

# Exhibit C

This page intentionally left blank.

**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, September 5, 2019**

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

2. Roll Call

**Members Present:**

Lori Lietzke, Rick Verbanec, Bart Bruno, Ned Van Roekel (4)

**Members Absent:**

Kim Caneer, Margaret Lyon (2)



3. Approval of Minutes:

A. July 18, 2019 minutes

Motion: Van Roekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: Lietzke, Verbanec, Bruno, Van Roekel (4)

Noes: 0

Absent: Caneer, Lyon (2)

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

None

---

---

---

---

---

---

---

---

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

**Minutes taken by:** Verbanec



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



**Advisory Committee:** Del Monte Forest

1. **Project Name:** MATTHEWS PATRICK H TR  
**File Number:** PLN190180  
**Project Location:** 1484 BONIFACIO RD PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-341-009-000  
**Project Planner:** JOE SIDOR  
**Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of the existing single family dwelling, and construction of a 8,233 square foot single family dwelling with a 1,070 square foot attached garage; 2) Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) Coastal Development Permit to allow removal of 3 trees (Coast Live Oak); and 4) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.  
**Recommendation To:** ZONING ADMINISTRATOR

**Was the Owner/Applicant/Representative present at meeting?** YES X NO       

**(Please include the names of the those present)**

Carla Hashimoto, Eric Miller Architects  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Yasmeen Hussain (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

None

#### RECOMMENDATION:

Motion by: Van Roekel (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

Continue to what date: \_\_\_\_\_

Ayes: Lietzke, Verbanec, Bruno, Van Roekel (4)

Noes: 0

Absent: Caneer, Lyon (2)

Abstain: 0

