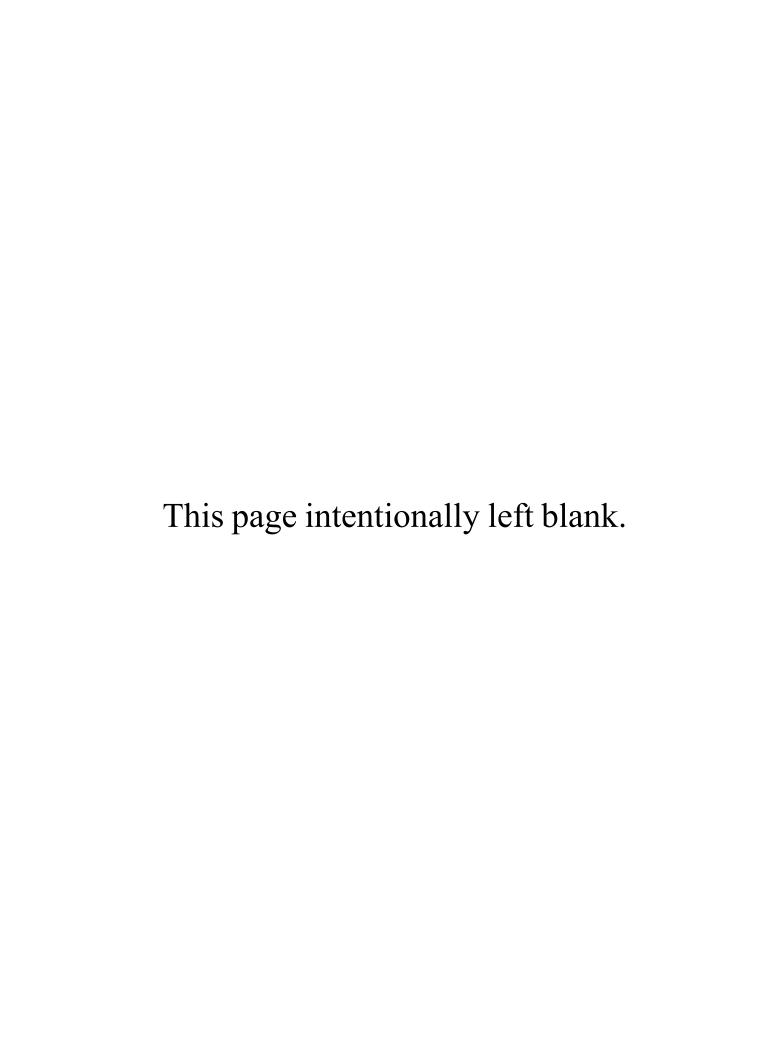
Exhibit C



MINUTES

Del Monte Land Use Advisory Committee Thursday, October 17, 2024

Members A Caneer,	Absent: Lyon – arrived 3	:15	
Approval o	of Minutes:		
A. Sep	tember 19, 2024	minutes	
Motion:	Van Roekel		(LUAC Member's Name)
Second:	Bruno		(LUAC Member's Name)
Ayes:	6 – Leitzke, V	Verbanec, Church. V	VanRoekel, Bruno, Parikh
Noes:	none		
Absent:	Caneer		
Abstain:	Lyon		
Dublia Co			ive public comment on non-agenda items that are within the ngth of individual presentations may be limited by the Chai
purview of			
purview of			

none				
B) A	Announcements			
попс				
Meeting	Adjourned: 4:00	pm		
	y: Verbanec			

6.

Other Items:

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:

1.

Del Monte Forest

Project Name: SAMOON LLC

Project Location: Assessor's Parcel Number(s): Project Planner: Area Plan: Project Description:	s): 007-303-003-000 r: Joseph Alameda n: Greater Monterey Peninsula Area Plan				
Was the Owner/Applicant/Representative	present at meet	ing?	YES X NO		
(Please include the names of the those pres	sent)				
Justin Pauly – architect, and Rebecca					
Was a County Staff/Representative presen	t at meeting?	Joseph A	Alameda (Name)		
	Site Nei	ghbor?	Issues / Concerns		
Name	Site Nei YES	ghbor?	Issues / Concerns (suggested changes)		
Name					

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)
Gate not set back for road clearance while waiting for entrance.	Cormorant Road is narrow	Set back as much as possible given sloped driveway
Monolithic fenceline gives tunnel sensation driving by on narrow road.	PB urges modulation of fenceline to breakup massing	Use horizontal offsets and landscaping or vertical breaks in topline.
Basement spaces with exterior egress may count towards FAR		Staff review for compliance
ADDITIONAL LUAC COMMENTS	5	
Noted hardscape features in setbacks u	nder 2 ft in height.	
	y abutting non-fire resistant wood siding	above. Needs flashing.
Noted fire resistant decking on 2 nd stor	y additing non-ine resistant wood stding	
Noted fire resistant decking on 2 nd stor	y abduting non-the resistant wood stding	
	(LUAC Membe	
RECOMMENDATION:		r's Name)
RECOMMENDATION: Motion by: VanRoekel	(LUAC Membe	r's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno	(LUAC Membe (LUAC Memb	r's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as propos	(LUAC Membe (LUAC Memb	r's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as propos X Support Project with char	(LUAC Membe (LUAC Memb	r's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as propos X Support Project with char Continue the Item	(LUAC Membe (LUAC Memb	r's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as propose X Support Project with character Continue the Item Reason for Continuance: Continue to what date:	(LUAC Membe (LUAC Memb	r's Name) er's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as propose X Support Project with character Continue the Item Reason for Continuance: Continue to what date:	(LUAC Membersed anges	r's Name) er's Name)
RECOMMENDATION: Motion by: VanRoekel Second by: Bruno Support Project as proposed X Support Project with chart Continue the Item Reason for Continuance: Continue to what date: Ayes: 7 – Leitzke, Ver	(LUAC Membersed anges	r's Name) er's Name)

