

Attachment F

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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, August 17, 2017

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

2. **Roll Call**

Members Present: Lori Lietzke, June Stock, Sandy Getreu, Rick Verbanec, Bart Bruno, Ned Van Roekel, Kim Caneer

Members Absent: Rod Dewar

3. **Approval of Minutes:**

A. August 3, 2017 minutes; incomplete and approval continued to next meeting

Motion: Lori Lietzke (LUAC Member's Name)

Second: Sandy Getreu (LUAC Member's Name)

Ayes: 7 (Lietzke, Stock, Getreu, Verbanec, Bruno, Caneer, Van Roekel)

Noes: 0

Absent: (1) Rod Dewar

Abstain: Rick Verbanec (1)

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



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: August 25, 2017

1. **Project Name:** RAVEN SCOTT & RAVEN CHARLYSE
File Number: PLN150755
Project Location: 3213 Whitman Lane, Pebble Beach
Project Planner: David J. R. Mack, AICP, Senior Planner
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a 1) Coastal Administrative Permit to allow the construction a 5,603 square foot single family dwelling; 2) Coastal Development Permit to allow development within 750 feet of an archaeological resource; 3) Variance to exceed lot coverage by 3.9% (totaling 18.9%) and FAR by 5.3% (totaling 22.8%); and 4) Design Approval. The property is located at 3213 Whitman Lane, Pebble Beach (Assessor's Parcel Number 008-401-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
Recommendation To: Planning Commission

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

*Applicant, Eric Miller, architect;
Legal Counsel, Anthony Lombardo
Legal Counsel, neighbors, Pam Silkwood (provided
ecological report*

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)



PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Glen + Angela Charles	X		Height of roof (within allowable ht.), noise/appearance of roof deck ↓ ↓
Ted Muhs	X		
Kit and Dick Doerr	X		
Sally Lucas			

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)

ADDITIONAL ~~LUAC~~ COMMENTS :

Cheryl Burris, PBCo., representative, PBCo. approves project as presented



RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: *DMF LUAC requested site visit, Need report from project planner on adjacent riverine

Continued to what date: TBD-after RMA report from planner and site visit

AYES: 7

NOES: 0

ABSENT: Dewar

ABSTAIN: 0



Eric Miller

Gally
Lucas

Concerns: ht. of roof
(w/in allowable)
appearance/noise from roof
deck

Glen + Angela Charles 3222

Ted Muns

Kit Dick Doerr

Pam Silkwood Rep. neighbors

8-10' feet from ^{property} riverine, s/b 100'
FISH + Wildlife habitats / Environmental Quality Act
clarification of drainage from property

Antony Lombardo - Rep. Owner
Site visit

Cheryl Burris - PB Co - Support project
Site visit / continue

Quis. planner on riverine issue / planner
findings on report



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