

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
FEBRUARY 22, 2007
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:30 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Patrick Treffry
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: January 25 and February 8, 2007

The minutes for January 25 and February 8, 2007 were approved presented.

D. DESIGN APPROVALS (CONSENT)

1. PG INNS LLC (DA060503)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF MORE THAN 50% OF THE EXISTING 1,940 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND RE-BUILD A 3,989 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH 762 SQUARE FOOT ATTACHED TWO-CAR GARAGE AND 292 SQUARE FOOT ATTACHED ONE-CAR GARAGE, AND OUTSIDE BBQ PIT. MATERIALS AND COLORS TO CONSIST OF SLATE DARK GREY ROOF, EXTERIOR PLASTER WALLS (SILVER GREY) WITH EXTERIOR PLASTER WALL TRIM (NEVADA PEAK), ALUMINUM CLAD DOORS AND WINDOWS (BROWN). THE PROPERTY IS LOCATED AT 2947 OLD 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-231-001-000), CORNER OF SEVENTEEN MILE DRIVE AND STEVENSON DRIVE, MONTEREY PENINSULA COUNTRY CLUB AREA, GREATER MONTEREY PENINSULA AREA PLAN.

Staff Yoko Rubio and Wanda Hickman, presented the project.

James Smith, architect, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

2. CARMEL ASSOCIATED SPORTSMAN (PLN060343)

USE PERMIT TO ALLOW THE CONTINUED OPERATION OF AN INDOOR SMALL BORE SHOOTING RANGE AND APPROVAL OF THIS PERMIT IN PERPETUITY. THE PROJECT WAS ORIGINALLY APPROVED UNDER ZA92029 (1992) AND PLN990325 (2000). THIS APPROVAL WILL BE THE FINAL PUBLIC HEARING ON THIS MATTER. THE PROPERTY IS LOCATED AT 29125 ROBINSON CANYON

ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-141-003-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, requested a continuance to April 12, 2007 due to a noticing issue.

Steven Beals, representative, agreed to the continuance.

Public Hearing: Howard Liggett

After discussion, the Zoning Administrator continued the Use Permit to April 12, 2007.

3. THORNLEY ANTHONLY & GILLIAN TR (PLN060510)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,346 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 773 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 564 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,602 SQUARE FOOT STABLE AND 1,706 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (6,300 CUBIC YARDS OF CUT/7,100 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.

Staff Jennifer Savage, Project Planner, and Jacqueline Onciano, Supervising Planner, presented the project.

Brian Finegan, representative, spoke to site constraints.

Public Comments: Maureen Hamm, Certified Arborist; Craig Roberts and Mr. Howerton, architects

After discussion, the Combined Development Permit was denied.

F. OTHER MATTERS: None

G. ADJOURNMENT

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca