

# Exhibit E

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, October 17, 2024**

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

2. Roll Call

**Members Present:**

Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

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**Members Absent:**

Caneer, Lyon – arrived 3:15

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3. Approval of Minutes:

A. September 19, 2024 minutes

Motion: Van Roekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: 6 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

Noes: none

Absent: Caneer

Abstain: Lyon

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

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5. Scheduled Item(s)

**Order reversed by agreement with all**

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

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B) Announcements

none

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**7. Meeting Adjourned:** 4:00 pm

**Minutes taken by:** Verbanec

# 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:** SAMOON LLC  
                          **File Number:** PLN240147  
                          **Project Location:** 3020 CORMORANT RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 007-303-003-000  
                          **Project Planner:** Joseph Alameda  
                          **Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** An application for Design Approval to allow the demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 716 square foot attached accessory dwelling unit.

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

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

Justin Pauly – architect, and Rebecca

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**Was a County Staff/Representative present at meeting?**                      Joseph Alameda (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)
Gate not set back for road clearance while waiting for entrance.	Cormorant Road is narrow	Set back as much as possible given sloped driveway
Monolithic fenceline gives tunnel sensation driving by on narrow road.	PB urges modulation of fenceline to breakup massing	Use horizontal offsets and landscaping or vertical breaks in topline.
Basement spaces with exterior egress may count towards FAR		Staff review for compliance

## ADDITIONAL LUAC COMMENTS

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Noted hardscape features in setbacks under 2 ft in height.

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Noted fire resistant decking on 2<sup>nd</sup> story abutting non-fire resistant wood siding above. Needs flashing.

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## RECOMMENDATION:

Motion by: VanRoekel (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

       Support Project as proposed

X Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none

# 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:** BECHTEL CORPORATION  
                      **File Number:** PLN240069  
                      **Project Location:** 3270 17 MILE DR, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-462-005-000  
                      **Project Planner:** Fionna Jensen  
                      **Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** An application for Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to convert a caretakers unit into a 1,103 square foot accessory dwelling unit with minor exterior modifications; 2) Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single family dwelling, construction of a 182 square foot second story deck, and site improvements including an outdoor seating area and replacement hardscape; 3) Coastal Administrative Permit and Design Approval to allow construction of a 1,171 square foot non-habitable pavilion structure; 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

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

(Please include the names of the those present)

David Stoker – builder, Jim Westover - architect  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Motion by: Verbanec (LUAC Member's Name)

Second by: Church (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none