

# Exhibit E

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## Exhibit E

### PROJECT SUMMARY

Pursuant to the application materials included as **Exhibit A**, the applicants are requesting a Combined Development Permit, inclusive of a General Plan Amendment and Lot Line Adjustment to shift and rezone approximately 40,000 square feet between three lots to create an area to construct an eight-car 2,929 square-foot garage on a 2.5 acre lot (“Lot 2” / APN: 157-171-033), which presently accommodates a 19,480 square foot three-level single family dwelling with an approximately 1,500 square foot attached garage, a 390 square foot accessory storage structure, and a tennis court. Construction of the proposed secondary garage would impact slopes in excess of 25% and remove five protected trees.

The area proposed to accommodate the proposed subterranean garage is located on a separate lot (“Lot 3”), owned by the Quail Meadows HOA. A Private Driveway and Utility Easement is conveyed over this portion of Lot 3 where an existing driveway and motor court connect Lot 2 to the adjacent private road (Covey Court). The proposed garage would be located within this Private Driveway and Utility Easement. However, this portion of Lot 3 is designated Resource Conservation and zoned Open Space, Design Control, Site Plan Review, and Residential Zoning Allocation (O-D-S-RAZ). The Open Space zoning district’s purpose is to “promote a rural atmosphere in an otherwise urban or semiurban development and to hold for future generations open space in which trees and plants can grow” (Title 21 Chapter 21.38). Accordingly, residential development, including accessory structures such as garages, are not allowed uses in the Open Space zoning district. Thus, the applicants propose to merge this portion of Lot 3 into Lot 2 and rezone it from O-D-S-RAZ to LDR/B-6-D-S-RAZ (Low-Density Residential/Building Site-6, Design Review, Site Plan Review, Residential Allocation Zoning District). This is illustrated in Figure 2 (below). The Low-Density Residential zoning district allows construction of ancillary residential structures, subject to the granting of appropriate discretionary permits. Rezoning this portion of Lot 3 also requires redesignating the land from Resource Conservation to Residential-Low Density 5-1 acres per unit.

Merging this portion of Lot 3 into Lot 2, would unintentionally subdivide the northern portion of Lot 3 from its southern portion. To resolve this, the applicants propose to transfer a 30-foot wide by 1,000 foot long strip of land on Lot 1 to Lot 3, thus connecting the northern and southern portions. The applicants propose to redesignate and rezone this 30,000 square foot area of Lot 1 to be merged into Lot 3, from Residential-Low Density, 5-1 acres per unit, to Resource Conservation, and from LDR/B-6-VS (Visual Sensitivity)-RAZ-20 (20 foot height limit) to O-D-S-RAZ, respectively. This is illustrated in Figure 1 (below).

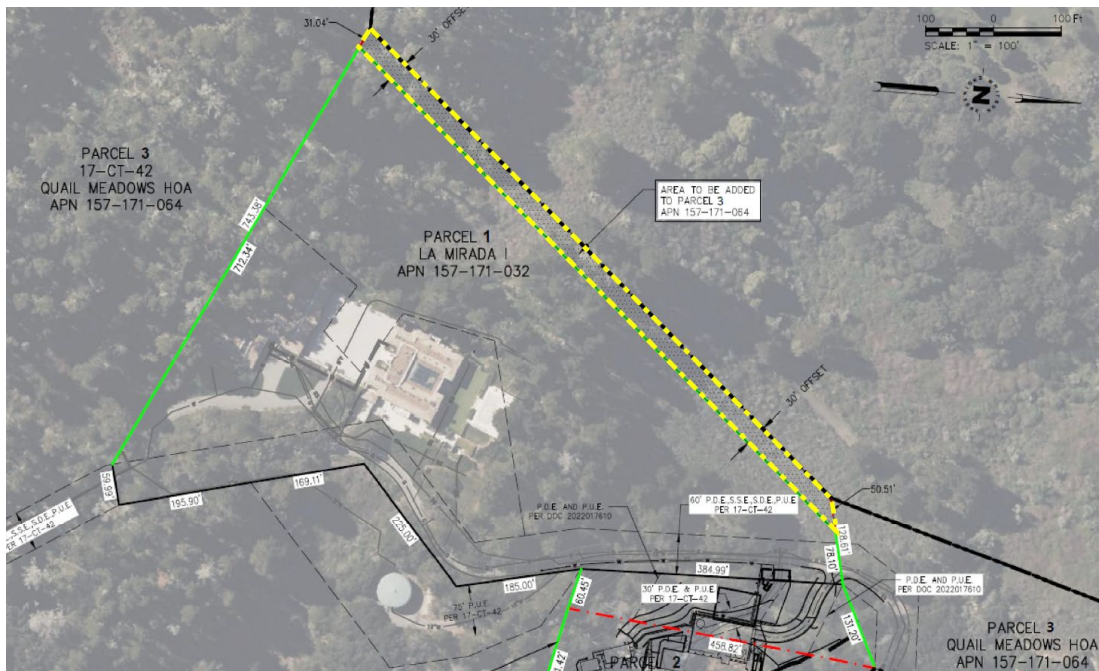
Finally, a Recreational Trail Easement conveyed to the subject HOA exists over the eastern portion of Lot 2, owned by Risdell Inc. The HOA has expressed a desire to own the land beneath the easement. Therefore, the applicants proposed to merge this portion of Lot 2 into Lot 3, and rezone it to complement the existing use of the land – O-D-S-RAZ. As noted above, rezoning this portion of Lot 2 to be merged into Lot 3 also requires redesignating it from Residential-Low Density, 5-1 acres per unit to Resource Conservation. This is illustrated in Figure 2 (below).

