

Del Monte Forest Land Use Advisory Committee

Thursday, March 21, 2024
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 Hya Honorato at honoratoh@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

1. **Project Name:** REEVES SAMUEL T & ELIZABETH W
File Number: PLN220274
Project Location: 1176 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor’s Parcel Number(s): 008-261-010-000
Project Planner: Kayla Nelson
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 12 square foot addition to the first floor of an existing 1,161 square foot two-story habitable accessory structure; and
2) Coastal Development Permit to allow development within 100 feet of ESHA.

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: A Combined Development Permit consisting of:
1) 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
2) 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. 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).

OTHER ITEMS

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

ADJOURNMENT