

Exhibit E

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, April 25, 2017

1. Meeting called to order by Dick Ravich at 10:45 am

2. **Roll Call**

Members Present: Steve Beck, Dave Smiley, Dick Ravich (3)

Members Absent: Mary Trotter (1)

3. **Approval of Minutes:**

A. March 14, 2017

Motion: Steve Beck (LUAC Member's Name)

Second: Dave Smiley (LUAC Member's Name)

Ayes: Steve Beck, Dick Ravich

Noes: 0

Absent: Mary Trotter

Abstain: Dave Smiley

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s) See below:**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects:

None

B) Announcements:

None

7. **Meeting Adjourned:** 11:25 AM pm

Minutes taken by: Dick Ravich

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: April 27, 2017

Project Name: DENG PETER X & CHARLOTTE L TRS
File Number: PLN170281
Project Location: 36248 WESTON RIDGE RD, MONTEREY, CA 93940
Project Planner: Jaime S. Guthrie
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow partial demolition and rebuild of 1,412 square foot single story dwelling, construction of 668 square foot addition, and removal of one (1) dead tree; 2) a Coastal Development Permit to allow ridgeline development; and 3) a Design Approval to allow re-roofing of cabin with composition shingle; cedar siding to cabin and 471 square foot garage; interior and exterior remodel to garage; and colors and materials to match existing. The property is located at 36248 Weston Ridge Road, Monterey (Assessor's Parcel Number 243-301-015-000), Big Sur Coast Land Use Plan, Coastal Zone.

Project Name: RICHARD D MACDONALD FAMILY PARTNERSHIP
File Number: PLN160512
Project Location: 30560 AURORA DEL MAR, CARMEL 93923
Project Planner: ANNA QUENGA
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition and rebuild of a single family dwelling; 2) a Coastal Development Permit to allow development within a positive archaeological buffer; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitats; 4) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 5) a Variance to reduce the side yard setback on the western property line to six feet. The property is located at 30560 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-003-000), Big Sur Coast Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
Rob Carver and Daniel Peterson, Architect

Was a County Staff/Representative present at meeting? Jaime S. Guthrie (Name)

PUBLIC COMMENT: DENG PETER X & CHARLOTTE L TRS

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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)
Roof and siding to match existing to Reduce visability from Highway.		This was agreed to.

ADDITIONAL LUAC COMMENTS:

None

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes (see above)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Steve Beck, Dave Smiley, Dick Ravich

NOES: 0

ABSENT: Mary Trotter

ABSTAIN: 0

Was the Owner/Applicant/Representative Present at Meeting? Yes _____ No X

Owenr and architect were present at site visit, but not meeting.

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT: RICHARD D MACDONALD FAMILY PARTNERSHIP

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Michelle Tutelian	X		Concerned with height and her view to the south. Retaining wall is within the dedicated easement. Objects to the 6' setback variance.

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)
House shall meet all height requirements.	Zoning and Land Use Plan	Hight of house suggests 2 stories rather than 3 would be better suited for the site.

ADDITIONAL LUAC COMMENTS:

None

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes (see above)

 X Continue the Item

Reason for Continuance: Property owner nor representative not present at meeting. _____

Continued to what date: A date when property owner and neighbors can attend. _____

AYES: Steve Beck, Dave Smiley, Dick Ravich

NOES: 0

ABSENT: Mary Trotter

ABSTAIN: 0

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