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MINUTES
Del Monte Land Use Advisory Committee
Thursday, January 7, 2021



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

2. Roll Call

Members Present:

Lori Lietzke, Maureen Lyon, Carol Church, Ned Van Roekel, Rick Verbanec, Kim Caneer (6)

Members Absent:

Bart Bruno, Kamlesh Parikh (2)

3. Approval of Minutes:

A. December 17, 2020 minutes

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

Second: Carol Church (LUAC Member's Name)

Ayes: Van Roekel, Church, Lietzke, Lyon, Verbanec (5)

Noes: 0

Absent: Bruno, Parikh (2)

Abstain: Caneer (1)

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) LUAC member nominated for Chairperson: Lori Lietzke

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

Second: Maureen Lyon (LUAC Member's Name)

Ayes: Lyon, Van Roekel, Church, Verbanec (4)

Noes: 0

Absent: Bruno, Parikh (2)

Abstain: Caneer, Lietzke (2)

B) LUAC member nominated for Secretary: Kim Caneer

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

Second: Maureen Lyon (LUAC Member's Name)

Ayes: Lyon, Van Roekel, Church, Verbanec (4)

Noes: 0

Absent: Bruno, Parikh (2)

Abstain: Caneer, Lietzke (2)

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

Secretary, Kim Caneer read former Chair Rod Dewar's summary of LUAC responsibilities (March 28, 2012);
copy attached to minutes

7. Meeting Adjourned: 3:35 pm

Minutes taken by: Kim Caneer, Secretary & Lori Lietzke, Chairperson



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Del Monte Forest

1. **Project Name:** 18TH HOLE PB LLC **Item continued from 9/3/20 meeting**
File Number: PLN200075
Project Location: 1552 CYPRESS DR PEBBLE BEACH
Assessor's Parcel Number(s): 008-411-006-000
Project Planner: JOE SIDOR
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit to allow assemblages of 250 people maximum for special hospitality events not to exceed 10 consecutive days for each event and not to exceed a total of 30 event days annually; 2) Coastal Administrative Permit and Design Approval to allow construction of a detached 875 square foot Accessory Dwelling Unit; 3) Coastal Administrative Permit and Design Approval to allow the conversion of a 190 square foot attached storage area into a guesthouse, and allow construction of a 68 square foot addition; and 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Cheryl Ku (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: Ned Van Roekel (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

X Continue the Item

Reason for Continuance: Not stated at time of meeting

Continue to what date: TBD

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

Noes: 0

Absent: Bruno, Parikh (2)

Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Del Monte Forest

2. **Project Name:** STULENA HOLDINGS LLC
File Number: PLN200109
Project Location: 1502 BONIFACIO RD PEBBLE BEACH
Assessor's Parcel Number(s): 008-341-038-000
Project Planner: CHERYL KU
Area Plan: DEL MONTE FOREST LAND USE PLAN
Project Description: Coastal Administrative Permit to allow the demolition of an existing 593 square foot attached garage, remodel of existing 5,169 square foot single family dwelling, new 1388 square feet of heated living space, a 709 square foot two-car attached garage, and 710 square feet of lower level storage, rebuild of 875 square feet of existing deck and addition of 760 square foot new deck, totaling 1,636 square foot raised deck; demolition of existing entry gate, driveway to be reconfigured with new entry gate; Variance from the Pescadero watershed structural and impervious surface coverage limitations to allow the conversion of 5748 square feet of impervious surface coverage to 2897 square feet of structural coverage (net reduction of 2851 square feet of coverage); and 3) Design Approval

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

(Please include the names of the those present)

Stuart & Lena Clark, Owner

Craig Holdren, Architect

Tracy Alford, Neighbor

John Bridges, Attorney for neighbor

Was a County Staff/Representative present at meeting? Cheryl Ku (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tracy Alford	X		3' setback encroachment allowed. Request compliance
John Bridges		X	
Craig Holdren		X	- Will change patio to concrete - Will look at relocating barbeque

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

Rick Verbanec: Unless patio is at grade, setback should be honored

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

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

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Caneer, Van Roekel, Church, Lyon, Verbanec (5)

Noes: 0

Absent: Bruno, Parikh (2)

Abstain: Lietzke (1) – for reasons of disqualification



Please distribute to
DMF LUAC members
with Jan. 7, 2021 minutes!
K

MEMO

To: Members of LUAC - Del Monte Forest
From: Roderick L. Dewar
RE: Certain matters discussed at joint meeting with Planning Commission on March 28, 2012

1. Committee Members should not at any time confer with other Members of the Committee regarding projects under consideration, or anticipated to be presented. This is a violation of the Brown Act. However, a single Committee Member may discuss projects with persons not on the Committee. For example, a neighbor of a project may talk to a Committee Member.
2. A Committee Member is disqualified to vote if the Member has an economic interest in the project being proposed. Residency, or place of business within 500 feet of the project site is presumed to have an economic interest. The Committee Member may not vote, but, like any other person, may address the Committee on the disqualified Member's concerns.
3. A LUAC shall focus on site design and local considerations. The Committee should be concerned with the future effect of the project and should not punish the applicant because of previous violations (such as unauthorized tree removal). Violations are the concern of other entities. Violations however, can be considered for the purpose of suggesting mitigation, such as requirement to plant trees where unauthorized removal occurred. Not looking backward may be difficult to explain to neighbors.



Friedrich, Michele x5189

From: Ku, Cheryl x6049
Sent: Wednesday, January 6, 2021 1:39 PM
To: Friedrich, Michele x5189
Subject: FW: January 7, 2021 Agenda item 2 (PLN200109 - Stulena)

Hi Michele,

Are you able to forward this comment to Del Monte Forest LUAC members in advance of the LUAC meeting tomorrow?

Thank you.

*Cheryl Ku, Senior Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*



From: John S. Bridges <jbridges@fentonkeller.com>
Sent: Wednesday, January 6, 2021 12:50 PM
To: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>
Cc: Kristie M. Campbell <kcampbell@fentonkeller.com>
Subject: January 7, 2021 Agenda item 2 (PLN200109 - Stulena)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear LUAC: I submit this comment re PLN 200109 (Stulena) on behalf of our client, Tracy Alford, who owns the adjacent property to the west. The project design proposes an encroachment into the sideyard setback adjacent to Ms. Alford's home in conflict with Section 20.62.040.D. Deck/patio/porch type encroachments into the side yard are limited to 3 feet. The proposed design encroaches greater than 3 feet into the sideyard at issue and to within approximately 10 feet of the Alford development. The proposed use of the area is for an outdoor kitchen/barbeque which will impermissibly invite noise and odor intrusions. We request the setback limitations be adhered to and the design be revised accordingly.

Thank you for your consideration.

JOHN

John S. Bridges

FENTON & KELLER

Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 238
831-373-7219 (fax)
jbridges@fentonkeller.com
www.FentonKeller.com



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