



Monterey County

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: 19-0172

March 26, 2019

Introduced: 3/18/2019

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN170611, PLN170612 & PLN170613 - PIETRO FAMILY INVESTMENTS LP (VALLEY POINT LLC & CHRIS ADAMSKI)

Continue a noticed public hearing to April 23, 2019 for consideration of the appeal by Open Monterey Project and Save Carmel Point Cultural Resources of the December 5, 2018 Planning Commission decisions:

- a. Approving a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, attached garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue (APN: 009-463-012-000);
- b. Approving a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, attached garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue (APN: 009-463-017-000), including approval for site work ahead of final approval; and
- c. Approving a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, attached garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue (APN: 009-463-003-000), including approval for site work ahead of final approval.

Project Location: These projects are located in the Carmel Area Land Use Plan area.

Proposed CEQA Action: Adopt two Mitigated Negative Declarations, one prepared for PLN170611 and one prepared for both PLN170612 & PLN170613.

RECOMMENDATION

It is recommended the Board continue the appeal hearings for three Coastal Development Permits: PLN170611 (26307 Isabella Avenue), PLN170612 (26338 Valley View Avenue), and PLN170613 (26346 Valley View Avenue) to April 23, 2019.

SUMMARY/DISCUSSION:

On March 12, 2019, the Board opened the public hearing and continued the appeal for three Coastal Development Permits: PLN170611 (26307 Isabella Avenue), PLN170612 (26338 Valley View Avenue), and PLN170613 (26346 Valley View Avenue) to March 26, 2019. Staff requests this matter be continued to April 23, 2019 to allow Staff adequate time to fully investigate issues raised on each of the three parcels, address public comments on each of the three projects; and fully analyze all of the issues raised by the appellant. Staff has consulted the applicant who has agreed to this date, and has notified the appellant.

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Reviewed by: Brandon Swanson, Acting Chief of Planning
John M. Dugan, FAICP, Deputy Director of Land Use and Community Development
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cc: Front Counter Copy; California Coastal Commission; RMA-Public Works and Facilities; Environmental Health Bureau; Monterey County Water Resources Agency; RMA-Environmental Services; Brandon Swanson, Acting RMA Chief of Planning; Craig Spencer, Acting RMA-Planning Services Manager; Jaime Scott Guthrie, Project Planner; Pietro Family Investments LP, Property Owner; Valley Point LLC, Property Owner; Chris Adamski, Applicant; Anthony Lombardo, Attorney for Applicant; Molly Erickson, Appellant; The Open Monterey Project (Molly Erickson); LandWatch (Director); Stacey Schrader, c/o Monterey Coast Realty; Nancy Runyon, c/o Alliance of Monterey Area Preservationists; Project Files PLN170611, PLN170612, and PLN170613