

Exhibit A

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EXHIBIT A

Project Information for PLN170611

Application Name: Pietro Family Investments Lp
Location: 26307 Isabella Ave, Carmel
Applicable Plan: Carmel LUP
Advisory Committee: Carmel/Carmel Highlands Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Mitigated Negative Declaration
Zoning: MDR/2-D(18)(CZ)

Primary APN: 009-463-012-000
Coastal Zone: Yes
Final Action Deadline (884): 10/11/2018
Land Use Designation: Residential - Medium Density

Project Site Data:

Lot Size: 8438
Existing Structures (sf): 0
Proposed Structures (sf): 5200
Total Sq. Ft.: 0

Coverage Allowed: 2954
Coverage Proposed: 2954
Height Allowed: 18
Height Proposed: 18
FAR Allowed: 45%
FAR Proposed: 39%

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: UNDETERMINED
Erosion Hazard Zone: Moderate
Fire Hazard Zone: None
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

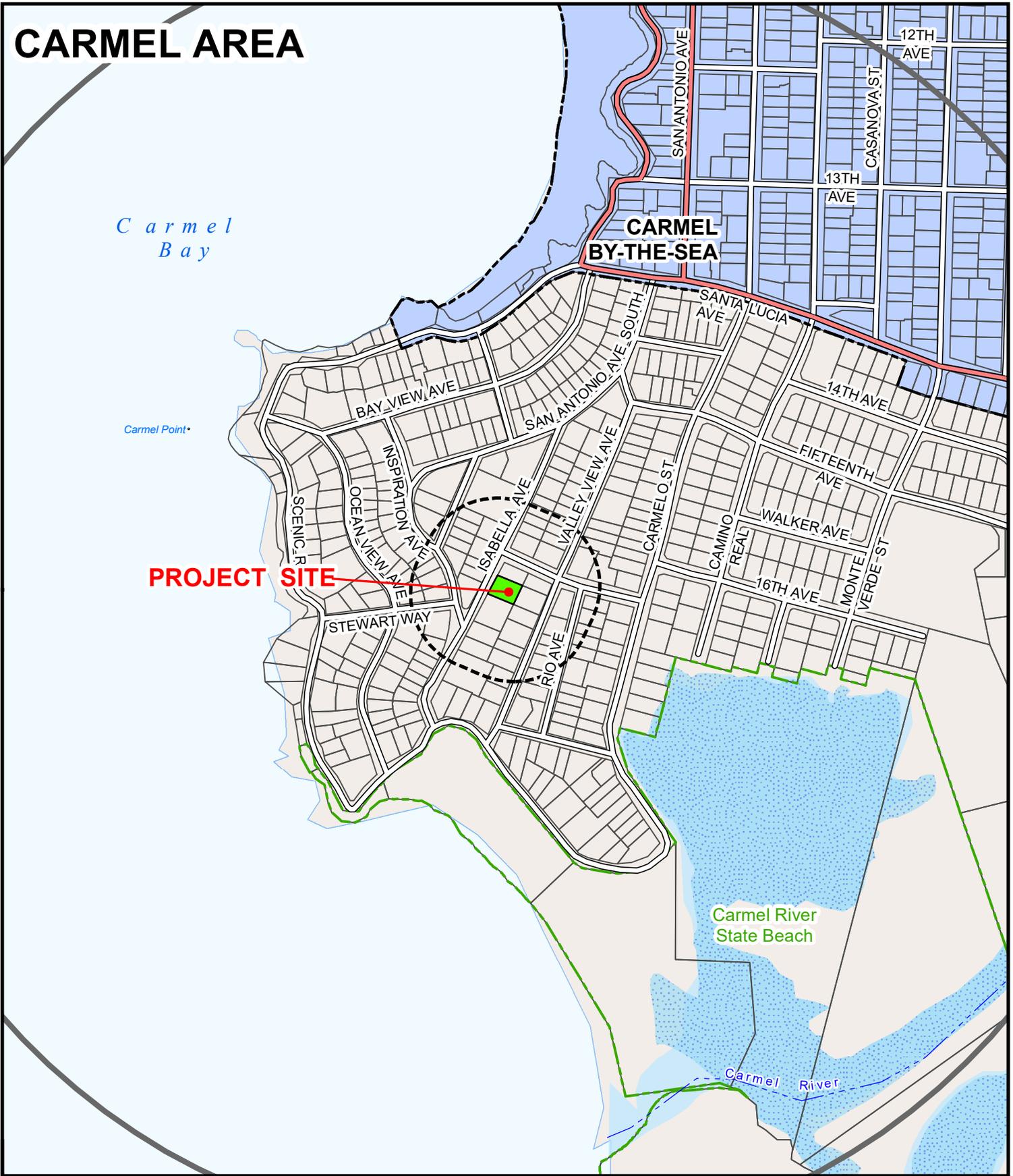
Soils Report #: LIB180355
Biological Report #: LIB180290
Forest Management Rpt. #:
Geologic Report #: LIB180354
Archaeological Report #: LIB170269
Traffic Report #:

Other Information:

Water Source: PUBLIC
Water Purveyor: CAL-AM
Fire District: Cypress FPD
Tree Removal: 0

Grading (cubic yds.): 640
Sewage Disposal (method): SEWER
Sewer District Name:

CARMEL AREA



Carmel Bay

Carmel Point

PROJECT SITE

CARMEL BY-THE-SEA

Carmel River State Beach

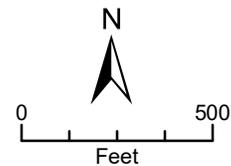
Carmel River

APPLICANT: PIETRO FAMILY INVESTMENTS LP

APN: 009-463-012-000

FILE # PLN170611

 Project Site  2500' Limit  300' Limit



PLANNER: GONZALES