

Exhibit D

This page intentionally left blank.

MINUTES
Del Monte Land Use Advisory Committee
Thursday, February 17, 2022



1. Meeting called to order by Lori Lietzke at 3:04

2. Roll Call

Members Present:

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

Members Absent:

Kim Caneer (1)

3. Approval of Minutes:

A. January 6, 2022 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Maureen Lyon (LUAC Member's Name)

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

Noes: 0

Absent: Kim Caneer (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: 4:23 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 Forest

1.

Item Title: AB 361 FINDING

Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 1st remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

 Acceptance of the Finding

 X Rejection the Finding

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

2. **Project Name:** TKS POPPY HILLS FUND 2 LLC
 File Number: PLN190007-AMD1
 Project Location: 21 POPPY LN PEBBLE BEACH
Assessor's Parcel Number(s): 008-032-023-000
 Project Planner: PHIL ANGELO
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Minor & Trivial Amendment to a previously approved Coastal Administrative Permit (PLN190007): revised proposal would allow the construction of a 6,654 square foot single family dwelling with a 1,152 square foot attached garage/mechanical area; removal of 31 Monterey Pine trees; and associated site improvements, including 1,804 square feet of patio, walkways & decks and installation of a 6,175 square foot driveway.

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

(Please include the names of the those present)

Karen Kabashi

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

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: Verbanec, Lyon, Lietzke, Bruno, Van Roekel, Church, Parikh (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 Forest

3. **Project Name:** 1520 CYPRESS DRIVE LLC
 File Number: PLN210129
 Project Location: 1520 PALMERO WY PEBBLE BEACH
Assessor's Parcel Number(s): 008-411-010-000
 Project Planner: GO EUN "VICTORIA" KIM
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permits consisting of: 1) Coastal Administrative Permit & Design Approval to allow for the remodel and partial demolition (215 square feet) of an existing 3,991 square foot single family dwelling, remodel of a 783 square foot detached garage, remodel & partial demolition (249 square feet) of a 770 square foot detached garage and interior remodel of a 1,543 square foot legal non-conforming guesthouse; and 2) Coastal Administrative Permit for 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)

Laura Lawrence, Law Offices of Aengus L Jeffers
David Stocker, Architect

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

None

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

Continue to what date: _____



Ayes: Verbanec, Lyon, Lietzke, Parikh, Church, Bruno, 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 Forest

4. **Project Name:** CABERNET KRT LLC
 File Number: PLN210209
 Project Location: 1452 PADRE LN PEBBLE BEACH
Assessor's Parcel Number(s): 008-461-005-000
 Project Planner: FIONNA JENSEN
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow construction of a 970 square foot attached accessory structure to an existing 4,833 square foot two-story single family dwelling & minor site improvements; and 2) Coastal Development Permit to allow removal of three (3) Coast Live Oak trees.

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

(Please include the names of the those present)

Craig Holdren, Architect

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

None

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

Continue to what date: _____



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

5. **Project Name:** FEATHER CYPRESS LLC
File Number: PLN210276
Project Location: 3256 17 MILE DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-462-008-000
Project Planner: PHIL ANGELO
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow demolition of an existing 17,992 square foot single family home with an attached two-car garage & a detached 3,797 square foot gymnasium; and construction of a 7,767 square foot single-family home with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool and a 140 square foot spa; 2) Coastal Development Permit to allow development within environmentally sensitive habitat area (Monterey cypress habitat); 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 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)

- Aengus Jeffers, Attorney
Seth Bergstein, Historian
Greg Warner, Architect
Tom Bruce, resident
Mark Stillwell, resident

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Kathleen Clancy	X		Enjoys the ide of more view across the street
Tom Bruce, representing 60 petitioners, asking that the "core" of the house be preserved. Refer to attachment			View of the street be preserved in it's elegance and the "core" of the house be retained
Mark Stilwell			New perspective a "win"

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)
Effort to combine ideas to save aspects of the front with current architecture renderings be explored		Firm said exploration of this could be done

ADDITIONAL LUAC COMMENTS

None

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 the contingency that the HRRB determines that the current property lacks historical integrity and significance

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Verbanec, Lyon, Lietzke, Van Roekel, Church, Parikh (6)

Noes: 0

Absent: Caneer (1)

Abstain: Bruno (1)

Petition Opposing the Demolition of 3256 17 Mile Drive

We are concerned local residents. We have learned that the property on 3256 17 Mile Drive is to be reviewed on February 2, 2022, for a proposal to demolish the imposing 100 year old residence for the construction of a new contemporary residence.

