

# Exhibit C

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, June 16, 2022**



1. Meeting called to order by: Lori Lietzke, Chairperson at 3:05 pm

2. Roll Call

**Members Present:**

Lori Lietzke, Carol Church, Kim Caneer, Rick Verbanec, Ned Van Roekel, Bart Bruno,  
Maureen Lyon (attended until 3:30 pm) [7]

**Members Absent:**

Kamlesh Parikh (1)

3. Approval of Minutes:

A. May 5, 2022 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: Lietzke, Church, Bruno, Van Roekel, Caneer, Verbanec, Lyon (7)

Noes: 0

Absent: Parikh (1)

Abstain: 0

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

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B) Announcements

None

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7. Meeting Adjourned: 3:50 pm

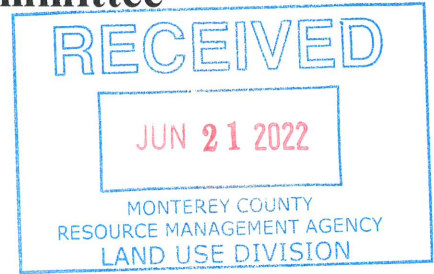
Minutes taken by: Carol Church, Secretary



# 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:** EDDY JAMES C TR & EDDY PATRICIA B TR  
**File Number:** PLN210326  
**Project Location:** 958 CORAL DR PEBBLE BEACH  
**Assessor's Parcel Number(s):** 007-255-020-000  
**Project Planner:** CRAIG PATTON  
**Area Plan:** GREATER MONTEREY PENINSULA AREA PLAN  
**Project Description:** Design Approval to allow demolition of an existing 3,214 square foot single family dwelling with an attached garage, and construction of a 4,110 square foot two-story single family dwelling with a 613 square foot attached garage & a 1,757 square foot basement.

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

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

Jun A Sillano, Architect  
Vicki & Michel, Neighbors

**Was a County Staff/Representative present at meeting?** No (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Vicki & Michel	X		Positive comments; suitable project

**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**

Noted: No basement

Noted: No sliding gates – wildlife corridor

Eaves: Good buffer for embers

**RECOMMENDATION:**

Motion by: Bruno (LUAC Member's Name)

Second by: 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: Bruno, Canner, Lietzke, Verbanec, Van Roekel, Church, Lyon (7)

Noes: 0

Absent: Parikh (1)

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:** ALHADI TAUFIEK & THERESA E  
                       **File Number:** PLN220059  
                       **Project Location:** 2865 17 MILE DR PEBBLE BEACH  
                       **Assessor's Parcel Number(s):** 007-201-015-000  
                       **Project Planner:** CRAIG PATTON  
                       **Area Plan:** GREATER MONTEREY PENINSULA AREA PLAN  
                       **Project Description:** Design Approval to allow the construction of a new 4,369 square foot two-story single family dwelling including, two (2) roof terraces of 467 square feet and a 728 square foot attached garage.

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

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

Patrick Le Master, Architect

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**Was a County Staff/Representative present at meeting?**            Craig Patton (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Architectural Review Board (ARB) neighbors attending	X		Large pine tree; worried it will fall

**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)
Site coverage not indicated		<ul style="list-style-type: none"> <li>- Will check</li> <li>- Feels it will be pervious</li> </ul>
Unnecessary, large driveway & parking; inviting circular	County policy rules? Asphalt ok?	Eliminate excess pavement

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

Motion by: Verbanec (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes – eliminate asphalt guest parking
- Continue the Item

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

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

Ayes: Van Roekel, Bruno, Verbanec, Lietzke, Church, Caneer (6)

Noes: 0

Absent: Parikh, Lyon (2)

Abstain: 0

