approval and Mitigation Monitoring and Reporting Plan.