The property, built in the early 1920's was designed by George Washington Smith, a renowned architect for indigenous architecture. A book published by Irving R. Morrow in February of 1925, described this house as a prime example of "California Riviera." This prominent home is one of five of the original "Great Houses" built between The Lodge and the Lone Cypress Tree. These are imposing homes designed in the distinctive Spanish Revival Architecture and built in the 1920's, and together they define the early history and character of Pebble Beach and have delighted and awed locals and visitors alike for the last 100 years.

The demolition of the residence at 3256 17 Mile Drive would forever change the historical character of this unique stretch of Pebble Beach coastline. We, the undersigned, ask that the core of the residence designed by George Washington Smith be retained.

Thank you for your thoughtful consideration.

K. Andrews Karol Andrews 1/31/22
Signature Name Date
Address: 1435 Riata Road, Pebble Beach, Ca 93953



Petition Opposing the Demolition of 3256 17 Mile Drive

[Signature] DENNIS LEVETT 01/30/2023
Signature Name Date

Address: 3301 17 Mile Dr, #9, Pebble Beach, CA 93953

[Signature] JEANNE LEVETT 01/30/2023
Signature Name Date

Address: 3301 17 Mile Dr, #9, Pebble Beach, CA 93953

[Signature] TOM BRUCE 2/1/2022
Signature Name Date

Address: PO Box 66, Pebble Beach, 93953

[Signature] JAMES L. BOSWORTH 2/2/22
Signature Name Date

Address: 1499 ALVA LANE Pebble Beach CA 93953

[Signature] Sharon Bosworth 2/2/22
Signature Name Date

Address: 1499 ALVA Lane, Pebble Beach Ca 93953

[Signature] JACK KENDALL 93923
Signature Name Date

Address: 516 LOMA ALTA CARMEL 2-2, 2022

[Signature] ROBERT BIORN 2/2/22
Signature Name Date

Address: PO Box 953 Pebble Beach, 93953



Petition Opposing the Demolition of 3256 17 Mile Drive

Signature: [Handwritten Signature] Name: Brian Dailey Date: 1/21/2022
Address: 1500 Visca Road, Pebble Beach

Signature: [Handwritten Signature] Name: BRIAN DAILEY Date: 2/1/2022
Address: 26187 COVINO ROAD, CARMEL

Signature: [Handwritten Signature] Name: Joyanne Kinosian Date: 2/1/2022
Address: 3202 Del Cervo Rd Pebble Beach

Signature: [Handwritten Signature] Name: ARAM KINOSIAN Date: 2/1/2022
Address: 3202 DEL CERVO RD PEBBLE BEACH, CA 93953

Signature: _____ Name: _____ Date: _____
Address: _____

Signature: _____ Name: _____ Date: _____
Address: _____

Signature: _____ Name: _____ Date: _____
Address: _____



Petition Opposing the Demolition of 3256 17 Mile Drive

Hugh Wilson HUGH WILSON 1/30/2022
Signature Name Date
Address: 611 TOYON DR MRY CA 93948

Susie Stebnicki SUSIE STEBNICKI 1/30/2022
Signature Name Date
Address: P.O. Box 6262, CARMEL, CA 93921

John Stebnicki JOHN STEBNICKI 1/30/2022
Signature Name Date
Address: P.O. Box 6262, CARMEL, CA 93921

Signature Name Date
Address: _____



Petition Opposing the Demolition of 3256 17 Mile Drive

We are concerned local residents. We have learned that the property on 3256 17 Mile Drive is to be reviewed on February 2, 2022, for a proposal to demolish the imposing 100 year old residence for the construction of a new contemporary residence.

The property, built in the early 1920's was designed by George Washington Smith, a renowned architect for indigenous architecture. A book published by Irving R. Morrow in February of 1925, described this house as a prime example of "California Riviera." This prominent home is one of five of the original "Great Houses" built between The Lodge and the Lone Cypress Tree. These are imposing homes designed in the distinctive Spanish Revival Architecture and built in the 1920's, and together they define the early history and character of Pebble Beach and have delighted and awed locals and visitors alike for the last 100 years.

