

# Exhibit F

This page intentionally left blank.

**MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, August 4, 2016**

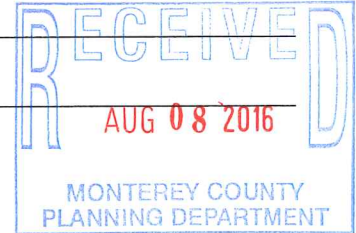
1. Meeting called to order by Lori Lietzke at 3:00 pm

2. Roll Call

Members Present: June Duran Stock, Sandy Getreu, Rod Dewar, Lori Lietzke, Kim Caneer,

Rick Verbanec, Ned Van Roekel (7)

Members Absent: Doug Renick (1)



3. Approval of Minutes:

A. July 21, 2016 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: June Duran Stock (LUAC Member's Name)

Ayes: Stock, Getreu, Dewar, Lietzke, Caneer, Verbanec, Van Roekel (7)

Noes: 0

Absent: Renick (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.

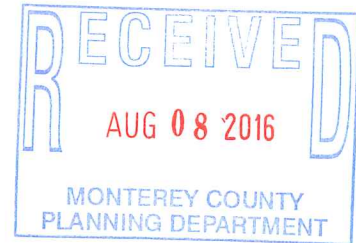
None

5.     **Scheduled Item(s)**

6.     **Other Items:**

A)     Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B)     Announcements

None

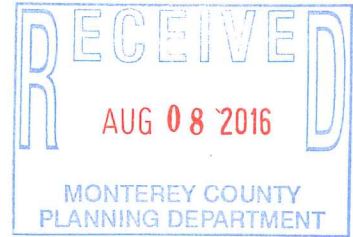
7.     **Meeting Adjourned:** 4:25 pm

**Minutes taken by:** Kim Caneer, Secretary

# 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: **August 4, 2016**

**Project Title:** VIRNIG SHARENE HAMROCK TR & VIRNIG KENNETH JOHN II

**File Number:** PLN160144

**File Type:** PC

**Planner:** FORD

**Location:** 1154 THE DUNES PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the remodel of and additions to an existing 3,970 square foot single family residence (604 square foot upper floor addition, 1,000 square foot lower floor addition, 1,005 square foot addition to existing garage, 85 square foot storage at lower floor, a 1,450 square foot upper front patio, a 1,050 square foot upper rear patio, 245 square foot fire pit at great room at upper floor, a 769 square foot master bedroom patio & deck, a 118 square foot outdoor barbeque, a 196 linear foot addition to the existing retaining walls and planter, re-pave existing 6,438 square foot driveway and 1,892 square foot driveway addition); 2) Coastal Development Permit to allow development within environmentally sensitive habitat (dune); and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 1154 The Dunes, Pebble Beach (Assessor's Parcel Number 008-012-013-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Eric Miller, Architect  
Sharene Hamrock, Owner

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

**PUBLIC COMMENT:** None

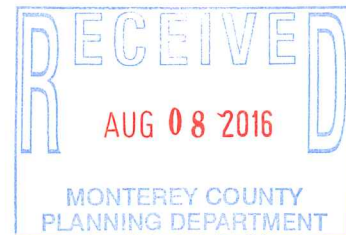
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

## 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)
(Lori Lietzke) Would like to see pervious pavers used as much as possible on hardscape areas vs. asphalt		
(Rod Dewar) The proposed addition makes total house too large for existing lot size		

## 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: \_\_\_\_\_

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

AYES: Stock, Getreu, Dewar, Lietzke, Caneer, Verbanec, Van Roekel (7)

NOES: 0

ABSENT: Renick (1)

