

Exhibit B

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, June 6, 2024

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

2. **Roll Call**

Members Present:

Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Ned Van Roekel, Kamlesh Parikh

Members Absent:

Kim Caneer, Bart Bruno

3. **Approval of Minutes:**

A. March 21, 2024 minutes

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

Second: Rick Verbanec (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.

No comments

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Ned Van Roekel will be on vacation from July 11-29

7. Meeting Adjourned: 3:15 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:** CASA ONDULADO LLC
File Number: PLN220359
Project Location: 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach
Assessor's Parcel Number(s): 008-441-033-000 & 008-441-035-000
Project Planner: Christina Vu
Area Plan: Del Monte Forest Land Use Plan
Project Description: A Lot Line Adjustment between two (2) legal lots of record: Parcel 1 (Assessor's Parcel Numbers 008-441-033-000) consisting of 5.24 acres and Parcel 2 (Assessor's Parcel Number 008-441-035-000) consisting of 1.11 acres, resulting in two (2) legal lots of 5.02 acres (adjusted Parcel 1) and 1.33 acres (adjusted Parcel 2).

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

(Please include the names of the those present)

Joel Panzer (agent)

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)

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: _____

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:** W & SMITH CA INC.
 File Number: PLN230134
 Project Location: 3180 Cortez Rd., Pebble Beach
Assessor's Parcel Number(s): 008-233-010-000
 Project Planner: Hya Honorato
 Area Plan: Del Monte Forest Land Use Plan
Project Description: Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Rd. to Oleada Rd. Coastal Administrative Permit to allow the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit. Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse and a 215 square foot art studio.

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

(Please include the names of the those present)

Don Dormer (neighbor)

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)
No representative present		Recommend continuance

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: Wait for representative

Continue to what date: TBD

Ayes: all _____

Noes: _____

Absent: _____

Abstain: _____

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