



# Monterey County Planning Commission

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

## Agenda Item No. 1

Legistar File Number: PC 19-082

December 04, 2019

Introduced: 11/25/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

### PLN180217 - TRINGALI SALVATORE JOSEPH & BRIANA SUZANNE

Public hearing to consider an after-the-fact permit to construct a 2,924 square foot basketball court and a ten foot tall black metal fence enclosure in the rear yard of a single family residence, two 2-foot tall landscape retaining walls, an 856 square foot concrete patio, an 81 square foot chicken coop, a 38 square foot storage shed addition and a 351 square foot gazebo. The permit includes installation of after-the-fact drainage improvements and the removal of a batting cage in the side yard of an existing single family residence, removal of light fixtures installed at the basketball court, demolition of three sheds, and restoration of planted cypress trees along the side property line.

**Project Location:** 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan

**Proposed CEQA action:** Categorically Exempt Per Section 15301 (l) and 15303 (e) of the CEQA Guideline

#### RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the public hearing of the project to a date uncertain.

#### PROJECT INFORMATION:

**Agent:** Salvatore Tringali

**Owner:** Briana Suzanne & Salvatore Joseph Tringali

**APN:** 015-052-015-000

**Zoning:** Low Density Residential with a maximum of 1 acre per unit with a Design Control, Site Plan and Recreational Allocation Zoning Overlays or "LDR/1-D-S-RAZ"

**Parcel Size:** 48,919.2 square feet

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** N/A

#### SUMMARY:

On November 19, 2019, the proposed project was noticed for a public hearing before the Monterey County Planning Commission on December 4, 2019. On November 25, 2019, the project agent submitted a request to continue the public hearing due to a scheduling conflict. Staff concurs with this request and recommends the hearing on the project be continued to a date uncertain. Once the project is set for a date certain, staff will re-notice the hearing on the project.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240

Reviewed by: Craig Spencer, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and  
Development Services

cc: Front Counter Copy; Planning Commission; Brandon Swanson, Interim Chief of Planning, Craig Spencer, RMA Planning Services Manager; Briana Suzanne & Salvatore Joseph Tringali, Property Owners; Jennifer Rosenthal, Interested Party; Sara and Ken Wiese, Interested Party; Dave Bethea, Interested Party; Ann Hanham, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180217