



# County of Monterey

Item No.1

## Zoning Administrator

Legistar File Number: ZA 25-026

March 27, 2025

**Introduced:** 3/19/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN240045 - PIETRO FAMILY INVESTMENTS LP**

Public Hearing to consider construction of an approximately 2,438 square foot family dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of a known archaeological resource.

**Project Location:** 26307 Isabella Avenue, Carmel

**Proposed CEQA action:** Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

### RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to a date uncertain.

### PROJECT INFORMATION:

**Property Owners:** PIETRO FAMILY INVESTMENTS LP

**Agent:** Carla Hashimoto

**APNs:** 009-463-012-000

**Parcel Sizes:** 0.19 acres, or 8,438 square feet

**Zoning:** Medium Density Residential with gross density maximum of 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]

**Plan Area:** Carmel Area Land Use Plan Area

**Flagged and Staked:** Yes

### SUMMARY:

The proposed project involves construction of an approximately 2,438 square foot dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of known archaeological resources. This project was scheduled for March 13th Zoning Administrator hearing. During this hearing, the Applicant/Owner raised concerns regarding implementation of a draft condition of approval. After staff's presentation and public testimony, the hearing was continued to March 27th to allow the Applicant/Owner and staff to discuss the condition of approval and potential project modifications. Although conversations have occurred since this hearing, staff is recommending a continuance of this Combined Development Permit to a date uncertain in order to allow the Applicant/Owner additional time to finalize project revisions and consider the draft conditions of approval.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Taylor Price, Senior Planer (Working out of Class)

cc: Front Counter Copy; California Coastal Commission; Taylor Price, Senior Planner; Melanie Beretti, AICP, Chief of Planning; Benjamin Moulton, Assistant Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; Pietro Family Investments LP, Owner; Carla Hashimoto, Agent; Chris Adamski, Applicant; The Open Monterey Project; LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Project File No. PLN240045