



# City of Carmel-by-the-Sea

## COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER CC  
CARMEL-BY-THE-SEA, CA 93921  
(831) 620-2010 OFFICE

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), City of Carmel-by-the-Sea has undertaken environmental review for the proposed 6<sup>th</sup> Cycle Housing Element Update (2023-2031) and Safety Element Update, and intends to adopt a Mitigated Negative Declaration. The City of Carmel-by-the-Sea invites all interested persons and agencies to comment on the proposed 6<sup>th</sup> Cycle Housing Element Update (2023-2031) and Safety Element Update.

**Lead Agency:** City of Carmel-by-the-Sea

**Project Location:** Carmel-by-the-Sea

**Project Description:** The project includes the update to the City's 6th Cycle Housing Element Update (2023-2031) Housing and Community Development (HCD) Revised Draft (dated January 24, 2024) ("Housing Element Update") and the update to the City's Safety Element. The adoption of these two elements would be an amendment to the City's General Plan/Coastal Land Use Program (General Plan). It is not expected that the updates to the City's Safety Element result in any physical changes. The Housing Element Update includes 410 housing units, which is approximately 17 percent more than the RHNA of 349 units. The City does not anticipate that future housing projects proposed on sites with existing commercial/office uses would also result in expanded building square footage for such uses. Consequently, no increase in existing commercial/office building square footage would occur with implementation of the Housing Element Update.

**Public Review Period:** Begins– February 23, 2024  
Ends – March 25, 2024

**Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:** City of Carmel-by-the-Sea website: <https://ci.carmel.ca.us/post/current-planning-applications> (Environmental Notices tab)  
City of Carmel-by-the-Sea Housing Element Update website: <https://homecarmelbythesea.com/>  
Hard copies will be available at the City of Carmel-by-the-Sea City Hall

**Address Where Written Comments May be Sent:** City Hall  
PO Box CC  
Carmel-by-the-Sea, CA 93921  
Marnie Waffle, AICP, Principal Planner  
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**Public Hearing:** Date: April 2, 2024  
Time: 4:30 pm  
Location: City Hall and via Zoom

