



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-070

June 25, 2026

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Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240045 (PIETRO FAMILY INVESTMENTS LP)

Public Hearing to consider construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements within 750 feet of a known archaeological resource.

Project Locations: 26307 Isabella Avenue, Carmel.

Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2018091011) pursuant to CEQA Guidelines section 15164; and
- 2) Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements;
 - b) Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
 - c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval subject to sixteen (16) conditions.

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 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 property is located at 26307 Isabella Avenue in Carmel (Carmel Point neighborhood), on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The 0.19-acre property is zoned Medium Density Residential, maximum of two units per acre; with a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)], which allows for the development of the first single-family dwelling and accessory dwelling units subject to the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a Coastal Development Permit. The proposed residence and ADU will be served potable water by CalAm, and the Carmel Area Wastewater District will provide sewer service.

Based on staff review, the proposed project is consistent with applicable goals, policies, and regulations in the 1982 General Plan, the Carmel Area Land Use Plan, the associated Coastal Implementation Plan, and regulations and development standards contained in the County of Monterey Zoning Ordinance (Title 20).

Process

On July 25, 2017, an application was received by HCD-Planning for development of the subject property with a 5,200-square foot, split-level, single family dwelling including a 1,366 square foot subterranean basement with a 437 square foot two-car garage, and excavation of approximately 620 cubic yards. A Draft Mitigated Negative Declaration (“MND”) and recommended conditions of approval (including mitigation measures) for PLN170611 were prepared in accordance with CEQA Guidelines and circulated for public review from September 6, 2018 through October 8, 2018. On April 23, 2019, the County of Monterey Board of Supervisors adopted the prepared Mitigated Negative Declaration (MND) and approved PLN170611 to allow the construction of a single-family dwelling and attached garage on the subject property (Board of Supervisors Resolution No. 19-121).

An appeal of the Board of Supervisors decision was filed with the California Coastal Commission on June 6, 2019. The California Coastal Commission took jurisdiction over the project, finding substantial compliance issues with the County’s Local Coastal Program (LCP). At a de novo hearing, the California Coastal Commission approved the project, with special conditions to ensure consistency with Coastal Act and the County’s LCP, specifically those policies related primarily to archaeological resource protection, grading minimization, and landform protection and conservation objectives. As a condition of approval, the basement proposed under PLN170611 was required to be eliminated.

The applicant applied for construction permits with HCD-Building Services, but did not receive construction permits or start construction before the Coastal Commission's decision on PLN170611 expired on November 13, 2021.

The applicant submitted a new application (PLN240045) with HCD-Planning on February 21, 2024, which included the development of a 2,707 square foot single-family dwelling and associated site improvements. On March 13, 2025 the County of Monterey Zoning Administrator considered the Combined Development Permit application. The application included a Condition (Condition No.15) requiring the establishment of a Conservation and Scenic Easement over all undeveloped portions of

the property to protect against inadvertent impacts to potential Archaeological resources on site. The project applicant did not agree to the Condition as it would prohibit the future development of an Accessory Dwelling Unit. The project was continued to a date uncertain to allow the applicant time to revise plans to include an Accessory Dwelling Unit prior to the establishment of the Conservation and Scenic Easement over remaining undeveloped portions of the property.

DISCUSSION

Development Standards

The subject property is zoned Medium Density Residential with gross density maximum 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18) (CZ)]. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Allowable site coverage and floor area ratio in this zoning designation is 35% or 2,954 square feet and 45% or 3,792.2 square feet for the subject parcel. Plans show the proposed single family dwelling and accessory dwelling unit to be at a 2,636 square feet, or 31.4% site coverage and 35.8% floor area ratio.

Required setbacks in this MDR district for main structures are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 20 feet and ½ inch, a rear setback of 10 feet, and side setbacks of 5 and 45 feet (south and north, respectively). The maximum allowed height for main structures in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would therefore conform to the maximum allowed height limit. Required setbacks for accessory dwelling units are 20 feet (front) and 4 feet (side and rear) and the maximum allowable height is 16 feet as outlined in Title 20 section 20.64.030. The proposed ADU will have setbacks of 21 feet (front), 45 feet (east side), 5 feet (west side), and 11 feet (rear), and a height of 13.8 feet. The County has applied a standard condition of approval (Condition No. 6 - Height Verification) to ensure conformance to the allowed height standard.

