

Exhibit D

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, May 7, 2020



1. Meeting called to order by: Lietzke at 3:30 pm

2. Roll Call

Members Present:

Lori Leitzke, Rick Verbanec, Carol Church, Maureen Lyon, Bart Bruno (5)

Members Absent:

Kim Caneer, Ned Van Roekel, Kamlesh Parikh (3)

[Parikh attempted Zoom attendance but was unsuccessful due to technical issues]

3. Approval of Minutes:

A. February 20, 2020 minutes

Motion: Lietzke (LUAC Member's Name)

Second: Lyon (LUAC Member's Name)

Ayes: Leitzke, Verbanec, Church, Lyon, Bruno (5)

Noes: 0

Absent: Caneer, Van Roekel, Parikh (3)

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

First Del Monte Forest LUAC Zoom meeting

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Rick Verbanec

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Del Monte Forest

1. **Project Name:** CONOVER JOHN THOMAS & ANN MARIE TRS
 File Number: PLN200005
 Project Location: 1017 OCEAN RD PEBBLE BEACH
Assessor's Parcel Number(s): 007-293-009-000
 Project Planner: SON PHAM-GALLARDO
 Area Plan: GREATER MONTEREY PENINSULA AREA PLAN
Project Description: Design Approval to allow the demolition of existing 2,599 square foot single family dwelling and construction of a 3,420 square foot single family dwelling with a 650 square foot deck.

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

(Please include the names of the those present)

Hunter Eldridge, Architect

Was a County Staff/Representative present at meeting? Yasmeen Hussain & Joe Sidor (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Did not announce name	X		Asked about height - satisfied

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)
Project description changed from remodel to rebuild since PB ARB review		None - plans not changed – just semantics

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: Leitzke, Verbanec, Church, Lyon, Bruno (5)

Noes: 0

Absent: Caneer, Van Roekel, Parikh (3)

Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: Del Monte Forest

2. **Project Name:** KINOSIAN TODD TR & WETTON PAMELA JILL TR
 File Number: PLN190387
 Project Location: 3202 DEL CIERVO RD PEBBLE BEACH
 Assessor's Parcel Number(s): 008-361-029-000
 Project Planner: JOE SIDOR
 Area Plan: DEL MONTE FOREST LAND USE PLAN
 Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,199 square foot Accessory Dwelling Unit with a 284 square foot covered porch and a 225 square foot breezeway, 330 square foot rear deck, a 1,426 square foot two-car garage, 501 square foot mechanical room and elevator; and new driveway with retaining walls to the garage from existing auto court; 2) Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees; and 3) 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)

Eric Miller & Carla Hashimoto, Architect

Was a County Staff/Representative present at meeting? Yasmeen Hussain & Joe Sidor (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: Verbanec (LUAC Member's Name)

Second by: Lyon (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Leitzke, Verbanec, Church, Lyon, Bruno (5)

Noes: 0

Absent: Caneer, Van Roekel, Parikh (3)

Abstain: 0



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