

Exhibit H

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

1. Meeting called to order by Lori Lietzke at 3:30 pm

2. **Roll Call**

Members Present: Lori Lietzke, Rod Dewar, June Stork and Sandy Getzen (4)

Members Absent: Kim Canaan and Rick Verbanec (2)

3. **Approval of Minutes:**

A. January 7, 2016 minutes

Motion: Lietzke (LUAC Member's Name)

Second: Getzen (LUAC Member's Name)

Ayes: Lietzke, Getzen, Dewar and Stork (4)

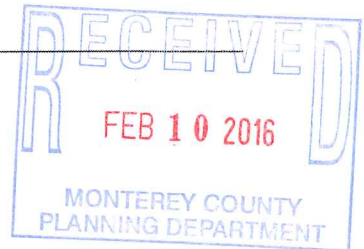
Noes: 0

Absent: Canaan and Verbanec (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

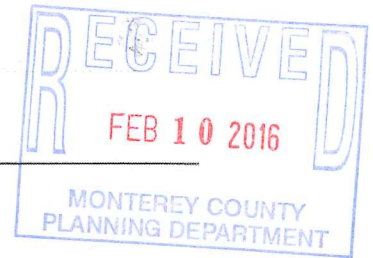


5. Scheduled Item(s)

6. Other Items:

A) Election of Officers:

LUAC member nominated for Chairperson: Lori Lutzke



Motion: Stock (LUAC Member's Name)

Second: Getreu (LUAC Member's Name)

Ayes: Lutzke, Getreu, Dewar and Stock (4)

Noes: 0

Absent: Caneen and Verbanec (2)

Abstain: 0

LUAC member nominated for Secretary: Caneen

Motion: Stock (LUAC Member's Name)

Second: Getreu (LUAC Member's Name)

Ayes: Lutzke, Getreu, Dewar and Stock (4)

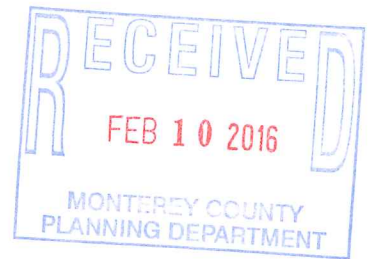
Noes: 0

Absent: Caneen and Verbanec (2)

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



C) Announcements

None

7. Meeting Adjourned: 3:50 pm

Minutes taken by: Rod Egan

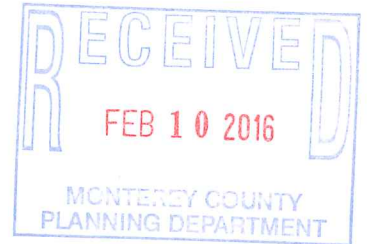
Action by Land Use Advisory Committee

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: **February 4, 2016**



Project Title: NASE WERNER JR TRUST

File Number: PLN150669

File Type: PC

Planner: GONZALES

Location: 1412 LISBON LN PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative for the construction of a one-story single family dwelling with an attached garage and a covered porch, and a detached pergola; 2) Coastal Administrative Permit for an attached guesthouse; 3) a Coastal Development Permit for the removal of 46 trees; and 4) 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 X No _____

Owner present (WERNER NASE)

MARGARET LEIGHTON

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

PUBLIC COMMENT: None

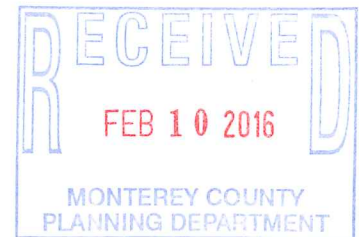
| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
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LUAC AREAS OF CONCERN

| 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) |
|---|--|---|
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ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by Lutzke (LUAC Member's Name)

Second by Dewar (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes

☒ Continue the Item
Reason for Continuance: Applicant advised Board that he had made changes since submission and intended to make more.

Continued to what date: Until next meeting or until all changes are made.