Archaeological Resources

The project site is located in an area, Carmel Point, that contains well-documented archaeological resources that have provided scientifically consequential historical information indicating Carmel Point was an Ohlone settlement dating to at least 4,000 years ago and as long ago as 9,300 years before present (YBP). The subject property is known to be within multiple archaeological resource boundaries. Due to the proximity of resources, as well as the project site being within known resource boundaries, development of the vacant property requires the granting of a Coastal Development Permit.

The applicant was required to provide archaeological reports pursuant to Carmel Area Land Use Policies 2.8.3.1 & 2.8.3.2. A total of four archaeological reports (County of Monterey Library Nos. LIB170269, LIB170435, LIB190038, and LIB240268) were prepared by four different archaeological experts for a previously approved project on the subject property (PLN170611, Board of Supervisors Resolution No. 19-121) and the currently proposed project. The first archaeological report prepared by Albion (County of Library No. LIB170269) for PLN170611 (inclusive of basement proposal) concluded there was no need for further testing, notwithstanding a

finding of cultural materials during both the Phase 1 surface reconnaissance and the Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material (lithic debitage, low-density fragmented marine shell, and one piece of bone) found in the SPs gave inconclusive information as to the presence of significant Cultural or Tribal Cultural Resources. No anthropogenic soils were observed, and no intact archaeological deposits were discovered in the SPs. Ablion's subsurface investigations indicated that potentially significant cultural materials may be located within the Project Area. However, because the data was not conclusive (sparse accumulation of prehistoric flaked stone debitage and marine shell, and the lack of midden soils), Albion could not confirm whether the SP's cultural materials were associated with one of Carmel Point's main archaeological resources (CA-MNT-17). To ensure impacts to potentially significant archaeological resources are minimized or avoided, Albion recommended the preparation of a project-specific Archaeological Monitoring Plan, archaeological and tribal cultural monitoring, and a preconstruction cultural resources awareness and response training program for construction personnel. The second report prepared by Dr. Breschini (LIB170435) for PLN170611 (inclusive of basement proposal) did not identify surface evidence of potentially significant archaeological resources and recommended onsite archaeological monitoring during construction. The third report prepared by Susan Morley (LIB190038) for PLN170611 (inclusive of basement proposal) included auger testing. The auger testing (reaching ten feet deep or bedrock) did not encounter any material to indicate cultural resources are present on the project parcel, except for one fragmented stone. Morely's report did recommend that the project's ground disturbance be monitored by both a qualified archaeologist and a tribal member. The fourth report prepared by Dana Supernowicz (County of Monterey Library No. LIB240268) for the subject project (PLN240045, no basement proposed) detailed the findings of a pedestrian survey with random 8-16 inch deep shovel tests. Per this report, none of the shovel test units produced any evidence of midden, marine shells, fire-fractured rock, flakes, groundstone, or faunal material. Soils were consistent with native fine medium-dark aeolian sands and silt. In addition, no surface indications of precontact occupation were identified within the parcel. Supernowicz determined that the probability of encountering below-grade cultural deposits is determined to be low, and thus did not recommend any specific protection measures. This report was later amended to include an assessment of the newly proposed ADU. According to the amended report, no cultural resources were identified and the probability of encountering below-grade cultural deposits is determined to be low.

