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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, April 15, 2021**



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

2. **Roll Call**

**Members Present:**

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

**Members Absent:**

None

3. **Approval of Minutes:**

A. March 18, 2021 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

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

Noes: 0

Absent: 0

Abstain: Caneer (1) – not present

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: 3:50 pm

Minutes taken by: Kim Caneer, 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:** MCATA LLC  
**File Number:** PLN200251  
**Project Location:** 3347 17 MILE DR PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-351-047-000  
**Project Planner:** JOE SIDOR  
**Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 6,037 square foot three-story single family dwelling with a 1,738 square foot attached garage; 2) Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 4) Coastal Development Permit to allow removal of 37 trees (34 Coast Live Oak and 3 Monterey Pine).

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

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

Eric Miller, Architect  
Clara C/O Anthony Lombardo & Associates

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

Noes: 0

Absent: 0

Abstain: 0

# 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

2.                   **Project Name:** YANG GEORGIA A & KUMAR RAKESH TRS  
                       **File Number:** PLN210011  
                       **Project Location:** 1041 RODEO RD PEBBLE BEACH  
**Assessor's Parcel Number(s):** 007-322-016-000  
                       **Project Planner:** JUNYA "MICHELLE" HUANG  
                       **Area Plan:** GREATER MONTEREY PENINULA AREA PLAN  
**Project Description:** Design Approval to allow the demolition of an existing 2,195 square foot single family dwelling and construction of a new 3,390 square foot single family dwelling with a 431 square foot accessory dwelling unit above new garage.

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

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

Dan Fletcher, Architect

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

Noes: 0

Absent: 0

Abstain: 0

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