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MINUTES
Del Monte Land Use Advisory Committee
Thursday, January 16, 2025

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

2. Roll Call

Members Present:

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

Members Absent:

Kim Caneer, Kamlish Parikh

3. Approval of Minutes:

A. December 5, 2024 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: All present

Noes: _____

Absent: Kim Caneer, Kamlesh Parikh

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.

Maureen Lyon brought to the attention of the County Planner and the LUAC the upcoming renovation of the Community Services District Meeting Space. Dates are still to be determined but renovations may start in April/May.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:10 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:** HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14
 File Number: PLN230353
 Project Location: 1573 RIATA RD, PEBBLE BEACH, CA
Assessor's Parcel Number(s): 008-341-019-000
 Project Planner: Zoe Zepp
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: An application for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage; and a Coastal Development Permit to allow the removal of 57 protected trees.

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

(Please include the names of the those present)

David Stocker (representative and builder)

Was a County Staff/Representative present at meeting? Hya Honorato (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)
Ratio of pervious vs. impervious surface area on property	Pescadero Watershed compliance is 9,000 sq. ft	Check compliance
Large number of trees to be removed. Question location of replanting 100 trees on heavily wooded lot.	PRC 4291 – defensible space ordinance	Keep defensible space ordinance in mind. May want to consider replanting in different locations to be in compliance with defensible space ordinance

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (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: All Present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
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Advisory Committee: Del Monte Forest

2. **Project Name:** WEBER MARK LEO
 File Number: PLN240010
 Project Location: 1267 CANTERA CT, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-234-007-000
 Project Planner: Marlene Garcia
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing 2,594 square foot single family residence and garage, and construction of a 4,086 square foot single family dwelling with a detached garage, 716 square feet of decks and associated site improvements; and a Coastal Development Permit to allow removal of three (3) protected Pine trees

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

(Please include the names of the those present)

Art Grater (neighbor); Mark Weber (owner)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)
Drainage control plan sends excess water onto public road (Lisbon Lane)	All drainage must be contained on property located in Pebble Beach	Request clarification from County on requirement for drainage to remain on property.

ADDITIONAL LUAC COMMENTS

Approve if drainage rule does not apply.

RECOMMENDATION:

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

Second by: Carol Church (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present

Noes: _____

Absent: Kim Caneer; Kamlish Parikh

Abstain: _____

Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: Del Monte Forest

3. **Project Name:** DONOVAN PAUL MARTIN & ELISA M E TRS
 File Number: PLN240234
 Project Location: 2819 CONGRESS RD., PEBBLE BEACH, CA
Assessor's Parcel Number(s): 007-103-012-000
 Project Planner: McKenna Bowling
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: DONOVAN PAUL MARTIN & ELISA M E TRS

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

(Please include the names of the those present)

Bradley Green (Hastings Construction Inc)

Was a County Staff/Representative present at meeting? Hya Honorato (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)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

☐ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: Del Monte Forest

- 4.** **Project Name:** BECHTEL CORPORATION
 File Number: PLN240070
 Project Location: 1451 CYPRESS DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-453-017-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal
Project Description: A Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single family dwelling including construction of new wooden pergola and installation of a pickleball court within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA.

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

(Please include the names of the those present)

David Stocker (representative)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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

RECOMMENDATION:

Motion by: Ned Van Roekel (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 Present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
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(831) 755-5025

Advisory Committee: Del Monte Forest

- 5.**
- Project Name:** 456 PROPERTIES LLC
- File Number:** PLN240034
- Project Location:** 3320 17 MILE DR, PEBBLE BEACH, CA 93953
- Assessor's Parcel Number(s):** 008-423-026-000
- Project Planner:** McKenna Bowling
- Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
- Project Description:** A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit, and grading of 1,036 cubic yards of cut and 723 cubic yards of fill; and a Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees (12", 9" and 17" inches in diameter), and 3) Coastal Development Permit to allow development within 750 of a known archaeological resource.

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

(Please include the names of the those present)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____ Project removed from agenda by County Representative, Hya Honorato.

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____