

Del Monte Forest Land Use Advisory Committee

Thursday, February 17, 2022
3:00 PM at Pebble Beach Community Services District
3101 Forest Lake Road, Pebble Beach

AGENDA REVISED FEBRUARY 8, 2022 **(Project PLN210209 [Cabernet KRT LLC] added to agenda)**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC COMMENT

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. The **Planning staff liaison** is Phil Angelo at angelop@co.monterey.ca.us.

SCHEDULED ITEM

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx>. Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

- Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 1st remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.
- Project Name:** TKS POPPY HILLS FUND 2 LLC
File Number: PLN190007-AMD1
Project Location: 21 POPPY LN PEBBLE BEACH
Assessor’s Parcel Number(s): 008-032-023-000
Project Planner: PHIL ANGELO
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Minor & Trivial Amendment to a previously approved Coastal Administrative Permit (PLN190007): revised proposal would allow the construction of a 6,654 square foot single family dwelling with a 1,152 square foot attached garage/mechanical area; removal of 31 Monterey Pine trees; and associated site improvements, including 1,804 square feet of patio, walkways & decks and installation of a 6,175 square foot driveway.

3. **Project Name:** 1520 CYPRESS DRIVE LLC
 File Number: PLN210129
 Project Location: 1520 PALMERO WY PEBBLE BEACH
Assessor's Parcel Number(s): 008-411-010-000
 Project Planner: GO EUN "VICTORIA" KIM
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permits consisting of: 1) Coastal Administrative Permit & Design Approval to allow for the remodel and partial demolition (215 square feet) of an existing 3,991 square foot single family dwelling, remodel of a 783 square foot detached garage, remodel & partial demolition (249 square feet) of a 770 square foot detached garage and interior remodel of a 1,543 square foot legal non-conforming guesthouse; and 2) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.
4. **Project Name:** CABERNET KRT LLC
 File Number: PLN210209
 Project Location: 1452 PADRE LN PEBBLE BEACH
Assessor's Parcel Number(s): 008-461-005-000
 Project Planner: FIONNA JENSEN
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow construction of a 970 square foot attached accessory structure to an existing 4,833 square foot two-story single family dwelling & minor site improvements; and 2) Coastal Development Permit to allow removal of three (3) Coast Live Oak trees.
5. **Project Name:** FEATHER CYPRESS LLC
 File Number: PLN210276
 Project Location: 3256 17 MILE DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-462-008-000
 Project Planner: PHIL ANGELO
 Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow demolition of an existing 17,992 square foot single family home with an attached two-car garage & a detached 3,797 square foot gymnasium; and construction of a 7,767 square foot single-family home with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool and a 140 square foot spa; 2) Coastal Development Permit to allow development within environmentally sensitive habitat area (Monterey cypress habitat); 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT