

# **HALEY APPEAL PLN180434**



**Board of Supervisors  
April 28, 2020**

**Item continued from April 28, 2020.**

# HALEY PLN180434

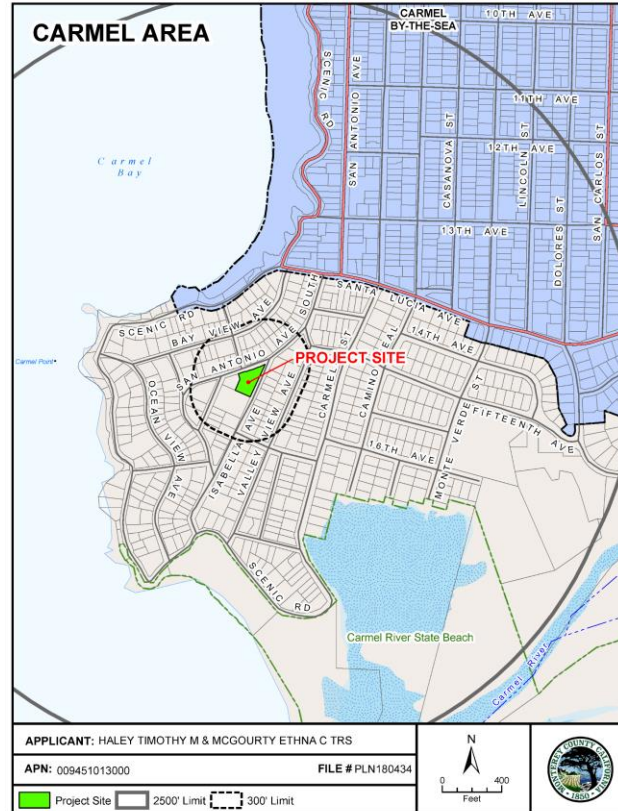


## Project Location:

26226 Isabella Ave,  
Carmel Point,  
Carmel LUP

## Zoning:

MDR/2-D (18) CZ



# PROJECT DESCRIPTION & PROCESS



Combined Development Permit:

- Lot Line Adjustment between 3 lots, resulting in 2 lots;
- Demolish existing residence & construct new one-story 3,218 sf residence on resulting Lot A;
- Remodel existing one-story residence on resulting Lot B, & construct a 225 sf trellis carport; and
- Allow development within 750 feet of known archaeological resources.

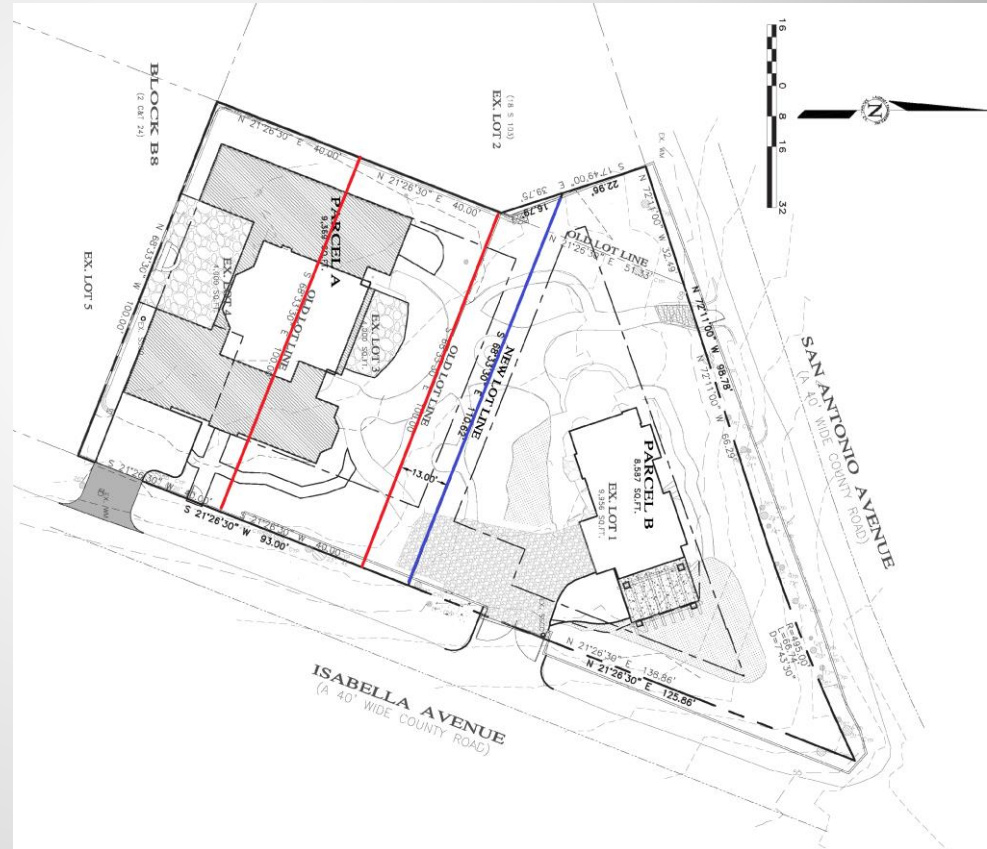
Set before Planning Commission on January 29, 2020.

