

County of Monterey

Pebble Beach Community Services District
3202 Forest Lake Rd.
Pebble Beach, CA 93953



Meeting Agenda - Final-Revised

Thursday, May 15, 2025

3:00 PM

**Pebble Beach Community Services District
3202 Forest Lake Rd, Pebble Beach**

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 May 1, 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

3:00 PM - SCHEDULED ITEM(S)

1. Project Name: CHING LILLY
File Number: PLN240088
Project Location: 2825 CONGRESS RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-103-009-000
Project Planner: Benjamin Moulton
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Construction of a 4,312 square foot house with a 438 square foot attached garage, new porches and patios, and removal of 27 trees (22 Coast Live Oaks and 5 Monterey Pines). GMPAP
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)

2. Project Name: CHING LILLY
File Number: PLN240089
Project Location: 2821 CONGRESS RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-103-011-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Are Plan
Project Description: An application for Combined Development Permit consisting of
a: 1) Design Approval to allow construction of a 5,443 square foot single family

dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios; and 2) Use Permit to remove 43 trees, inclusive of 36 Coast Live Oak and 7 Monterey Pine trees.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)

OTHER ITEMS

A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects

B) Announcements

ADJOURNMENT

Note: To view 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.