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

Project Location: 327 Assessor's Parcel Number(s): 008 Project Planner: Fior Area Plan: Gree Project Description: An Coacare with Permexis 182 and Address Add	-462-005-0 nna Jensen ater Monte application stal Admin stakers unit n minor ext mit and Des ting 8,747 square foo putdoor sea ninistrative 1,171 squa relopment I wn archaec mit to allow stiive Habi	erey Peninsular for Combinative Per into a 1,103 terior modification Approvature foot second storting area and are foot non-Permit to alloplogical resolv development and the company of t	ed Development F mit and Design A square foot acces cations; 2) Coastal al to allow exterio ingle family dwel y deck, and site in replacement hard Design Approval habitable pavilion ow development warces; and 5) Coastal	Permit consisting of: 1) pproval to convert a sory dwelling unit I Administrative or modifications to an Iling, construction of a mprovements including dscape; 3) Coastal to allow construction a structure; 4) Coastal within 750 feet of stal Development of Environmentally	
Assessor's Parcel Number(s): 008 Project Planner: Fior Area Plan: Gre Project Description: An Coacare with Perrexis 182 an of Addroff a Dev kno Perrese Was the Owner/Applicant/Representative prese Please include the names of the those present) David Stoker – builder, Jim Westover - acrhitect Was a County Staff/Representative present at m	-462-005-0 nna Jensen ater Monte application stal Admin stakers unit n minor ext mit and Des ting 8,747 square foo putdoor sea ninistrative 1,171 squa relopment I wn archaec mit to allow stiive Habi	erey Peninsular for Combinative Per into a 1,103 terior modification Approvature foot second storting area and are foot non-Permit to alloplogical resolv development and the company of t	a Area Plan ed Development F mit and Design A square foot acces eations; 2) Coastal al to allow exterio ingle family dwel y deck, and site in replacement hard Design Approval habitable pavilion ow development w arces; and 5) Coas at within 100 feet	Permit consisting of: 1) pproval to convert a sory dwelling unit I Administrative or modifications to an Iling, construction of a mprovements including dscape; 3) Coastal to allow construction a structure; 4) Coastal within 750 feet of stal Development of Environmentally	
Project Planner: Fior Area Plan: Gree Project Description: An Coacard with Personal Project Description: An Coacard with Personal Personal Project Description: An Coacard with Personal Personal Personal Project Description: An Coacard with Personal Personal Personal Project Description: An Coacard with Personal Pe	anna Jensen ater Monte application stal Admin stakers unit in minor extrait and Destring 8,747 square foo butdoor searninistrative 1,171 squarelopment I win archaection allow stitive Habi	erey Peninsular for Combinative Per into a 1,103 terior modification and terior modification are foot second storting area and are foot non-Permit to alloplogical resolved development and terior modernical terior modernical resolved development and terior modification and terior modifi	ed Development F mit and Design A square foot access eations; 2) Coastal al to allow exterior ingle family dwel y deck, and site in replacement hard Design Approval habitable pavilion ow development warces; and 5) Coastal and the providence of the pavilion of the pavili	pproval to convert a sory dwelling unit l Administrative or modifications to an lling, construction of a mprovements including dscape; 3) Coastal to allow construction a structure; 4) Coastal within 750 feet of stal Development of Environmentally	
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Project Description: An Coa care with Pern exis 182 an of Adr of a Dev kno Pern Sen Vas the Owner/Applicant/Representative prese Please include the names of the those present) David Stoker — builder, Jim Westover - acrhitect Vas a County Staff/Representative present at m	application stal Admin takers unit a minor ext mit and Desting 8,747 square foo butdoor sea ministrative 1,171 squarelopment I wn archaec mit to allow stiive Habi	a for Combination instrative Per into a 1,103 terior modification Approves a foot second stort second stort ing area and are foot non-Permit to allogical resolv developmentat Area.	ed Development F mit and Design A square foot access eations; 2) Coastal al to allow exterior ingle family dwel y deck, and site in replacement hard Design Approval habitable pavilion ow development warces; and 5) Coastal and the providence of the pavilion of the pavili	pproval to convert a sory dwelling unit l Administrative or modifications to an lling, construction of a mprovements including dscape; 3) Coastal to allow construction a structure; 4) Coastal within 750 feet of stal Development of Environmentally	
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Vas the Owner/Applicant/Representative prese Please include the names of the those present) David Stoker – builder, Jim Westover - acrhitect Vas a County Staff/Representative present at m			YES X N	NO	
/as a County Staff/Representative present at m					
Vas a County Staff/Representative present at m					
	eeting?	Fionna	Jensen	(Name)	
Name	Site Neighbor?			Issues / Concerns (suggested changes)	
	YES	NO	- (su	iggesteu changes)	
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		road access, etc)
ADDITIONAL LUAC COMMEN	ГS	
RECOMMENDATION:		
Motion by: Verbanec	(LUAC Membe	r's Name)
Second by: Church	(LUAC Memb	er's Name)
X Support Project as prop Support Project with ch Continue the Item		
Reason for Continuance	e: 	
Continue to what date	e:	_
Ayes: 7 – Leitzke, V	erbanec, Church. VanRoekel, Bruno, Parikh	ı, Lyon
Noes: None		
Absent: Caneer		
Abstain: none		