

# Exhibit D

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**MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, February 18, 2016**

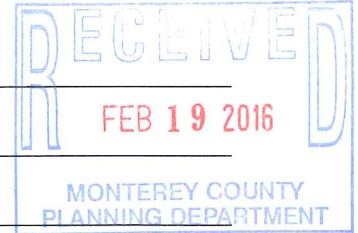
1. Meeting called to order by Caneer at 3:05 pm

2. Roll Call

Members Present: Caneer, Verbanic, Dewar, Getzen

Stock arrived late (5)

Members Absent: Lietze (1)



3. Approval of Minutes:

A. February 4, 2016 minutes

Motion: Verbanic (LUAC Member's Name)

Second: Getzen (LUAC Member's Name)

Ayes: Verbanic, Getzen, Dewar, Caneer (4)

Noes: 0

Absent: Lietze, Stock (2)

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.

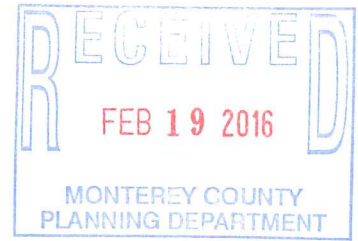
None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*None*



B) Announcements

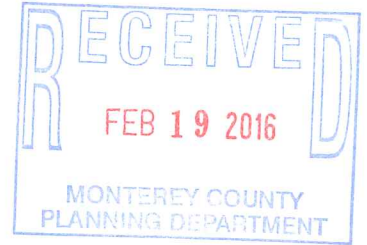
*None*

7. Meeting Adjourned: 3:40 pm

Minutes taken by: *Rod Dewar*

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **February 18, 2016**

**Project Title:** NASE WERNER JR TRUST      Item continued from 2/4/16 meeting

**File Number:** PLN150669

**File Type:** PC

**Planner:** BOGDAN

**Location:** 1412 LISBON LN PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of: 1) a Coastal Administrative for the construction of a 5,656 square foot single family dwelling with an attached garage, covered porch, and a detached 216 square foot pergola; 2) a Coastal Development Permit for the removal of 46 trees; and 3) a Design Approval. The property is located at 1412 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-232-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  No

*Member Name / owner*

**Was a County Staff/Representative present at meeting?** *Elizabeth Gonzalez* (Name)

**PUBLIC COMMENT:** *None*

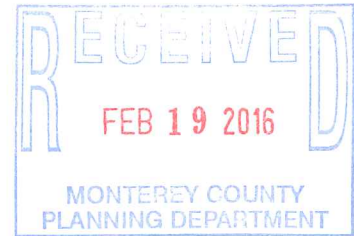
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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)

**ADDITIONAL LUAC COMMENTS**

*None*



**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: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: *Dewar, Caneer, Verdones, Getren (4)*

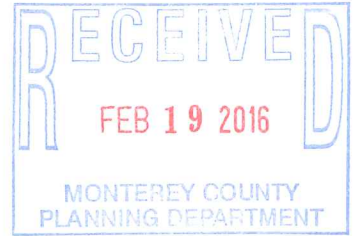
NOES: *0*

ABSENT: *Stroh, Lutz (2)*

ABSTAIN: *0*

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Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **February 18, 2016**

**Project Title:** LUNDGREN JOHN F & TAMARA L

**File Number:** PLN150716

**File Type:** ZA

**Planner:** MASON

**Location:** 3167 DEL CIERVO RD PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 10,676 square foot three-story single family dwelling and remodel of an existing 796 square foot guesthouse to include a 54 square foot addition resulting in an 850 square foot guesthouse; and 2) Coastal Development Permit for the removal of three (3) dead/dying landmark Monterey Pine trees (34", 24" & 26"). The property is located at 3176 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes   X   No \_\_\_\_\_

*Jun Sillano Sillano, agent*  
JUN SILLANO

**Was a County Staff/Representative present at meeting?**   Elizabeth Gonzales   (Name)

**PUBLIC COMMENT:**   None  

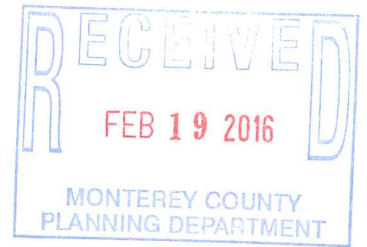
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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)

**ADDITIONAL LUAC COMMENTS**

*Stock arrived in the course of presentation*



**RECOMMENDATION:**

Motion by *Verbanic* (LUAC Member's Name)

Second by *Getreu* (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: *Verbanic, Getreu, Conner, Dewar, Stock (5)*

NOES: *0*

ABSENT: *Lutz* (1)

ABSTAIN: *0*

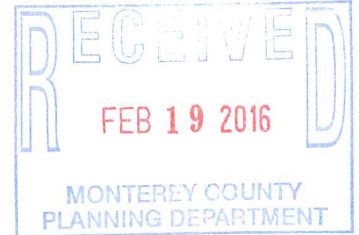


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Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
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(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **February 18, 2016**



**Project Title:** DOBBINS JAMES M & NANCI ANNE TRS

**File Number:** PLN150778

**File Type:** PC

**Planner:** NAKAMURA

**Location:** 3145 17 MILE DR PEBBLE BEACH

**Project Description:**

Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area which includes demolition of approximately 259 square foot structures out of an easement, construction to change bay window to rectangular shape, new covered entry, remodel and convert existing dining area to living room, and rebuild existing deck like for like; and a Design Approval. The property is located at 3145 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-261-002-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes \_\_\_\_\_ No X \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Elizabeth Gonzalez (Name)

**PUBLIC COMMENT:** None

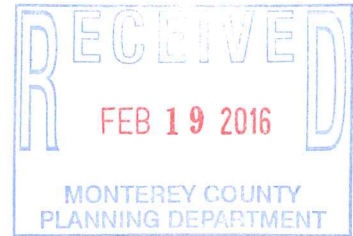
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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)

**ADDITIONAL LUAC COMMENTS**

*none*



**RECOMMENDATION:**

Motion by *Vimbani* (LUAC Member's Name)

Second by *Getreu* (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: *Dumar, Carneer, Vimbani, Getreu* (4)

NOES: *0*

ABSENT: *Letz* (1)

ABSTAIN: *Stosh* (1)