

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 29, 2007	Time:	Agenda Item No.:
Project Description: <i>Appeal of Zoning Administrator Approval.</i> 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-six Monterey pine trees and grading (6,300 cubic yards of cut/7,100 cubic yards of fill).		
Project Location: 9 Goodrich Trail, Carmel		APN: 239-102-019-000
Planning File Number: PLN060510		Name: Anthonly & Gillian Thornley, Property Owners
Plan Area: Carmel Valley Master Plan		Flagged and staked: Yes
Zoning Designation: "RG/10-D-S-RAZ" [Rural Grazing, 10 acres per unit with Design Control, Site Plan Review, and Residential Allocation overlays]		
CEQA Action: Consider EIR No. 94-005		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to October 10, 2007.

PROJECT OVERVIEW:

On July 25, 2007, a public hearing was held before the Planning Commission to consider an appeal of the Zoning Administrator action to deny the project. At that hearing, the Planning Commission continued the matter for staff to evaluate alternatives to determine feasible options to the proposed project. Staff has met with the applicant's representatives regarding this project. On August 22, 2007, staff reached an agreement for project revisions where staff would revise the recommendation. As such, we request additional time to prepare the necessary findings and evidence plus to develop appropriate conditions for consideration by the Planning Commission.

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cc: Planning Commission Members (10); County Counsel; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Planning Manager (C Holm); Carol Allen; Owners (Anthonly & Gillian Thornley); Representative (Brian Finegan) Agent (Maureen Wruck); Project File No