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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 17, 2016

1. Meeting called to order by Lori Lietzke 3 pm

2. Roll Call

Members Present: Rod Dewar, Sandy Getreu, Kim Caner, Lori Lietzke, Rick Verbanec, Ned van Roekel

Members Absent: June Stock, Doug Renick

3. Approval of Minutes: Approved; Rick Verbanec
Second: Sandy Getreu
Ayes: 6; Noes: 0; Absent: 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.

① Jerry Verhasset told LWAC his concerns for adjacent neighbor's property at 1038 Marcheta Lane that has
5. Scheduled Item(s) (please see next page) →

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

(Public Comments, con't.)

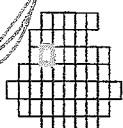
ongoing construction at this time. Concerns are for large, well-established Cypress (Monterey native) trees, 3 in total, near rear property line whose root structures have been crushed/broken by backhoe. Retaining wall(s) have been framed in that area and construction has compromised the health of the trees and no efforts have been made to protect the trees or mitigate damage of root structures. Jean Mendez from DMF ARB has visited the site and certified arborist is to access the trees and send a report to DMF ARB. Liz Gonzales/Planning Rep for DMF LUAC will follow up with phone number(s) of County personnel Jerry should contact for follow-up. LUAC feels this oversight on the damage of tree roots by the contractor should not have occurred and in the future, careful monitoring and follow-up needs to occur after an approved grading plan has been permitted by the County -

Encls.: (4) pages, maps and photos from Jerry Verhasselt
② PLN 008 491024, Maestri Residence, 3180 17 Mile Drive: Non-agenda item.

Jun Silano A.I.A. presented drawings dated Sept. 2, 2016 with revisions reflecting Coastal Commission's comments to increase all construction, digging, hardscape to be no closer than 10 feet BEYOND tree driplines. Mark Blum, counsel for Maestri, fielded questions from LUAC. DMF LUAC gave the go-ahead to prevent further delay of construction.

Received by Del Monte Forest ARB
 11/17 Under "Public Comments" Section,
 Jerry Verhaust

CURRENTLY
 VACANT



Pebble Beach Community Services District
 Sanitary Sewer System Facilities Atlas Map

