

**ISABELLA 2 LLC APPEAL
PLN180523**



**Board of Supervisors
August 24, 2021**

ISABELLA 2 LLC APPEAL PLN180523

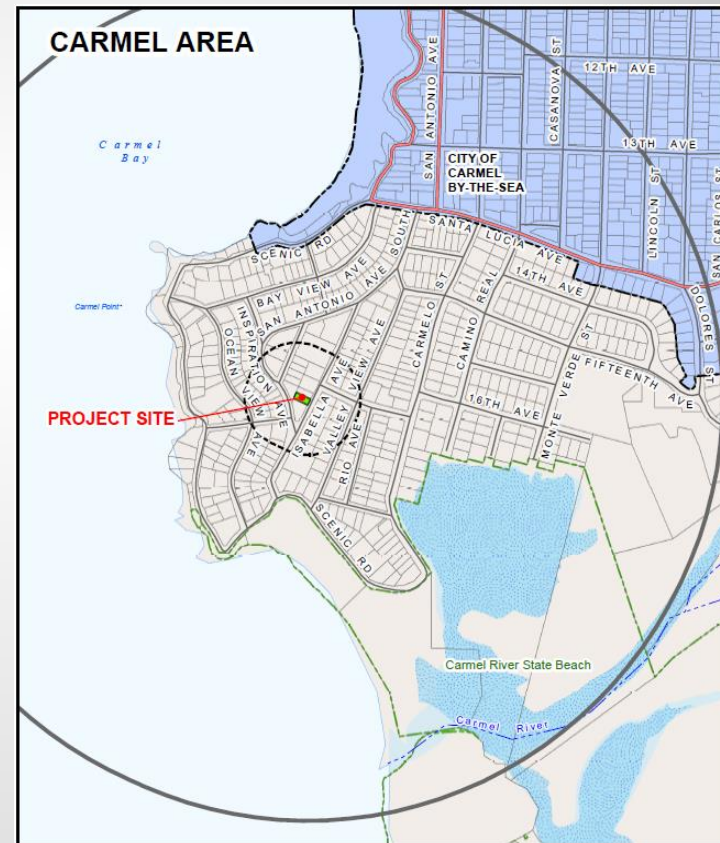


Project Location:

26308 Isabella Avenue,
Carmel Point,
Carmel Area LUP,
Coastal Zone.

Zoning:

MDR/2-D (18)(CZ)



PROJECT DESCRIPTION



Combined Development Permit consisting of:

- Construction of a single-family dwelling;
- Development within 750 feet of cultural resources;
- Modification of parking standards;
- Increase to allowed floor area; and
- Relocation of 4 Coast Live oak trees.



HISTORY & PROCESS

- November 2018: Original Application > 2,968 square foot dwelling, inclusive of a 1,250 square foot basement level.
- Coastal Commission decision in July 2020.
- Applicant revised project to eliminate basement level.
- April 2021: Planning Commission considered revised project. Hearing continued.
- May 2021: Planning Commission approved project with further revisions submitted by the applicant.
- June 2021: Appeal submitted. Appellant and Applicant agreed to postpone hearing.

APPEAL CONTENTIONS



Summarized contentions:

- Interior and exterior design;
- Neighborhood character;
- Amount of grading;
- Tribal receipt of mitigation language;
- Privacy of neighbors;
- County's history regarding variances;
- Adequacy of the environmental review; and
- Comparable lots.

STAFF ANALYSIS OF APPEAL CONTENTIONS



Proposed development, as currently designed and mitigated:

- Compatible with the neighborhood character;
- Consistent with applicable policies & regulations; and
- Minimizes/avoids potential impacts to cultural resources while allowing a reasonable level of development.



PROPOSED VARIANCE

Revised project includes 1 proposed Variance to allow an increase to floor area ratio maximum.

- Proposed floor area of 2,100 square feet.
 - 482 square feet over allowed maximum / 45% to 58.4%

Balances proposed development with protection of cultural resources.

