

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: May 17, 2007

To: Monterey County Planning Commission

From: Jennifer Savage, Assistant Planner

Subject: Thornley (PLN060510)

Appealed from the 2/22/2007 zoning administrator hearing. 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.

The applicant and staff agreed to arrange a third-party Arborist review for the proposed development. The third-party review has not yet been conducted. Staff recommends that Project File No. PLN060510 is continued to the Planning Commission Hearing on June 13th, 2007.