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MINUTES
Del Monte Land Use Advisory Committee
Thursday, August 1, 2024

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

2. Roll Call

Members Present:

Lori Leitzke, Maureen Lyon, Carol Church, Ned Van Roekel, Bart Bruno, Rick Verbanec, Kim Caneer, Kamlesh Parikh

Members Absent:

3. Approval of Minutes:

A. July 18, 2024 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

Ayes: All

Noes: None

Absent: _____

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)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:56 pm

Minutes taken by: Maureen Lyon

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:** SIGNAL HILL LLC
 File Number: PLN240077
 Project Location: 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-007-000
 Project Planner: Mary Israel
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: An application for a Design Approval to allow an 8,448 square foot single family dwelling with light brown stucco body and black painted metal trim, a gravel roof and associated improvements. The single family dwelling Coastal Administrative Permit was part of an approved Combined Development Permit for a "Reduced Project that is a single family residence of similar size, in concept, as the existing residence." (Board Resolution No. 23-237).

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

(Please include the names of the those present)

Massy Mehdipour (owner)

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)
Appears to be some confusion between what Board of Supervisors recommended and the County staff interpretation		
Plans within coastal commission edicts.		

ADDITIONAL LUAC COMMENTS

LUAC feels that the drawings presented to LUAC reflect the proper interpretation of the directions from the county and we recommend approval

RECOMMENDATION:

Motion by: Bart Bruno (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: All

Noes: None

Absent: _____

Abstain: _____

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