

Exhibit D

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, December 7, 2023

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

2. Roll Call

Members Present:

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

Verbanec in at 3:10, arriving after approval of minutes.

Members Absent:

Kim Caneer (1)

3. Approval of Minutes:

A. November 16, 2023 minutes

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

Second: Maureen Lyon (LUAC Member's Name)

Ayes: Lyon, Church, Lietzke, Parikh, Bruno, Van Roekel (6)

Noes: 0

Absent: Caneer (1)

Abstain: 0

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: 3:17 pm

Minutes taken by: Carol Church, Secretary

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:** RIVERA STEVEN A & JUNE M TRS
File Number: PLN220327
Project Location: 4161 SUNRIDGE RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-071-011-000 & 008-071-012-000
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 an 856 square foot accessory dwelling unit; and 2) a Coastal Development Permit to allow the removal of two protected trees including a 10 inch Coast live oak and a 33 inch Monterey Pine.

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

(Please include the names of the those present)

Eric Miller, Cristo Staedler, Architects

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

PUBLIC COMMENT:

3None

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)
Tree Removal		Arborist Report Recommends removal of a 33' Monterey Pine because of roots potential entanglement with electrical lines.
Traffic Plan for construction		Creation of a gravel roadway to enter property.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Ned Van Roekel (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: Lyon, Parikh, Bruno, Lietzke, Verbanec, Van Roekel, Church (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

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