

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, October 3, 2013

1. Meeting called to order by Rod Dewar at 3 pm

2. **Roll Call**

Members Present: Sandy Getreu, Lori Lietzke, June Stock, Rod Dewar, Joella Szabo, Kim Caneer, Rick Verbanec

Members Absent: ~~0~~

3. **Approval of Minutes:**

A. September 5, 2013 minutes

Motion: Lori Lietzke (LUAC Member's Name)

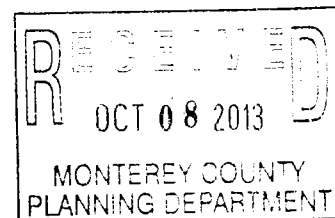
Second: Sandy Getreu (LUAC Member's Name)

Ayes: 6

Noes: ~~0~~

Absent: ~~0~~

Abstain: (1) Joella Szabo (not present at meeting)



B. September 19, 2013 minutes

Motion: Sandy Getreu (LUAC Member's Name)

Second: Lori Lietzke (LUAC Member's Name)

Ayes: 5

Noes: 0

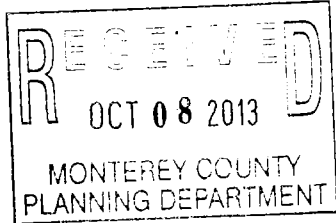
Absent: 0

Abstain: (2) Kim Caneer, Rick Verbanec (absent from meeting)

Add'l. motion made by Rick Verbanec to limit speakers to two minutes;
Seconded by June Stock. Joella Szabo will be the moderator.

4. Public Comments: The Committee will receive public comment on ~~the~~ agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

- 1) Procedural Question: What is the criteria for use permit(s) - tree removal and 24 units / 2010 Governing document
- 2) Suggestion from public to count those against/for project (a vote), LUAC Committee denied this idea;

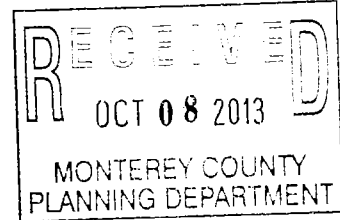


5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

0



B) Announcements

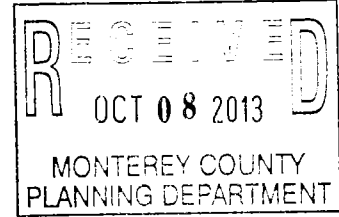
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7. Meeting Adjourned: 5:40 pm

Minutes taken by: Kimberly Cancer, Recording Secretary

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **October 3, 2013**

Project Title: BRENNAN WILLIAM V & CHALLIS J TRS

Item continued from 9/19/13 meeting

File Number: PLN130612

File Type: ZA

Planner: VARGAS

Location: 1034 MARCHETA LN PEBBLE BEACH

Project Description:

Design Approval to allow 420 square foot first floor addition and 1,139 square foot second floor addition to existing 1,897 square foot single family dwelling; color and material consist of: stucco (woodbridge trail); gutters & trim (Sunday drive); cast stone window trim (light beige); clad windows sierra pacific - bronze); and roof (eagle concrete tiles). The property is located at 1034 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-003-000), Greater Monterey Peninsula Area Plan.

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

BILL McEFFORD

Was a County Staff/Representative present at meeting? NO _____ (Name)

PUBLIC COMMENT:

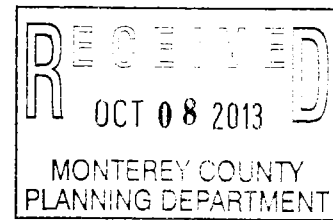
| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
| | | | |
| | | | |
| | | | |
| | | | |

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) |
|---|--|---|
| | | |
| | | |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

NONE



RECOMMENDATION :

Motion by Sandy Getreu (LUAC Member's Name)

Second by Kim Cancer (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

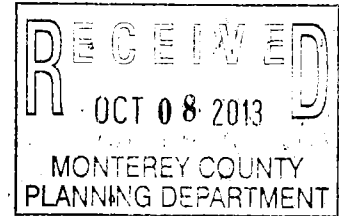
ABSENT: 0

ABSTAIN: Joella Szabo (due to project's proximity to her residence)