Findings - Authorized Use, Special Circumstances/Privilege



VARIANCE FINDINGS

Authorized Use

- Single-family dwelling in a residential district.

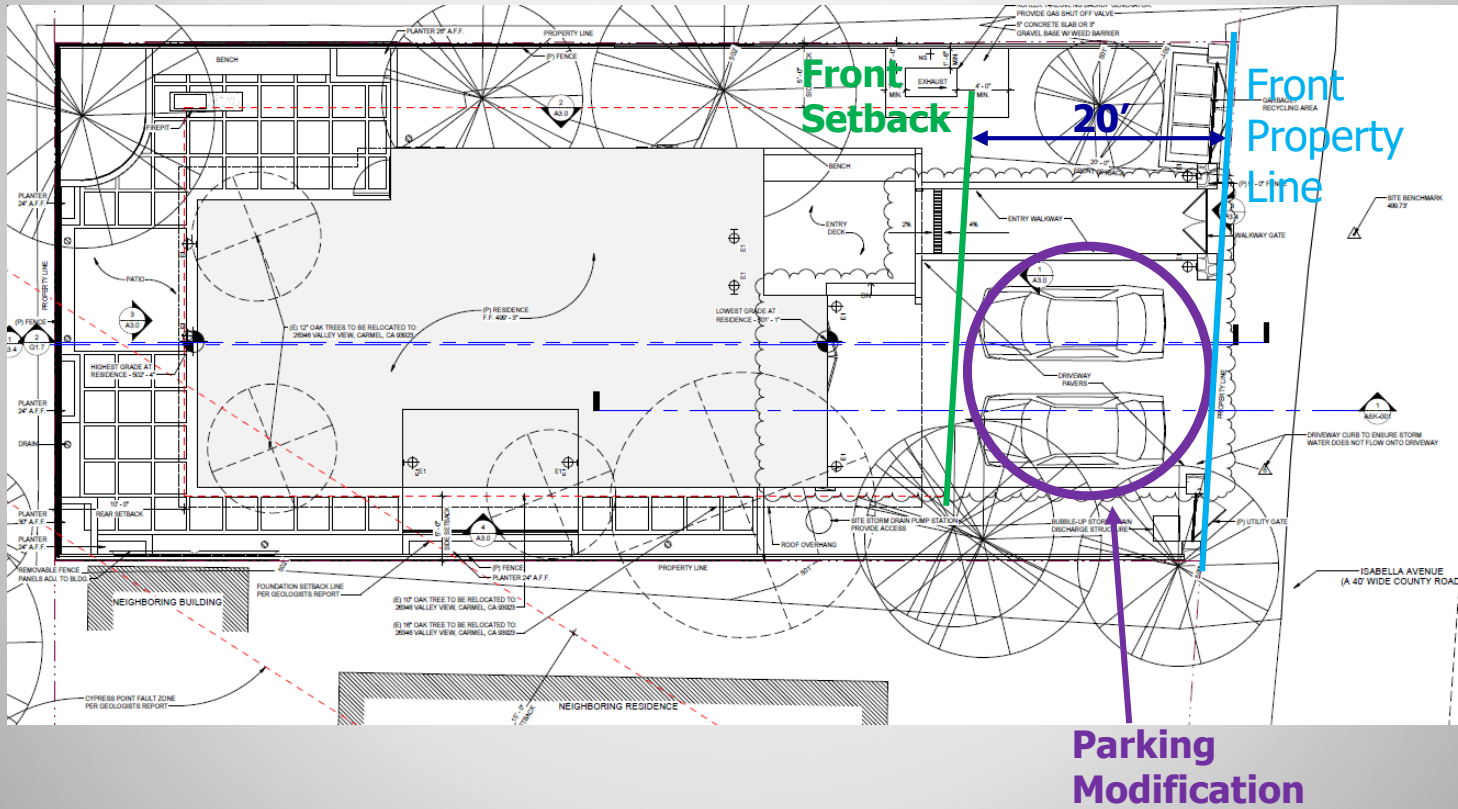
Grant of Special Privilege

- Similar variances granted by the County.

