

HALEY APPEAL PLN180434



Board of Supervisors April 28, 2020

HALEY PLN180434

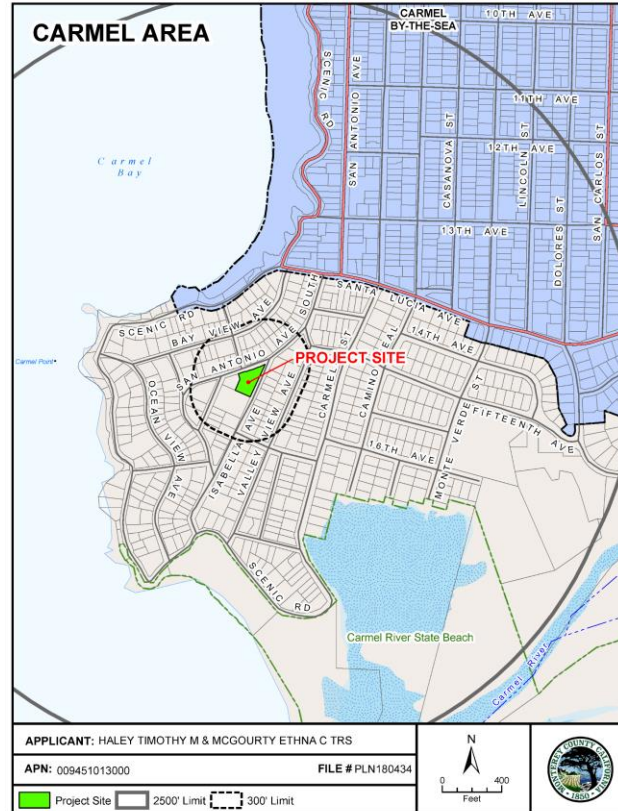


Project Location:

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.

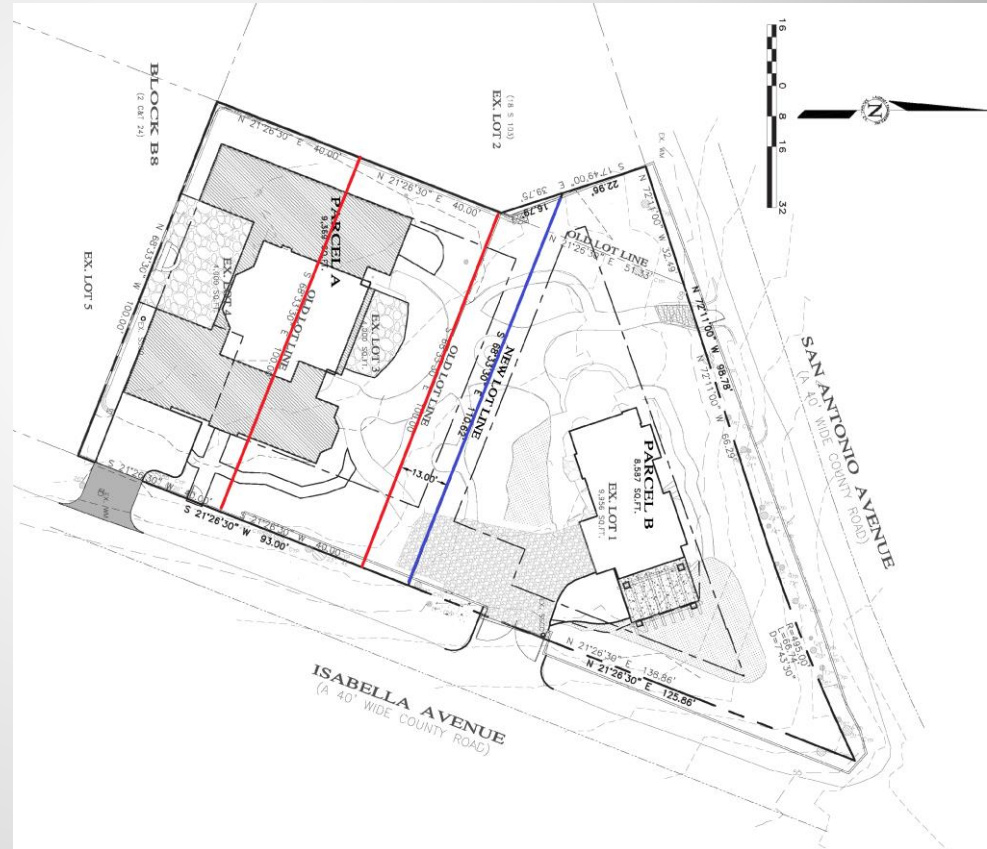
Set before Planning Commission on January 29, 2020.