Carmel Area Land Use Plan Key Policy 2.8.2 considers new land uses compatible with the objective to maintain and protect the scientific and cultural heritage values of archaeological resources (whether mapped or not) provided the project incorporates all site planning and design features necessary to minimize or avoid impacts to archaeological resources. Per the project-specific geotechnical report (County of Monterey Library No. LIB180355), the property's loose soil conditions necessitate excavation for a structural foundation or ground disturbance for helical piers. Accordingly, avoiding disturbance to the nearby archaeological resources through not excavating is not an option for the construction of the proposed first single-family dwelling. All recommendations contained in the four archaeological reports outlining measures for protecting inadvertently discovered resources (project-specific Archaeological Monitoring Plan, a pre-construction cultural resources awareness and response training program, and on-site archaeological and tribal monitoring) have been applied to this proposed project as conditions of approval. Additionally, if Native American remains are uncovered during construction, and if they will stay buried onsite, Condition No. 15, requires that the Applicant/Owner record a Conservation Easement over the subject, except those portions developed

with approved structures and landscaping. These protection and avoidance measures provide compliance with Carmel Area Land Use Plan Policy 2.8.3.3, which requires that all available measures be explored to minimize development on sensitive prehistoric or archaeological sites. Additionally, application of the archaeologist's recommendation as conditions of approval is consistent with Carmel Coastal Implementation Plan section 20.146.090.D.2(a). As proposed, designed, and conditioned, the project will minimize potential impacts to Cultural and Tribal Cultural resources (Carmel Area Land Use Plan Policy 2.8.3.4)

Design Review

The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed residence has a split-level design with two separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a "raised California Ranch house" style. Colors and materials proposed for the residence and ADU include: beige stucco, natural "Carmel" stone veneer, and horizontal wood walls, metal frame windows and doors, built up flat green roof with wood soffit and aluminum fascia. Per the Carmel Area LUP, structures shall be subordinate to and blended with the environment, using appropriate materials to that effect. In accordance with Carmel LUP Policy 2.2.3.6, the colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood and will be subordinate to and blended into the developed and natural environment.

CEQA:

On April 23, 2019, the County of Monterey Board of Supervisors adopted a Mitigated Negative Declaration (MND) for the construction of a single-family dwelling and attached garage on the subject property (HCD-Planning File No. PLN170611; SCH. No. 2018091011; **Exhibit D**). This MND recommended mitigation measures to: 1) mitigate impact(s) on archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

An Addendum to the previously adopted MND was prepared pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15164) to reflect changes in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND (**Exhibit C**). In comparison to the project scope analyzed by the previously adopted MND for PLN170611, the proposed project omits a 1,366 square foot basement and includes a 1,126 square foot ADU. The remaining scope of work proposed is the construction of a single family dwelling and an accessory dwelling unit. The changes in project scope do not increase the severity of previously identified environmental impacts, will not create new environmental impacts, and will result in reduced impacts on cultural and tribal cultural resources. The archaeological, geological, and geotechnical reports prepared for PLN170611 remain valid and accurate as changes in circumstances under which the project is being taken have not occurred. Additionally, supplemental, project-specific reports (archaeological, geological, and geotechnical) did not identify any new resources or hazards not already analyzed under the previously adopted MND. Finally, the prepared technical reports,

submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045. Condition Nos. 12-16 are the previously approved Mitigation Measures that have been incorporated as Conditions of Approval. Therefore, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

OTHER AGENCY INVOLVEMENT:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE:

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review (**Exhibit F**). The LUAC reviewed the project at a duly noticed public meeting on January 21, 2025. Public comments were made by the neighbors who live on the property east of the project parcel and requested that the Applicant move the storm drainage to preserve an existing Oak tree, and to modify the upper southern deck with additional plant screening for privacy. The project has been modified to incorporate these requests. The LUAC recommended approval of the project with the aforementioned minor changes by a vote of 7-0.

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

Attachments:

Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans, Elevations, and Colors & Materials

Exhibit B - Addendum

Exhibit C - Adopted Initial Study / Mitigated Negative Declaration

Exhibit D - Board of Supervisors Resolution Nos. 19-121 & 19-122

Exhibit E - Carmel Highlands LUAC Minutes for January 21, 2025

Exhibit F - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Jacquelyn Nickerson, Principal Planner
Melanie Beretti, AICP, Chief of Planning; Joseph Alameda, 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