ABSTAIN: 0

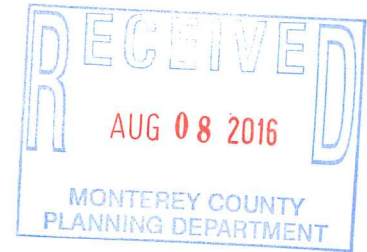
# Action by Land Use Advisory Committee

## 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: **August 4, 2016**



**Project Title:** GARIBALDI TODD & BARBARA TRS

**File Number:** PLN160253

**File Type:** ZA

**Planner:** SCHUBERT

**Location:** 1030 MARCHETA LN PEBBLE BEACH

**Project Description:**

Design Approval to allow for the demolition of a 2,254 square foot single family dwelling and attached garage; and the construction of a 3,671 square two-story single family dwelling, a 1,304 square foot basement with a 2,034 square foot garage and a 222 square foot mechanical room, 1,241 square feet of first floor covered patios, a 33 square foot second story covered patio, outdoor kitchen with pizza oven, 2 exterior fireplaces, a fountain and a bocce court, and 422 linear feet of retaining/site walls. Materials and colors: beige exterior stucco walls, clay tile roof, brown wood, and bronze gates. The property is located at 1030 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-002-000), Greater Monterey Peninsula Area Plan.

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

Eric Miller, Architect

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Randi Greene	X		Mass of proposed house and lot coverage. Potential for tree root disturbance along driveway.
Jerry Verhasselt	X		Mass of proposed house and lot coverage.
Dianne Young	X		Concerned with privacy issues. House proposed too large in size for lot coverage.



## 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)
Apparent lot coverage from viewpoint of neighboring lots	35% F.A.R. and 35% lot coverage limitations	Remove walls/roof of structure coverage of rear patio area

## ADDITIONAL LUAC COMMENTS

The County rules for lot coverage leave a loophole for the interior unroofed area and patio area under a roof structure which is as massive as the house roof to go uncounted. Yet the apparent coverage and massing from neighboring lots is enormous, way out of proportion for the neighborhood. For this reason, the LUAC recommends the project be denied as submitted.

## RECOMMENDATION: Denial of the project as proposed

Motion by Rick Verbanec (LUAC Member's Name)

Second by Rod Dewar (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

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

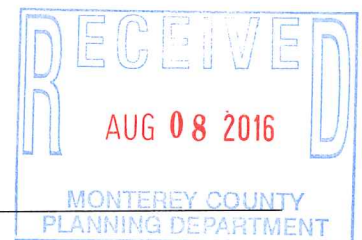
Continued to what date: \_\_\_\_\_

AYES: Verbanec, Dewar, Getreu, Stock, Caneer (5)

NOES: Lietzke (1)

ABSENT: Renick (1)

ABSTAIN: Van Roekel (1)





# 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: **August 4, 2016**

**Project Title:** IZZI ROBERT J & IZZI ANGELA C

**File Number:** PLN160418

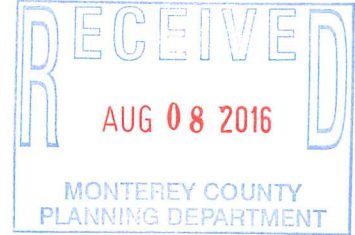
**File Type:** ZA

**Planner:** GONZALES

**Location:** 2964 CRESCENT RD PEBBLE BEACH

**Project Description:**

Design Approval to demolish existing single family dwelling and allow the construction of a new 3,171 square foot two-story single family dwelling with a 676 square foot attached garage. The colors and materials to consist of: Etiquetta body, Squirrel Tail trim for body with stone fascia for dwelling; Eagle - Brown Range roof; Andersen windows with Sherman Williams Sabin (brown color) SW-608 trim; stained wood door and garage door. The property is located at 2964 Crescent Road, Pebble Beach (Assessor's Parcel Number 007-222-004-000), Greater Monterey Peninsula Area Plan.



