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MINUTES
Del Monte Land Use Advisory Committee
Thursday, July 18, 2024

1. Meeting called to order by Lori Lietzke at 3:04 pm

2. Roll Call

Members Present:

Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Kamlesh Parikh, Kim Caneer

Members Absent:

Ned Van Roekel, Bart Bruno

3. Approval of Minutes:

A. June 06, 2024 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Maureen Lyon (LUAC Member's Name)

Ayes: All

Noes: _____

Absent: Ned Van Roekel, Bart Bruno

Abstain: Kim Caneer (not at June 6 meeting)

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: 4:28 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:** W & SMITH CA INC
File Number: PLN230134
Project Location: 3180 CORTEZ RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-233-010-000
Project Planner: Hya Honorato
Area Plan: Del Monte Forest Land Use Plan
Project Description: Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Rd. to Oleada Rd. Coastal Administrative Permit to allow the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit. Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse and a 215 square foot art studio.

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

(Please include the names of the those present)

Wong Guofeng (owner), Jun Sillano (representative), Brad and Laura Niebling (neighbors)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Brad Niebling Laura Niebling	X		Driveway planned close to intersection of Oleado and Cortez with a blind turn on Oleado and speeding cars on Cortez. Suggest to use existing driveway or re-site new driveway to different position.

Brad and Lauras Neibling	X		Parking of construction vehicles on Oleado Road as stated in plan. Need to keep parking on site. Do not believe traffic study presented is accurate.

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)
Parking for ADU assured?		Plan provides for three spaces close to ADU pointed out by planner
Construction Vehicle Parking as stated in construction plan		Change to keep construction vehicles off Oleado Road even in legal spaces and keep all construction vehicles on site

ADDITIONAL LUAC COMMENTS

- 1) Both driveways – existing and proposed – have similar traffic safety issues;
- 2) can not fix design of existing intersections;
- 3) existing driveway does not lead to the new garage site and using shortest route with new, proposed driveway makes the most sense

It was recommended to concerned neighbors to reach out to the firm that wrote the traffic report to discuss their concerns. Also recommended that concerned neighbors attend the August 15 County Zoning Commission hearing on the property.

RECOMMENDATION:

Motion by: Rick Verbanec (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: Ned Van Roekel, Bart Bruno _____

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:** POLK DENNIS & ANGELA TRS
 File Number: PLN240011
 Project Location: 1472 PADRE LN, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-453-015-000
 Project Planner: Zoe Zepp
 Area Plan: Del Monte Forest Land Use Plan
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; Coastal Development Permit to allow construction on man-made slopes in excess of 30%; and a Coastal Development Permit to allow removal of one (1) protected Monterey Pine tree (12 inches in diameter).

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

(Please include the names of the those present)

Jun Sillano

Was a County Staff/Representative present at meeting? Hya Honorato; Zoe Zepp (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)
No concerns		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Kim Caneer (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: Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Abstain: _____