

Exhibit D

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, March 21, 2024

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

2. Roll Call

Members Present:

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

Members Absent:

3. Approval of Minutes:

A. March 7, 2024 minutes

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

Second: Kim Caneer (LUAC Member's Name)

Ayes: All

Noes: _____

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

B) Announcements

7. Meeting Adjourned: 3:30 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

2. **Project Name:** PLN200316
 File Number: WILKINS JOHN D & BUSHRA
 Project Location: 2901 BIRD ROCK RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-661-005-000
 Project Planner: Mary Israel
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow construction of a 2,340 square foot (sq. ft.) one-story single family dwelling and an attached 740 sq. ft. two-car garage, a 66 sq. ft. balcony, a 225 sq. ft. gazebo, and a 575 sq. ft. accessory dwelling unit and Use Permit to allow removal of 27 living and dead/dying trees – 12 healthy Monterey Pine trees, 11 dead Monterey pines, and 4 healthy Coast Live oaks. Colors and materials are proposed to be beige colored stucco body and dark gray roof, dark bronze windows and doors and front and beige/gray stone veneer accents. The project includes 3,860 sq. ft. of driveway and patio (3,382 pervious pavers and 475 impervious hardscape) and approximately 550 cubic yards of grading (320 cut, 230 fill).

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

(Please include the names of the those present)

Laura Lawrence, Owners: John and Bushra Wilkins

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor concerned about site parking for contractors			Plan includes on site parking for six construction vehicles

Ayes: All

Noes: _____

Absent: _____

Abstain: _____

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