0 100 200 400 600 800 Feet

Prepared: Date: 7/3/2013



6-4 5-4 5-5
 5-3 4-4



The Lodge
PEBBLE BEACH

BIRD ROCK

PARKWAY

1035 PARKWAY

JERRY VERASSETTA

YATEMAN

← REPAIRS

GREEN
1028 MARCHEA

SAEBOLD
1030 MARCHEA

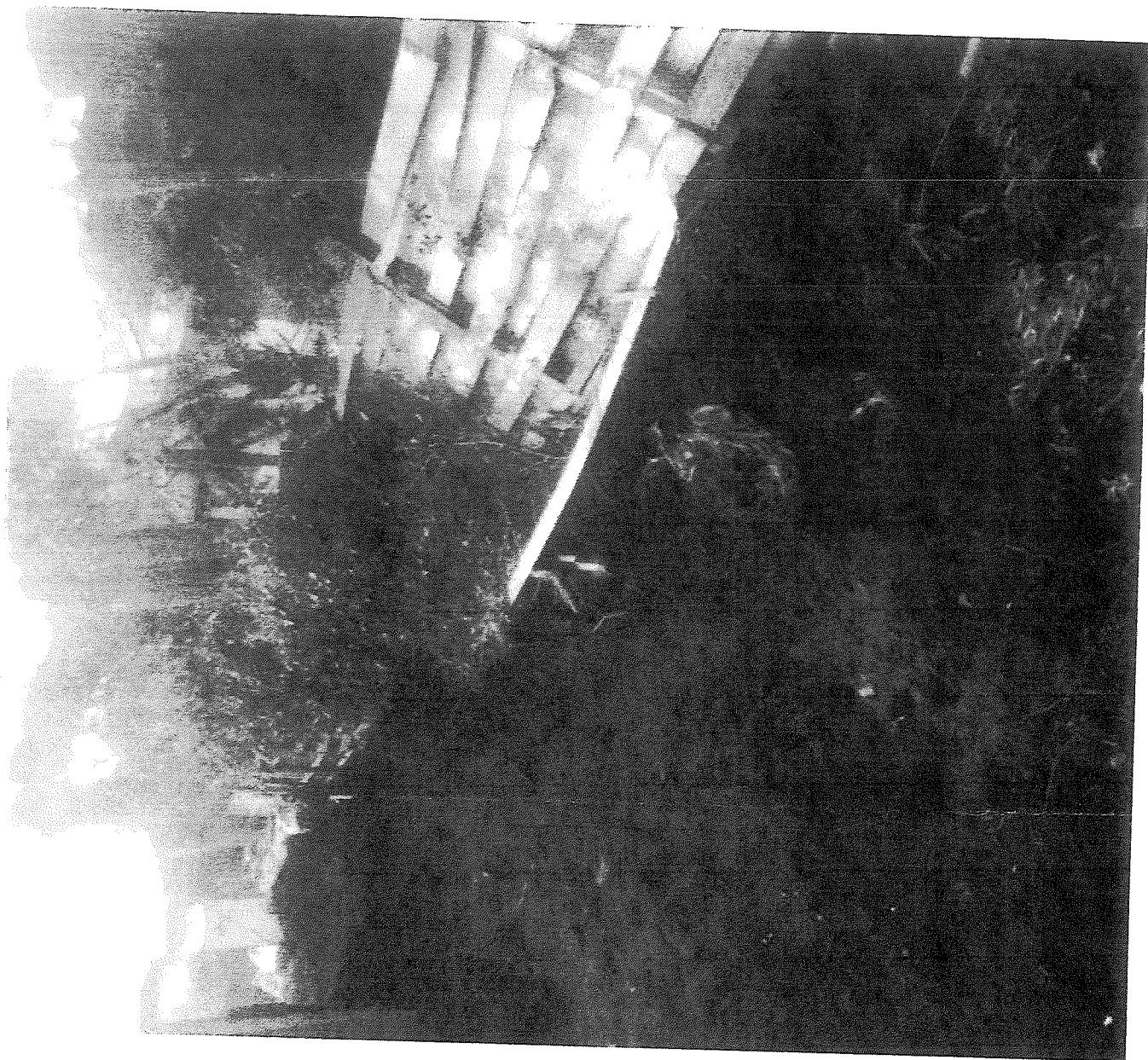
BRENNAN
1034 MARCHEA

1038
MARCHEA

MARCHEA

17-Mile Drive, Pebble Beach, California 93953 831-624-3815
Experience Pebble Beach at www.pebblebeach.com





IMG_1437.JPG

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Kimberly Caneer, Secretary

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project: Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative Present at Meeting? Yes N/A No _____

Was a County Staff/Representative present at meeting? Liz Gonzales, _____ (Name)

Nydia Amador

~~PUBLIC COMMENT:~~

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

LUAC AREAS OF CONCERN * Please see attached

Concerns / Issues	Policy/Ordinance Reference	Suggested Changes -
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Scheduled agenda item: Transient Rental of Residential Property for Remuneration 21.64.280 - regulation and permit process of Short-Term Rentals.

LUAC comments/issues/concerns:

After Mt. Cty. Planning Rep presented an overview of current ordinance(s) for Short Term Rentals, the following is a summary of the DMF LUAC comments:

- Permit for Short-Term Rentals should not be retained as part of the deed of trust ~~for~~ ^{for} property upon sale or other transfer;
- Permit should be issued for 12-24 months with lower cost and conditional renewals upon satisfaction of County will ^{than} ~~be~~ ^{prese} be made to ensure adherence to permit regulations and no history of violations;
- Pebble Beach Co. representative stated that PBCo. will work with County regarding Rentals and may add conditions for Del Monte Forest due to lack of homeowners association and specific CC&R's.

Endo.: Letter from LUAC member, Rick Verbanec, dated 11/14/16;
Letter from LUAC chair, Lori Lietzke, dated 11/17/16

LUAC requests County Planning include all comments, concerns and suggestions on enclosed letters for consideration as LUAC ~~agreed with~~ agreed with comments, etc. outlined in letters presented at meeting

Received by DMF LUAC 11/17/16 - Chair, Lori Lietzke

Monterey County RMA Planning
168 W Alisal ST 2nd Floor
Salinas, CA 93901

November 17, 2016

RE: SHORTER THAN 7 DAY RENTALS

To Whom it May Concern,

In regards to the Transient Rental of Residential Property Ordinance under consideration, I have reviewed at length the information provided to the Del Monte Forest Land Use Advisory Committee by the Monterey County and the position letter provided by the Pebble Beach Company.

