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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 15, 2022



1. Meeting called to order by Lori Lietzke, Chairperson at 3:00

pm
MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

2. Roll Call

Members Present:

Rick Verbanec, Maureen Lyon, Carol Church, Bart Bruno, Kamlesh Parikh, Ned Van Roekel, Lori Lietzke (7)

Members Absent:

Kim Caneer (1)

3. Approval of Minutes:

A. August 4, 2022 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Maureen Lyon (LUAC Member's Name)

Ayes: Lietzke, Church, Bruno, Lyon, Parikh, Van Roekel, Verbanec (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

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)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 4:25 pm

Minutes taken by: Carol Church, Secretary



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: Del Monte Forest

1. **Project Name:** ABERNATHY 201603 LLC
File Number: PLN220041
Project Location: 3364 17 MILE DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-393-014-000
Project Planner: MARY ISRAEL
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit including: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 4,140 square foot dwelling & 560 square foot garage and construction of a 5,550 square foot dwelling & 1,400 square foot garage; and 2) Coastal Development Permit for development within 750 feet of known archaeological resources.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Al Sarayon, Sarayon Master Builder
Casey Torres, Architect

Was a County Staff/Representative present at meeting? Phil Angelo (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Floor area ratio and site coverage areas		Requesting clarification from County staff

ADDITIONAL LUAC COMMENTS

Need review of plans by County staff and subsequent compliance

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes – inclusive of correct pervious changes to plan; request review of floor area ratio as it relates to patios and underground area
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Church, Lietzke, Lyon, Verbanec, Parikh, Van Roekel (6)

Noes: 0

Absent: Caneer (1)

Abstain: Bruno (1)



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: Del Monte Forest

2. **Project Name:** APPELIN ERIC & LO JENNIFER TRS
 File Number: PLN220066
 Project Location: 1508 VISCAINO RD PEBBLE BEACH
Assessor's Parcel Number(s): 008-222-014-000
 Project Planner: SON PHAM-GALLARDO
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval for the demolition of an existing 2,855 square foot single family dwelling with an attached garage & construction of 6,580 square foot multi-story single family dwelling, inclusive of 1,566 square feet garage area, a 512 square foot pool house and a 836 square foot pool; and 2) Coastal Development Permit for development on slopes in excess of 30%.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

James Smith, Architect

Was a County Staff/Representative present at meeting? Phil Angelo (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item
- Reason for Continuance: _____

Continue to what date: _____



Ayes: Bruno, Church, Lyon, Verbanec, Van Roekel, Lietzke, Parikh (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0