

**DEL MONTE FOREST PROPERTY OWNERS  
LAND USE/SUBDIVISION COMMITTEE MEETING  
THURSDAY, MARCH 20, 2008- 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 4:06 by Chairman Sandy Getreu

**Present:** Bill Connors  
David Gauvreau  
Sandy Getreu  
Lori Lietzke  
Jim Nero  
Paul Jordan  
Jean Sawyer

**Absent:** Jeff Craig, Steve Prelsnik, Loran List, David Tappan

2. **Acceptance of Agenda:** There were no additions or changes to the agenda. BC/PJ/C

3. **Guests:** Rick Verbanec  
Don Eastman, DMFPO Director  
Mike Niccum, PBCSD General Manager  
Tim Postel, Pebble Beach Equestrian Center  
Mark Verbonich, Vice President of Community Affairs, Pebble Beach Company

4. **Public Comment:** None

5. **Minutes** of the February 25, 2008 DMFPO Land Use/Sub-Division Committee Meeting were approved as presented. BC/JN/C

6. **Pebble Beach Company General Update:** Mark Verbonich stated that the Company is still working on another iteration of the Del Monte Forest Land Use Plan.

7. **Sub Committee Reports:**

- a) **Property Use /Appearance:** Chair Getreu reported that the owner of the fishing boat and trailer parked in view from the front yard on Congress, after receiving a letter from County Building and Planning, has agreed to build a fence around the boat and to screen the mast that protrudes above the fence. The Committee is receiving good cooperation from the County on issues, including one remaining that looks like it will be resolved soon.
- b) **Short Term Rentals:** Member Sawyer has not received any complaints.

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

9. **Unfinished Business:** None

10. **New Business:**

- a) Member Gauvreau stated that he had met with Mark Verbonich regarding the issue of tents being constructed at equestrian events and the length of time the tents are allowed to be standing between events. He urged the clean up of structures at the center, more efficient and timely tent assembly and disassembly, and use of screening shrubs around structures. He also suggested using the Spyglass Pit or Bug areas for parking of event vehicles. Mr. Verbonich suggested that Bristol Woods would be a good consideration. He noted that the large tent now going up is not for equine use, but for a food and wine show that has outgrown the usual Spanish Bay Inn venue. Mr. Postel stated the problem with using screening shrubs is that the area is used for many events consecutively necessitating constant movement of perimeters and structures making screening efforts very difficult. Mr. Verbonich stated that acacias that serve as screening along the streets in the area could possibly be replaced with more favorable screening plants.
- b) Member Conners stated that the tent is not the issue for him related to events at Collins Field. He commended Mr. Postel for always being very accommodating of nearby resident requests. Pebble Beach Company appears to have high quality event coordination with the exception of events at Collins Field. He requested that event planning be communicated to property owners ahead of time so that parking, street closures, and traffic impacts could be anticipated. Mr. Verbonich stated that DMFPO was notified of the food and wine event via President Budris who was extended an invitation, along with anyone else interested, to the final planning meeting scheduled one week to ten days out where a planning packet would be provided. The original subcommittee of DMFPO that handled special events has devolved into the preplanning meeting process described.

Chair Getreu requested Mark Verbonich and Tim Postel develop a plan to address the issues raise, using Members Gauvreau and Conners as resources, and present an outline to the committee at the April 28, 2008 meeting for modifications and possible formalization.

11. **Announcements:** Next meeting April 28, 2008.

12. **Adjournment:** 5:08 p.m.

Minutes respectfully submitted by Laura Dadiw, DMFPO Office Administrator

**NEXT MEETING**

**April 28, 2008**

**Pebble Beach Community Services District Boardroom**

**4:00 p.m. – Sandy Getreu, Chairman**