

MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 19, 2024

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

2. Roll Call

Members Present:

Lori Lietzke; Maureen Lyon; Carol Church; Bart Bruno; Ned Van Roekel; Kamlesh Parikh; Rick Verbanec

Members Absent:

Kim Caneer

3. Approval of Minutes:

A. September 5, 2024 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

Ayes: All

Noes: _____

Absent: _____

Abstain: _____

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: 3:55 pm

Minutes taken by: Maureen Lyon

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:** COVIN DAVID REID & BETH SALA
File Number: PLN230151
Project Location: 3307 17 MILE DR, 4 PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-521-004-000
Project Planner: Hya Honorato
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 the demolition of an existing 3,980 square foot single family dwelling and construction of a 4,988 square foot two-story single family dwelling with a 768 square foot attached garage and associated site improvements; and 2) Coastal Development Permit for the 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)

Daniel Fletcher (representative); Joel Panzer (representative; architect)

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

PUBLIC COMMENT:

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

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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)
Plan shows total height of 26’4” for rooftop garde/patio	27’ permitted	Concern any additional furniture, umbrella, etc.. will be over height limit

ADDITIONAL LUAC COMMENT

Has property been through ARB? Answer: yes and approved

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:

Noes:

Absent: Kim Caneer

Abstain: _____

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:** GENG WEIKANG & CHEN JUN
 File Number: PLN240037
 Project Location: 4063 MORA LN, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-181-005-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Coastal Administrative Permit and Design Approval to allow construction of a 1,242 square foot addition and change of exterior colors and materials.

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

(Please include the names of the those present)

Claudio Ortiz (representative)

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

PUBLIC COMMENT:

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)
Concern of plantings/landsape within 5 feet of property		Check to see if landscaping complies with fire code Check the “zone zero” compliance guidelines

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: Kim Caneer; Carol Church

Abstain: _____