

# **County of Monterey**

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



## **Meeting Agenda - Final**

**Thursday, August 20, 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.

**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: Open Meetings 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 August 6, 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.

### **3:00 PM SCHEDULED ITEM**

1. Project Name: CORTEZ PB LLC  
File Number: PLN250146  
Project Location: 3199 CORTEZ RD, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 008-421-001-000  
Project Planner: Jack Sorensen  
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 demolition of an existing 3,077 square foot single family dwelling inclusive of an attached garage & construction of an approximately 5,825 square foot two-story single family dwelling inclusive of an attached two-story garage; 2) Coastal Administrative Permit and Design Approval to allow the construction of an approximately 430 square foot guesthouse; 3) Coastal Administrative Permit and Design Approval the construction of an approximately 550 square foot accessory dwelling unit; 4) Coastal Development Permit for the removal of eleven (11) protected trees; 5) Coastal Development Permit for development within 750 feet of a known archaeological site; and 6) Variance to reduce the required setbacks. Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

**Attachments:**     [Project Plans](#)

2. Project Name: MANCHANDA AARUSH & AGGARWAL NUPUR  
File Number: PLN230204  
Project Location: 3978 RONDA RD, PEBBLE BEACH, CA 93953  
Assessor's Parcel Number(s): 008-511-003-000  
Project Planner: Jack Sorensen  
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone  
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow an 800 square foot accessory dwelling unit, a 336 square feet addition to the existing attached garage and associated site improvements; and 2) a Coastal Development Permit to allow the removal of eight (8) Monterey Pine trees and one (1) Redwood tree.  
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 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.**