

MONTEREY COUNTY BOARD OF SUPERVISORS

Meeting: October 11, 2011 Time: 1:30 p.m.	Agenda Item No.:
Project Description: Public Hearing to:	
<p>a. Consider adoption of resolution of intent to approve proposed amendments to the Carmel Area Land Use Plan and Coastal Implementation Plan (Chapter 20.146.120-- Land Use and Development Standards) to include a High Density Residential (HDR) land use designation and HDR zoning district and to change the existing designation and zoning on a 3.68 acre site from MDR/2 (Medium Density Residential/2 units per acre) to HDR/12.5 (High Density Residential/12.5 units per acre) and submit the amendments to the California Coastal Commission for certification;</p> <p>b. Consider certification of the Environmental Impact Report; and</p> <p>c. Consider the application (Rigoulette (Villas de Carmelo)/PLN070497) for a Combined Development Permit to allow a 46 unit residential condominium project and continue the hearing on the Combined Development Permit until after the Coastal Commission acts on the proposed amendments.</p>	
Project Location: 24945 Valley Way, Northwest corner of Highway One and Valley Way, Carmel	APN: 009-061-002-000, 009-061-003-000, and 009-061-005-000
Planning File Number: PLN070497	Owner: Rigoulette, LLC Agent: Ed Shagen, Kevin Kane (The Widewaters Group, Inc.) Representative: Jacqueline Zischke
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: "MDR/2-D (CZ)" [Medium Density Residential, 2 units per acre, Design Control District in the Coastal Zone]	
CEQA Action: Statutory Exempt per CEQA Section 15265	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Board of Supervisors:

- a. Consider adoption of resolution of intent to approve proposed amendments to the Carmel Area Land Use Plan and Coastal Implementation Plan (Chapter 20.146.120-- Land Use and Development Standards) to include a High Density Residential (HDR) land use designation and HDR zoning district and to change the existing designation and zoning on a 3.68 acre site from MDR/2 (Medium Density Residential/2 units per acre) to HDR/12.5 (High Density Residential/12.5 units per acre) and submit the amendments to the California Coastal Commission for certification;
- b. Await certification of the Environmental Impact Report until after the California Coastal Commission acts on the LCP Amendments; and
- c. Consider application (Rigoulette (Villas de Carmelo)/PLN070497) for a Combined Development Permit to allow a 46 unit residential condominium project and continue the hearing on the Combined Development Permit until after the Coastal Commission acts on the proposed amendments.

PROJECT OVERVIEW:

The Villas de Carmelo project proposes infill/redevelopment of a 3.68-acre site located in the unincorporated Coastal Zone of Monterey County, bordering the City of Carmel-by-the-Sea. This is the former Carmel Hospital site that includes three buildings, parking lots, driveways, and paved pathways. Two historically significant buildings, the former hospital building and a garage/shop building, would be preserved by the proposed project and eight additional new buildings would be constructed on the site to accommodate the proposed forty-six (46)

residential units, as well as ancillary uses such as underground parking, a recreational room, gym, and storage. Project entitlements include, but are not limited to: Carmel Area Land Use Plan and Zoning Amendments, Coastal Development Permit, and a Vesting Tentative Subdivision Map.

The Planning Commission recommended (6-4 vote) that the Board of Supervisors adopt the proposed LCP Amendments to the Carmel Area Land Use Plan and Coastal Implementation Plan. The Planning Commission also recommended the Board certify the EIR and approve the proposed project with on-site moderate-income inclusionary housing (**Exhibit E**).

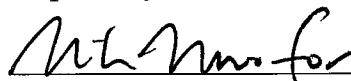
A memo to the Board of Supervisors with links to the Environmental Impact Report for the Villas de Carmelo project was emailed to the Board on September 8, 2011. The Environmental Impact Report (EIR) analyzes 10 project alternatives. It is the Applicant's Modified Design Alternative (Identified as Alternative 4 in the EIR) that is being considered in the proposed amendment to the Carmel Area Land Use Plan and Coastal Implementation Plan, Chapter 20.146.120.

See Exhibit A for further discussion.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

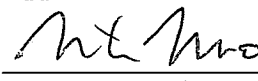
✓	Water Resources Agency		California Coastal Commission
✓	Environmental Health Bureau	✓	Cypress Fire Protection District
✓	Public Works Department		Monterey County Sheriff's Office
✓	Parks Department		Monterey Peninsula Water Management District
✓	Redevelopment & Housing Office		

Prepared by:



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 September 27, 2011

Approved by:



Mike Novo, Planning Director

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Housing & Redevelopment; City of Carmel-by-the-Sea; Planning File PLN070497; Rigoulette, LLC (owners); The Widewaters Group, Inc. (Applicants); Jacqueline Zischke, Applicants' Representative; Molly Erickson, Attorney; Save Our Neighborhood Coalition; Mark Bayne; The Open Monterey Project and LandWatch.

This report was reviewed by Carl Holm, AICP, Acting Deputy Director of the Resource Management Agency and Laura Lawrence, Planning Services Manager

- Exhibit A Discussion
- Exhibit B Draft Resolution of Intent to Approve LCP Amendments
- Exhibit C Applicants' Recommended LCP Amendments
- Exhibit D Carmel Area Vacant Parcels Map

- Exhibit E Planning Commission Resolutions A (project) & B (LCP Amendments for August 31, 2011
- Exhibit F MPWMD Letter dated June 29, 2011, Stamp Letter dated August 16, 2011, Stamp Letter dated July 8, 2011, SWRCB Letter dated August 10, 2011, Jacqueline Zischke Letter dated August 25, 2011, and SWRCB Letter dated August 30, 2011.
- Exhibit G Appendix A Monterey County Growth Management Policy
- Exhibit H Plans for Modified Alternative (Identified as Alternative 4 in the EIR).