

**DEL MONTE FOREST PROPERTY OWNERS
LAND USE/SUBDIVISION COMMITTEE MEETING
MONDAY, August 27, 2007 - 4:00 PM
Pebble Beach Community Services District Boardroom**

Minutes

1. **Land Use Committee Call to Order:** The DMFPO Land Use Committee meeting was called to order at 4:00 by Chairman Sandy Getreu.

Members Present: Jim Nero, Sandy Getreu, Paul Jordan, Jean Sawyer, Jeff Craig, Steve Prelsnik, David Tappan, David Gauvreau, Loran List, Rick Verbanec

Absent: Bill Conners, Mark Stilwell – Member ex-officio

2. **Acceptance of Agenda:** Nero/Jordan/C

3. **Guests:** Office Assistant Aimee Hamabata was introduced to the committee

4. **Public Comment:** None

5. **Special Agenda Items:**

- a. Procedures for reported land use violations to DMFPO – The committee reviewed the submitted draft process for handling reports of violations. Input from the committee on the process is encouraged and appreciated. If no compliance from County Planning, the Land Use chair will discuss issues with the DMFPO President to coordinate a resolution. One item was submitted a year ago by DMFPO as a formal complaint to County Planning. A shed on Sloat Road was found to have no permit and Planning has recently given the owner two weeks to respond or obtain a building permit. Chair Getreu will wait a month to see what actions occur between the County and the property owner.

Margaret Leighton, PBCo, is copied on violation documents for any response she may have on reported issues. Ms. Leighton brought up another shed issue on Pioneer to PBCo who indicated to the homeowner that if he didn't remove the shed the Company would never issue a sign off for any future building permit or any other kind of permit for the structure. The homeowner's response to PBCo's position is unknown. Land Use filed a formal complaint on August 2nd with County Planning in regard to the Pioneer Road shed.

Vice Chair Jordan is handling several reported violations and was instructed by Chair Getreu to identify if the violations still exist and forward the information and pictures to the DMFPO office for formal complaints to be filed with the County.

Member Nero suggested compiling all of the existing complaints and then requesting that the County Planning Zoning Ordinance representative be invited to take a field trip with a

committee member to observe the violations and informing the violators that the County visual review would take place. A letter to homeowners noting non-response to reported violations and a copy of the letter to County Planning requesting site visits may prompt violators to respond.

6. Minutes of the April 23, 2007 meeting were not provided to the Board.
7. **Pebble Beach Company General Update** – Mark Stilwell was absent.
8. **Sub Committee Reports: Property Use /Appearance:**
 - a. Vice Chair Paul Jordan had nothing further to report.
 - b. Chair Getreu gave a brief history of the short term rental issue as explained at an earlier Board meeting by Jan Leasure, broker and property manager. Land Use sent a letter to one STR owner regarding reports of renters annoying neighbors. The property owner will be in town in a few weeks and will contact Chair Getreu then. Member Nero recalled a County committee that was formed approximately 3 years ago including Supervisor Potter that was supposed to research the issue further. He suggested a letter be drafted to owners of property being rented stating the need for a permit to be in compliance with established ordinances.
9. **Reports on DMFPO Board Actions** (not previously mentioned): None
10. **Unfinished Business:** None
11. **New Business:** Member Gauvreau inquired whether the tents at the Equestrian Center could be taken down more promptly after events have ended. It should be determined if the tents are subject to a permit process. Member Sawyer suggested contacting PBCo regarding the maintenance of the facility itself. Chair Getreu suggested speaking with Margaret Leighton as a first step in addressing safety concerns regarding stalls not being bolted to foundations and the overall poor upkeep of the facility.
12. **Announcements:** Next meeting October 22, 2007.
13. **Adjournment:** M/S/Carried at 4:40 pm

NEXT MEETING

October 22, 2007

Pebble Beach Community Services District Boardroom

4:00 p.m. – Sandy Getreu, Chairman