

Exhibit C

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DRAFT
MINUTES

Del Monte Forest Land Use Advisory Committee
Thursday, October 19, 2017

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

2. Roll Call

Members Present: VanRockel, Verbanec, Bruno, Stock

Members Absent: Leitzke, Caneer, Getreu

3. Approval of Minutes:

A. September 21, 2017 minutes, amended to add Dr. J.B. Froke with Pam Silkwood in last box on pg 3.

Motion: Bruno (LUAC Member's Name)

Second: VanRockel (LUAC Member's Name)

Ayes: all present (4)

Noes: none

Absent: Leitzke, Caneer, Getreu (3)

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)

Dorman PLN 170052 – split vote – see concerns

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects none

B) Announcements none

7. Meeting Adjourned: 4:15 pm

Minutes taken by: Verbanec



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: October 20, 2017

1. **Project Name:** DORMAN PAUL
File Number: PLN170052
Project Location: 1600 Viscaino Road, Pebble Beach
Project Planner: CRAIG SPENCER, PLANNER
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) A Coastal Development Permit to allow a Lot Line Adjustment reducing the size of Assessor's Parcel Number 008-201-003 (1601 Sondaio Road, Pebble Beach) by 6,024 square feet, resulting in a 1.12 acre parcel, and adding 6,024 square feet to Assessor's Parcel Number 008-201-002-000 (1600 Viscaino Road, Pebble Beach) resulting in a 1.01 acre parcel; 2) An Amendment to PLN070428 to delete conditions of approval 8 and 9 to remove the deed restriction requirements for a guesthouse and caretaker unit; 3) A Coastal Development Permit and Design Approval to allow the remodel of and 1,195 square foot addition to two historic cottages, attaching the cottages and creating one 2,578 square foot single family dwelling. The remodel and addition would result in two single family residences on the property exceeding the allowable density at the site. An exception is requested to allow the increased density for historic preservation purposes; and 4) A Coastal Development Permit to allow development on a site with a positive archaeological report. The property where the development is proposed is located at 1600 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-201-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
Recommendation to: Planning Commission

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

Architect Claudio Ortiz

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Lisa Sue Lee	X		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)
Preservation of historic resource	HRRB review for design detail	Require replacement easement in new context.
Increased density resulting from redesignation from caretaker & guest units to ADU possibly justified by historic resource preservation.	Staff/legal determination of language for consistency is necessary.	Potential use of "group dwelling unit" concept with ADU to keep density within limit. Purely a paper issue since actual number of units <i>in situ</i> not increasing.

ADDITIONAL LUAC COMMENTS

First view of 19 pg easement doc and 86 pg Phase 2 Historic Assessment doc at LUAC mtg. No time to review!

Send Planner's letter to LUAC with agendas. Put reports on Accela (or some such) for prior review.

RECOMMENDATION:

Motion by Stock (LUAC Member's Name)

Second by VanRoekel (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

 Continue the Item

AYES: Stock, VanRoekel, Verbanec (3)

NOES: none

ABSENT: Leitzke, Caneer, Getreu (3)

ABSTAIN: Bruno (1)

EXHIBIT C

Condition 8:

- Only one caretaker unit per lot shall be allowed.
- The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership.
- The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres.
- Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems.
- The existing garage will serve as off-street parking space for the caretaker unit.
- The caretaker unit shall be used for housing of employees or residents of the site only.
- Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
- Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit.
- The caretaker unit will be maintained as a significant historic structure without changes to the structure, materials, color or related features. Caretaker unit shall not exceed 1,242 square feet.
- The following language "This caretaker's unit has been listed on Monterey County's 'Local Register of Historic Resources, December 2007.'" Must appear on the deed restriction. The deed restriction placed upon the caretaker's unit shall include as an Exhibit to said deed restriction, a copy of the County's Local Register of Historic Resources indicating the caretaker's unit on the listing.

END OF DOCUMENT