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MINUTES
Del Monte Land Use Advisory Committee
Thursday, November 5, 2020



1. Meeting called to order by Lori Lietzke at 3:00 pm

2. Roll Call

Members Present:

Kimberly Caneer, Rick Verbanec, Lori Lietzke, Ned Van Roekel, Kamlesh Parikh, Bart Bruno, Carol Church (7)

Members Absent:

Maureen Lyon (1)

3. Approval of Minutes:

A. October 15, 2020 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Ned Van Roekel (LUAC Member's Name)

Ayes: Caneer, Verbanec, Lietzke, Van Roekel, Parikh, Church (6)

Noes: 0

Absent: Lyon, Bruno [at time of vote] (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

Per Joe Sidor, our County Planning LUAC coordinator for Del Monte Forest has resigned.

Original project PLN# continued by DMF LUAC to be reviewed at 11/5/20 meeting is being revised and
planning is anticipated review of the project on December 2020 agenda

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Kimberly Caneer, Secretary

Action by Land Use Advisory Committee

Project Referral Sheet

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



Advisory Committee: Del Monte Forest

1. **Project Name:** ALLEN JOHN O Item continued from 10/15/20 meeting
File Number: PLN200051
Project Location: 1155 SOMBRIA LN PEBBLE BEACH
Assessor's Parcel Number(s): 008-281-023-000
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 partial demolition and remodel of the existing single family dwelling, including the conversion of an existing 559 square foot garage into habitable space and the addition of 988 square feet; and the construction of a 1,535 square foot detached garage, a 304 square foot office and a 3,583 square foot storage basement; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

(Please include the names of the those present) – via Zoom

Carl Maxey, Architect
Joel Panzer, representing applicant
Pam Silkwood, Attorney representing next door neighbor

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
1159 Sombria Lane (Owner/neighbor)	X		<ul style="list-style-type: none"> - Setback to be 25 feet to increase neighbor privacy - All propane tanks to be underground - Neighbor requested all the above be implemented before final project approval -

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)
1) Propane tank set under ground safety, fuel supply needs to be analyzed before final approval		- Safety analysis needs to be done on underground propane tank installation
2) Setback of 25 feet be required instead of 20 feet		
3) All tree mitigation to be determined, including all permitted removal(s) before final approval		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)



 Support Project as proposed

X Support Project with changes – refer to “LUAC AREAS OF CONCERN” above

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Caneer, Verbanec, Lietzke, Van Roekel, Bruno, Parikh, Church (7)

Noes: 0

Absent: Lyon (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
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Advisory Committee: Del Monte Forest

2. **Project Name:** DOBBINS DEREK J & KRISTINE G TRS
 File Number: PLN200217
 Project Location: 3124 HACIENDA DR PEBBLE BEACH
Assessor's Parcel Number(s): 007-341-017-000
 Project Planner: YASMEEN HUSSAIN
 Area Plan: GREATER MONTEREY PENINSULA AREA PLAN
Project Description: Design Approval to allow the demolition of a 1,648 square foot single family dwelling and a 462 square foot attached garage; a new 3,914 square foot two-story single family dwelling with a 470 square foot attached garage, a 234 square foot attached carport, a 786 covered loggia, a 858 square foot second story terrace with a firepit and built-in barbeque, a 730 square foot courtyard and a 5 foot high, 163 linear foot stucco wall with iron gates. Materials and colors: beige exterior stucco walls (Benjamin Moore cameo white/PM-25); clay mission tile roof; bronze metal clad doors & windows; Cabot stain bark/DP-390 cedar corbels, trim & garage door; and glass guardrails.

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

(Please include the names of the those present) – via Zoom

Jun Sillano, International Design Group

Was a County Staff/Representative present at meeting? Joe Sidor (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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Bart Bruno (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Caneer, Verbanec, Van Roekel, Lietzke, Bruno, Parikh, Church (7)

Noes: 0

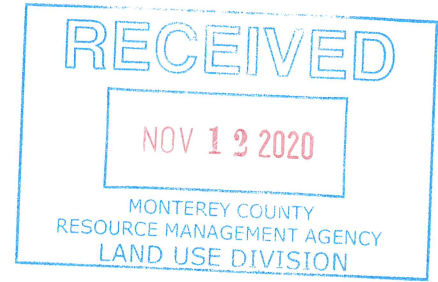
Absent: Lyon (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
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Advisory Committee: Del Monte Forest

3. **Project Name:** ASNIS ILYA & ANNA
 File Number: PLN200244
 Project Location: 2821 17 MILE DR PEBBLE BEACH
Assessor's Parcel Number(s): 007-121-010-000
 Project Planner: SON PHAM-GALLARDO
 Area Plan: GREATER MONTEREY PENINSULA AREA PLAN
Project Description: Design Approval to allow the construction of new 2,824 square foot two-story single family dwelling with 648 square foot detached garage with a 414 square foot studio. Colors and material consist of: Staind and Shou Shigu Ban Cedar, Zinc Grey roof, bronze anodized windows and Iron Mill Stone.

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

(Please include the names of the those present)

Representative, Carmel Building & Design, Architect
Bronwyn Barry

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

PUBLIC COMMENT:B 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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Bart Bruno (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

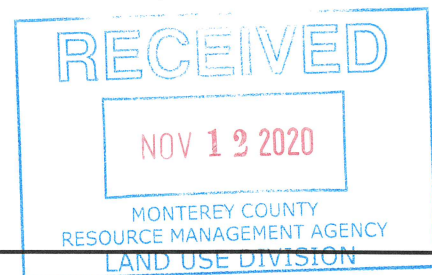
Continue to what date: _____

Ayes: Caneer, Verbanec, Van Roekel, Lietzke, Bruno, Parikh, Church (7)

Noes: 0

Absent: Lyon (1)

Abstain: 0



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