

Exhibit I

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, March 7, 2024

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

2. Roll Call

Members Present:

Leitzke, Verbanec, Caneer, VanRoekel, Parikh, Bruno 6

Members Absent:

Church, Lyon 2

3. Approval of Minutes:

A. January 18, 2024 minutes

Motion: VanRoekel (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Leitzke, Verbanec, VanRoekel, Parikh, Bruno 5

Noes: None 0

Absent: Church, Lyon 2

Abstain: Caneer 1

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)**
See below

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

After the scheduled item was considered, immediately preceeding adjournment, applicant Tom Shaughnessy arrived at the meeting (3:25pm) and was informed of the completed proceedings. He then presented his written position for inclusion in the minutes.

It is attached as a scanned PDF.

B) Announcements

none

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Verbanec

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)
STRs create numerous neighborhood problems, particularly in the “Country Club” area of DMF due to close proximity.	PBC CC&Rs restrict business operations in residential neighborhoods	Do not allow in DMF except in rare circumstances where neighborhood disturbance unlikely.
STRs aggravate statewide need for additional long term housing.	Promote more housing units.	

ADDITIONAL LUAC COMMENTS

Support PBC enforcement of deeded CC&Rs to separate multiple land uses in DMF: commercial, residential, open space.

Understand meeting to occur in future among staff, PBC, and applicant to explain positions.

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: VanRoekel (LUAC Member's Name)

☐ Support Project as proposed
☐ Support Project with changes
☐ Continue the Item

Support staff position recommending denial of application with understanding of re-referral to LUAC if PBC withdraws objection to application.

Reason for Continuance:

Continue to what date:

Ayes: Leitzke, Verbanec, Caneer, VanRoekel, Parikh, Bruno 6

Noes: none

Absent: Church, Lyon 2

Abstain: none