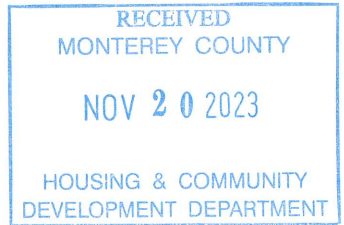


Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, November 16, 2023



1. Meeting called to order by Lori Lietzke at 3:04 pm

2. Roll Call

Members Present:

Carol Church, Lori Lietzke, Rick Verbanec, Maureen Lyon, Kim Caneer, Kamlesh Parikh, Ned Van Roekel (7)

Members Absent:

Bart Bruno (1)

3. Approval of Minutes: As corrected - LUAC areas of concern/suggested changes-“Additional 70,000sq. proposed for this project.”

A. November 2, 2023 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

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

Noes: 0

Absent: Bruno (1)

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: 3:40 pm

Minutes taken by: Carol Church, Secretary

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: CASTLE PINES LLC

File Number: PLN210266

Project Location: 3418 17 MILE DR, PEBBLE BEACH, 93953

Assessor's Parcel Number(s): 008-381-020-000

Project Planner: Zoe Zepp

Area Plan: Del Monte Forest Land Use Plan

Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling with associated site improvements including a pool and spa; Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.

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

(Please include the names of the those present)

David Spoker, Stoker and Allaire
Izu Ojukwu, Designer

Was a County Staff/Representative present at meeting? Zoe Zepp, Hya Honorato (Name)

PUBLIC COMMENT: None

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: Rick Verbanec (LUAC Member's Name)

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

X Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: Bruno (1)

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: CRANE JAMES R & WHITNEY

File Number: PLN210345

Project Location: 3200 and 3204 17 MILE DR, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-472-010-000 and 008-472-011-000

Project Planner: Fionna Jensen

Area Plan: Del Monte Forest Land Use Plan

Project Description: Combined Development Permit to allow:
 Demolition of an existing 10,328 square foot primary single-family dwelling, a 504 square foot detached garage, and a 92 square foot shed; Construction of a 33,174 square foot primary single-family dwelling and associated site improvements including a 2,097 square foot terrace and 208 square foot covered entry; Construction of a 425 square foot guesthouse with a detached 1,173 square foot garage; Exterior improvements to an existing second single-family dwelling including construction of an 800 square foot terrace, 117 square foot addition and a change of colors & materials; Removal of 1 snag Monterey cypress tree; Development within 100 feet of ESHA; Development within 750 feet of a known archaeological resource; Development within 50 feet of a coastal bluff; and a lot merger between two legal lots of records: Parcel A (Assessor's Parcel Number 008-472-010-000; 3.05 acres) and Parcel B (Assessor's Parcel Number 008-472-011-000; 3.03 acres), resulting in one parcel containing 6.08 acres.

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

(Please include the names of the those present)

Jun Silando, Architect

Anthony Lombardo

Was a County Staff/Representative present at meeting? Fionna Jensen, Hya Honorato (Name)

PUBLIC COMMENT: None

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)
heaviness of Bronze Doors		Have restrictors
Coastal Commision comments		Combination couty and Coastal Commission Study- severity of projects environmental impact

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

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: Bruno (1)

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

3. Project Name: STRETCH LESLIE & HEATHER TRS

File Number: PLN220019

Project Location: 1535 PALMERO WAY, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-423-014-000

Project Planner: Kayla Nelson

Area Plan: Del Monte Forest Land Use Plan

Project Description: A Combined Development Permit consisting of: A Coastal Administrative Permit & Design Approval to allow partial demolition of an existing 7,833 square foot two-story single family dwelling with attached four-car garage and rebuild of a 6,764 square foot two-story single family dwelling with attached 1,255 square foot four-car garage & storage room, 222 square feet of decks & site improvements within the Pescadero watershed; 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)

David Stoker, Stoker and Allaire

Isu Osukiu, designer

Was a County Staff/Representative present at meeting? Hya Honorato, Kayla Nelson (Name)

PUBLIC COMMENT:None

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: Ned Van Roekel (LUAC Member's Name)

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: 0

Absent: Bruno (1)

Abstain: 0

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