County of Monterey

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

Legislation Details (With Board Report)

File #:	PC 18-111	**Name:**	PLN170611 - Pietro Family Investments
Type:	Planning Item	**Status:**	Agenda Ready
File created:	10/2/2018	**In control:**	Monterey County Planning Commission
On agenda:	10/10/2018	**Final action:**	
Title:	PLN170611 - PIETRO FAMILY INVESTMENTS, LP. Continue PLN170611 to October 31, 2018 at the applicant's request. This project was scheduled to be heard on October 10, 2018 and is a proposal for a new single-family dwelling with an attached garage and basement in the unincorporated area of Carmel. Project Location: 26307 Isabella Avenue, Carmel Proposed CEQA action: Adopt Mitigated Negative Declaration		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report		

Date	Ver.	Action By	Action	Result
10/10/2018	1	Monterey County Planning Commission		

PLN170611 - PIETRO FAMILY INVESTMENTS, LP.
Continue PLN170611 to October 31, 2018 at the applicant's request. This project was scheduled to be heard on October 10, 2018 and is a proposal for a new single-family dwelling with an attached garage and basement in the unincorporated area of Carmel.
Project Location: 26307 Isabella Avenue, Carmel
Proposed CEQA action: Adopt Mitigated Negative Declaration

RECOMMENDATION:
It is recommended that the Planning Commission continue the project to a date certain (October 31, 2018) at the request of the applicant.

PROJECT INFORMATION:
Agent: Anthony Lombardo, Esq.
Property Owner: Pietro Family Investments, LP.
APN: 009-463-012-000
Parcel Size: .19 acres
Zoning: MDR/2(18)-D (CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes

SUMMARY:
Located on Isabella Avenue in the Carmel Point residential neighborhood, the project proposal consists of the construction of a 5,200-square foot, split-level, single family dwelling inclusive of a 1,366-square foot subterranean basement and a 437-square foot attached, two-car garage on a vacant lot. The primary project issues involve cultural/tribal cultural resources and seismic hazards.
The applicant has requested to continue this project to allow their legal representation to be present at the

hearing. This is the first request for continuance of the project hearing.

CEQA
Adopt Mitigated Negative Declaration

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:
RMA-Public Works
RMA-Environmental Services
Environmental Health Bureau
Water Resources Agency
Cypress Fire Protection District
Carmel Highlands Land Use Advisory Committee

Prepared by: Maira Blanco, Associate Planner, x5052
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: John Dugan, FAICP, RMA Deputy Director of land Use Community Development

cc: Front Counter Copy; Planning Commission; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; Anthony Lombardo, agent; Chris Adamski, applicant; Pietro Family Investments, property owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170611.