

# Exhibit D

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**SITE VISIT MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, September 21, 2017**

1. Meeting called to order by Lietzke @ 2:00 pm

2. **Roll Call**

Members Present: Lietzke, Verbanec, VanRoekel, Getreu, Bruno

Members Absent: Caneer, Stock

Others in attendance: immediate neighbors (incl PBC), applicant's architect and attorney,  
immediate neighbors' environmental consultant and attorney, County staff.

3. **Scheduled Item(s):** The Committee viewed the site for item 1 on the regular meeting agenda. The applicant's architect and attorney described the features of the plan and the neighbors' environmental consultant and attorney presented their positions. General discussion ensued with questions and answers from those present.

Points raised in discussion:

Project on ~1/4 acre lot amongst 1½+ acre lots zoned LDR 1.5

Previous usage as golf maintenance yard

Specific site rainfall runoff retention capability not known

Adjacent creek flows to Stillwater Cove – designated ESHA

Proposed structure now within setbacks – previous setback variance request withdrawn

Visibility of structure would be through trees on all sides

Visibility to/from proposed roof deck not discernable from ground level

No actions taken.

4. **Adjourn to regular meeting:** 2:35 pm

**Minutes taken by:** Verbanec

**MEETING MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, September 21, 2017**

1. Meeting called to order by Lietzke @ 3:05 pm

2. **Roll Call**

Members Present: Lietzke, Verbanec, VanRoekel, Getreu, Bruno, Stock

Members Absent: Caneer

3. **Approval of Minutes:**

A. August 17, 2017 minutes

Motion: VanRoekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: all present (6)

Noes: none

Absent: Caneer (1)

Abstain: none

4. **Public Comments on Non-Agenda Item(s):** **none**

5. **Scheduled Item(s)** **See following pages.** Item 1 taken up last, since printed plans were not available from County. Applicant's architect retrieved electronic copies for review.

1. (Raven) new construction on Whitman Lane
2. (PBC) new 18 spc parking lot adjacent to Post Office
3. (Rhodes) Sunset Lane remodel

6. **Other Items:**

A) Preliminary courtesy presentations by applicants regarding potential projects: **none**

B) Announcements: **none**

7. **Meeting Adjourned:** 4:15 pm

**Minutes taken by:** Verbanec



# 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: September 25, 2017

**Continued from August 17, 2017**

1. **Project Name:** RAVEN SCOTT & RAVEN CHARLYSE  
**File Number:** PLN150755  
**Project Location:** 3213 Whitman Lane, Pebble Beach  
**Project Planner:** ~~David J. R. Mack, AICP, Senior Planner~~ now Liz Gonzales  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of a 1) Coastal Administrative Permit to allow the construction a 5,603 square foot single family dwelling; 2) Coastal Development Permit to allow development within 750 feet of an archaeological resource; 3) Variance to exceed lot coverage by 3.9% (totaling 18.9%) and FAR by 5.3% (totaling 22.8%); and 4) Design Approval. The property is located at 3213 Whitman Lane, Pebble Beach (Assessor's Parcel Number 008-401-010-000), Del Monte Forest Land Use Plan, Coastal Zone.  
**Recommendation To:** Planning Commission

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

Architect Miller, Attorney Lombardo

**Was a County Staff/Representative present at meeting?** Van Donselaar, Gonzales (Name)

### PUBLIC COMMENT

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
PBC	X (PBGL#15)		Supports project
James Anderson Jeremy Burton Glen Charles Richard Doerr	X X X X		Size and visibility of project – noise potential from roof deck – impact to adjacent estuarine
Pamela Silkwood, attorney for neighbors		X	Size and visibility of project – noise potential from roof deck – impact to adjacent estuarine



## 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)
Creation of new residential lot inconsistent with size of neighboring lots and FAR/lot cvg compatibility.	MDR/4-sized lot in LDR/1.5 zoned area.	Don't do that anymore!
Roof decks which are becoming popular in DMF.	No County policy/guidance available. Nuisance ordinances available for after-the-fact abuses/violations.	Consider limiting height of subsequent installations on roof deck as condition of approval.
Potential for impact on adjacent estuarine. Effectiveness of runoff mitigation measures unknown due to prior soil cleanup/removal and shallow subsurface hardpan.	DMF LUP & ESHA limitations	Conduct authoritative analysis of alternatives for mitigation.

