

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 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).		
Project Location: 17 Black Mountain Trail, Carmel, Santa Lucia Preserve		APN: 239-121-007-000
Planning File Number: PLN060665		Name: Lewis W. Coleman, Property Owner
Plan Area: Greater Monterey Peninsula Area Plan		Flagged and staked: Yes
Zoning Designation: "RC/40-D-S" [Resource Conservation/40 acres per unit-Design Control-Site Plan Review]		
CEQA Action: Consider EIR No. 94-005		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission accept the applicant's withdrawal of this appeal.

PROJECT OVERVIEW:

This project was heard by the Monterey County Zoning Administrator (ZA) on June 14, 2007. The ZA approved the project subject to 26 conditions. On June 29, 2007, the applicants filed an appeal contesting Condition 11 as follows:

Applicant/Owner shall submit building plans illustrating that: 1. the redesign/relocation of the Caretaker Unit to avoid tree removal while providing one or two covered parking spaces; and 2. demonstrate with substantial evidence that the main single family residence cannot be moved or relocated to avoid tree removal. The building plans shall be reviewed and approved by the Director of the RMA - Planning Department and the Director of the RMA - Building Services Department.

Staff met with the applicant's representatives and has been able to resolve this matter. The applicant has agreed to revise the carport to retain one oak tree by the caretaker unit and has provided the necessary justification for removal of another oak tree by the main residence. As such, the condition has been met and no further action is necessary.

Carl P. Holm, AICP
 (831) 755-5103, holmcp@co.monterey.ca.us

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 (Lewis Coleman); Representative (Brian Finegan) Agent (Maureen Wruck); Project File No. PLN060510.