

Attachment I

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, February 18, 2021

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

2. Roll Call

Members Present:

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

Members Absent:

Kamlesh Parikh (1)

3. Approval of Minutes:

A. January 21, 2021 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

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

Noes: 0

Absent: Parikh (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: 5:00 pm

Minutes taken by: Kim Caneer, Recording 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:** 18TH HOLE PB LLC Item continued from 9/3/20 meeting
File Number: PLN200075
Project Location: 1552 CYPRESS DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-411-006-000
Project Planner: JOE SIDOR
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit to allow assemblages of 250 people maximum for special hospitality events not to exceed 10 consecutive days for each event and not to exceed a total of 30 event days annually; 2) Coastal Administrative Permit and Design Approval to allow construction of a detached 875 square foot Accessory Dwelling Unit; 3) Coastal Administrative Permit and Design Approval to allow the conversion of a 190 square foot attached storage area into a guesthouse, and allow construction of a 68 square foot addition; and 4) 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)

Tim Allen, Owner
Bill Periochi, Pebble Beach Company
Jun Sillano, Architect

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Stilwell	X		New ADU to be staked and flagged? Pert Tim Allen, already done

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

Per owner, Tim Allen, the following conditions apply for use permit:

- Permit is for 5 consecutive years;
- Permit is not transferable at sale of property
- Permit limited to special events only
- Owner of property to enter into license agreement with Pebble Beach Company

Per Joe Sidor, County Planner, a license agreement can be recorded as a deed restriction to bypass any County planning review

RECOMMENDATION:

Motion by: Ned Van Roekel (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: Lietzke, Caneer, Church, Lyon, Verbanec, Van Roekel, Bruno (7)

Noes: 0

Absent: Parikh (1)

Abstain: 0



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Advisory Committee: Del Monte Forest

2. **Project Name:** CONDRY MICHAEL L TR
 File Number: PLN200025
 Project Location: 3105 HACIENDA DR PEBBLE BEACH
Assessor's Parcel Number(s): 007-331-007-000
 Project Planner: CRAIG PATTON
 Area Plan: GREATER MONTEREY PENINSULA AREA PLAN
Project Description: Design Approval to allow demolition of a 3,629 square foot single family dwelling and construction of a 3,380 square foot two-story single family dwelling with a 390 square foot attached garage; a 3,138 square foot basement (inclusive of a 776 square foot subterranean garage); 1,133 square feet of courtyard, patio, driveway and hardscape impervious surfaces; and courtyard terrace walls (approximately 54 linear feet with an average height of 4 feet). Colors and materials consist of white painted stucco body with dark trim, gutters and downspouts and a red-blend straight barrel mission tile roof. The project includes approximately 700 cubic yards of cut and 200 cubic yards of fill.

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

(Please include the names of the those present)

Scott Mercer, Architect
Bonnie Hays, Neighbor
Dennis Wilson, Neighbor

Was a County Staff/Representative present at meeting? Phil Angelo (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bonnie Hays	X		Construction noise; activity; structural integrity of their home due to proximity to construction; lighting
Response from Scott Mercer, architect		X	Routing of construction will be presented to County Planning; explained mitigation procedures to protect neighbor's structural integrity

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: Ned Van Roekel (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: Parikh (1)

Abstain: 0



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Advisory Committee: Del Monte Forest

3. **Project Name:** VICENCIO MARK T & SHANNON C TRS
 File Number: PLN200297
 Project Location: 3975 RONDA RD PEBBLE BEACH
Assessor's Parcel Number(s): 008-031-033-000
 Project Planner: FIONNA JENSEN
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Coastal Administrative Permit and Design Approval to allow construction of an approximately 5,385 square foot two-story single family dwelling with an attached 875 square foot garage and a Coastal Administrative Permit and Design Approval to allow construction of a 415 square foot detached accessory dwelling unit.

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

(Please include the names of the those present)

Samuel Pitnick, Architect

Was a County Staff/Representative present at meeting? Fionna Jensen (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

Rick Verbanec voiced concern regarding Class A cedar siding in design exterior and to consider changing to less wood siding due to fire danger or use flame proof material(s) instead

RECOMMENDATION:

Motion by: Ned Van Roekel (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: _____

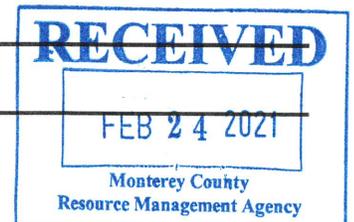
Continue to what date: _____

Ayes: Lietzke, Caneer, Church, Van Roekel, Verbanec, Bruno (6)

Noes: 0

Absent: Parikh, Lyon [Maureen Lyon had to leave meeting] (2)

Abstain: 0



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Advisory Committee: Del Monte Forest

4. **Project Name:** STEWART FRANCINE A & RODRIGUEZ DAVID JOHN
 File Number: PLN200314
 Project Location: 4209 SUNRIDGE RD PEBBLE BEACH
Assessor's Parcel Number(s): 008-053-001-000
 Project Planner: JOE SIDOR
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Amend Figures 5 and 6d of the Del Monte Forest Land Use Plan to change the land use designation on a 0.497 acre parcel from Open Space Forest to Medium Density Residential, and amend Sectional District Map 20-16 of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to change the zoning classification on a 0.497 acre parcel from Resource Conservation with a Design Control overlay (Coastal Zone) [RC-D (CZ)] to Medium Density Residential, 4 units per acre, with a Design Control overlay (Coastal Zone) [MDR/4-D (CZ)].

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

(Please include the names of the those present)

Francine Stewart, Owner

Was a County Staff/Representative present at meeting? Joe Sidor (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

Carol Church voiced concern of future development due to change of zoning. Owner, Francine Stewart responded, clarifying there was no future development planned and they plan on staying on property.

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lietzke, Caneer, Church, Verbanec, Van Roekel, Bruno (6)

Noes: 0

Absent: Parikh, Lyon [Maureen Lyon had to leave for another meeting] (2)

Abstain: 0



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