## ADDITIONAL LUAC COMMENTS

Project exceeds FAR and lot coverage percentage limits for 1½+ acre near-neighbor lots zoned LDR/1.5.  
 Project within limits for other ¼ acre lots in DMF zoned MDR/4.  
 Findings of hardship to warrant FAR and lot coverage variances are a matter of opinion, as the vote indicates.

Support County staff suggestion for "initial study" to inform determination of potential issues and mitigations with ESHA, viewshed, and archeological impacts, as discussed in site visit:

Previous usage as golf maintenance yard  
 Specific site rainfall runoff retention capability not known  
 Adjacent creek flows to Stillwater Cove – designated ESHA  
 Visibility of structure would be through trees on all sides  
 Visibility to/from proposed roof deck not discernable from ground level



## RECOMMENDATION

Motion by Verbanec (LUAC Member's Name)

Second by Bruno (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes (noted above)

☐ Continue the Item

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

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

AYES: \_\_\_\_\_ Verbanec, Bruno, VanRoekel, Stock (4) \_\_\_\_\_

NOES: \_\_\_\_\_ Leitzke, Getreu (2) \_\_\_\_\_

ABSENT: \_\_\_\_\_ Caneer (1) \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ none \_\_\_\_\_



# 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: September 25, 2017

- 2. Project Name:** PEBBLE BEACH COMPANY  
**File Number:** PLN170538  
**Project Location:** 1491 Cypress Drive, Pebble Beach  
**Project Planner:** Son Pham-Gallardo, Assistant Planner  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of 18-space asphalt parking lot, 150 linear feet of retaining wall and 94 linear feet of 3' high wooden fence; and 2) a Coastal Development Permit for removal of 10 trees (7 Coast Live Oak & 3 Monterey Pine). Grading of 695 cubic yards and fill of 8 cubic yards. The property is located at 1491 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-431-010-000), Del Monte Forest Land Use Plan, Coastal Zone.  
**Recommendation To:** Zoning Administrator

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

Stilwell, Burrell

Was a County Staff/Representative present at meeting? Van Donselaar, Gonzales (Name)

### PUBLIC COMMENT

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

The Cypress tree by the post office should be saved if at all possible. Conflict with a retaining wall is recognized.

PBC informed LUAC this parking lot is part of several parking changes which still comply with the larger DMF Plan projects now underway.

## RECOMMENDATION

Motion by Bruno (LUAC Member's Name)

Second by VanRoekel (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES: all present (6)

NOES: none

ABSENT: Caneer (1)

ABSTAIN: none



# 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: September 25, 2017

3.           **Project Name:** RHODES DANIEL J CO-TR ET AL  
               **File Number:** PLN170237  
               **Project Location:** 4175 Sunset Lane, Pebble Beach  
               **Project Planner:** Dee Van Donselaar, Associate Planner  
               **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
               **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the remodel of a one-story, 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet; and 2) a Coastal Development Permit for the removal of 4 Monterey Pine trees. The property is located at 4175 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-013-000), Del Monte Forest Land Use Plan, Coastal Zone.  
               **Recommendation To:** Planning Commission

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

Spitz

Was a County Staff/Representative present at meeting?   Van Donselaar, Gonzales   (Name)

### PUBLIC COMMENT

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
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 VanRoekel (LUAC Member's Name)

Second by Stock (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES: all present (6)

NOES: none

ABSENT: Caneer (1)

ABSTAIN: none

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