Decision appealed.

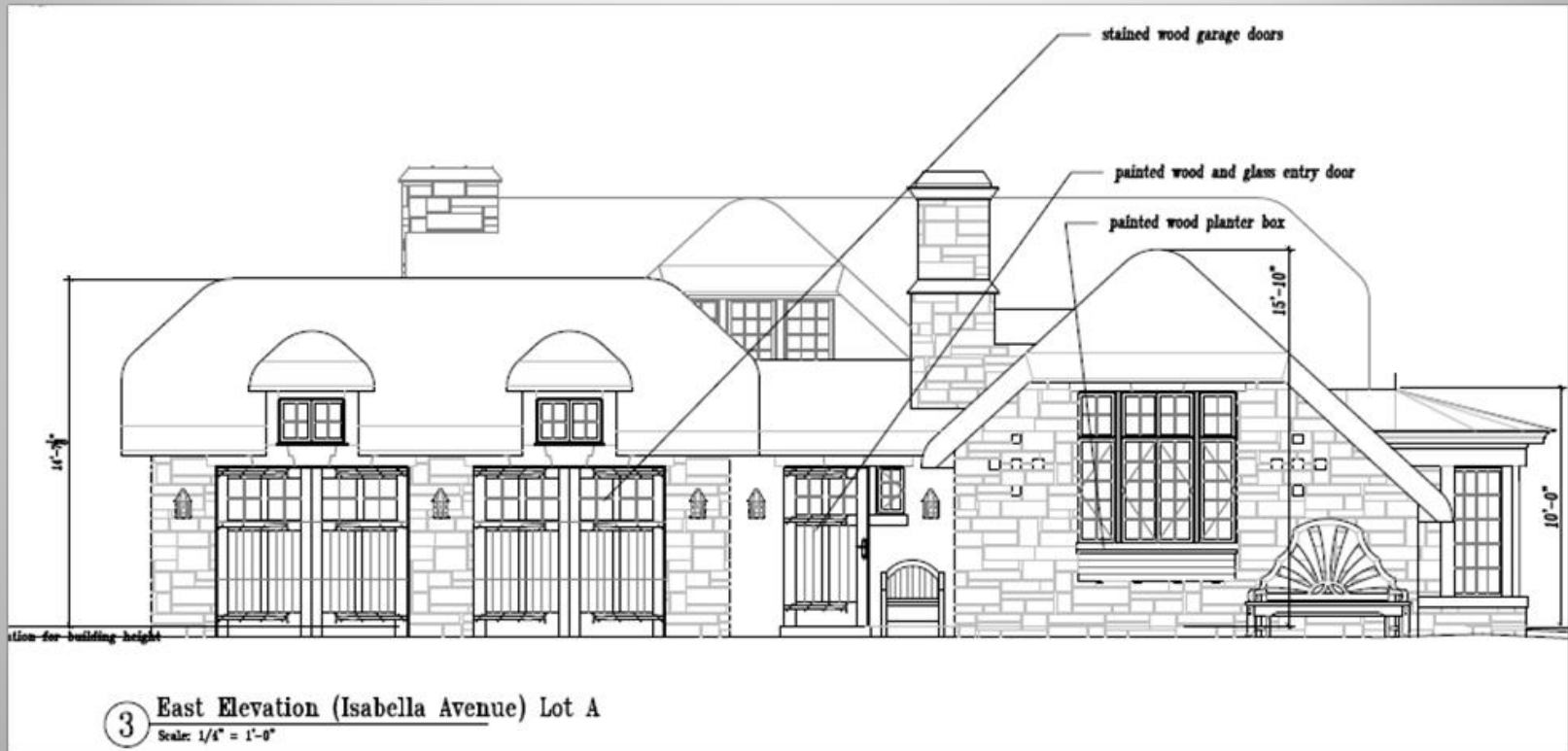
EXISTING & PROPOSED LOTS



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



PROPOSED SFD ON LOT A



PROPOSED COLORS & MATERIALS



Steamed rolled cedar shingle roof with natural finish



Dimensional stone exterior to match existing stone



Powder coated steel sash windows (main house), painted wood windows (cottage): grayed cool green



Standing seam metal roof, brown



Stucco, warm sand



Stained wood soffits, garage doors, trims

PROPOSED REMODEL ON LOT B



② South Elevation - Lot B Cottage
Scale: 1/4" = 1'-0"



④ North Elevation - Lot B cottage
Scale: 1/4" = 1'-0"

