

County of Monterey

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



Meeting Agenda - Final

Thursday, July 10, 2025

3:00 PM

3101 Forest Lake Rd, Pebble Beach, CA 93953

Del Monte Forest Land Use Advisory Committee

Submit your comments via email at least a day prior to the meeting to the Liaison at:
honoratoh@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the June 5, 2025, meeting minutes.

PUBLIC COMMENT

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. Please submit your public comment to the Liaison at honoratoh@countyofmonterey.gov.

SCHEDULED ITEM(S)

1. Project Name: CASA ONDULADO LLC
File Number: PLN250066-DEP
Project Location: 1451 Ondulado Road, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-441-036-000
Project Planner: Hya Honorato
Area Plan: Del Monte Forest Land Use Plan
Project Description: Minor Subdivision of an approximate 5.02 acres into two (2) parcels of approximately 1.11 acres and 1.01 acres and a 2.90 acre remainder parcel.
DMFLUP, CZ
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.
..body
Attachments:
Project Plans
Project Colors and Materials

Attachments: [PLANS_SITE_PLAN_PLN250066-DEP_040825](#)

2. Project Name: 456 PROPERTIES LLC

File Number: PLN240034

Project Location: 3320 17 MILE DR, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-423-026-000

Project Planner: McKenna Bowling

Area Plan: Del Monte Forest Land Use Plan

Project Description: Construction of new 2,202 square foot residence with a 683 square foot attached garage and 843 square foot accessory dwelling unit. Removal of (3) Coast Live oaks, and grading in the amounts of 1,036 cubic yards of cut and 723 cubic yards of fill.

Attachments: [Exhibit B2 PLANS SITE PLAN PLN240034 082624](#)

OTHER ITEMS

A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects

B) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the "Quick Search" box; click on "Record Info" tab; click on "Attachments" in the drop-down menu; finally click on the document you wish to view.