Exhibit E

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, October 17, 2024

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

2. **Roll Call**

Members Present:
Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

Members Absent:
Caneer, Lyon – arrived 3:15

3. **Approval of Minutes:**

A. **September 19, 2024** minutes

Motion: Van Roekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: 6 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

Noes: none

Absent: Caneer

Abstain: Lyon

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)**

Order reversed by agreement with all

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Verbanec

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: SAMOON LLC
File Number: PLN240147
Project Location: 3020 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-303-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Design Approval to allow the demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 716 square foot attached accessory dwelling unit.

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

(Please include the names of the those present)

Justin Pauly – architect, and Rebecca

Was a County Staff/Representative present at meeting? Joseph Alameda **(Name)**

PUBLIC COMMENT:

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)
Gate not set back for road clearance while waiting for entrance.	Cormorant Road is narrow	Set back as much as possible given sloped driveway
Monolithic fenceline gives tunnel sensation driving by on narrow road.	PB urges modulation of fenceline to breakup massing	Use horizontal offsets and landscaping or vertical breaks in topline.
Basement spaces with exterior egress may count towards FAR		Staff review for compliance

ADDITIONAL LUAC COMMENTS

Noted hardscape features in setbacks under 2 ft in height.

Noted fire resistant decking on 2nd story abutting non-fire resistant wood siding above. Needs flashing.

RECOMMENDATION:

Motion by: VanRoekel (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
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Advisory Committee: Del Monte Forest

2.

Project Name: BECHTEL CORPORATION
File Number: PLN240069
Project Location: 3270 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-462-005-000
Project Planner: Fionna Jensen
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to convert a caretakers unit into a 1,103 square foot accessory dwelling unit with minor exterior modifications; 2) Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single family dwelling, construction of a 182 square foot second story deck, and site improvements including an outdoor seating area and replacement hardscape; 3) Coastal Administrative Permit and Design Approval to allow construction of a 1,171 square foot non-habitable pavilion structure; 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

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

(Please include the names of the those present)

David Stoker – builder, Jim Westover - acrhitect

Was a County Staff/Representative present at meeting? Fionna Jensen **(Name)**

PUBLIC COMMENT:

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)
none		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: 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: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none