AYES: Lutzke, Dewar, Stock and Getreu (4)

NOES: 0

ABSENT: Canner and Verbanc (2)

ABSTAIN: 0

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

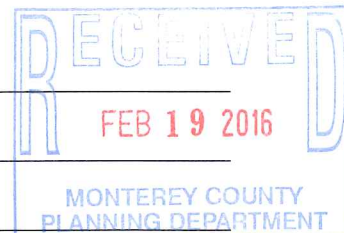
1. Meeting called to order by Caneer at 3:05 pm

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.

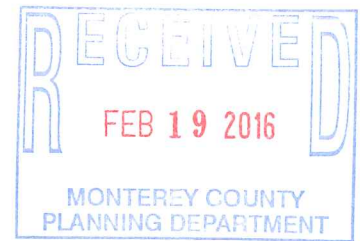
None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B) Announcements

None

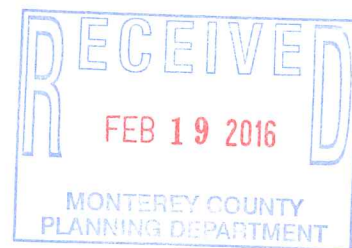
7. Meeting Adjourned: 3:40 pm

Minutes taken by: *Reel Dewar*

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: **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 X No _____

Werner Nace / owner

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

PUBLIC COMMENT: *None*

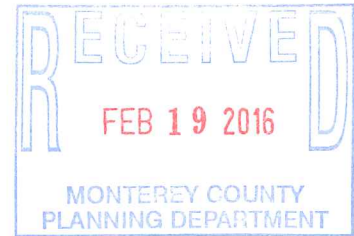
| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
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LUAC AREAS OF CONCERN

| 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) |
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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: Pewar, Caneer, Verbaner, Gutren (4)

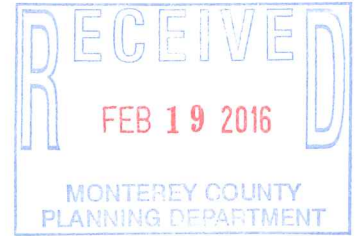
NOES: 0

ABSENT: Stroh, Lutz (2)

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: **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

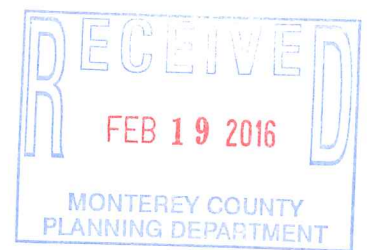
| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
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LUAC AREAS OF CONCERN

| 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) |
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ADDITIONAL LUAC COMMENTS

Stock arrived in the course of presentation



RECOMMENDATION:

Motion by *Verbanis* (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: *Verbanis, Getreu, Canessa Coneer, Dewar, Stock (5)*

NOES: *0*

ABSENT: *Lutz* (1)

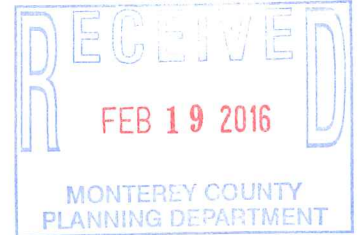
ABSTAIN: *0*

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: **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

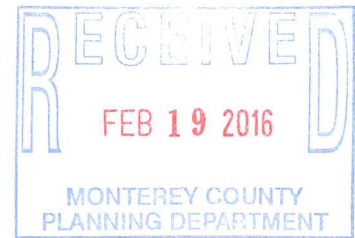
| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
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LUAC AREAS OF CONCERN

| 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) |
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ADDITIONAL LUAC COMMENTS

none



RECOMMENDATION:

Motion by Vimbani (LUAC Member's Name)

Second by Geten (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Osuna, Carner, Vimbani, Geten (4)

NOES: 0

ABSENT: Letz (1)

ABSTAIN: Stosh (1)

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