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
 168 W Alisal St 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **October 3, 2013**

Project Title: PEBBLE BEACH COMPANY Item continued from 9/5/13 meeting

File Number: PLN130447

File Type: PC

Planner: MASON

Location: NEW ROAD OF 31 CONGRESS CT, NEAR THE INTERSECTION OF CONGRESS RD & S.F.B. MORSE DR PEBBLE BEACH (GOWEN CYPRESS SUB-PLANNING AKA AREA D)

Project Description:

Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 inclusionary housing units (units ranging in size from 1,078 square feet to 1,343 square feet), including patios and decks, carport with small storage closet for each unit, and a 498 square foot manager's office building (approximately 29,000 total square feet); 2) a Use Permit to allow the removal of approximately 133 Monterey Pine and 583 Oak trees; and grading (approximately 3,050 cubic yards of cut and 3,050 cubic yards of fill). The project site is located near the intersection of New Congress Road and SFB Morse Drive, Pebble Beach (portion of Assessor's Parcel Number 008-041-009-000), Gowen Cypress sub-planning area (also known as Area D), Del Monte Forest, Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____ * gave short presentation of the project
Mark Stillwell (PBCo.)

Was a County Staff/Representative present at meeting? Joe Sidor, Steve Mason (Name)
(Mty. Cty. planners)

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|-------------------------|----------------|----|---|
| | YES | NO | |
| Congress Road Neighbor | X | | "Apartments can change character of neighborhood" |
| Peter Matthews | X | | Plans/Projects should be in compliance with local zoning ordinances |
| Del Monte Park Neighbor | X | | insisted on PBCo. agreement to keep area undeveloped. |
| | | | |

| Name | Site Neighbor? | | Issues/Concerns |
|--|----------------|----|---|
| | Yes | No | |
| Fred Hernandez Lawton Avenue | X | | Parking lot was originally reversed |
| James McClure Mills Avenue | X | | Rental restrictions Privacy - project close by |
| Comment from Dennis Carrario/Calfire - Regarding Fire Restrictions - no additional trees to be cut down. | | | |
| * Presentation from Housing Director, State and Federal Authorities Jane Barr to clarify tenant agreements with PBCo. | | | |
| Saw Mill Gulch neighbor - wants to know what median income is required to qualify for HUD housing; specifics were discussed by Jane Barr | | | |
| Ray Parsons on Miles Avenue | X | | Project too close to PG neighborhood |
| City Council of PG | X | | Project to contribute to PG Businesses |
| Judy - Real Estate Agent - Presidio Road | X | | Zoning change from 4 units/acre to 10 units/acre |
| Jim Hunsinger Presidio Road | X | | Ask for location outside Pebble Beach, recommend |
| Del Monte Park, PG | X | | Drainage hasn't been addressed |
| Arrowhead Road, PB | X | | Does not like density |
| Presidio Road, PB | X | | Claims PB Resident has to do more than Pebble Beach Co. to make changes to his property |
| Congress Rd. PB | X | | Concerned about traffic |
| Lawton Ave. PG | X | | Concerned about new access road(s) that may be built |
| Miles Ave. PG | X | | Concerned about noise from project |
| Arrowhead Rd. P.B. | X | | Concerned about overflow parking |
| Carol Robertson, Presidio Rd. P.B. | X | | Concerned about light pollution |
| Sawmill + Congress Rd. P.B. | X | | Traffic concerns |

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) |
|---|--|---|
| # of units increase + recommend if built in forest, | decrease units to 18 | Final plans have final units at 24 |
| design of guest parking # of parking, additional parking | | PB Co. - will screen with planting |
| 2 roads instead of one | Fire Department | Fire Department requires it. |
| Employee/Tenant terms should be finalized | | |

ADDITIONAL LUAC COMMENTS

- Project reduced from 24 to 18 units, recommended by Rod Dewar;
- Lighting should be designed with respect to neighbors;
- Mitigation and continued monitoring of ~~new~~ replacement trees
- Per Chair Rod Dewar, the committee cannot come to a conclusion, ~~Rick Verbanes~~

