

EXHIBIT E
ADVISORY COMMITTEE MINUTES

PLN090253 – Jagers

Board of Supervisors
July 27, 2010

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
 168 W Alisal St 2nd Floor
 Salinas CA 93901
 (831) 755-5025

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Advisory Committee: Carmel Unincorporated/Highlands

**MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT.**

Please submit your recommendations for this application by: **February 1, 2010**

Project Title: JAGGERS KURT R & SUZANNE K JAGGERS

Item continued from 1/4/10 meeting

File Number: PLN090253

File Type: ZA

Planner: SIDOR

Location: 2741 CALLE LA CRUZ CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 3,460 square foot single family dwelling with an attached 429 square foot garage, and the construction of a new 4,910 square foot single family dwelling with an attached 670 square foot garage; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development on slope greater than 30 percent; 4) a Variance; and 5) Design Approval. Grading consisting of approximately 1,100 cubic yards of cut and 200 cubic yards of fill (net 900' cubic yards of export). The property is located at 2741 Calle La Cruz, Carmel (Assessor's Parcel Number 243-031-033-000), Carmel Meadows, Carmel Land Use Plan area, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes No
Jon Erthlandson

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Jonathan Barker 2755 Ribera Rd.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Questioned height measurement and method.</i>
<i>Steve Ligas 2765 Ribera Rd.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Looking from scenic drive and Carmel River lagoons proposed home appears much larger than existing home. Two story elevations run from west end to east end making home look much larger.</i>
<i>Janet Barker 2755 Ribera Rd.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Concerned about massive look.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Newly proposed 4,910 # SFD and attached 670 # garage too massive	Regulations for Development chapter. 20.146.020 Definitions 2. Public Viewshed	Reduce mass Reduce amount of excavation proposed.
Slope variance should not be allowed.	also 20.146.030 Visual Resources Development Standards.	Truck traffic & safety concerns for removal along Ribera Rd.
Change in neighborhood character with this large residence.	(protection of scenic resources and minimum visibility)	Erosion controls to # be addressed.
No hardship for height variation of 3.7 ft. Size of project is major complaint.	20.146.030 C. General Development Standards, 1. Modification of height, shape & sighting should be subordinate and blend with the environment.)	

ADDITIONAL LUAC COMMENTS

Applicant states over all height of proposed residence is 21'7" a reduction of 6" less than existing home.

Revised roof height over master bedroom has been lowered by 18" garage roof elevation lowered.

Project still looks very large & massive from public viewing areas: ie Carmel River State Beach, Scenic Rd. Carmel River Lagoon, lights from large window areas on north and east elevations could disturb bird wildlife of Carmel River Lagoon.

RECOMMENDATION:

Motion by: Weber, motion to deny (LUAC Member's Name)

Second by Davis - 2nd to motion (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item
- Reason for Continuance: _____
- Continued to what date: _____

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AYES: Votes for Denial - 4 - Weber, Davis, Rainer, Horst

NOES: Votes in favor of project: Wald, good architectural design, mass broken by exterior wall design. Applicant tried to please neighbors - variances justified good colors, well chosen materials for this site. Some revisions made to lower height to accommodate neighbors

ABSENT: None

ABSTAIN: None