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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, August 1, 2024**

1. Meeting called to order by Lori Leitzke at 3:00 pm

2. Roll Call

**Members Present:**

Lori Leitzke, Maureen Lyon, Carol Church, Ned Van Roekel, Bart Bruno, Rick Verbanec, Kim Caneer, Kamlesh Parikh

**Members Absent:**

3. Approval of Minutes:

A. July 18, 2024 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

Ayes: All

Noes: None

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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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**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 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Del Monte Forest

2.                      **Project Name:** SIGNAL HILL LLC  
                          **File Number:** PLN240077  
                          **Project Location:** 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-261-007-000  
                          **Project Planner:** Mary Israel  
                          **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** An application for a Design Approval to allow an 8,448 square foot single family dwelling with light brown stucco body and black painted metal trim, a gravel roof and associated improvements. The single family dwelling Coastal Administrative Permit was part of an approved Combined Development Permit for a "Reduced Project that is a single family residence of similar size, in concept, as the existing residence." (Board Resolution No. 23-237).

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

(Please include the names of the those present)

Massy Mehdipour (owner)

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**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)
Appears to be some confusion between what Board of Supervisors recommended and the County staff interpretation		
Plans within coastal commission edicts.		

**ADDITIONAL LUAC COMMENTS**

LUAC feels that the drawings presented to LUAC reflect the proper interpretation of the directions from the county and we recommend approval

**RECOMMENDATION:**

Motion by:
Bart Bruno
(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

Noes:
None

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

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