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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, September 21, 2023**

1. **Meeting called to order by** Lori Leizke, Chairperson **at** 3:05 **pm**

RECEIVED  
MONTEREY COUNTY

SEP 26 2023

HOUSING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**2. Roll Call**

**Members Present:**

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

**Members Absent:**

Kamlesh Parikh(1)

**3. Approval of Minutes:**

A. September 7, 2023 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: Bart Bruno, Maureen Lyon, Lori Leitzke, Ned Van Roekel, Rick Verbanec, Kim Caneer (6)

Noes: 0

Absent: Kamlesh Parikh (1)

Abstain: Carol Church (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

## B) Announcements

LUAC members invited to a special joint meeting, 10:30 am, October 25, 2023.  
The purpose of the meeting is to conduct a training. LUACS and Planning Commission to attend.

The joint meeting is to be held in the Board Chambers at 168W. Alisal in Salinas.

Phil Angelo will be transferred to Long Range Planning

Hya Honorado has been appointed the new Del Monte Land Use Liason.

7. **Meeting Adjourned:** 3:25 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:** SEA PINES LLC

**File Number:** PLN230136

**Project Location:** 1139 PORTOLA RD, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-282-005-000

**Project Planner:** Mary Israel

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** A Coastal Administrative Permit and Design Approval to construct approximately 2,160 square feet of additions to an existing 4,242 square foot single story residence with an existing 985 square foot garage and a second floor addition of 530 square feet of terraces; and Coastal Administrative Permit for construction of a new 1,200 square foot detached accessory dwelling unit with 400 square feet of new terraces and an entry walkway and demolition of an approximate 200 square foot gazebo.

**Was the Owner/Applicant/Representative present at meeting?**

YES X NO       

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

Jun Suliano, Architect

**Was a County Staff/Representative present at meeting?**

Phil Angelelo & Hya Honorato

**(Name)**

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

#### 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

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Keeping the Gazebo, no demolition.

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A bridge added to the ADU

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Under watershed restriction of 9000 sq.ft.

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**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: Church, Lietzke, Lyon, Bruno, Van Roekel, Verbanec, Caneer(7)Noes: 0Absent: Parikh (1)Abstain: 0

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