

MINUTES
Del Monte Land Use Advisory Committee
August 21, 2025

1. Meeting called to order by Rick Verbanec at 3:01 pm

2. Roll Call

Members Present:

Rick Verbanec, Carol Church, Maureen Lyon, Bart Bruno, Ned Van Roekel

Members Absent:

Lori Lietzke, Kamlesh Parikh

3. Approval of Minutes:

A. July 24, 2025 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: Rick Verbanec, Carol Church, Maureen Lyon, Bart Bruno, Ned Van Roekel

Noes: _____

Absent: Lori Lietzke, Kamlesh Parikh

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)

1. PLN250071 – CASTLEMAN

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Hya Honorato, County Planner, announced her last day with LUAC will be September 18, 2025.

7. Meeting Adjourned: 3:15 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:** CASTLEMAN MICHAEL S JR & CAROL K ET AL
File Number: PLN250071
Project Location: 1012 San Carlos Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-282-004-000
Project Planner: Hya Honorato
Area Plan: Greater Monterey Peninsula Area Plan.
Project Description: Construction of 2,265 SF single-family dwelling, 740 SF detached garage; installation of onsite wastewater treatment system, and associated site improvements including development on slopes in excess of 25%. CVMP
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)

John Moore, Architect and Representative

Was a County Staff/Representative present at meeting? Hya Honorato (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)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Carol Church (LUAC Member's Name)

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

Reason for Continuance:

Continue to what date:

Ayes: Rick Verbanec, Carol Church, Maureen Lyon, Bart Bruno, Ned Van Roekel

Noes:

Absent: Lori Lietzke, Kamlesh Parikh

Abstain: _____