

Exhibit D

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

1. Meeting called to order by Lori Lietzke at 3:03 pm

2. Roll Call

Members Present:

Lori Lietzke, Carol Church, Kamlesh Parikh, Maureen Lyon, Rick Verbanec, Bart Bruno, Ned Van Roekel

Members Absent:

Kimberly Caneer

3. Approval of Minutes:

A. December 7, 2023 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: All Present

Noes: _____

Absent: _____

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)

6. Other Items:

A) LUAC member nominated for Chairperson: Lori Lietzke

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Maureen Lyon (LUAC Member's Name)

Ayes: All

Noes: _____

Absent: _____

Abstain: _____

B) LUAC member nominated for Secretary: Maureen Lyon

Motion: Carol Church (LUAC Member's Name)

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

Ayes: All

Noes: _____

Absent: _____

Abstain: _____

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

Maureen Lyon vacation dates: February 19 – March 20

Carol Church vacation dates: March 1 – March 30

7. Meeting Adjourned: 3:56 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:** YOU HARRY
 File Number: PLN230243
 Project Location: 3414 17 MILE DR, PEBBLE BEACH, 93953
Assessor's Parcel Number(s): 008-381-019-000
 Project Planner: Benjamin Moulton
 Area Plan: Del Monte Forest Land Use Plan
Project Description: Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval for construction of a 9,314 square foot two-story single family dwelling with associated site improvements including an attached garage, pool, spa, and cabana; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and a Coastal Development Permit for removal of five protected trees (Coast live oaks).

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

(Please include the names of the those present)

David Stocker

Was a County Staff/Representative present at meeting? Benjamin Moulton (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)
Landscape plan shows plantings close to home		Check fire codes and revise accordingly

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (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: _____

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:** COSTA DAN J & DENISE L TRS
 File Number: PLN230303
 Project Location: 966 CORAL DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-255-021-000
 Project Planner: Benjamin Moulton
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow the demolition of a 4,211 square feet single family dwelling and garage, and construction of a 3,972 square feet two-story single family dwelling with a 726 square feet two-car garage, new driveway and new landscaping.

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

(Please include the names of the those present)

Brittney Schloss, Michael Torres

Was a County Staff/Representative present at meeting? Benjamin Moulton (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)
Landscaping design shows plantings close to home		Check fire code and revise accordingly

ADDITIONAL LUAC COMMENTS

Encouraged to protect drip line of existing trees

RECOMMENDATION:

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

Second by: Bart Bruno (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: _____

Abstain: _____

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