

# Exhibit I

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, March 7, 2024**

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

2. Roll Call

**Members Present:**

Leitzke, Verbanec, Caneer, VanRoekel, Parikh, Bruno 6

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**Members Absent:**

Church, Lyon 2

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3. Approval of Minutes:

A. January 18, 2024 minutes

Motion: VanRoekel (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Leitzke, Verbanec, VanRoekel, Parikh, Bruno 5

Noes: None 0

Absent: Church, Lyon 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

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5. **Scheduled Item(s)**  
See below

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

After the scheduled item was considered, immediately preceding adjournment, applicant Tom Shaughnessy arrived at the meeting (3:25pm) and was informed of the completed proceedings. He then presented his written position for inclusion in the minutes.

It is attached as a scanned PDF.

B) Announcements

none

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:** SHAUGHNESSY THOMAS E & PAMELA A  
**File Number:** PLN220137  
**Project Location:** 2862 Oak Knoll Road, Pebble Beach  
**Assessor's Parcel Number(s):** 007-201-018-000  
**Project Planner:** Fiona Jensen  
**Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** Administrative Permit to allow transient use of residential property for remuneration.

**Was the Owner/Applicant/Representative present at meeting?** YES \_\_\_\_\_ NO X  
 Arrived after dicussion

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

Ted Leavenworth – neighbor  
Andy Orvio (sp?) - neighbor  
Cheryl Burrell - PBC

**Was a County Staff/Representative present at meeting?** Fionna Jensen (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ted L.	X		Opposed to STRs due to noise & strangers, long term rentals OK
Andy O.	X		Property has been operating as STR for some time. Next door neighbors in past moved away after no correction of complaints about renters.

**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)
STRs create numerous neighborhood problems, particularly in the “Country Club” area of DMF due to close proximity.	PBC CC&Rs restrict business operations in residential neighborhoods	Do not allow in DMF except in rare circumstances where neighborhood disturbance unlikely.
STRs aggravate statewide need for additional long term housing.	Promote more housing units.	

**ADDITIONAL LUAC COMMENTS**

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Support PBC enforcement of deeded CC&Rs to separate multiple land uses in DMF: commercial, residential, open space.

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Understand meeting to occur in future among staff, PBC, and applicant to explain positions.

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**RECOMMENDATION:**

Motion by: Verbanec (LUAC Member's Name)

Second by: VanRoekel (LUAC Member's Name)

         Support Project as proposed

         Support Project with changes

         Continue the Item

Reason for Continuance:

**Support staff position recommending denial of application with understanding of re-referral to LUAC if PBC withdraws objection to application.**

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

Ayes: Leitzke, Verbanec, Caneer, VanRoekel, Parikh, Bruno 6

Noes: none

Absent: Church, Lyon 2

Abstain: none