

## Exhibit B

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, September 7, 2023**

1. Meeting called to order by Lori Leitzke at 3:03 pm

2. Roll Call

**Members Present:**

Lori Lietzke, Maureen Lyon, Bart Bruno, Rick Verbanec, Ned Van Roekel, Kim Canneer

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**Members Absent:**

Carol Church, Kamlish Parikh

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3. Approval of Minutes:

A. June 15, 2023 minutes

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: Minutes were previously approved at the August 3, 2023 meeting.

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. Approval of Minutes:

A. August 3, 2023 minutes

Motion: Rick Verbanec (LUAC Member's Name)

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

Ayes: Rick Verbanec, Ned Van Roekel, Bart Bruno, Lori Lietzke, Maureen Lyon

Noes: \_\_\_\_\_

Absent: Kamlesh Parikh, Carol Church

Abstain: Kim Canneer

5. **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.

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None

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6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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None

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B) Announcements

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None

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8. **Meeting Adjourned:** 3:25 pm

**Minutes taken by:** Maureen Lyon

# 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:** HANSON LEE ALAN & CORALY TRS  
**File Number:** PLN230135  
**Project Location:** 4019 SUNRIDGE RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-191-011-000  
**Project Planner:** Fionna Jensen  
**Area Plan:** Del Monte Forest Land Use Plan  
**Project Description:** A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot one-story single family dwelling with attached 520 square foot two-car garage and associated site improvements; and 2) a Coastal Development Permit to allow removal of 21 Monterey Pine trees.

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

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

Coraly Hansen (owner); Lee Hansen (owner); Samuel Pitnick (architect)

\_\_\_\_\_

\_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Fiona Jensen (Name)

**PUBLIC COMMENT:**

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)
Proposed roofing material are fire treated cedar shingles. Question how long fire treatment/retardant remains effective.		Consider non flammable material for roofing.

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

Second by:     Kim Caneer     (LUAC Member's Name)

- ☒
 Support Project as proposed with comments on roofing.
- ☐
 Support Project with changes
- ☐
 Continue the Item

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

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

Ayes: Lori Lietzke, Maureen Lyon, Bart Bruno, Kim Caneer, Rick Verbanec, Ned Van Roekel

Noes: \_\_\_\_\_

Absent: Carol Church, Kamlesh Parikh

Abstain: \_\_\_\_\_

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