The proposed redesignations and rezones require amending the 2010 General Plan, specifically Figure LU3 of the Carmel Valley Master Plan, and Sectional District Map 21-16. The General Plan Amendment, if approved, would decrease Low Density Residential land by 0.46 acres and

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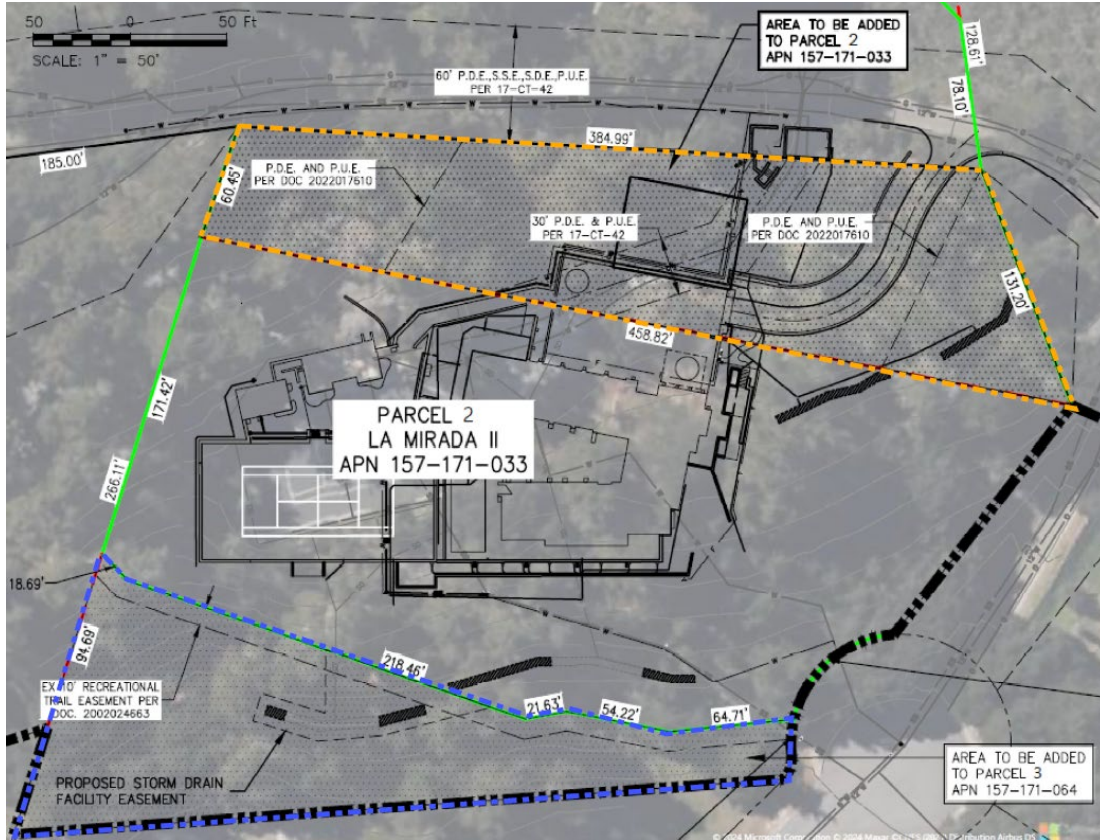
increase Open Space land by 0.46 acres (including an existing trail easement).

The proposed project involves a Combined Development Permit to allow a General Plan Amendment, Lot Line Adjustment, Administrative Permit and Design Approval, Use Permit to allow the removal of five trees, and a Use Permit to allow development on slopes in excess of 25%. However, at this time, the Planning Commission's early assessment is limited to consideration of whether the proposed General Plan Amendment (rezone and redesignation) has the potential to meet the criteria of Title 21 section 21.91.050. This is discussed more below.



**Figure 1.** Portion of Parcel 1, outlined in yellow, proposed to be merged into Parcel 3 and rezoned from Low Density Residential to Open Space.

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**Figure 2.** Portion of Parcel 3, outlined in orange, proposed to be merged into Parcel 2 and rezoned from Open Space to Low Density Residential. Portion of Parcel 2, outlined in blue, proposed to be merged into parcel 3 and rezoned from Low Density Residential to Open Space.

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