RECOMMENDATION: Follow through with the EIR &

Motion by Sandy Getreu (LUAC Member's Name)

Second by June Stock (LUAC Member's Name)

~~Support Project as proposed~~

~~Recommend Changes (as noted above)~~

~~Continue the Item~~

~~Reason for Continuance:~~

~~Continued to what date:~~

The Committee makes no recommendation respecting the project, as proposed, for the reason that we cannot determine whether an alternative site would be permitted by the County. The members of the Committee urges that the inclusionary housing be located outside Del Monte Forest. If the project is required to be within the Del Monte Forest, the Committee suggest that the project be for the minimum number of units.

AYES: 7

NOES: 0

ABSENT: 0

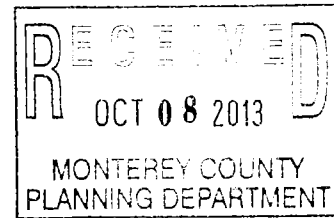
ABSTAIN: 0

Sept. 25, 2013

Ann Schrader
1222 Lawton Ave
Pacific Grove, CA 93950
(831)643.9293

Steve Mason and Joe Sidor
C/O RMA Planning Dept.
168 Alisal Street, 2nd floor
Salinas, CA 93901

*Submitted
DMF WAC
10/3/13*



I object to the Pebble Beach development, PLN130447, proposed for the wooded area at end of Lincoln, Miles and Lawton avenues in Pacific Grove. This development will have a significant negative impact on our bordering Pacific Grove residences. The proposed high density development is not in keeping with our single family residential neighborhood.

The parking lot that is proposed to be built within 100 feet of Pacific Grove lots will impose a noise nuisance that will prohibit the enjoyment of our personal property. Assuming that there will be parking lot lights I also object to the unwelcome light that will fall on our properties and also the light pollution of the night skies.

I believe there is insufficient parking planned for the residents and guests of the proposed 24 units. As the plan has the parking lot facing the ends of our roads, I foresee the streets of Lincoln, Miles, Lawton and Shafter being used for overflow parking. We do not wish to have our neighborhood streets being used as a parking lot for this development.

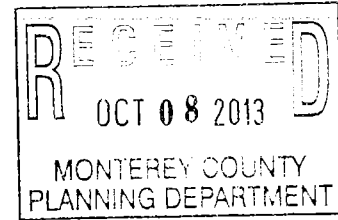
I respectfully request that this development be built with a minimum of a 240 foot clearance from our properties. Also I request that the plan for this development be reversed so that the parking lot is situated away from our properties in order to mitigate the problems listed above.

Thank you for your consideration,

Ann Schrader

Steve Mason
 Associate Planner
 Monterey County RMA - Department of Planning
 (831) 755-5228
 masons@co.monterey.ca.us

*Submitted to DMF
 LUAC DM 10/3/13*



From: djhuntsinger@comcast.net [mailto:djhuntsinger@comcast.net]
Sent: Friday, September 27, 2013 9:55 AM
To: Mason, Steve x5228; Sidor, Joe (Joseph) x5262
Cc: Jim Huntsinger
Subject: Pebble Beach Inclusionary Housing

From: Debra and Jim Huntsinger, Pebble Beach Home Owners

Subject: PLN 130447

To: Steve Mason, Assistant Planner

Joe Sidor, Associate Planner

Michelle Friedrich, Principal Office Assistant

To Whom it May Concern:

This email is in regards to PLN 130447, the proposed Inclusionary Housing by the Pebble Beach Co. inside the Pebble Beach Community. We had originally sent this email to the Del Monte Forest Property Owners Board, but was told to forward on to the County Planning Department. We would appreciate it if you would in turn, send this on to the LUAC members before the meeting scheduled for October 3rd regarding this matter.

