

Del Monte Forest Land Use Advisory Committee

Thursday, March 16, 2023
3:00 PM at Pebble Beach Community Services District
3101 Forest Lake Road, Pebble Beach

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

INTERPRETATION SERVICE POLICY:

The County of Monterey Land Use Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Land Use Advisory Committee meeting.

El Comité de Asesor del Uso de Terreno del Condado de Monterey invita y agradece la participación de los residentes del Condado de Monterey en sus reuniones. Si necesita la asistencia de un intérprete, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. La Secretaria hará todo lo posible para satisfacer las solicitudes de asistencia de intérpretes. Las solicitudes deben hacerse lo antes posible, y mínimo 24 horas antes de cualquier reunión del Comité del Uso de Terreno.

- Project Name:** ARROWHEAD POINT PARTNERS LLC
File Number: PLN220203
Project Location: 3368 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-393-015-000
Project Planner: Zoe Zepp
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of : 1) a Coastal Administrative Permit and Design Approval to allow the renovation of a 1,089 square foot Accessory Dwelling Unit resulting in a 1,044 square foot Accessory Dwelling Unit with a

1,068 square foot garage and associated site improvements; 2) a Coastal Development Permit to allow the removal of one Coast Live oak tree; 3) a Coastal Development Permit to allow the property to exceed the maximum allowed 9,000 square foot impervious coverage within the Pescadero Watershed; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

2. **Project Name:** ARDUA 31 LLC
 File Number: PLN220251
 Project Location: 1272 VISCAINO RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-231-003-000
 Project Planner: Zoe Zepp
 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 construction of a 4,400 square foot single family dwelling and associated site improvements; and 2) Coastal Development Permit for the removal of approximately 54 trees.
3. **Project Name:** SUCHY MICHELLE C
 File Number: PLN220312
 Project Location: 1044 RODEO RD, PEBBLE BEACH, CA 93953-0000
Assessor's Parcel Number(s): 007-323-022-000
 Project Planner: Zoe Zepp
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: A Design Approval to allow the construction of a new two-story 2,903 square foot single family residence with attached 522 square foot garage. Colors and materials consist of copper gutter & downspout cap, pan clay roof tile, exterior stucco limestone accents & siding, wood metal clad doors and dark bronze anodized windows.

OTHER ITEMS

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

ADJOURNMENT