



# County of Monterey

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

## Board Report

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**File #:** PC 18-111, **Version:** 1

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### **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.