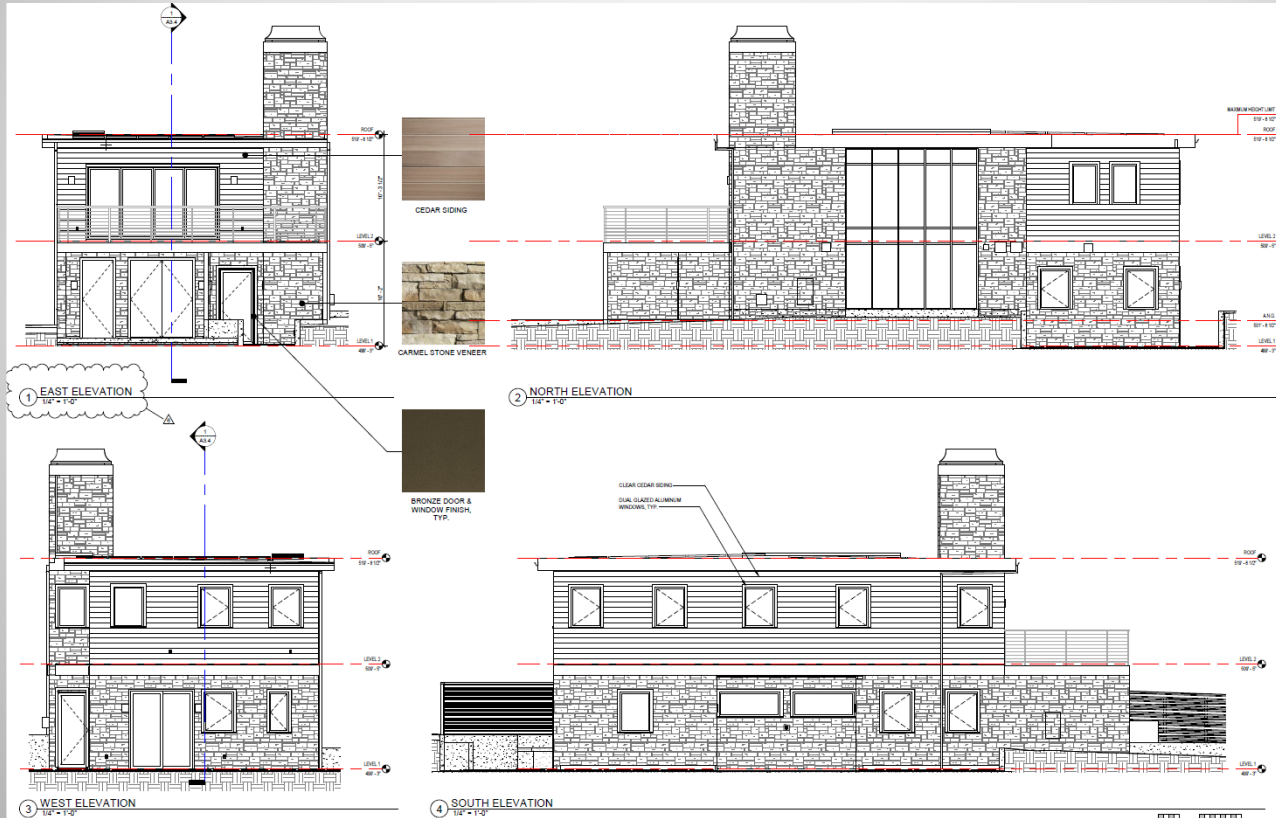
Special Circumstances

- Non-conforming size of project parcel constrains development.
- Higher average of allowed and existing floor area on other lots along Isabella Avenue.

PROPOSED SITE PLAN



PROPOSED ELEVATIONS





RECOMMENDATION

Deny the Appeal;

Adopt of Mitigated Negative Declaration;

Approve the Combined Development Permit; and

Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.