

# Exhibit C

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**MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, April 20, 2017**

1. **Meeting called to order** by Leitzke at 3:05 pm

2. **Roll Call**

Members Present: Leitzke, Verbanec, VanRoekel, Dewar, Stock

Members Absent: Caneer, Getreu

3. **Approval of Minutes:**

A. April 6, 2017 minutes

Motion: Dewar (LUAC Member's Name)

Second: VanRoekel (LUAC Member's Name)

Ayes: all present (5)

Noes: none

Absent: Caneer, Getreu (2)

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 Item(s)**

1. **Marchetta Lane LLC PLN 170209**

2. **Patterson PLN 170126**

3. **Bardis PLN 140715-AMD1**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

7. **Meeting Adjourned:** 3:45 pm

**Minutes taken by:** Verbanec

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **April 24, 2017**

1.           **Project Name:** MARCHETA LANE LLC  
              **File Number:** PLN170209  
              **Project Location:** 1075 MARCHETA LN, PEBBLE BEACH, CA 93953  
              **Project Planner:** RUDY LUQUIN  
              **Area Plan:** GREATER MONTEREY PENINSULA AREA PLAN  
              **Project Description:** Design Approval for structural alterations to an existing two-story single family dwelling located within the side setback; and a Design Approval. Materials and colors to match the existing. The property is located at 1075 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-341-020-000), Greater Monterey Peninsula Area Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes   x   No           

**Jun Suliano/arch.**

**Was a County Staff/Representative present at meeting?**   no   (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

New hip roof coordinates appearance of different sections of sprawling structure.

## RECOMMENDATION:

Motion by \_\_\_\_\_ VanRoekel \_\_\_\_\_ (LUAC Member's Name)

Second by \_\_\_\_\_ Stock \_\_\_\_\_ (LUAC Member's Name)

  x   Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_ all present      5 \_\_\_\_\_

NOES: \_\_\_\_\_ none \_\_\_\_\_

ABSENT: \_\_\_\_\_ Caneer, Getreu 2 \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ none \_\_\_\_\_

2.                   **Project Name:** PATTERSON RICHARD & ANN K  
                       **File Number:** PLN170126  
**Project Location:** 3078 FOREST WAY, PEBBLE BEACH, CA 93953  
**Project Planner:** SON PHAM-GALLARDO  
**Area Plan:** GREATER MONTEREY PENINSULA AREA PLAN  
**Project Description:** Design Approval for a construction of a 3,090 square foot single family dwelling with a 590 square foot garage, 233 square foot side patio, 79 square foot porch and 188 square foot deck and Use Permit for removal of six Monterey Pine trees. The project includes grading of 300 cubic yards of cut and 15 cubic yards of fill. The property is located at 3078 Forest Way, Pebble Beach (Assessor's Parcel Number: 007-692-005-000), Greater Monterey Peninsula Area Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes \_\_\_\_\_ No   x  

**Was a County Staff/Representative present at meeting?**   Pham-Gallardo   (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**

Reasonable structure on a difficult lot

**RECOMMENDATION:**

Motion by   VanRoekel   (LUAC Member's Name)

Second by   Dewar   (LUAC Member's Name)

  x   Support Project as proposed

       Support Project with changes

       Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: all present 5

NOES: none

ABSENT: Caneer, Getreu 2

ABSTAIN: none

**CONTINUED FROM APRIL 6, 2017 DEL MONTE FOREST LUAC MEETING**

3.                   **Project Name:** BARDIS CHRISTO & SARA  
                       **File Number:** PLN140715-AMD1  
**Project Location:** 1525 RIATA RD, PEBBLE BEACH CA 93953  
                       **Project Planner:** DAVID J. R. MACK  
                       **Area Plan:** DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE  
**Project Description:** Coastal Development Permit to allow development on slopes in excess of 30%; and Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a driveway expansion to accommodate ADA and emergency vehicle access and construction of an approximate 13.5 foot retaining wall. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes   x   No           

**Bardis/Ellis**

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Alford representing neighbor	x		Process concern over amendment compliance with regulations. Substance concern over potential for geotech slip or erosion along property line.

**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		none

**ADDITIONAL LUAC COMMENTS**

RMA regulatory decision to be settled at PC mtg.

*In situ* rock wall plus proposed engineered retaining wall seems likely to prevent slip or erosion.



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**RECOMMENDATION:**

Motion by Verbanec (LUAC Member's Name)

Second by Dewar (LUAC Member's Name)

    x     Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: all present 5

NOES: none

ABSENT: Caneer, Grtreu 2

ABSTAIN: none