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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 16, 2021



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

2. Roll Call

Members Present:

Kimberly Caneer, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh, Carol Church,
Maureen Lyon, Lori Lietzke (8)

Members Absent:

None

3. Approval of Minutes:

A. August 5, 2021 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

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

Noes: 0

Absent: 0

Abstain: Caneer, Lietzke (2)

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: 4:00 pm

Minutes taken by: Kimberly Caneer, 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:** 5B SMD LLC
File Number: PLN210066
Project Location: 3141 17 MILE DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-261-003-000
Project Planner: SANDRA VILLATORO
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow demolition of an existing single family dwelling and construction of a 6,190 square foot two-story single family dwelling with an attached 1,310 square foot garage and mechanical room; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (remnant dune habitat); and 3) Coastal Development Permit to allow 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)

Anatoly Ostretsov, Architect

Was a County Staff/Representative present at meeting? Sandra Villatoro & 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)
Definition of "ridgeline development"		Confirm project is in compliance of ridgeline development per County's requirements

ADDITIONAL LUAC COMMENTS

- There have been changes to the plans (presented to the committee)
- Wall at end of covered breezeway is now in the setback requirement location

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/conditions listed above
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Caneer, Verbanec, Van Roekel, Bruno, Parikh, Church, Lyon, Lietzke (8)

Noes: 0

Absent: 0

Abstain: 0

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:** STEPHENS ANDREW G & KATHERINE H TRS
 File Number: PLN210096
 Project Location: 1256 PADRE LN PEBBLE BEACH
Assessor's Parcel Number(s): 008-471-016-000
 Project Planner: SANDRA VILLATORO
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Coastal Administrative Permit and Design Approval to allow 822 square feet of additions to an existing 3,762 square foot two-story single family residence.

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

(Please include the names of the those present)

Katherine Stephens

Was a County Staff/Representative present at meeting? Sandra Villatoro & 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: Carol Church (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance:

Continue to what date:



Ayes: Caneer, Verbanec, Van Roekel, Bruno, Parikh, Church, Lyon, Lietzke (8)

Noes: 0

Absent: 0

Abstain: 0

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