

# Exhibit C

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, September 16, 2021**



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

2. Roll Call

**Members Present:**

Kimberly Caneer, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh, Carol Church, Maureen Lyon, Lori Lietzke (8)

**Members Absent:**

None

3. Approval of Minutes:

A. August 5, 2021 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: Verbanec, Van Roekel, Bruno, Parikh, Church, Lyon (6)

Noes: 0

Absent: 0

Abstain: Caneer, Lietzke (2)

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)

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: Kimberly Caneer, Secretary

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025



**Advisory Committee:** Del Monte Forest

1. **Project Name:** 5B SMD LLC  
**File Number:** PLN210066  
**Project Location:** 3141 17 MILE DR PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-261-003-000  
**Project Planner:** SANDRA VILLATORO  
**Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow demolition of an existing single family dwelling and construction of a 6,190 square foot two-story single family dwelling with an attached 1,310 square foot garage and mechanical room; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (remnant dune habitat); and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

**(Please include the names of the those present)**

Anatoly Ostretsov, Architect  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Sandra Villatoro & Phil Angelo (Name)

**PUBLIC COMMENT:** None

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)
Definition of "ridgeline development"		Confirm project is in compliance of ridgeline development per County's requirements

**ADDITIONAL LUAC COMMENTS**

- There have been changes to the plans (presented to the committee)
- Wall at end of covered breezeway is now in the setback requirement location

**RECOMMENDATION:**

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes/conditions listed above
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_



Ayes: Caneer, Verbanec, Van Roekel, Bruno, Parikh, Church, Lyon, Lietzke (8)

Noes: 0

Absent: 0

Abstain: 0

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



**Advisory Committee:** Del Monte Forest

2.                   **Project Name:** STEPHENS ANDREW G & KATHERINE H TRS  
                       **File Number:** PLN210096  
                       **Project Location:** 1256 PADRE LN PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-471-016-000  
                       **Project Planner:** SANDRA VILLATORO  
                       **Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Coastal Administrative Permit and Design Approval to allow 822 square feet of additions to an existing 3,762 square foot two-story single family residence.

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

**(Please include the names of the those present)**

Katherine Stephens  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Sandra Villatoro & Phil Angelo            (Name)

**PUBLIC COMMENT:** None

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)
None		

**ADDITIONAL LUAC COMMENTS**

None

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**RECOMMENDATION:**

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_



Ayes: Caneer, Verbanec, Van Roekel, Bruno, Parikh, Church, Lyon, Lietzke (8)

Noes: 0

Absent: 0

Abstain: 0

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