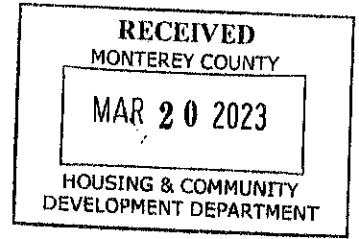


# Exhibit D

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, March 16, 2023**



1. Meeting called to order by: Lori Liezke, Chairperson at 3:05 pm

2. **Roll Call**

**Members Present:**

Lori Liezke, Carol Church, Bart Bruno, Maureen Lyon, Ned Van Roekel, Rick Verbanec, Kamlesh Parikh (7)

**Members Absent:**

Kim Caneer (1)

3. **Approval of Minutes:**

A. February 16, 2023

Motion: Kamlesh Parikh (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lietzke, Church, Verbanec, Lyon, Bruno, Van Roekel, Parikh (7)

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

Absent: Caneer (1)

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)**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. **Meeting Adjourned:** 3:30 pm

**Minutes taken by:** Carol Church, Secretary

**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 Land Use Advisory Committee

1. **Project Name:** ARROWHEAD POINT PARTNERS LLC

**File Number:** PLN220203

**Project Location:** 3368 17 MILE DR, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-393-015-000

**Project Planner:** Zoe Zepp

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** A Combined Development Permit consisting of : 1) a Coastal Administrative Permit and Design Approval to allow the renovation of a 1,089 square foot Accessory Dwelling Unit resulting in a 1,044 square foot Accessory Dwelling Unit with a 1,068 square foot garage and associated site improvements; 2) a Coastal Development Permit to allow the removal of one Coast Live oak tree; 3) a Coastal Development Permit to allow the property to exceed the maximum allowed 9,000 square foot impervious coverage within the Pescadero Watershed; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of the those present)

Carla Hashimoto, Architect

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Was a County Staff/Representative present at meeting?   Zoe Zepp   (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)
excess of impervious footage		

#### ADDITIONAL LUAC COMMENTS

None

LUAC acknowledges efforts to reduce the amount of impervious coverage and the significant changes to the driveway to permeable pavers.

#### RECOMMENDATION:

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

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

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

Ayes: Lietzke, Church, Lyon, Verbanec, Van Roekel, Parikh, Bruno (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

## 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 Land Use Advisory

2. Project Name: ARDUA 31 LLC

File Number: PLN220251

Project Location: 1272 VISCAINO RD, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-231-003-000

Project Planner: Zoe Zepp

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 4,400 square foot single family dwelling and associated site improvements; and 2) Coastal Development Permit for the removal of approximately 54 trees.

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

(Please include the names of the those present)

Dan Mansur, Tricia Mansur

Angie Phares, Architect

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

### PUBLIC COMMENT:

None	Site Neighbor?	Issues / Concerns (suggested changes)
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	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

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#### RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

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

X Support Project as proposed



Support Project with changes

Continue the Item

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

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

Ayes: Lietzke, Church, Lyon, Bruno, Verbanec, Parikh, Van Roekel (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

## **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 Land Use Advisory

3. **Project Name:** SUCHY MICHELLE C

**File Number:** PLN220312

**Project Location:** 1044 RODEO RD, PEBBLE BEACH, CA 93953-0000

**Assessor's Parcel Number(s):** 007-323-022-000

**Project Planner:** Zoe Zepp

**Area Plan:** Greater Monterey Peninsula Area Plan

**Project Description:** A Design Approval to allow the construction of a new two-story 2,903 square foot single family residence with attached 522 square foot garage. Colors and materials consist of copper gutter & downspout cap, pan clay roof tile, exterior stucco limestone accents & siding, wood metal clad doors and dark bronze anodized windows.

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

(Please include the names of the those present)

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

**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

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**RECOMMENDATION:**

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

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

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

Ayes: Bruno Lietzke, Lyon, Verbanec, Van Roekel (5)

Noes: 0

Absent: Caneer (1)

Abstain: Parikh, Church (2)

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