

County of Monterey

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



Meeting Agenda - Final

Thursday, January 15, 2026

4:00 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:
masonj@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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the November 6, 2025, 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 masonj@countyofmonterey.gov.

SCHEDULED ITEMS

1. Project Name: HOLLAND GEORGE L & DANA R TRS
File Number: PLN250070
Project Location: 3363 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-361-007-000
Project Planner: Benjamin Moulton
Area Plan: Del Monte Forest Land Use Plan. Coastal Zone
Project Description: Construction of ADU with stone terrace and firepit. DMFLUP
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN250070_052725](#)

2. Project Name: RONDA RD INVESTMENT LLC
File Number: PLN250023
Project Location: 3950 RONDA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-222-024-000
Project Planner: Benjamin Moulton
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of 1,154 square foot addition to single-family dwelling; 220 square foot loggia; replacement and addition of guest parking to driveway with permeable pavers. DMFLUP
Recommendation for the LUAC to provide feedback on site design, neighborhood

character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250047 082625](#)

3. Project Name: 3292 17MDR LLC
File Number: PLN250047
Project Location: 3292 STEVENSON DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-455-019-000 & 008-455-020-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (1.6 acres) and Parcel B (2.2 acres) resulting in Parcel 1 (1.94 acres) and Lot 2 (1.86 acres); demolition of existing single-family dwelling; and construction of 11,245 square foot single-family dwelling. DMFLUP
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250023 082125](#)

4. Project Name: ASHKAR KAMRAN F & ZOHORI FLOURA TALEB
File Number: PLN240369
Project Location: 2972 COLTON RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-512-028-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Construction of 3,750 single-family dwelling attached 777 square foot garage, removal of 12 trees.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN240369 081825](#)

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.