CALIFORNIA COASTAL COMMISSION

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W11c

Prepared October 23, 2008 (for November 12, 2008 Hearing)

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Manager
            Mike Watson, Coastal Planner

Subject: Carmel-by-the-Sea LCP Amendment Number 1-08 (Historic Context Statement Update)

Carmel's Proposed Amendment

The City of Carmel is proposing to amend its certified Local Coastal Program (LCP) land use plan appendices to update the City's historic resource context statement. The update revises the context statement to add background information and contributions made to the city's character associated with architecture, art and culture, economic development, and influential individuals between the years of 1940 – 1965; see exhibit A for the City Council Resolution and exhibit B for the cross-through and underline proposed changes. These proposed changes would apply citywide.

Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

> ***CCR Section 13554(a).*** *Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.*

CCR Section 13555 provides that the Executive Director can make determinations on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554(a).

The proposed amendment would provide additional specificity to the LCP's Historic Context Statement (LCP Land Use Plan Appendix E), and officially recognize the contributions to the City's well-known and distinct coastal village character associated primarily with the architectural design of new commercial and residential structures, as well as other social, economic, and political influences that shaped the City between 1940 and 1965. It would not change the kind, location, intensity, or density of use. The expected effect would be to provide the necessary background information to ensure the protection and preservation of historic resources that contribute to the unique character of this popular central coast visitor serving destination. Ultimately, the effect of the proposed update should be better protection for the City's historic resources consistent with the LCP land use plan policies and zoning

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ordinances.

Coastal Commission Concurrence
Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its November 12, 2008 meeting at the Long Beach City Hall City Council Chambers at 333 West Ocean Boulevard in Long Beach. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Mike Watson in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted by November 7, 2008 if possible.

Click on the link below
to go to Exhibit B.

Exhibits:
Exhibit A: City Council's Resolution
Exhibit B: Proposed Changes to LCP Land Use Plan Historic Context Statement, Appendix E

California Coastal Commission

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2008-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE SEA ADOPTING THE UPDATED HISTORIC CONTEXT STATEMENT (APPENDIX "E" OF THE GENERAL PLAN/COASTAL LAND USE PLAN), AS AMENDED, AND A NEGATIVE DECLARATION

WHEREAS, The City of Carmel-by-the-Sea is a unique community that prides itself on its historic character; and

WHEREAS, the City has adopted a General Plan and Municipal Code that strive to protect the village character through clear policies and regulations that guide historic preservation; and

WHEREAS, the General Plan requires the maintenance of an Historic Context Statement; and

WHEREAS, on 9 January 2007 the City Council authorized a contract with ARG to assist in preparing an updated Historic Context Statement for an amount not to exceed $63,000; and

WHEREAS, on 27 May 2008 the Historic Resources Board recommended adoption of the updated Historic Context Statement; and

WHEREAS, on 16 July 2008 the Planning Commission recommended adoption of the updated Historic Context Statement; and

WHEREAS, the updated Historic Context Statement qualifies for a Negative Declaration as the project will have no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

1) Adopt a resolution updating the attached Historic Context Statement (Appendix E of the General Plan/Coastal Land Use Plan) with the amendments recommended by Council on 9 September 2008; and

2) Adopt the attached Negative Declaration.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of September 2008 by the following roll call vote:
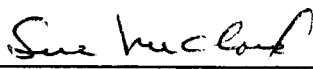
AYES: COUNCIL MEMBERS: HAZDOVAC; ROSE; SHARP; TALMAGE & McCLOUD
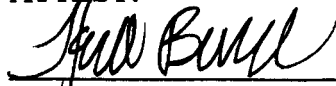
NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SIGNED,

Sue McCloud

SUE McCLOUD, MAYOR

ATTEST:

Heidi Burch

Heidi Burch, City Clerk

Exhibit A: City Council's Resolution