ENVIRONMENTAL REVIEW

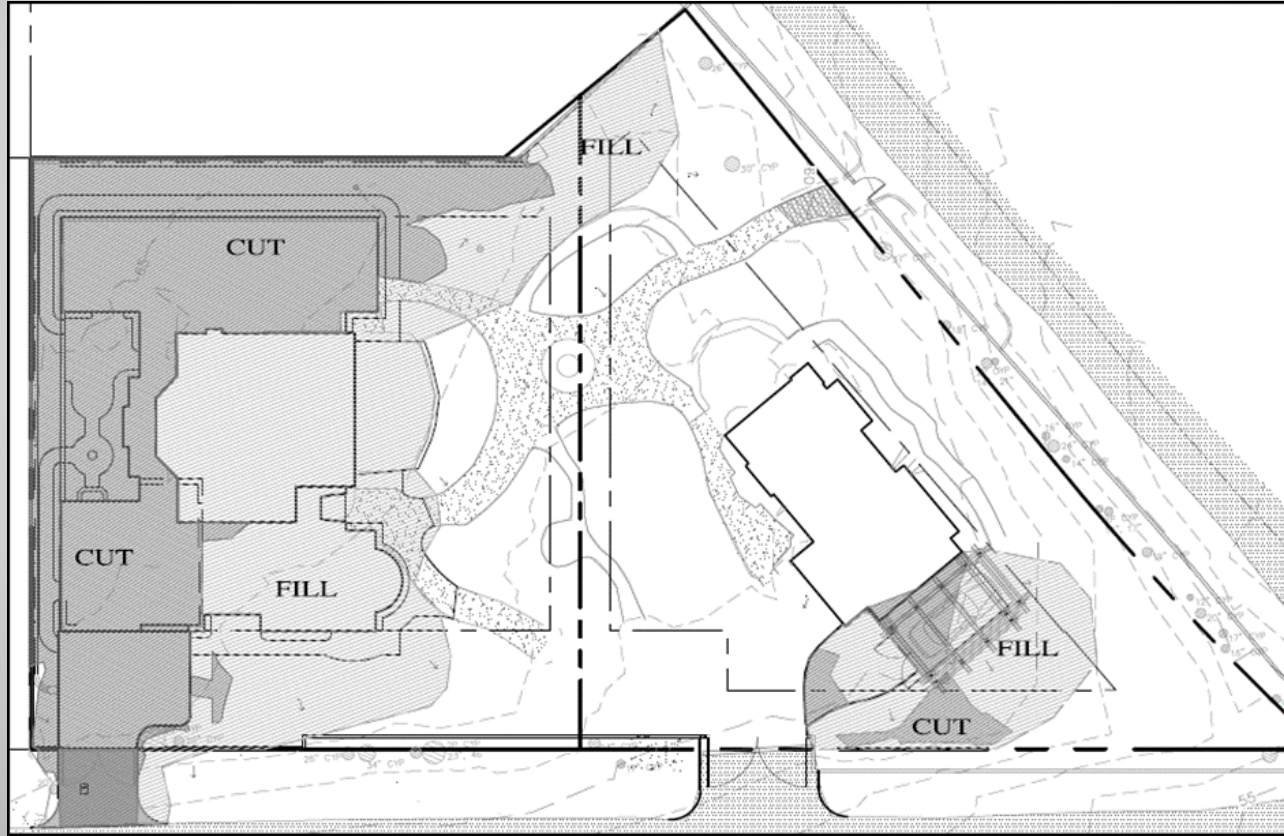


Site is within 750 ft of known archaeological resources (Carmel Point),

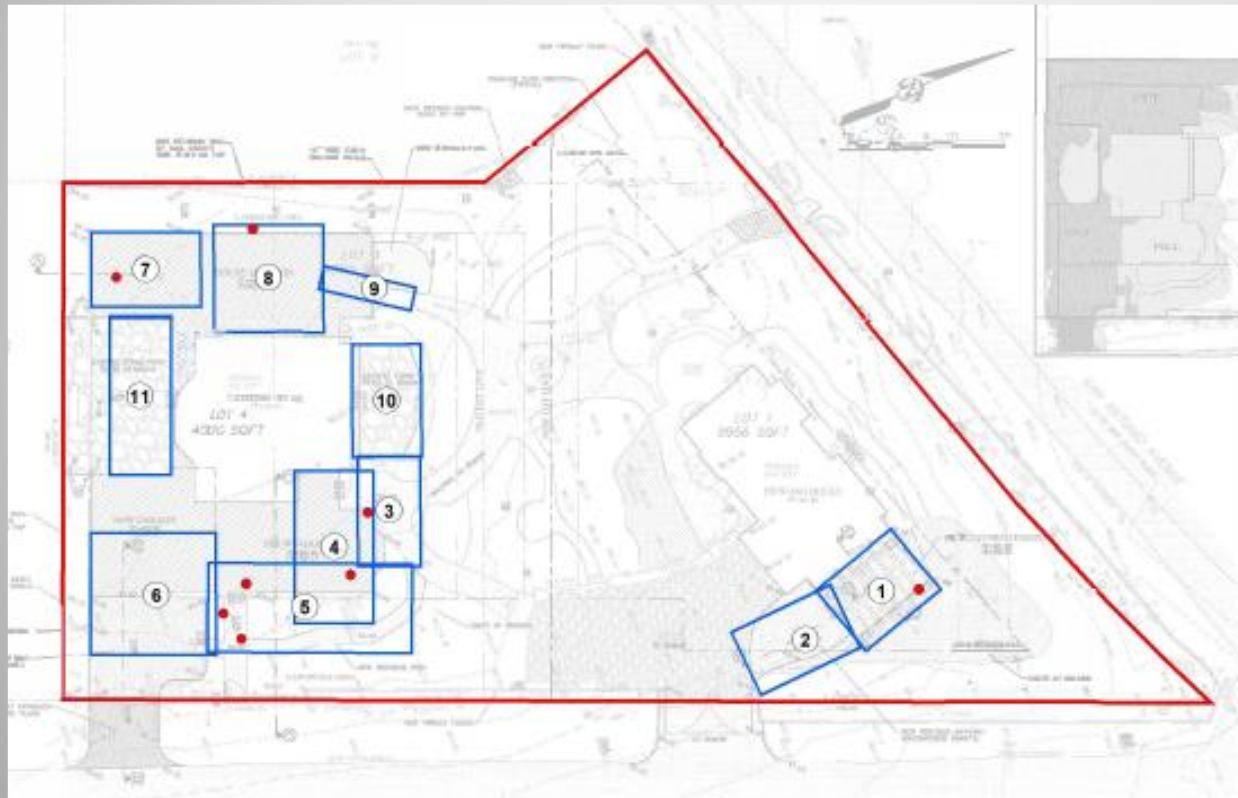
Initial Study and Mitigated Negative Declaration circulated November 20, 2019:

- 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.

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.

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.