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MINUTES
Del Monte Land Use Advisory Committee
Thursday, August 3, 2023

1. Meeting called to order by Lori Lietzke at 3:05 pm

2. Roll Call

Members Present:

Lori Lietzke, Carol Church, Maureen Lyon, Bart Bruno, Kamlesh Parikh

Members Absent:

Ned Van Roekel, Rick Verbanec, Kim Caneer

3. Approval of Minutes:

A. June 15, 2023 minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Carol Church (LUAC Member's Name)

Ayes: Bart Bruno, Carol Church, Kamlesh Parikh

Noes: none

Absent: _____

Abstain: Lori Lietzke, Maureen Lyon

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

Lori Leitzke, Chairperson, recused herself due to proximity of property to her home. Carol Church chaired meeting.

7. Meeting Adjourned: 3:40 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:** YAN SHI & SUN YING
 File Number: PLN190439
 Project Location: 1187 LOOKOUT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-682-013-000
 Project Planner: Marlene Garcia
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval for the construction of a 4,521 square foot single family dwelling inclusive of an attached garage; and a Use Permit for the removal of 15 protected trees (9 Monterey Pine & 6 Coast Live Oak).

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

(Please include the names of the those present)

Cynthia Spellacy (presenting for Susan Bailey); Neighbors: Wes Truscott Gail Ann Turcott, David Goupil, Dave Engelberg, Joe Suprenant; Monica Suprenant

Was a County Staff/Representative present at meeting? Marlene Garcia (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
David Goupil	x		Addressed concerns referenced in letter sent by David Goupil, neighbor, to County Planner Marlene Garcia on August 3, 2023
			Concerns: Property flagging and adequate on site parking for construction crews.

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)
Lack of decision making representation by owner, builder, etc.. who could answer neighbor's concerns		Need representation at meeting.
Lack of adequate parking on property site for construction crews. Property on narrow road and cul de sac.		Resubmit plan to include a construction site parking plan for more than 2 vehicles.

ADDITIONAL LUAC COMMENTS

Recommend denial since property has already had 3 continuances and still no responsible party for the project was present at meetings.

RECOMMENDATION:

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

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

~~Support Project as proposed~~ - Do not support Project

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Bart Bruno, Carol Church

Noes: Kamlesh Parikh

Absent: Ned Van Roekel, Rick Verbanec, Kim Caneer

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