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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 5, 2015

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

2. Roll Call

Members Present: Rick Verbanec, Sandy Getreu, June Stock,
Red Dewar, Kimberly Caneer, Lori Lietzke (6)

Members Absent: 0

3. Approval of Minutes:

A. September 17, 2015 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Sandy Getreu (LUAC Member's Name)

Ayes: 5

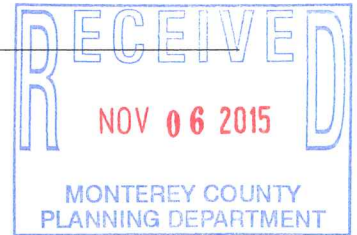
Noes: 0

Absent: 0

Abstain: Kim Caneer (1)

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

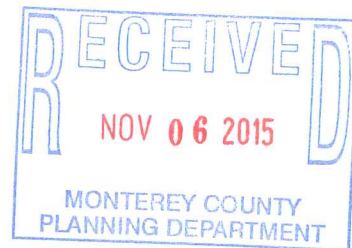


5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B) Announcements (LUAC Committee)

- 1) NO packet of plans to sign. (Either agenda item)
- 2) LUAC Committee would like to request postponing any agenda item(s) in December 2015 until January 2016
- 3) Potential LUAC member, Jack Uydess, was in attendance; Chair Lietzke requested County Planning send application package to him.

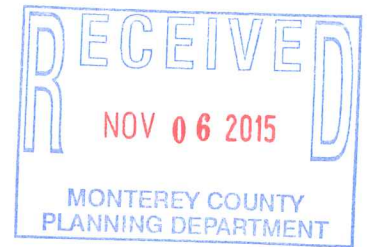
7. Meeting Adjourned: 4 pm

Minutes taken by: Kimberly Caneer, Secretary

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 5, 2015**

Project Title: HUANG STEVEN & HU BING TRS

File Number: PLN150477

File Type: ZA

Planner: MACK

Location: 1264 LISBON LN PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 478 square foot attached garage, a 360 square foot attached garage, 466 square feet of first floor covered porches, and 340 square feet of second story balconies; and 2) Coastal Administrative Permit for the construction of an attached 956 square foot guesthouse; 3) a Coastal Development Permit for the removal of 37 Monterey Pine trees; and 4) a Design Approval. The property is located at 1264 Lisbon Lane, Pebble Beach. (Assessor's Parcel Number 008-234-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes _____ No X

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

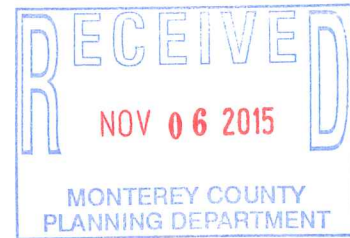
PUBLIC COMMENT:

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)

ADDITIONAL LUAC COMMENTS



RECOMMENDATION:

Motion by _____ (LUAC Member's Name)

Second by _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

X Continue the Item

Reason for Continuance: No plans, representative(s), cannot get to site

Continued to what date: Nov. 19, 2015

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 5, 2015**

Project Title: CORTEZ PACIFIC LLC

File Number: PLN150544

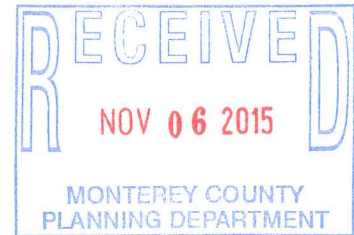
File Type: ZA

Planner: NAKAMURA

Location: 3187 CORTEZ RD PEBBLE BEACH

Project Description:

Coastal Administrative Permit to allow the construction of a 5,210 square foot single family dwelling with an attached 534 square foot garage, 400 square foot guesthouse, 445 square foot detached workout room, and removal of 12 trees (5 Oak, 3 Pine, and 5 dead Oak). The property is located at 3187 Cortez Road, Pebble Beach (Assessor's Parcel Number 008-341-046-000), Del Monte Forest Land Use Plan, Coastal Zone.



Was the Owner/Applicant/Representative Present at Meeting? Yes ✓ No _____

Conrad Sanchez (architect)
Tina Hannas-De Freitas (land use planner)

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

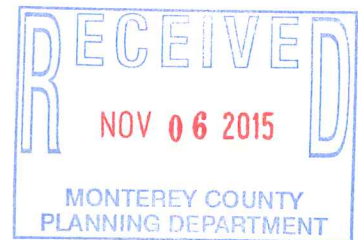
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Don Dormer 3190 Cortez Road 3195	✓		concerned about ^{safe} egress onto Cortez Road; Noise from residence; Size less than one acre (minimum size for area) Sugg. changes: Add more foliage/trees near 3195 Cortez Rd. residence height of both decks; drainage on site with impact on lot downhill from project

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)

ADDITIONAL LUAC COMMENTS

- 1) Parcel # is 042000, not #046000 as in agenda
 2) 6 oak, 4 pine to be removed, not 5 oak, 3 pine as in agenda



RECOMMENDATION:

Motion by Roderick Dewar (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 0