

Exhibit C

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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, July 6, 2017

1. Meeting called to order by Lori Lietzke pm

2. **Roll Call**

Members Present: Lori Lietzke, Rod Dewar, Sandy Getreu, June Stock,
Kim Canear, Rick Verbanec, Ned Van Roekel

Members Absent: none

3. **Approval of Minutes:**

A. **June 1, 2017** minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Sandy Verbanec (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

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

B) Announcements

none

7. Meeting Adjourned: 4 pm

Minutes taken by: Kim Caneer, Secretary

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **July 10, 2017**

1. **Project Name:** HEVRDEJS FRANK J & MICHELLE H
File Number: PLN170535
Project Location: 1691 Crespi Lane, Pebble Beach
Project Planner: Joseph Sidor
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single family dwelling, with a 799 square foot attached garage and a 548 square foot detached garage; 2) Coastal Administrative Permit and Design Approval to allow construction of a 810 square foot accessory dwelling unit; 3) Coastal Development Permit to allow a 7,833 square foot net reduction of impervious surface coverage (from 27,829 square feet to 19,996 square feet); 4) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Administrative Permit to allow development on slope exceeding 25 percent. The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), Del Monte Forest Land Use Plan, Coastal Zone.

Recommendation to: Zoning Administrator

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

owner, Frank Hevrdejs; legal representative, Tony Lombardo; architect's Hugh Huddleson and Cindy Scarlett Ramsey

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Joel Gambord	X		Requests visual privacy of new residence by planting vegetation/trees between the homes; Tony Lombardo, attorney and site neighbor (Gambord) to work together with design and cost of added vegetation/trees.

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)
Request from committee that 25% slope location(s) be provided to county Planning		

ADDITIONAL LUAC COMMENTS

none

RECOMMENDATION:

Motion by ROD Dewar (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

☒ Support Project as proposed with comments from those present

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

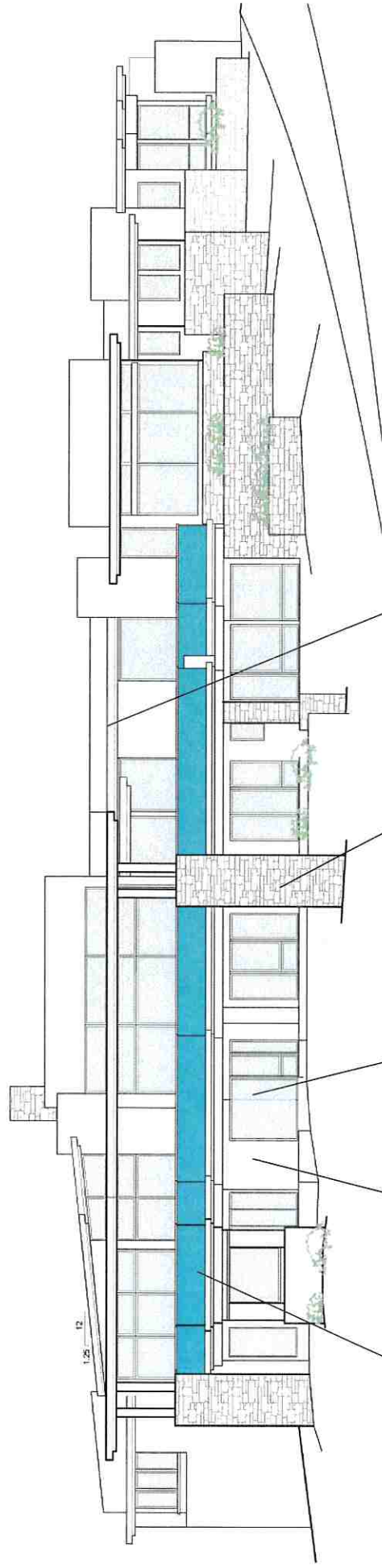
AYES: 6

NOES: _____

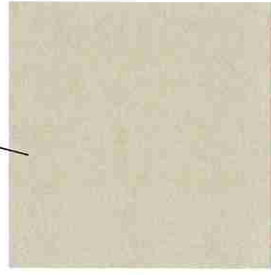
ABSENT: _____

ABSTAIN: June Stock (1)

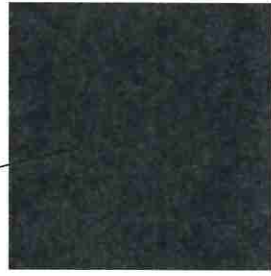
Reviewed by DMF LWAC 7/6/17



GLASS RAILING, TYPICAL



SMOOTH TROWEL STUCCO
COLOR: BM PALE OAK



ALUMINUM WINDOWS
BY FLEETWOOD (OR EQ.)
COLOR: GUNMETAL



NATURAL DRY STACKED
CARMEL STONE (OR EQ.)