The demolition of the residence at 3256 17 Mile Drive would forever change the historical character of this unique stretch of Pebble Beach coastline. We, the undersigned, ask that the core of the residence designed by George Washington Smith be retained.

Thank you for your thoughtful consideration.

<u>[Signature]</u>	<u>Howard Arnais</u>	<u>1-31-22</u>
Signature	Name	Date

Address: 3173 17 Mile Drive, Pebble Beach

<u>[Signature]</u>	<u>Barbara A. Blackstock</u>	<u>1-31-22</u>
<u>[Signature]</u>	<u>Peter E. Blackstock</u>	

[Signature] 1134 Madro Lone P.B.



Petition Opposing the Demolition of 3256 17 Mile Drive

Jim Lowell Jim Lowell 1/31/22
Signature Name Date
Address: 2961 Sloat Rd, Pebble Beach, CA 93953

Dianna Lowell Dianna Lowell 1/31/22
Signature Name Date
Address: 2961 Sloat Rd PB CA 93953

Signature Name Date
Address: _____





Petition Opposing the Demolition of 3256 17 Mile Drive

Josh Ramsey Signature Tarah Ramsey Name 1/31/22 Date
Address: 16C Scarlett Rd, Carmel Valley, CA 93924

[Signature] Signature Jon Ramsey Name 2-1-22 Date
Address: 66 Scarlett Rd. Carmel Valley

[Signature] Signature Britney Scarlett Name 2/1/22 Date
Address: 14C Scarlett Rd. Carmel Valley, CA 93924

[Signature] Signature TERI SCARLETT Name 2/1/22 Date
Address: 14C Scarlett Rd Carmel Valley CA 93924

[Signature] Signature Jonathan Sapp Name 2/2/22 Date
Address: POB 4948 Carmel by the Sea CA 93921

[Signature] Signature RICHARD KREITMAN Name 2/2/22 Date
Address: Box 189, Carmel, CA 93921-0189

[Signature] Signature CARMINE Esposito Name 2/2/22 Date
Address: Box 4521 Carmel, CA 93921

RECEIVED

FEB 22 2022

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Petition Opposing the Demolition of 3256 17 Mile Drive

Signature

Name

Date

Address:

[Signature] Delphine Lefler Bright 02/01/22
Dolores and 6 ME 93921.

Signature

Name

Date

Address:

[Signature] Cliff Jensen 2/1/22
S.W. corner 5th + Torres #2, Carmel Ca, 93921

Signature

Name

Date

Address:

[Signature] Patricia Shiffman 2/2/22
24033 Outlook Ct, Carmel, CA 93923

Signature

Name

Date

Address:

[Signature] Louis Frazee 2/2/2022
14012 Reservation Rd, San Luis Obispo, CA 93908

Signature

Name

Date

Address:

[Signature] Steven H. Disseldorp 2/3/22
8410 Carmel Valley Rd Carmel CA 93923.

Signature

Name

Date

Address:

Signature

Name

Date

Address:

RECEIVED

FEB 22 2022

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Petition Opposing the Demolition of 3256 17 Mile Drive

Barbara Sidelmeyer Signature BARBARA SEIDELMEYER Name 1.31.22 Date

Address: Lincoln CARMEL CA. P.O. Box 2426
93921

Charles L. Seidelmeier Signature Charles Seidelmeier Name 1/31/22 Date

Address: same as above

Melissa Czekwiak Signature MELISSA CZEKWIAK Name 1.31.22 Date

Address: LINCOLN CARMEL, CA

Jessica Rosa Signature Jessica Rosa Name 1-31-22 Date

Address: Lincoln St. Carmel, CA P.O. Box 4413
93921

Julie R. Culver Signature Julie R. Culver Name 1/3/22 Date

Address: P.O. Box 2576 Carmel CA 93921
Camino Real

Josh Hardy Signature JOSH HARDY Name 1/31/22 Date

Address: Po Box 148, Pebble Beach, CA 93953

Kate Hardy Signature KATE HARDY Name 1/31/22 Date

Address: Po Box 148, Pebble Beach, CA 93953

This page intentionally left blank