Decision appealed.

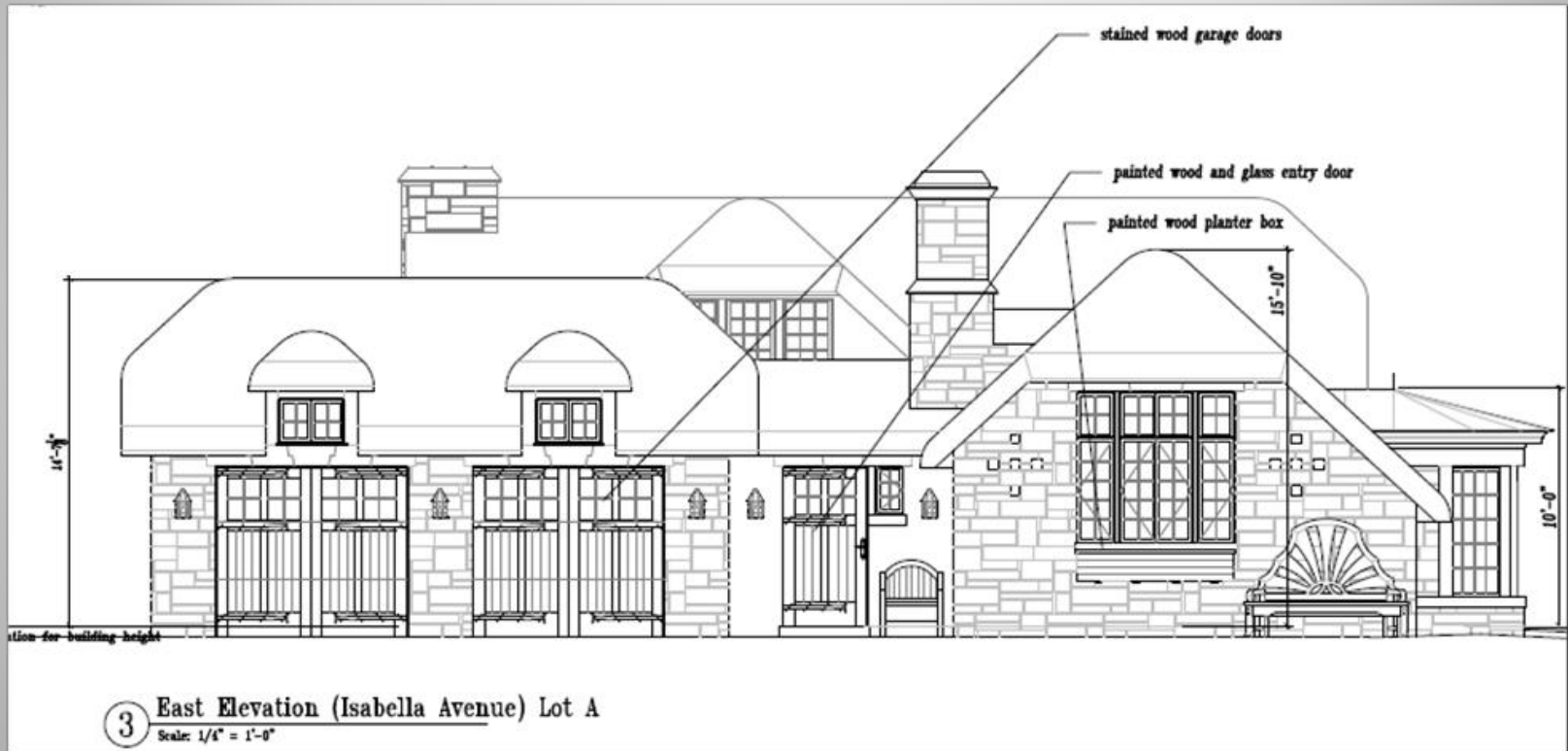
# EXISTING & PROPOSED LOTS



- Existing lot lines in red
- Proposed lot line in blue
- Existing dwellings solid white
- Proposed construction in gray