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

Bob & Angela Izzi, Owners & Architect  
Susan Bailey, Representative

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

**PUBLIC COMMENT:**

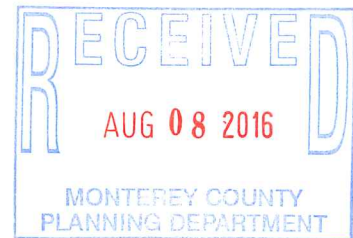
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bob & Joy Walke	X		None

## 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 Sandy Getreu (LUAC Member's Name)

Second by Rick Verbanec (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

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

NOES: 0

ABSENT: Renick, Dewar (had to leave the meeting early) [2]

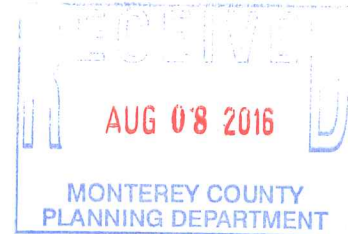
ABSTAIN: 0

Rec. by DMF LVAC 8/4/16

**Frank Ono**  
**International Society of Arboriculture**  
**Certified Arborist # 536**  
**Society of American Foresters Professional Member 48004**  
**1213 Miles Avenue**  
**Pacific Grove CA, 93950**  
Telephone (831) 373-7086  
Cellular (831) 594-2291

January 27, 2016

Mrs. Randi Greene  
P.O. Box 22070  
Carmel, CA 93922



RE: 1028 Marcheta Lane-Vegetation along North property line

Mrs. Greene;

You requested I visit your property to observe Monterey cypresses along the north property line because of proposed excavation on the adjacent property to the north which potentially affects trees along this area. Your principal concern is knowing what effect excavation may have to your cypress trees and what a safe distance excavation and grading is to stay away from these trees.

There were three trees of primary concern along the north fence line:

- Tree A - 18" diameter Monterey cypress (*Cupressus macrocarpa*). This tree is the largest of the trees along this area with a height of approximately 60 feet and 20 foot crown spread. Its foliage is dark green with a 70% live crown ration (LCR). It appears it has been well maintained. It is considered in fair or better condition but has a lean to the south toward your home.
- Tree B - double 10" diameter Monterey cypress. This double stemmed tree stands approximately 50 feet in height with a crown spread of 20 feet. The tree has a 50% LCR; its foliage is spotty with insect damage appearing to be from cypress tip moth. The tree is considered to be in fair condition.
- Tree C - 8" diameter Monterey cypress. This tree is shorter in stature standing 25 feet tall and with a crown spread of 15 feet. It has a 40% LCR; foliage is spotty with insect damage appearing to be from cypress tip moth.

The general area when discussing roots or root loss is considered the critical root zone (CRZ). Roots encountered during excavation are categorized as structural, lateral, and fine. Structural roots are large woody roots responsible for support. Lateral roots are roots that form off structural roots and contain fine roots. Fine roots are smaller roots and root hairs that assist in nutrient support for the tree. All comprise the trees CRZ. There are no specific rules for how close excavation may occur near a trees CRZ because tree roots are not symmetrical and the difficulty of knowing what is underground.

High root loss when occurring within a trees CRZ may result in instability, branch dieback or even death when too many roots are disturbed. General guide lines may be applied in making an informed decision on a safe distance to limit grading and excavation near a trees CRZ; these are discussed as follows. For mature trees, some experts recommend not cutting roots closer than 6 to 8 inches from the trunk for each inch in trunk diameter (in our small wooded lots this would be unreasonable and highly limit development); other experts are more realistic and state it's safe to root prune no closer to the trunk than a distance equal to 3 times the trunk diameter, preferably 4-5 times the trunk diameter. Dr. Tom Smiley at the Bartlett Tree Research Laboratory has showed that roots on one side of very young trees can be pruned off completely at a distance equal to 5 times the trunk diameter without any impact on tree stability. Typically in the Pebble Beach area, tree roots are successfully pruned within four times the trunk diameter, consequently I use the four times the trunk diameter as a guideline for root disturbance within or near a trees CRZ.

