

# Exhibit C

This page intentionally left blank.

**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**June 4, 2026**

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

2. Roll Call

**Members Present:**

Leitzke, Verbanec, Church, Bruno, Parikh

**Members Absent:**

Lyon

3. Approval of Minutes:

A. 5/21/26 minutes

Motion: Verbanec (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

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 Items**

- PLN250099 – DUCKETT
- PLN260017 - SHEN YUAN
- PLN240303 - STIVERS DAVID L & JEAN G TRS
- PLN250206 - ALLARD

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

---

---

---

---

---

---

---

---

---

---

B) Announcements

Thanks to Ned VanRoekel for his years of service to the DMF LUAC.

Best wishes to Ned and Elanor in their new home in Indiana.

---

---

---

---

---

---

---

---

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Verbanec

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Del Monte Forest

1.                   **Project Name:** DUCKETT KRISTIN TEASDALE & MICHELS MANFRED  
                       **File Number:** PLN250099  
                       **Project Location:** 1553 RIATA RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-341-022-000  
                       **Project Planner:** McKenna Bowling  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 968 square foot detached garage; 2) Coastal Development Permit to allow development on slopes in excess of 30%; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. Materials & colors to consist of white stucco (body) and terra cotta roof; to match existing single family residence.

**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?**            Taylor Price, Jordan Evans-Polockow (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)

**ADDITIONAL LUAC COMMENTS**

---



---



---



---



---



---

**RECOMMENDATION:**

Motion by: Verbanec (LUAC Member's Name)

Second by: Lietzxe (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon

Abstain: none

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Del Monte Forest

2.                   **Project Name:** SHEN YUAN  
                       **File Number:** PLN260017  
                       **Project Location:** 1651 CRESPI LN, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-371-018-000  
                       **Project Planner:** Taylor Price  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** ombined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the demolition of an existing 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with a 789 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow for the construction of a 1,115 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow the removal of one (1) protected tree.

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

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

Jun Suliano, Christine Pappan  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Taylor Price, Jordan Evans-Polockow (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Pappan	X		Loss of view, no contact from current owner

**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)
Lack of neighbor contact		Meet & discuss

**ADDITIONAL LUAC COMMENTS**

---

Project previously approved, perms expired after owner death

---

Reinitialization of project by heirs

---



---



---

**RECOMMENDATION:**

Motion by: Verbanec (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: All present (5)

Noes: None

Absent: Lyon (1)

Abstain: None

# Action by Land Use Advisory Committee Project Referral Sheet

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

**Advisory Committee:** Del Monte Forest

- 3.**                    **Project Name:** STIVERS DAVID L & JEAN G TRS  
                           **File Number:** PLN240303  
                           **Project Location:** 3152 SPRUANCE RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-501-006-000  
                           **Project Planner:** Taylor Price  
                           **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the remodel and 730 square foot addition to the existing single family dwelling and garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage; 2) Coastal Administrative Permit and Design Approval to allow construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; 3) Coastal Development Permit to allow a legal non-conforming land use, Pescadero Watershed impervious coverage, to remain at 13,140.

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

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

Robert Hayes, David Stivers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**                    Taylor Price, Jordan Evans-Polockow (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**

---

Neighboring lot also has construction project – need attention to parking impact on Spruance and Deer Path

---



---

Impervious coverage held constant with existing.

---



---



---

**RECOMMENDATION:**

Motion by: Verbanec (LUAC Member's Name)

Second by: Church (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

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

Ayes: All present (5)

Noes: None

Absent: Lyon (1)

Abstain: none

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

**Advisory Committee:** Del Monte Forest

- 4.**                    **Project Name:** ALLARD MICHAEL DAVID & WENDY LOUISE TRS  
                           **File Number:** PLN250206  
                           **Project Location:** 1060 RODEO RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 007-323-020-000  
                           **Project Planner:** Imani Harrigan  
                           **Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** Design Approval to allow the construction of a new 3,149 square foot single family dwelling with a 681 square foot basement and 1,743 square foot basement garage, and a 792 square foot accessory dwelling unit. Grading consists of 1,070 cubic yards of excavation and 90 cubic yards of fill.

**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?**                    Taylor Price, Jordan Evans-Polockow                    **(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)

**ADDITIONAL LUAC COMMENTS**

---



---



---



---



---



---



---



---

**RECOMMENDATION:**

Motion by: Verbanec (LUAC Member's Name)

Second by: Leitzke (LUAC Member's Name)

       Support Project as proposed

       Support Project with changes

X Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

Abstain: none