# PROPOSED SFD ON LOT A



# PROPOSED REMODEL ON LOT B



# ENVIRONMENTAL REVIEW

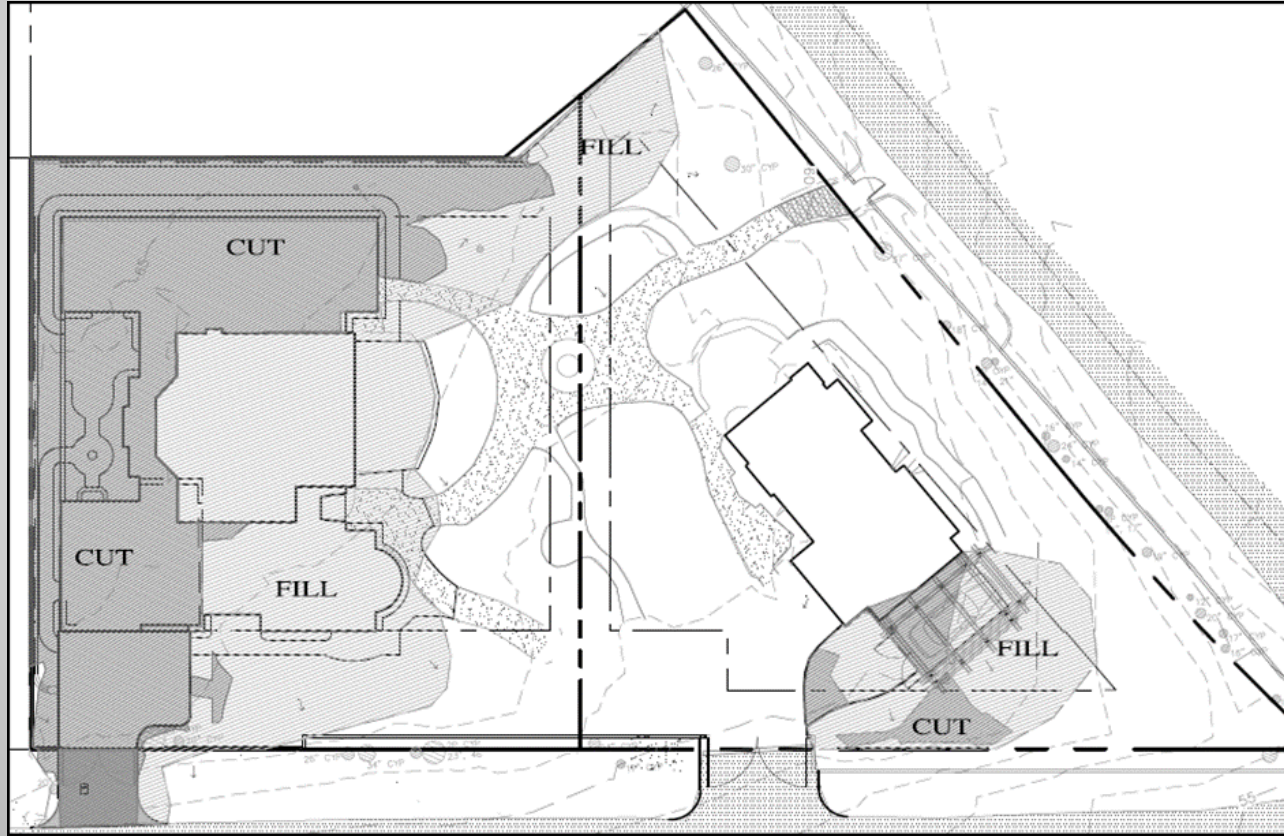


Site is within 750 ft of known archaeological resources (Carmel Point),

Initial Study and Mitigated Negative Declaration circulated November 20, 2019:

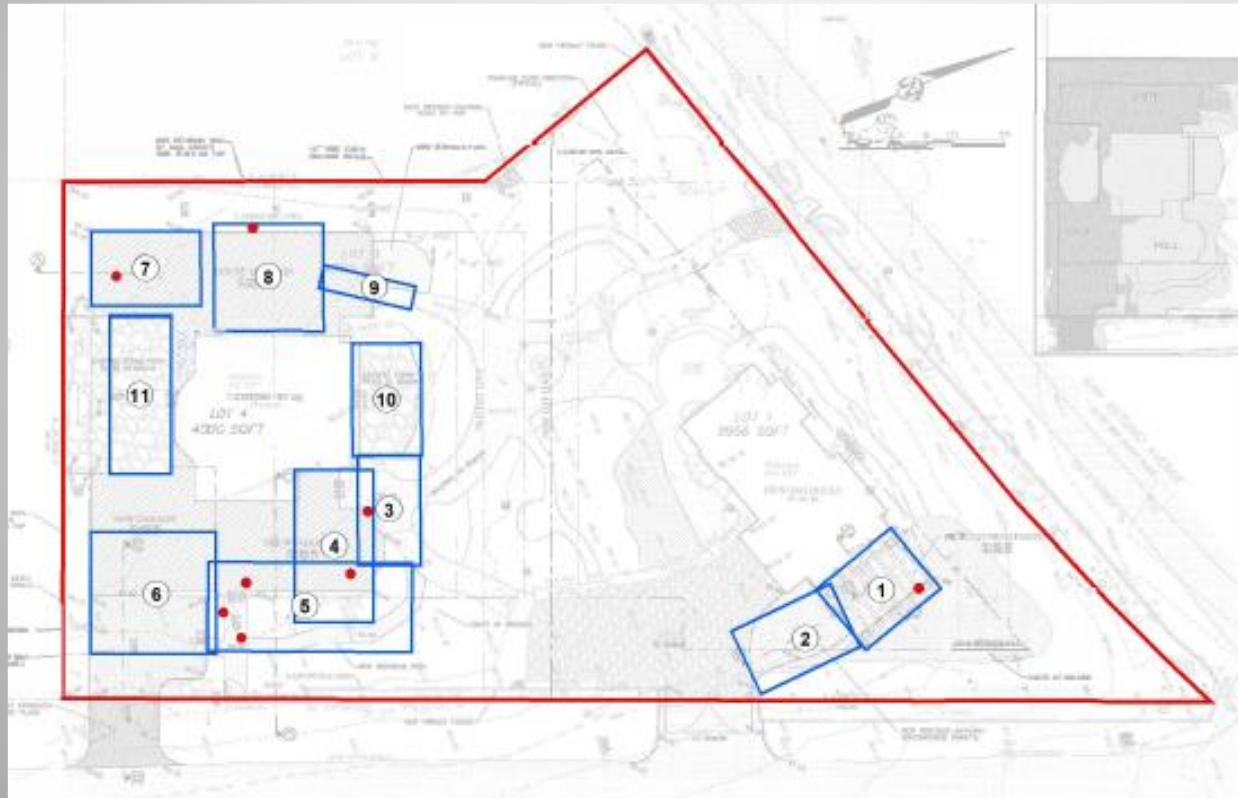
- Impacts
- Mitigations

# PROJECT EXCAVATION





# ADDITIONAL TESTING



Ground Penetrating Radar (GPR) - 11 grids surveyed

Footprint of excavation & foundation areas.

No evidence of cultural materials or soils found.

# APPEAL CONTENTIONS



Appeal raised 13 specific contentions, as grouped and summarized by staff:

- Adequacy of mitigation measures;
- Cumulative impact; and
- Adequacy of County practices and processes.

# STAFF ANALYSIS (ADEQUACY OF MMs)



Project is adequately designed and mitigated to minimize or avoid potential impacts.

Extensive site testing completed.

Feasible measures proposed, supported by facts and analysis.

# STAFF ANALYSIS (CUMULATIVE IMPACT)



No evidence to support contention of a cumulative significant impact.

Reports conclude resources not present and unlikely to occur.

Potential cumulative impacts are less than significant.

Further environmental review not warranted nor required.

# **STAFF ANALYSIS (COUNTY PRACTICES/PROCESSES)**



Approved plans attached to resolution.

Permanent record kept & maintained.

Subsequent permits reviewed for consistency with approved plans.

Substantive changes trigger additional permitting requirements.

Identification of approved conditions is positive and definitive.

Tribal concerns and consultation requirements.

# RECOMMENDATION



Deny the appeal; and

Adopt a Mitigated Negative Declaration; and

Approve a Combined Development Permit consisting of:

- Coastal Development Permit to allow a Lot Line Adjustment;
- Coastal Administrative Permit and Design Approval to demolish a single-family dwelling and construct a one-story 3,218 square foot single-family dwelling, and remodel an existing 865 square foot single-family dwelling; and
- Coastal Development Permit to allow development within 750 feet of known archaeological resources; and

Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.