



## Legislation Details

<b>File #:</b>	RES 23-063	<b>Name:</b>	PLN180523-AMD1 - Isabella 2 LLC (Appeal)
<b>Type:</b>	BoS Resolution	<b>Status:</b>	Passed
<b>File created:</b>	4/7/2023	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	4/18/2023	<b>Final action:</b>	4/18/2023

**Title:** PLN180523-AMD1 - ISABELLA 2 LLC  
Public hearing to:

- Consider denial of an appeal by The Open Monterey Project from the February 9, 2023 decision of the Zoning Administrator to approve a Minor and Trivial Amendment to a previously approved Combined Development Permit;
- Consider a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162; and
- Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling and associated site improvements; 2) a Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) a Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking; 4) a Coastal Development Permit to allow the removal of four Coast live oaks; and 5) a variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent.

Project Location: 26308 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone  
Proposed CEQA Action: Consider a previously adopted Mitigated Negative Declaration and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Report, 2. Attachment A - Project Discussion, 3. Attachment B - Draft Resolution, 4. Attachment C – Vicinity Map, 5. Attachment D - Notice of Appeal, 6. Attachment E – Planning Commission Resolution No. 21-015, 7. Attachment F – Board Order Resolution No. 21-273, 8. Attachment G – California Coastal Commission Appeal, 9. Attachment H - Zoning Administrator Resolution RESza\_23-007\_PLN180523-AMD1\_020923, 10. Attachment I – Adopted Mitigated Negative Declaration (SCH No. 2020029094), 11. Attachment J – Carmel Highlands LUAC minutes for April 5, 2021 and December, 12. PowerPoint Presentation, 13. Completed Board Order Item No. 20, 14. Completed Resolution Item No. 20, 15. REVISED Completed Resolution Item No. 20

Date	Ver.	Action By	Action	Result
4/18/2023	1	Board of Supervisors		