STANDING SEAM METAL
ROOF (WHERE APPLICABLE)
COLOR: VERMONT SLATE

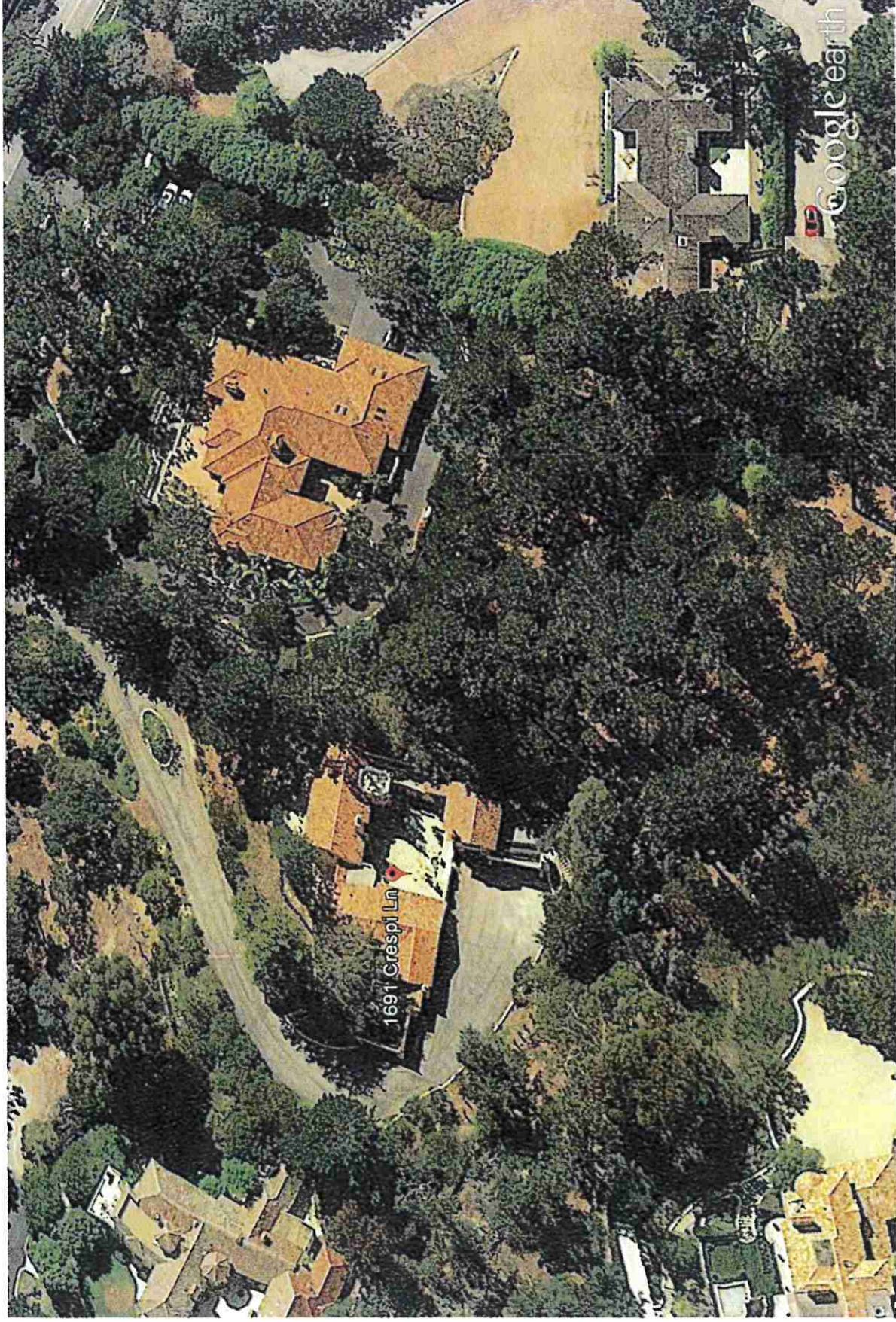


STERLING-HUDDLESON
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HEVRDEJS RESIDENCE

1691 CRESPI LANE
PEBBLE BEACH, CA

Reviewed by DMF LWAC 7/6/17 - 2013 Vegetation



2013

2016 Vegetation



2016

present 2017