The majority of development in the Del Monte Forest is made up of a balance between a residential community and a resort community which provides short term rentals in the form of numerous hotel options.

It is my opinion that the Del Monte Forest already provides robust opportunities for visitors desiring a short term rental experience, and that the introduction to the established residential community of short term rentals will negatively impact the residential nature of the existing neighborhoods.

Further, I hope that the Monterey County Staff, as part of their consideration of the Ordinance, clearly address the process and ability of enforcement of the final Ordinance.

Sincerely,



Lori Lietzke

* Chair of the Del Monte Forest Land Use Advisory Committee
Board Member of the Del Monte Forest Conservancy
Member of the Del Monte Forest Property Owners

Received by DMF LUAC 11/17/16

November 14, 2016

Thoughts on Short Term Rental (STR) Ordinance

Rick Verbanec, LUAC Committee member

Based on discussions at the Planning Commission workshop on 11/9/16 and the situations the DMF LUAC has considered regarding short-term rentals, the following is a list of STR features that I believe would serve the County's residents well. While DMF may not encounter many STR situations in the future based on PBC's recent position expressing CC&R jurisdiction and opposition to STRs, this would be the fallback limitations if/when PBC ever does grant approval of STRs.

Continue prohibition of rentals < 7 days

These are clearly in competition for the hotel business and, as an obvious business, should not be allowed in residential communities. That's why we have residential zoning in the first place. Campgrounds and trailer parks are a viable alternative to hotels for such ultra-short term transient use, particularly in Big Sur, as Sam Farr pointed out at the workshop.

Continue allowing month to month rentals > 30 days

These do not compete for hotel business and provide housing for the local workforce and military personnel on assignment in the area as well as longer term visitors. Infrequent rental periods of less than 30 days, but not more than one period each 30 days, are a lesser, included case not requiring regulation.

- No County paperwork involved – we should encourage these rentals
- Continue "normal" adherence to County ordinances by both owner and tenant
- Impose penalties on owner for repeated violations of ordinances by tenants - to create incentive for effective tenant vetting in their rentals

Establish STR (7-30 days) as residential quasi-business subject to stringent licensing

These would compete with some extended stay facilities but regulate both online and locally based property management of rental housing in residential areas. As with the long term rentals, holding the property owner accountable for property and tenant issues provides incentive for effective tenant vetting. To offer a residence as an STR, the owner must obtain a revocable, annual STR license from RMA (NOT a recorded permissive use that runs with the land).

At a minimum, the following terms should be incorporated:

- subject to restrictions of HOA authority in local area, if any
- subject to neighborhood noticing requirements at granting

(e.g. site layout, neighborhood compatibility, visual impact, etc)	(If Known)	to address concerns (e.g. relocate, reduce height, move road access, etc)

ADDITIONAL LUAC COMMENTS

none

RECOMMENDATION: (see attached)

Motion by Rick Verbanec (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

☐ ~~Support Project as proposed~~

☐ ~~Support Project with changes~~

☐ ~~Continue the Item~~

~~Reason for Continuance:~~ _____

~~Continued to what date:~~ _____

AYES: 6 (Dewar, Getreu, Caneer, Lietzke, Verbanec, Van Roekel)

NOES: 0

ABSENT: 2 (Stock, Renick)

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project Name: STRAINE KERRY K & MCLEOD OLIVIA DEE

File Number: PLN130187-AMD1

Project Location: 1145 SPYGLASS RD PEBBLE BEACH

Project Planner: ANNA V. QUENGA

Area Plan: DEL MONTE FOREST LAND USE PLAN

Project Description: Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN130187) for a new 803 square foot attached accessory dwelling unit; the removal of one 10 inch Monterey Cypress tree, the planting of three Monterey Cypress trees; and grading of approximately 97 cubic yards of cut. Materials and colors to remain as previously approved. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Recommendation to: ZONING ADMINISTRATOR

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

Representative, MaryAnn Schicketanz

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

PUBLIC COMMENT: *None*

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

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LUAC AREAS OF CONCERN none

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 Rick Verbanec (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 (Dewar, Getreu, Caneer, Lietzke, Verbanec, Van Roekel)

NOES: 0

ABSENT: 2 (Stoek, Renick)

ABSTAIN: 0