

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Thursday, June 4, 2026**

**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:  
[evans-polockowj@countyofmonterey.gov](mailto:evans-polockowj@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.

For information on The Ralph M. Brown Act, please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?  
division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Approval of the May 21, 2026, 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 [evans-polockowj@countyofmonterey.gov](mailto:evans-polockowj@countyofmonterey.gov).

### **SCHEDULED ITEMS**

1. Project Name: DUCKETT KRISTIN TEASDALE & MICHELS MANFRED  
File Number: PLN250099  
Project Location: 1553 RIATA RD, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 008-341-022-000  
Project Planner: McKenna Bowling  
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone  
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 968 square foot detached garage; 2) Coastal Development Permit to allow development on slopes in excess of 30%; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. Materials & colors to consist of white stucco (body) and terra cotta roof; to match existing single family residence.  
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

**Attachments:**     [PLANS\\_SITE\\_PLAN\\_PLN250099\\_021926](#)

2. Project Name: SHEN YUAN  
File Number: PLN260017  
Project Location: 1651 CRESPI LN, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 008-371-018-000  
Project Planner: Taylor Price  
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone  
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the demolition of an existing 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with a 789 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow for the construction of a 1,115 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow the removal of one (1) protected tree.  
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

**Attachments:**     [PLANS SITE PLAN PLN260017\\_020926](#)

3. Project Name: STIVERS DAVID L & JEAN G TRS  
File Number: PLN240303  
Project Location: 3152 SPRUANCE RD, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 008-501-006-000  
Project Planner: Taylor Price  
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone  
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the remodel and 730 square foot addition to the existing single family dwelling and garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage; 2) Coastal Administrative Permit and Design Approval to allow construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; 3) Coastal Development Permit to allow a legal non-conforming land use, Pescadero Watershed impervious coverage, to remain at 13,140.  
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

**Attachments:**     [PLANS SITE PLAN PLN240303\\_030226](#)

4. Project Name: ALLARD MICHAEL DAVID & WENDY LOUISE TRS  
File Number: PLN250206  
Project Location: 1060 RODEO RD, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 007-323-020-000  
Project Planner: Imani Harrigan

Area Plan: Greater Monterey Peninsula Area Plan

Project Description: Design Approval to allow the construction of a new 3,149 square foot single family dwelling with a 681 square foot basement and 1,743 square foot basement garage, and a 792 square foot accessory dwelling unit. Grading consists of 1,070 cubic yards of excavation and 90 cubic yards of fill.

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

**Attachments:**     [PLANS SITE PLAN PLN250206 071525](#)

### **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.**