

Exhibit B

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, March 21, 2024

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

2. Roll Call

Members Present:

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

Members Absent:

3. Approval of Minutes:

A. March 7, 2024 minutes

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

Second: Kim Caneer (LUAC Member's Name)

Ayes: All

Noes: _____

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

B) Announcements

7. Meeting Adjourned: 3:30 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

1. **Project Name:** REEVES SAMUEL T & ELIZABETH W
 File Number: PLN220274
 Project Location: 1176 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-010-000
 Project Planner: Kayla Nelson
 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 12 square foot addition to the first floor of an existing 1,161 square foot two-story habitable accessory structure; and
 2) Coastal Development Permit to allow development within 100 feet of ESHA.

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

(Please include the names of the those present)

Izu Ojukwu

Was a County Staff/Representative present at meeting? Hya Honorato (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)
Noted circular stairs as only access to upstairs bedroom		Already existing

ADDITIONAL LUAC COMMENTS

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: All

Noes: _____

Absent: _____

Abstain: _____

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:** PLN200316
 File Number: WILKINS JOHN D & BUSHRA
 Project Location: 2901 BIRD ROCK RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-661-005-000
 Project Planner: Mary Israel
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow construction of a 2,340 square foot (sq. ft.) one-story single family dwelling and an attached 740 sq. ft. two-car garage, a 66 sq. ft. balcony, a 225 sq. ft. gazebo, and a 575 sq. ft. accessory dwelling unit and Use Permit to allow removal of 27 living and dead/dying trees – 12 healthy Monterey Pine trees, 11 dead Monterey pines, and 4 healthy Coast Live oaks. Colors and materials are proposed to be beige colored stucco body and dark gray roof, dark bronze windows and doors and front and beige/gray stone veneer accents. The project includes 3,860 sq. ft. of driveway and patio (3,382 pervious pavers and 475 impervious hardscape) and approximately 550 cubic yards of grading (320 cut, 230 fill).

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

(Please include the names of the those present)

Laura Lawrence, Owners: John and Bushra Wilkins

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor concerned about site parking for contractors			Plan includes on site parking for six construction vehicles

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)
Location of fence encroaching on sensitive habitat of protected plants		Biologist approved placement of fencing. Biologist will be on-site during installation.
Plan for replacing removed trees with new plantings as by county ordinance		Forester has suggested protecting and leaving natural new growth trees existing rather than planting nursery stock
Driveway takes up considerable amount of space in current planned location		Other options explored with architect. Location chosen to avoid steep slope and regrading.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Carol 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: All

Noes: _____

Absent: _____

Abstain: _____

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