

County of Monterey

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



Meeting Agenda - Final

Thursday, November 6, 2025

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:
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 October 16, 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 ITEM(S)

1. Project Name: YANG PHILLIP & YANG MARIKO TRS
File Number: PLN250127
Project Location: 3332 Ondulado Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-302-025-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Demolish a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN250127_080825](#)

2. Project Name: CURTIS ALASTAIR STUART & AMANDA JANE
File Number: PLN250060
Project Location: 3158 Don Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-361-024-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of 930 square foot additional to an existing 5,622 square foot single family dwelling, and removal of 3 Monterey Pine trees.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN250060_050625](#)

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.