My wife and I are very upset at the proposal. We own one of the closest, if not the closest, Pebble Beach home to the proposed complex. We purchased our home in March of this year and at a price reflecting the superior value of homes within the Del Monte Forest and the world-renowned gated community of Pebble Beach. Had we known we would not have paid that top price and most likely would not have purchased the home at all. A realtor we have spoken to has told us that should this housing project be built at the current location, the value of our home would drop by 20% to 30%!

While we have not seen plans we have read as much of the previous information as we could find, and it seems likely to us that the proposed site has been chosen because it is perceived to be the least offensive location for affordable housing apartments within Pebble Beach. We feel confident saying the creators of this plan turned a blind eye to those who might be offended. We agree, as had been discussed previously by the Pebble Beach Co., that this type of housing would be much better suited to other areas of Monterey County.

We support the concept of affordable housing as long as it is thoughtfully located, and we do not believe that to

9/30/13

Gmail - FW: Pebble Beach Inclusionary Housing

be within the gated Pebble Beach community. We are hopeful that the complex will not be approved in its present proposed location, and we will oppose this location to the greatest extent possible. We will be attending the meeting on October 3rd to voice our opposition.

Thank you for your attention to this matter. Please feel free to contact us.

Sincerely,

Jim and Debra Huntsinger

djhuntsinger@comcast.net

jhuntsinger@tfewines.com

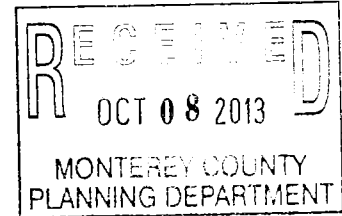
(707) 486-4605

1019 Grandview Drive

Napa, CA 94558

1115 Presidio Road

Pebble Beach, CA 93953



Submitted to
LUAC 10/3/13

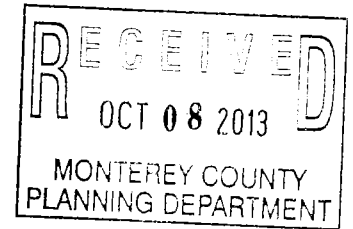
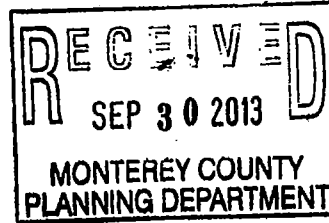
Helen Danhaki
130 Pershing Dr.
Oakland, CA 94611

Sept. 30, 2013

Re: PLN 130447

Mr. Steve Mason
Assistant Planner
Ms. Michele Friedrich

Dear Mr. Mason and Ms Friedrich,



As I just received notice of the above project at the intersection of Congress & Morse in Pebble Beach, I am unable to attend the Oct. 3 hearing on such short notice. I therefore ask that you please make note of my comments and forward them to LUAC before that meeting.

I strenuously oppose the building 24 housing units of an average of 1200 sq. ft. each in Pebble Beach for the following reasons:

1. **SAFETY** – Assuming each unit will house a family with an average of 2 children, those children will have to be transported to & from school in Pacific Grove. The attendant traffic and congestion on lanes never built for such traffic will create extremely hazardous conditions.
2. **ROADS** – Assuming another 100 residents in this area, roads will have to be widened to accommodate the traffic & extra cars.
3. **WILDLIFE** – Pebble Beach now enjoys wild deer, foxen, even a Cougar or two. What will the impact of implanting perhaps 48 children be to this wildlife?
4. **ENVIRONMENT** – Removal of 716 trees???? To accommodate whom? For the benefit of whom? **BUILDING BULK** – 29,000 sq. ft. of building in a rural area is totally **OUT OF KEEPING** with the intent of Pebble Beach and especially Samuel B. Morse. What are they **THINKING?** This is preposterous .

Pacific Grove, which boasts many apartment houses & buildings of this size, can accommodate these families much nearer schools for the children, without the assault on our rare environment that this developer proposes.

Very truly yours,

Helen Danhaki
Owner of 3180 Bird Rock Rd., Pebble Beach

Submitted to LUAC
10/13/13

PBC's "Area D" PROPOSAL: A REASONED RESPONSE

We in Del Monte Park WELCOME affordable housing in our neighborhood.

