

**DEL MONTE FOREST PROPERTY OWNERS  
LAND USE/SUBDIVISION COMMITTEE MEETING  
MONDAY, September 24, 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, Jeff Craig, David Tappan, Jean Sawyer

Craig Anthony, Mark Stilwell – Member ex-officio

**Absent:** Bill Connors, Paul Jordan, Steve Praelnik, David Gauvreau, Loran List, Rick Verbanec

- 2. Acceptance of Agenda:** Nero/Sawyer/C

- 3. Guests:** None

- 4. Public Comment:** None

- 5. Special Agenda Items:** None

- 6.** Minutes of the April 23, 2007 and 27 August 07 DMFPO Land Use/Sub-Division Committee Meeting presented (for approval). M/S/C

- 7. Pebble Beach Company General Update** – Mark Stilwell gave an update on the issue between Pebble Beach Company and the Coastal Commission since Measure A was voted down. The Company was granted an extension of 90 days to respond to the Coastal Commission's denial of the measure. The Company has tentatively entered negotiations with the Commission on projects they would allow without the golf course element. One more extension may be necessary for PBCo. to determine that a law suit against the Coastal Commission is not necessary and agreements can be reached regarding new and exciting future projects for Pebble Beach.

The future of The Equestrian Center was discussed and remains unknown although needed safety issues are acknowledged.

The CC&R articles have no written language regarding parking business vehicles on easements, roads, construction sites, or private property. With regards to "the trolley," in a letter to the owner, the ARB states that the shed violates CC&R's. Mark Stillwell will request that attorneys for Pebble Beach Company prepare and send a letter to the owner, clearly stating the violation, with a copy to Monterey County Planning Department.

**8. Sub Committee Reports: Property Use /Appearance:**

1. Vice Chair Paul Jordan updated the committee on the status of 8 past complaints. There are 3 that remain unresolved. These will be submitted by DMFPO as formal complaints to the Monterey County Planning Department.

1. 4066 El Bosque - Trolley and the shed
2. 4074 El Bosque - Boat trailer
3. 2908 Congress – Commercial Fishing Boat

a. Chair Getreu and Rick Verbanec will arrange to meet with the Monterey County Supervisor, either in Salinas, or here in The Forest, to discuss the County's responsibility in enforcing these codes that are in violation.

**9. Reports on DMFPO Board Actions** (not previously mentioned): None

**10. Unfinished Business:** None

**11. New Business:** None

**12. Announcements:** Next meeting October 22, 2007.

**13. Adjournment:** M/S/Carried at 5:00 pm

**NEXT MEETING**  
**October 22, 2007**

**Pebble Beach Community Services District Boardroom**  
**4:00 p.m. – Sandy Getreu, Chairman**