

# Exhibit C

This page intentionally left blank.

**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, January 16, 2025**

1. Meeting called to order by Lori Lietzke at 3:03 pm

2. Roll Call

**Members Present:**

Lori Lietzke, Maureen Lyon, Carol Church, Ned Van Roekel, Rick Verbanec, Bart Bruno

---

---

**Members Absent:**

Kim Caneer, Kamlish Parikh

---

---

3. Approval of Minutes:

A. December 5, 2024 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: All present

---

Noes: \_\_\_\_\_

Absent: Kim Caneer, Kamlesh Parikh

---

Abstain: \_\_\_\_\_

---

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.

Maureen Lyon brought to the attention of the County Planner and the LUAC the upcoming renovation of the Community Services District Meeting Space. Dates are still to be determined but renovations may start in April/May.

---

---

---

---

---

---

---

---

5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

---

---

---

---

---

---

---

---

---

---

B) Announcements

---

---

---

---

---

---

---

---

7. Meeting Adjourned: 4:10 pm

Minutes taken by: Maureen Lyon

# 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:** HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14  
**File Number:** PLN230353  
**Project Location:** 1573 RIATA RD, PEBBLE BEACH, CA  
**Assessor's Parcel Number(s):** 008-341-019-000  
**Project Planner:** Zoe Zepp  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** An application for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage; and a Coastal Development Permit to allow the removal of 57 protected trees.

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

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

David Stocker (representative and builder)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Hya Honorato (Name)

**PUBLIC COMMENT:**

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)
Ratio of pervious vs. impervious surface area on property	Pescadero Watershed compliance is 9,000 sq. ft	Check compliance
Large number of trees to be removed. Question location of replanting 100 trees on heavily wooded lot.	PRC 4291 – defensible space ordinance	Keep defensible space ordinance in mind. May want to consider replanting in different locations to be in compliance with defensible space ordinance

**ADDITIONAL LUAC COMMENTS**

---



---



---



---



---



---

**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: All Present

Noes: \_\_\_\_\_

Absent: Kim Caneer; Kamlesh Parikh

Abstain: \_\_\_\_\_

# 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:** WEBER MARK LEO  
                       **File Number:** PLN240010  
                       **Project Location:** 1267 CANTERA CT, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-234-007-000  
                       **Project Planner:** Marlene Garcia  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing 2,594 square foot single family residence and garage, and construction of a 4,086 square foot single family dwelling with a detached garage, 716 square feet of decks and associated site improvements; and a Coastal Development Permit to allow removal of three (3) protected Pine trees

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

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

Art Grater (neighbor); Mark Weber (owner)

---



---

**Was a County Staff/Representative present at meeting?**            Hya Honrato (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

--	--	--	--

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
Drainage control plan sends excess water onto public road (Lisbon Lane)	All drainage must be contained on property located in Pebble Beach	Request clarification from County on requirement for drainage to remain on property.

**ADDITIONAL LUAC COMMENTS**

Approve if drainage rule does not apply.

**RECOMMENDATION:**

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

Second by: Carol 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

Noes: \_\_\_\_\_

Absent: Kim Caneer; Kamlish Parikh

Abstain: \_\_\_\_\_



# 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:** DONOVAN PAUL MARTIN & ELISA M E TRS  
                       **File Number:** PLN240234  
                       **Project Location:** 2819 CONGRESS RD., PEBBLE BEACH, CA  
**Assessor's Parcel Number(s):** 007-103-012-000  
                       **Project Planner:** McKenna Bowling  
                       **Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** DONOVAN PAUL MARTIN & ELISA M E TRS

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

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

Bradley Green (Hastings Construction Inc)  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Hya Honorato (Name)

**PUBLIC COMMENT:**

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**

---



---



---



---



---



---



---

**RECOMMENDATION:**

Motion by: Maureen Lyon (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: All present

Noes: \_\_\_\_\_

Absent: Kim Caneer; Kamlesh Parikh

Abstain: \_\_\_\_\_

# 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:** BECHTEL CORPORATION  
**File Number:** PLN240070  
**Project Location:** 1451 CYPRESS DR, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-453-017-000  
**Project Planner:** McKenna Bowling  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal  
**Project Description:** A Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single family dwelling including construction of new wooden pergola and installation of a pickleball court within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA.

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

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

David Stocker (representative)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Hya Honorato (Name)

**PUBLIC COMMENT:**

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**

---



---



---



---

**RECOMMENDATION:**

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

Second by: Carol 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

Noes: \_\_\_\_\_

Absent: Kim Caneer; Kamlesh Parikh

Abstain: \_\_\_\_\_

# 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

- 5. Project Name:** 456 PROPERTIES LLC  
**File Number:** PLN240034  
**Project Location:** 3320 17 MILE DR, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-423-026-000  
**Project Planner:** McKenna Bowling  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit, and grading of 1,036 cubic yards of cut and 723 cubic yards of fill; and a Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees (12", 9" and 17" inches in diameter), and 3) Coastal Development Permit to allow development within 750 of a known archaeological resource.

**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?** Hya Honorato (Name)

**PUBLIC COMMENT:**

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)

**ADDITIONAL LUAC COMMENTS**

---



---



---



---

**RECOMMENDATION:**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

Reason for Continuance: Project removed from agenda by County Representative, Hya Honorato.

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

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_