- The area in question—"Area D"—is zoned Medium Density Residential (4 units per acre), which is in keeping with the current neighborhood.
- We would fully support any proposal by the PBC to build 4 residences per acre and to provide these to very low income, low income, and medium income residents.

The 24-unit complex proposed for Area D is too dense for this area.

We OPPOSE the building of an apartment complex of 24 two- and three-bedroom units, no matter who were to live in these units.

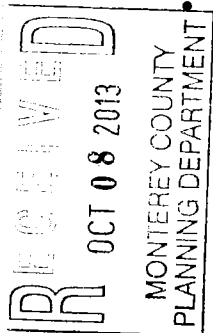
- The Pebble Beach Company needs special permission to build such a complex.

For permission to be granted, the complex must not only meet all normal planning requirements -- it must also be determined that the structure applied for will not *"be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvement in the neighborhood..."* (see Monterey County Zoning Ordinance, Title 21: 21.74.050.B.1-- <http://www.co.monterey.ca.us/building/docs/ordinances/Title21/21.74%20USE%20PRMTS.htm>)

The development fails to meet the criteria for a use permit for "other than allowed" housing density.

The proposed development fails to meet these criteria. Its density is not in keeping with the surrounding neighborhood -- and its construction would be detrimental to the general welfare of the neighbors and injurious to property values:

- Many residents purchased their property because of this small strip of forest. This will now be replaced by wood and chain link fences, a large parking lot, 53 cars, and 4 apartment buildings. One stall of parking slots begins just 20 yards from the end of Miles Avenue.
- The apartment patios/recreational areas and the parking lot face the DMP neighborhood and will bring an increase in noise, light, emissions, and traffic.
- The only option for overflow parking from the complex will be the streets in the Del Monte Park neighborhood, which are too narrow to accommodate on-street parking for existing residents.



- The impact on traffic within Pebble Beach has not been adequately studied: the complex is located on a blind curve on an area on Congress Road already suffering from increased traffic levels generated by other new construction.

We understand the Monterey Planning Commission has very strong incentives to approve almost any plan put forth by PBC: if an affordable housing option is not approved, PBC will NOT turn over the 135-acre Old Capitol Site to the County.

We ask that planners fulfill their responsibility to consider not only the rights of PBC and the needs of Monterey County, but also the welfare of the neighbors.

In particular, we ask that members of the Planning Commission visit the site and assess for themselves the likely impact of the development on the neighboring communities.

- Don't take our word for it – but *please* don't take the PBC's word for it, either. (The Forestry Study they commissioned falsely asserts that the complex will *not be visible to the neighboring community...*)
- We ask that all dimensions of the proposed development (including fencing and parking lots) be clearly indicated so its true contours can be understood by neighbors and planners.
- Listen to the neighbors' concerns and produce your own written assessment of the impact on the neighborhood. Allow the public the opportunity to provide written comments on this assessment that would then be incorporated into or responded to in a final report.

**Come on
down and
have a
look for
yourself!**

**There are
alternatives.**

The Pebble Beach Company claims to have evaluated all possible sites and to have arrived at this proposal as the best (and only) possible option. However, we believe there are alternatives to the current development site that would meet the needs of PBC (they already own the land) and Monterey County -- but would also be more in keeping with the existing zoning of the properties and thus would have less impact on neighbors:

One possible option is the currently empty lot on the corner of 17 Mile Drive and Sunset. Placing affordable housing here would put an abandoned area to good use and requires far fewer trees be cut down. The apartments would be in keeping with the current character of the lots, which are already paved and house large structures. The lot presumably has water rights (or these can be transferred) and is on a road that can handle increased traffic and overflow parking. Sunset also offers public transportation (unlike Congress Road). Another option is the Old Capitol Site, which has many of the same advantages.

Further Information/Contact Details:

For reports related to the proposed development in Area D, go to the Monterey County Planning Department's Website: <http://www.co.monterey.ca.us/planning/>

The Assistant Planner in charge of this project is **Steve Mason**: 831-755-5228 Monterey County Planning Department, Attn: Steve Mason 168 W. Alisal Street, 2nd Floor, Salinas CA 93901.