

Exhibit C

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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, June 4, 2015

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

2. Roll Call

Members Present: Rod Dewar, Rick Verbanec, Kim Cancer,
Lori Lietzke, June Stock (5)

Members Absent: Sandy Getreu (1)

3. Approval of Minutes:

A. May 7, 2015 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Rod Dewar (LUAC Member's Name)

Ayes: ~~was~~ 5

Noes: 0

Absent: 1

Abstain: 0

B. May 21, 2015 minutes

Motion: Rick Verbanec (LUAC Member's Name)

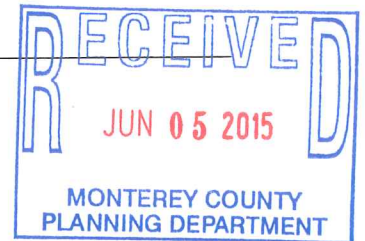
Second: Rod Dewar (LUAC Member's Name)

Ayes: 5

Noes: 0

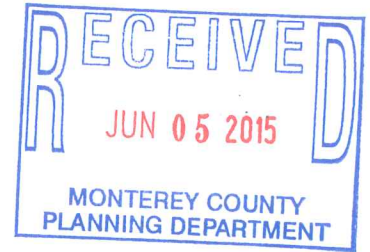
Absent: 1

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)**

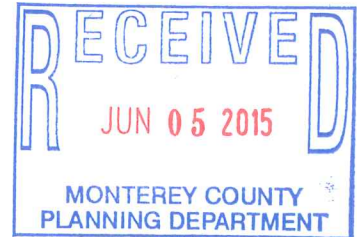
6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Jollla Szabo has resigned from LUAC
effective 6/4/15.



7. Meeting Adjourned: 4:05 pm

Minutes taken by: Kim Caneer, secretary

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Plannin
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: **June 4, 2015**

Project Title: LUNDQUIST RICHARD C & MELANIE F TRS

File Number: PLN150150

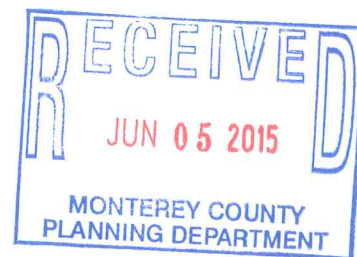
File Type: PC

Planner: SIDOR

Location: 3224 17 MILE DR PEBBLE BEACH

Project Description:

Amendment to a previously approved Combined Development Permit (PLN110114) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage, driveway, replacement of an existing wood fence with a new stone wall and a new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading; 2) a Coastal Development Permit for the removal of one dead 7" Monterey Cypress tree; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) a Coastal Development Permit for development on slopes exceeding than 30 percent. This Amendment would revise the Coastal Administrative Permit and Design Approval to allow the demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of a 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. Related to PLN110114.



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

Robert Carver A.I.A.; Samuel Pitnick (architect)

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: *None*

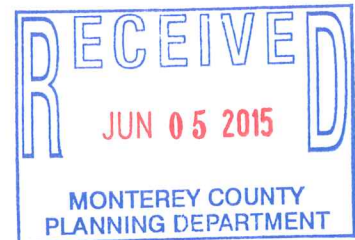
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

None



RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Rod Dewar (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5

NOES: 0

ABSENT: 1 (Getreu)

ABSTAIN: 0

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