Exhibit D



MINUTES

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

RECEIVED MONTEREY COUNTY

					Rick Verba		
Members A							
Approval of	Minutes:						
A. Feb	ruary 16, 2023	_					
Motion:	Kamlesh Parik	h		(LUAC N	/lember's l	Name)	
Second:	Rick Verbanec			(LUAC N	Member's l	Name)	
Ayes:	Lietzke, Churc	h,Verbanec, Lyc	on, Bruno, Vai	n Roekel,	Parikh (7))	
Noes:	S-S-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C						
Absent:	Caneer (1)						
Abstain:							
Public Con purview of	nments: The Conthe Committee at	mmittee will rec this time. The	eive public co length of indiv	omment on idual pres	non-agen sentations	ıda items t may be lir	that are within the mited by the Chair
None							

		y Courtesy	/ Freseinai	ions by Ap	рисанія к	Regarding	g Potenti	ai Projec	ıs			
<u>.</u> N	None				 							
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										<u></u>		
B) N	Anno	uncements										
_												
			<u>.</u> ,									
M	leeting Adj	journed:	3:30	pm								
			nurch, Seci									

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor

Salinas CA 93901 (831) 755-5025

Advisory Committee: Del Monte Land Use Advisory Committee

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

1.

5.

Scheduled Item(s)

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.

la Hashimoto, Architect			
ta Hashimoto, Arcinece			
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s a County Staff/Representative	e present at meetin	g? Zoe Zepp	(Name
ELIC COMMENT: None			
	Site Nei	ghbor?	Issues / Concerns
Name		<u></u>	(suggested changes)
	YES	NO	
		1	

LUAC AREAS OF CONCERN

e.g. site layout, neighbor empatibility; visual impac	1 2 1 1 K PLOANIN 1	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
cess of impervious footage	,	
DITIONAL LUAC COM	IMENTS	et e
one	· · · · · · · · · · · · · · · · · · ·	
UAC acknowlegdes efforts to permable pavers.	reduce the amount of impervious coverage and	the significant changes to the drivewa
		
ECOMMENDATION:		
ECOMMENDATION: Motion by: Bart Bruno	(LUAC Membe	er's Name)
Motion by: Bart Bruno	Coekel (LUAC Memb	
Motion by: Bart Bruno Second by: Ned Van R	coekel (LUAC Members proposed	
Second by: Ned Van R X Support Project a	toekel (LUAC Members proposed with changes	
Motion by: Bart Bruno Second by: Ned Van R X Support Project a Support Project v	coekel (LUAC Members proposed with changes	
Motion by: Bart Bruno Second by: Ned Van R X Support Project a Support Project v Continue the Item	toekel (LUAC Members proposed with changes nuance:	
Motion by: Bart Bruno Second by: Ned Van R X Support Project a Support Project v Continue the Item Reason for Conti	toekel (LUAC Members proposed with changes nuance:	er's Name)

, Absent:	Caneer (1)		
Abstain:	0	·	
	Action by I s	and Use Advisory	Committee
	•	oject Referral She	
	Monterey Co	ounty Housing & Community Dev 1441 Schilling Place 2 nd Floor Salinas CA 93901 (831) 755-5025	relopment
Advisory Committe	Del Monte Land U	Jse Advisory	
2.	Project Name:	ARDUA 31 LLC	
	File Number:	PLN220251	
	Project Location:	1272 VISCAINO RD, PEBBI	LE BEACH, CA 93953
Assessor	's Parcel Number(s):	008-231-003-000	
	Project Planner:	Zoe Zepp	
	Area Plan:	Del Monte Forest Land Use P	Plan, Coastal Zone
	Project Description:	a 4,400 square foot single fan	ermit consisting of: 1) Coastal esign Approval to allow construction of nily dwelling and associated site I Development Permit for the removal
Vas the Owner/A	pplicant/Representati	ve present at meeting?	YES X NO
lease include the	names of the those pr	resent)	
Dan Mansur, Tricia	Mansur		
Angie Phares, Arch	itect		
			
Was a County Sta	ff/Representative pres	sent at meeting? Zoe Zep	(Name)
UBLIC COMME	ENT:		
	None	Site Neighbor?	Issues / Concerns (suggested changes)

Concerns / Issues (e.g. site layout, neighborhood propatibility; visual impact, etc) One Policy/Ordinance Reference (If Known) Policy/Ordinance Reference (e.g. relocate; reduce heigh move road access, etc) Suggested Changes - to address concerns (e.g. relocate; reduce heigh move road access, etc) One ODITIONAL LUAC COMMENTS	,	YES	NO	
Concerns / Issues e.g. site layout, neighborhood impatibility; visual impact, etc) DITIONAL LUAC COMMENTS The state of t				
Concerns / Issues e.g. site layout, neighborhood impatibility; visual impact, etc) DITIONAL LUAC COMMENTS one COMMENDATION: Motion by: Maureen Lyon Motion by: Maureen Lyon Motion by: Maureen Lyon Motion by: Maureen Lyon Suggested Changes to address concerns (e.g. relocate; reduce heigh move road access, etc) Suggested Changes to address concerns (e.g. relocate; reduce heigh move road access, etc) COMMENDATION: (LUAC Member's Name)				
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Motion by: Maureen Lyon (LUAC Member's Name)				
Motion by: Maureen Lyon (LUAC Member's Name)				
Motion by: Maureen Lyon (LUAC Member's Name)				
	ECOMMENDATION:			
Second by: Rick Verbanec (LUAC Member's Name)	Motion by: Maureen Lyon		(LUAC Memb	per's Name)
	Second by: Rick Verbanec		(LUAC Mem	iber's Name)
X Support Project as proposed	V Symmant Decides as means	sed.		

Support 1	Project with changes	
Continue	the Item	
Reason fo	or Continuance:	
Continu	ue to what date:	
Ayes: I	ietzke, Church, Lyon,	Bruno, Verbanec, Parikh, Van Roekel (7)
Noes: 0		
Absent: C	Caneer (1)	
Abstain: 0		
Advisory Committee:	Del Monte Land U	1441 Schilling Place 2nd Floor Salinas CA 93901 (831) 755-5025 Jse Advisory
Advisory Committee:	Del Monte Land U	Jse Advisory
3.		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
P	roject 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/App Please include the na	-	ve present at meeting? YES X NO

Vas a County Staff/Representative UBLIC COMMENT:	present at meetin	g? Zoe Zepp	(Name)
Name	Site Nei	ghbor?	Issues / Concerns (suggested changes)
	YES	NO	
None			
		AND THE PARTY OF T	
UAC AREAS OF CONCERN			
UAC AREAS OF CONCERN Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordina (If Kn		Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	· ·		to address concerns (e.g. relocate; reduce height;
Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	· ·		to address concerns (e.g. relocate; reduce height;
Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	· ·		to address concerns (e.g. relocate; reduce height;
Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	· ·		to address concerns (e.g. relocate; reduce height;

RECOMMENDA	TION:		
Motion by:	Rick Verbanec	(LUAC Member's Name)	
Second by:	Bart Bruno	(LUAC Member's Name)	
X Supp	ort Project as proposed		
Supp	ort Project with changes		
Conti	inue the Item		
Reaso	on for Continuance:		
Con	ntinue to what date:		
Ayes:	Bruno Lietzke, Lyon, Verbano	ec, Van Roekel (5)	
Noes:	0		
Absent:	Caneer (1)		<u> </u>
Abstain:	Parikh, Church (2)		

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