

MINUTES
Del Monte Land Use Advisory Committee
March 19, 2026

1. Meeting called to order by Lori Lietzke at 3:05 pm

2. Roll Call

Members Present:

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

Members Absent:

3. Approval of Minutes:

A. January 15, 2026 minutes

Motion: Bart Bruno (LUAC Member's Name)

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

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

Noes: _____

Absent: _____

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.

Kevin Baum present to observe proceedings. Interested in STR's in Del Monte Forest.

5. **Scheduled Item**

PLN250194 – FANG

PLN250045 – MAGOWAN MERRILL TR ET AL

6. Other Items:

A) LUAC member nominated for Chairperson: Lori Lietzke

Motion: Carol Church (LUAC Member's Name)

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

Ayes: Maureen Lyon; Carol Church; Rick Verbanec; Kamlesh Parikh; Ned Van Roekel; Bart Bruno

Noes: _____

Absent: _____

Abstain: _____

B) LUAC member nominated for Secretary: Maureen Lyon

Motion: Bart Bruno (LUAC Member's Name)

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

Ayes: Lori Lietzke; Carol Church; Rick Verbanec; Kamlesh Parikh; Ned Van Roekel; Bart Bruno

Noes: _____

Absent: _____

Abstain: _____

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

C) Announcements

Ned Van Roekel will be moving sometime in 2026 to another state.

7. Meeting Adjourned: 4:35 pm

Minutes taken by: Maureen Lyon

All Neighbors present were agreed on the following points concerning this property	X		<p>Loss of long-time used path through property when property was vacant</p> <p>Loss of safe crossing for pedestrians and wildlife. Existing easement situated along blind curve of 17 mile drive;</p> <p>Residents proposal for a safe walk zone along 17 mile drive denied by Pebble Beach Co.</p> <p>Scale of the proposed residence seeming significantly out of character for the neighborhood;</p> <p>Scale of property affecting views;</p> <p>Because of zoning area, setbacks are less than other forest properties adding to the massive scale of the proposed residence;</p> <p>Storm water runoff not adequately addressed in plans;</p> <p>Sewer lines are old and there is concern over increased capacity;</p> <p>Loss of trees; trees close to foundation will most likely lose half of there root zone which could destabilize them and cause them to topple during a storm;</p> <p>Lack of communication with the neighbors from the owners and architect in the planning/development of the proposed residence</p>
Lisa Lapin & Steve Steinhart	X		Particular concern of the back elevatiion of the proposed residence which presents, because of the design and the two story ADU, as a massive wall backing up to their property. In addition, they will be losing all views with current design.

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)
Issues concerning loss of views	County Ordinance	County ordinance does not take into consideration the loss of view

Issues concerning unsafe crossing from easement; substandard sewage lines and drainage		These issues need to be addressed to the Pebble Beach Company and the Community Services District and are out of the purview of LUAC and the County.
Is there a way for all parties concerned to look for avenues to explore some changes/adjustment to plans to soften the massive scale of the proposed residence?		Architect does not see a way to meet neighbor's concerns

ADDITIONAL LUAC COMMENTS

LUAC recommends approval but strongly suggests that more dialogue take place between the owner, architect and neighbors and explore ways to soften the design; to lessen the massive look of the property.

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

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:** MAGOWAN MERRILL L TR ET AL AND LASHER MARK WESLEY & SHARI LAFOREST TRS
 File Number: PLN250045
 Project Location: 1572 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-351-021-000 & 008-351-022-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Lot Line Adjustment between two legals lots of record consisting of Magowan Parcel I (1.07 acres) and Lasher Parcel I (1.08 acres), resulting in Adjusted Magowan Parcel I (0.95 Acres) and Adjusted Lasher Parcel II (1.22 Acres).

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

(Please include the names of the those present)

Shari Laser

Was a County Staff/Representative present at meeting? Jordan Evans (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: 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: Lori Lietzke; Maureen Lyon; Carol Church; Rick Verbanec; Kamlesh Parikh; Ned Van Roekel; Bart Bruno

Noes: _____

Absent: _____

Abstain: _____