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MINUTES
Del Monte Land Use Advisory Committee
June 4, 2026

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

2. Roll Call

Members Present:

Leitzke, Verbanec. Church. Bruno, Parikh

Members Absent:

Lyon

3. Approval of Minutes:

A. 5/21/26 minutes

Motion: Verbanec (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

Abstain: none

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 Items

PLN250099 – DUCKETT
PLN260017 - SHEN YUAN
PLN240303 - STIVERS DAVID L & JEAN G TRS
PLN250206 - ALLARD

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

Thanks to Ned VanRoekel for his years of service to the DMF LUAC.

Best wishes to Ned and Elanor in their new home in Indiana.

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Verbanec

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Del Monte Forest

1. **Project Name:** DUCKETT KRISTIN TEASDALE & MICHELS MANFRED
File Number: PLN250099
Project Location: 1553 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-341-022-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 968 square foot detached garage; 2) Coastal Development Permit to allow development on slopes in excess of 30%; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. Materials & colors to consist of white stucco (body) and terra cotta roof; to match existing single family residence.

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Lietzxe (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon

Abstain: none

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Del Monte Forest

2. **Project Name:** SHEN YUAN
 File Number: PLN260017
 Project Location: 1651 CRESPI LN, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-371-018-000
 Project Planner: Taylor Price
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: ombined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the demolition of an existing 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with a 789 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow for the construction of a 1,115 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow the removal of one (1) protected tree.

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

(Please include the names of the those present)

Jun Suliano, Christine Pappan

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Pappan	X		Loss of view, no contact from current owner

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)
Lack of neighbor contact		Meet & discuss

ADDITIONAL LUAC COMMENTS

Project previously approved, perms expired after owner death

Reinitialization of project by heirs

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present (5)

Noes: None

Absent: Lyon (1)

Abstain: None

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Del Monte Forest

3. **Project Name:** STIVERS DAVID L & JEAN G TRS
 File Number: PLN240303
 Project Location: 3152 SPRUANCE RD, PEBBLE BEACH, CA 93953
 Assessor's Parcel Number(s): 008-501-006-000
 Project Planner: Taylor Price
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
 Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the remodel and 730 square foot addition to the existing single family dwelling and garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage; 2) Coastal Administrative Permit and Design Approval to allow construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; 3) Coastal Development Permit to allow a legal non-conforming land use, Pescadero Watershed impervious coverage, to remain at 13,140.

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

(Please include the names of the those present)

Robert Hayes, David Stivers

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

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

Neighboring lot also has construction project – need attention to parking impact on Spruance and Deer Path

Impervious coverage held constant with existing.

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Church (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present (5)

Noes: None

Absent: Lyon (1)

Abstain: none

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
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(831) 755-5025

Advisory Committee: Del Monte Forest

- 4.** **Project Name:** ALLARD MICHAEL DAVID & WENDY LOUISE TRS
 File Number: PLN250206
 Project Location: 1060 RODEO RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-323-020-000
 Project Planner: Imani Harrigan
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow the construction of a new 3,149 square foot single family dwelling with a 681 square foot basement and 1,743 square foot basement garage, and a 792 square foot accessory dwelling unit. Grading consists of 1,070 cubic yards of excavation and 90 cubic yards of fill.

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Leitzke (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

Abstain: none