In conclusion for your case, excavation occurring in a straight line (one side only), tree roots may be severed at a distance no closer than four times the trunk diameter. On your property the largest tree is 18" in diameter, therefore a distance within 72" from the trunk of the tree is considered as a minimally safe distance. This where tree roots must not be disturbed.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

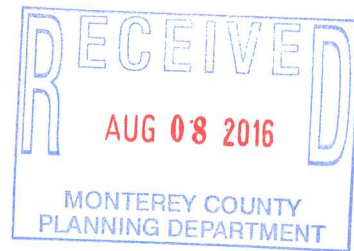


Frank Ono

Certified Arborist # 536

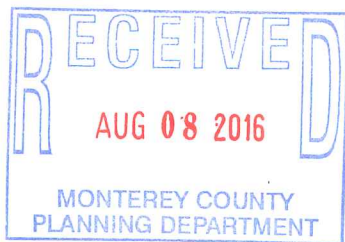
Society of American Foresters # 048004

FO





1028 MARCHETA LANE



FENCE

CHIMNEY

A - M. CYPRESS

FAIR, D, STEM GROWING TOWARDS  
HOUSE H - 60', SPREAD 20' 70% LCR

B - M. CYPRESS 2 10" STEMS  
FAIR, CO.

INSECT DAMAGE TO FOLIAGE

H. 150', SPREAD 20' 50% LCR

C - M. CYPRESS

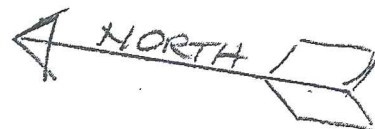
FAIR, CO.

INSECT DAMAGE TO FOLIAGE

H 25' SPREAD 15' 40% LCR

5' → (B) 2 - 10" STEMS

1'6" → (C) 8" STEM



STREET (MARCHETA LANE)



RECEIVED

AUG 08 2016

MONTEREY COUNTY  
PLANNING DEPARTMENT





Rec. by DMF LVAC 8/4/16

Dear Del Monte Forest Land Use Committee members,

I am writing about the project at 1030 Marcheta. Jerry Verhasselt, Anna Yateman and myself oppose this project as we are the immediate neighbors and have lived here for some time. We chose to live here because we love nature. The project being proposed, is massive in scale butting up to all of the property boundary lines by putting what should be backyard space into an interior patio, using covered patios and walkways with roof lines and designing atrium like rooms which are 2 story tall and labeled "open to below" on the plans. We feel that this plan is not in keeping with the neighborhood character. We have driven past all of the homes in our neighborhood and do not see anything like this aside from front line ocean view homes that are buffered by the golf course on one side and the street on the other. We as neighbors are losing our buffer from the Garibaldi's and feel that this design is very intrusive. We are told that this has been explained to the Garibaldis and that they do not care.

This project is setting a precedent. If allowed to continue on the interior .25 acre lots of the Country Club, the end result will be an area of massive buildings similar to what you might find in a major city or suburb in LA or Miami.

It is easy for people to accept a one off design but think about how you would feel if this project was next door to your home. And think about how you would feel about the Del Monte Forest Country Club area down the road if this kind of construction is allowed to continue throughout the area. This design is not consistent with what the existing rules intended for homes in the Del Monte Forest.

Please see the attached photo showing the extent of the orange netting into what should be backyard space. I am sure that if you visited the site in the backyard, you would understand why we are so upset. Anna Yateman has calculated that the size of this project:

*I would like to emphasize that the 8,705 sq ft of this "bulk" building is 94% of the 10,800 sq ft parcel where as most other homes in the neighborhood are an average 20% building to the 10,800 sq ft parcel , thus making this building totally out of sync with neighboring properties.*

We appreciate your consideration of our concerns for the neighborhood. A good design should take the neighborhood into account.

Best regards, Randi

*Randi Greene*

Randi Greene

Cell: 831.869.8325

Jerry Verhasselt

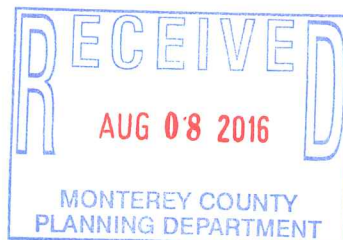
*Jerry Verhasselt*

Anna Yateman

DocuSigned by:

*Anna Yateman* 8/3/2016

946B6C24BB8A4E4...





RECEIVED  
AUG 08 2016  
MONTEREY COUNTY  
PLANNING DEPARTMENT

