

# Exhibit C

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**MEETING MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, September 21, 2017**

1. Meeting called to order by Lietzke @ 3:05 pm

2. Roll Call

Members Present: Lietzke, Verbanec, VanRoekel, Getreu, Bruno, Stock

Members Absent: Caneer

3. Approval of Minutes:

A. August 17, 2017 minutes

Motion: VanRoekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: all present (6)

Noes: none

Absent: Caneer (1)

Abstain: none

4. Public Comments on Non-Agenda Item(s): none

5. Scheduled Item(s) See following pages. Item 1 taken up last, since printed plans were not available from County. Applicant's architect retrieved electronic copies for review.

1. (Raven) new construction on Whitman Lane
2. (PBC) new 18 spc parking lot adjacent to Post Office
3. (Rhodes) Sunset Lane remodel

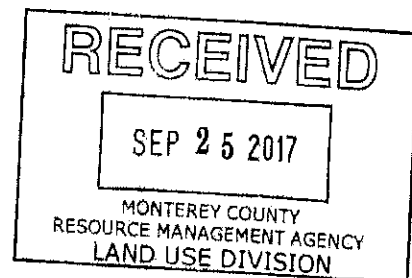
6. Other Items:

A) Preliminary courtesy presentations by applicants regarding potential projects: none

B) Announcements: none

7. Meeting Adjourned: 4:15 pm

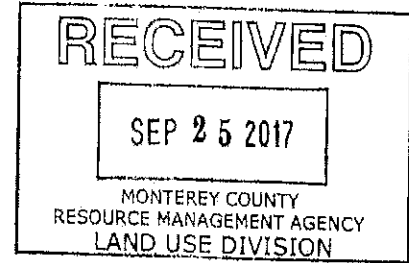
Minutes taken by: Verbanec



# Action by Land Use Advisory Committee

## Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: September 25, 2017

2. **Project Name:** PEBBLE BEACH COMPANY

**File Number:** PLN170538

**Project Location:** 1491 Cypress Drive, Pebble Beach

**Project Planner:** Son Pham-Gallardo, Assistant Planner

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of 18-space asphalt parking lot, 150 linear feet of retaining wall and 94 linear feet of 3' high wooden fence; and 2) a Coastal Development Permit for removal of 10 trees (7 Coast Live Oak & 3 Monterey Pine). Grading of 695 cubic yards and fill of 8 cubic yards. The property is located at 1491 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-431-010-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Recommendation To:** Zoning Administrator

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

Stilwell, Burrell

Was a County Staff/Representative present at meeting? Van Donselaar, Gonzales (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

The Cypress tree by the post office should be saved if at all possible. Conflict with a retaining wall is recognized.

PBC informed LUAC this parking lot is part of several parking changes which still comply with the larger DMF Plan projects now underway.

### RECOMMENDATION

Motion by Bruno (LUAC Member's Name)

Second by VanRoekel (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

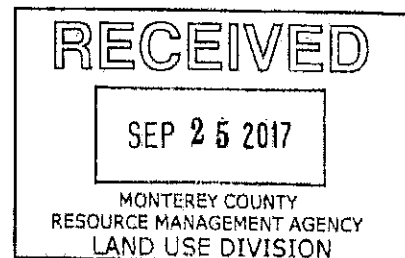
Continued to what date: \_\_\_\_\_

AYES: all present (6)

NOES: none

ABSENT: Caneer (1)

ABSTAIN: none



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