Exhibit D

This page intentionally left blank.

MINUTES

Del Monte Land Use Advisory Committee

Thursday, March 16, 2023

RECEIVED
MONTEREY COUNTY
MAR 20 2023
HOUSING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

2. **Roll Call**

Members Present:

Lori Liezke, Carol Church, Bart Bruno, Maureen Lyon, Ned Van Roekel, Rick Verbanec, Kamlesh Parikh (7)

Members Absent:

Kim Caneer (1)

3. **Approval of Minutes:**

A. **February 16, 2023**

Motion: Kamlesh Parikh (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

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

Noes:

Absent: Caneer (1)

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)**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 3:30 pm

Minutes taken by: Carol Church, 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 Land Use Advisory Committee

1. **Project Name:** ARROWHEAD POINT PARTNERS LLC

File Number: PLN220203

Project Location: 3368 17 MILE DR, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-393-015-000

Project Planner: Zoe Zepp

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

Project Description: A Combined Development Permit consisting of : 1) a Coastal Administrative Permit and Design Approval to allow the renovation of a 1,089 square foot Accessory Dwelling Unit resulting in a 1,044 square foot Accessory Dwelling Unit with a 1,068 square foot garage and associated site improvements; 2) a Coastal Development Permit to allow the removal of one Coast Live oak tree; 3) a Coastal Development Permit to allow the property to exceed the maximum allowed 9,000 square foot impervious coverage within the Pescadero Watershed; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of the those present)

Carla Hashimoto, Architect

Was a County Staff/Representative present at meeting? Zoe Zepp **(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)
excess of impervious footage		

ADDITIONAL LUAC COMMENTS

None

LUAC acknowlegdes efforts to reduce the amount of impervious coverage and the significant changes to the driveway to permable pavers.

RECOMMENDATION:

Motion by: Bart Bruno (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: Lietzke, Church, Lyon, Verbanec, Van Roekel, Parikh, Bruno (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

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 Land Use Advisory

2.

Project Name: ARDUA 31 LLC

File Number: PLN220251

Project Location: 1272 VISCAINO RD, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-231-003-000

Project Planner: Zoe Zepp

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 construction of a 4,400 square foot single family dwelling and associated site improvements; and 2) Coastal Development Permit for the removal of approximately 54 trees.

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

(Please include the names of the those present)

Dan Mansur, Tricia Mansur

Angie Phares, Architect

Was a County Staff/Representative present at meeting? Zoe Zepp **(Name)**

PUBLIC COMMENT:

None	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

None

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: Caneer (1)

Abstain: 0

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 Land Use Advisory

3.

Project Name: SUCHY MICHELLE C

File Number: PLN220312

Project Location: 1044 RODEO RD, PEBBLE BEACH, CA 93953-0000

Assessor's Parcel Number(s): 007-323-022-000

Project Planner: Zoe Zepp

Area Plan: Greater Monterey Peninsula Area Plan

Project Description: A Design Approval to allow the construction of a new two-story 2,903 square foot single family residence with attached 522 square foot garage. Colors and materials consist of copper gutter & downspout cap, pan clay roof tile, exterior stucco limestone accents & siding, wood metal clad doors and dark bronze anodized windows.

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

(Please include the names of the those present)

Jun Sillano, Architect

Was a County Staff/Representative present at meeting? Zoe Zepp **(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

None

RECOMMENDATION:

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

Second by: Bart Bruno (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Bruno Lietzke, Lyon, Verbanec, Van Roekel (5)

Noes: 0

Absent: Caneer (1)

Abstain: Parikh, Church (2)

This page intentionally left blank