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MINUTES
Del Monte Land Use Advisory Committee
Thursday, December 5, 2024

1. Meeting called to order by Carol Church at 3:05 pm

2. Roll Call

Members Present:

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

Members Absent:

Lori Lietzke

3. Approval of Minutes:

A. October 17, 2024 minutes

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

Second: Maureen Lyon (LUAC Member's Name)

Ayes: All

Noes: _____

Absent: _____

Abstain: Kim Caneer (was not present at previous meeting)

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: 3:55 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:** SPANOS MICHAEL A TR
 File Number: PLN230343
 Project Location: 1540 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-351-046-000
 Project Planner: Fiona Jensen
 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 demolition of all existing structures (5,446 square foot single family residence, detached garage, guesthouse & greenhouse) and construction of a replacement 10,645 square foot single family residence with attached 4,617 square foot garage and associated site improvements; 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot guesthouse with attached 306 square foot greenhouse; 3) Coastal Development Permit to allow development on slopes in excess of 30%; 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 5) a Coastal Development Permit to allow the removal of 11 Coast Live Oak trees and 1 Monterey Pine tree.

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

(Please include the names of the those present)

Gail Hatter (agent)

Was a County Staff/Representative present at meeting? Fionna Jensen; Joseph Alemeda (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)
Calculations of pervious vs. impervious surfaces are confusing and do not easily add up	Current limitation of 9000 square ft of impervious area per property in the section of the Del Monte Forest ounder discussion	Double check calculations of pervious and impervious surfaces
Property is above the 9000 sq. ft. allowance of impervious surface. Concern with water drainage and runoff.	Reduction in impervious coverage from existing is beneficial.	SWRCB says all properties need to contain the runoff of water on the property. Impervious limitation may no longer serve useful purpose.
Concern about the removal of 11 Coast Live Oak trees		Revisit tree removal plan to minimize the number of trees to be removed

ADDITIONAL LUAC COMMENTS

Recommend approval contingent on suggested changes

RECOMMENDATION:

Motion by: Rick Verbanec (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

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:** NUNES SAM EDWARD & AMY WONG TRS
 File Number: PLN240166
 Project Location: 4079 SUNRIDGE RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-181-001-000
 Project Planner: Joseph Alameda
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval for a 770 square foot addition to an existing 2,027 square foot single family dwelling, and 2) Coastal Development Permit to allow the removal of 5 trees.

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

(Please include the names of the those present)

Brittany Schloss

Was a County Staff/Representative present at meeting? Fionna Jensen; Joseph AlamedaC (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)
Concern of tree removal without replacement	Removal of protected trees requires a one-to-one replacement	Arborist recommendation not to replace trees due to overcrowding would be taken into consideration by County who makes the final decision
Landscaping		Be aware of the Zone "O" requirements
Existing carport lies outside of property line – was this permitted?		Ask County to check historical records of permits for property.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (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

Noes: _____

Absent: _____

Abstain: _____

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