

MINUTES
Del Monte Land Use Advisory Committee
Thursday, May 15, 2025

1. Meeting called to order by Lori Lietzke at 3:00 pm

2. Roll Call

Members Present:

Maureen Lyon, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno

Members Absent:

Kamlesh Parikh, Carol Church

3. Approval of Minutes:

A. May 1, 2025 minutes

Motion: Rick verbanec (LUAC Member's Name)

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

Ayes: all

Noes: _____

Absent: Kamlesh Parikh, Carol Church

Abstain: _____

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.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

None

7. Meeting Adjourned: 3:40 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:** 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.

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

(Please include the names of the those present)

Kuang Chang, Architect

Was a County Staff/Representative present at meeting? Joseph Alameda (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)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Emphasis on following construction site plan for parking of construction vehicles.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: all

Noes: _____

Absent: Kamlesh Parikh, Carol Church

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:** CHING LILLY
 - File Number:** PLN240089
 - Project Location:** 2825 CONGRESS RD, PEBBLE BEACH, CA 93953
 - Assessor's Parcel Number(s):** 007-103-011-000
 - Project Planner:** Joseph Alameda
 - Area Plan:** Greater Monterey Peninsula Area 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.

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

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? _____ **(Name)**

PUBLIC COMMENT:

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

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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)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Concern on large driveway which seems oversized		Work on minimizing driveway size if possible

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Bart Bruno (LUAC Member's Name)

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: all

Noes: _____

Absent: Carol Church, Kamlesh Parikh

Abstain: _____