

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: August 1, 2007

To: Monterey County Planning Commission

From: Jennifer Savage, Assistant Planner

Subject: Coleman (PLN060665)
Planning Commission August 8, 2007
Item #3

Zoning Administrator approval on June 14, 2007 appealed to the Planning Commission. A Combined Development Permit consisting of: (1) an Administrative Permit to allow the construction of a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total) in a Site Plan Review ("S") zoning district; (2) an Administrative Permit to allow the construction of a 1,200 square foot Caretaker Unit; (3) a Design Approval for a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total), a 1,200 square foot Caretaker Unit, and equestrian facility (barn, tack room and horse stalls - totaling 1,875 square feet); and (4) grading (approximately 4,700 cubic yards of cut & 7,600 cubic yards of fill). The property is located at 17 Black Mountain Trail, Carmel (Assessor's Parcel Number 239-121-007-000), Greater Monterey Peninsula Area, Santa Lucia Preserve.

A meeting with the appellant and County staff is scheduled for August 9th, 2007. In order to facilitate discussion between the appellant and County staff, staff recommends that Project File No. PLN060665 be continued to the Planning Commission hearing on August 29th, 2007.

CC: Brian Finegan, Appellant; Joel Panzer, Representative; Lewis Coleman, Owner; Jennifer Savage, Assistant Planner; Carl Holm, Planning & Building Services Manager; Project File No. PLN060665.