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MINUTES
Del Monte Land Use Advisory Committee
January 15, 2026

1. Meeting called to order by Lori Lietzke at 4:02 pm

2. Roll Call

Members Present:

Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Members Absent:

3. Approval of Minutes:

A. November 6, 2025 minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: Carol Church

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.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

No meetings in February

7. Meeting Adjourned: 5:10 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1. **Project Name:** HOLLAND GEORGE L & DANA R TRS
File Number: PLN250070
Project Location: 3363 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-361-007-000
Project Planner: Benjamin Moulton
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of ADU with stone terrace and firepit. DMFLUP

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Amy Denney (Rep.)

Was a County Staff/Representative present at meeting? Jade Mason (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)
Terrace appears to be in set back close to stream.	County rep. to check with project planner	None at this time

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Rick Verbanec (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2. **Project Name:** RONDA RD INVESTMENT LLC
 File Number: PLN250023
 Project Location: 3950 RONDA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-222-024-000
 Project Planner: Benjamin Moulton
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of 1,154 square foot addition to single-family dwelling; 220 square foot loggia; replacement and addition of guest parking to driveway with permeable pavers. DMFLUP

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Amy Denney (IDG Rep); Cody Phillips

Was a County Staff/Representative present at meeting? Jade Mason (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

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3. **Project Name:** 3292 17MDR LLC
 File Number: PLN250047
 Project Location: 3292 STEVENSON DR, PEBBLE BEACH, CA 93953
 Assessor's Parcel Number(s): 008-455-019-000 & 008-455-020-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
 Project Description: Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (1.6 acres) and Parcel B (2.2 acres) resulting in Parcel 1 (1.94 acres) and Lot 2 (1.86 acres); demolition of existing single-family dwelling; and construction of 11,245 square foot single-family dwelling. DMFLUP

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Aengus Jeffers (Rep); David Stocker (Rep)

Was a County Staff/Representative present at meeting? Jade Mason (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)
Presence of "screening" along smaller vacant/adjacent lot		Prefer screening be maintained along the road covering both lots.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4. **Project Name:** ASHKAR KAMRAN F & ZOHORI FLOURA TALEB
 File Number: PLN240369
 Project Location: 2972 COLTON RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-512-028-000
 Project Planner: Joseph Alameda
 Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Construction of 3,750 single-family dwelling, attached 777 square foot garage, removal of 12 trees.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Project Planner Joseph Alameda presenting for the owners

Was a County Staff/Representative present at meeting? Joseph Alameda; Jade Mason (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)
Question about PB requirement for 2 nd story setback	Meets ordinance requirements for this inland area of PB	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Ned Van Roekel (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____