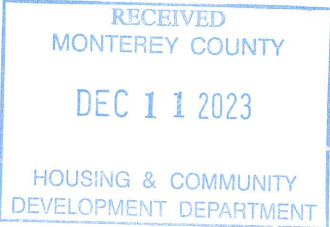


# Exhibit D

This page intentionally left blank.



**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, December 7, 2023**

1. Meeting called to order by Lori Lietzke, Chairperson at 3:04 pm

2. Roll Call

**Members Present:**

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

Verbanec in at 3:10, arriving after approval of minutes.

**Members Absent:**

Kim Caneer (1)

3. Approval of Minutes:

A. November 16, 2023 minutes

Motion: Ned Van Koekel (LUAC Member's Name)

Second: Maureen Lyon (LUAC Member's Name)

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

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:** 3:17 pm

**Minutes taken by:** Carol Church, Secretary

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Del Monte Forest

1. **Project Name:** RIVERA STEVEN A & JUNE M TRS  
**File Number:** PLN220327  
**Project Location:** 4161 SUNRIDGE RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-071-011-000 & 008-071-012-000  
**Project Planner:** Zoe Zepp  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of an 856 square foot accessory dwelling unit; and 2) a Coastal Development Permit to allow the removal of two protected trees including a 10 inch Coast live oak and a 33 inch Monterey Pine.

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

**(Please include the names of the those present)**

Eric Miller, Cristo Staedler, Architects

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Hya Honorato (Name)

**PUBLIC COMMENT:**

3None

| Name | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|------|----------------|----|--|
|      | YES            | NO |  |
| None |                |    |  |
|      |                |    |  |
|      |                |    |  |
|      |                |    |  |

**LUAC AREAS OF CONCERN**

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc)                      |
|---|--|--|
| Tree Removal  |  | Arborist Report Recommends removal of a 33' Monterey Pine because of roots potential entanglement with electrical lines. |
| Traffic Plan for construction   |  | Creation of a gravel roadway to enter property.  |
|   |  |  |

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

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

Second by: Bart Bruno (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

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

Noes: 0

Absent: Caneer (1)

Abstain: 0

This page intentionally left blank