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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, March 3, 2022**



1. Meeting called to order by Lori Lietzke at 3:02 pm

2. Roll Call

**Members Present:**

Lori Lietzke, Rick Verbanec, Ned Van Roekel, Maureen Lyon, Carol Church, Bart Bruno, Kim Caneer (7)

**Members Absent:**

Kamlesh Parikh (1)

3. Approval of Minutes:

A. February 17, 2022 minutes

Motion: Rick Verbanec (LUAC Member's Name)

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

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

Noes: 0

Absent: Parikh (1)

Abstain: Caneer (1)

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: 3:27 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

2.                   **Project Name:** WALKER JOY DARLENE & ROBERT DANIEL TRS  
                       **File Number:** PLN200274  
                       **Project Location:** 1634 SONADO RD PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-202-014-000  
                       **Project Planner:** MARY ISRAEL  
                       **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 4,704 square foot two-story single family dwelling with a 106 square foot covered entry, a 105 square foot balcony, a 1,005 square foot first floor terrace & a 988 square foot attached garage; 2) Coastal Development Permit & Design Approval to allow construction of a 356 square foot guesthouse above the garage with a 49 square foot balcony; 3) Coastal Development Permit for development within 100 feet of ESHA, and 4) Coastal Development Permit to allow removal of 9 (nine) Monterey Pine trees.

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

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

William Mefford, Architect  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Linda Sinsar (Refer to attached letter)	X		Proposed plan of lot placement – should be centered on lot, rather than placed in front without adequate distance between dwellings

**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)
Covered trellis		Seek definition

**ADDITIONAL LUAC COMMENTS**

None

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**RECOMMENDATION:**

Motion by: Bart Bruno (LUAC Member's Name)

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

Noes: 0

Absent: Parikh (1)

Abstain: 0



Submitted at March 3, 2022  
Del Norte Forest LUAC  
meeting

December 6, 2021

Re: 1634 Sonado Rd.  
Pebble Beach, CA 93953  
Planned Lot Development



To Whom It May Concern:

I live at 1630 Sonado Rd., next door to the planned development above. The lot at 1634 Sonado Rd. has been staked out with the plan of the footprint of the proposed dwelling for this lot.

I live on a street where the siting of houses on each lot has been such that one house is not aware of adjacent housing to its lot. This is because houses are centered on lots with adequate distance between dwellings. A trip up and down Sonado Rd. will demonstrate this clearly.

The proposed plan at 1634 is not in keeping with this esthetic by placing the front of the house high up on the streetside and very close to the property line shared between 1630 and 1634. It appears as an awkward juxtaposition given placement of all housing around it. Rather, if the front of the house were moved more centered on the lot, away from property lines and further back from the street (as there is ample depth to the lot front to back) the privacy aesthetic would be achieved by this new addition to Sonado Road.

I ask that the Building Department take these considerations into account when approving the building plan for this lot.

Sincerely,

Linda Sinsar, 303-898-8340, sinsar@ecentral.com

PLN200274

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