

**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**May 7, 2026**

1. Meeting called to order by Lori Lietzke at 3:03 pm

2. **Roll Call**

**Members Present:**

Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel  
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**Members Absent:**

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3. **Approval of Minutes:**

A. March 19, 2026 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

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

None  
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5. **Scheduled Items**

PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY  
PLN250292 – SIGNAL HILL LLC

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. Meeting Adjourned: 4:03 pm

Minutes taken by: Maureen Lyon

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Forest

1. **Project Name:** ANZOATEGUI ALVARO & JESSICA KAY  
**File Number:** PLN260025  
**Project Location:** 2975 CORMORANT RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 007-262-003-000  
**Project Planner:** Joseph Alameda  
**Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** Design Approval to allow demolition of an existing one-story residence and construction of new two-story 3,688 square foot single family dwelling with detached 874 square foot accessory dwelling unit, including associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan.

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

(Please include the names of the those present)

James Smith (Architect)  
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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)

**ADDITIONAL LUAC COMMENTS**

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**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, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Del Monte Forest

2.                   **Project Name:** SIGNAL HILL LLC  
                       **File Number:** PLN250292  
                       **Project Location:** 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-261-007-000  
                       **Project Planner:** McKenna Bowling  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an accessory dwelling unit; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

**(Please include the names of the those present)**

Sateez Kadivar (Rep, property); Tony Lombardi (Rep, neighbors)  
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**Was a County Staff/Representative present at meeting?**            McKenna Bowling (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tony Lombardi	<b>Representing neighbors</b>		Proposed ADU increases site development.  Proposed build of ADU ignores Board's approval which stated the new residence must remain within the original footprint of the previous residence.
			Removal of a tree in location of proposed ADU. Approval to build new residence required that said tree was not to be removed and applicant agreed to this at the time of approval

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**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
LUAC committee finding it difficult to comment on project and its design without knowing if the proposed ADU is in compliance with all parties concerned in the approval process		Request verification of compliance
The design seems to be very monolithic and out of place for the neighborhood. Looks like a “big block” house. Back side of the house presents as a solid wall.		Suggest softening the look, especially the back side of the house which is visible from the street. Maybe redesign with windows.

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Maureen Lyon (LUAC Member's Name)

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

- Support Project as proposed
- Support Project with changes. Approval with contingencies consistent w/ Board of Supervisors conditions and verification of compliance with those conditions,

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Lori Lietzke, Maureen Lyon, Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: Carol Church, Bart Bruno