

County of Monterey

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



Meeting Agenda - Final

Thursday, September 18, 2025

3:00 PM

3101 Forest Lake Rd, Pebble Beach, CA 93953

Del Monte Forest Land Use Advisory Committee

CALL TO ORDER**ROLL CALL****APPROVAL OF MINUTES**

Approval of the September 4, 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 honoratoh@countyofmonterey.gov.

SCHEDULED ITEM(S)

1. Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN250237_080125](#)

2. Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN250238_080125](#)

3. Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)

File Number: PLN250239

Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 007-232-016-000

Project Planner: Jade Mason

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250239 080125](#)

4. Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)

File Number: PLN250240

Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-481-006-000

Project Planner: Jordan Evans-Polockow

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250240 080125](#)

5. Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)

File Number: PLN250241

Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-341-031-000

Project Planner: Jade Mason

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250241 080125](#)

6. Project Name: CEDROS 2017 LLC (AT&T MOBILITY)

File Number: PLN250242

Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-381-007-000

Project Planner: Jade Mason

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250242 080125](#)

7. Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)

File Number: PLN250243

Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-481-013-000

Project Planner: Jordan Evans-Pollockow

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250243 080125](#)

8. Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)

File Number: PLN250244

Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-392-005-000

Project Planner: Jade Mason

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250244 080125](#)

9. Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)

File Number: PLN250245

Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-471-023-000

Project Planner: Jordan Evans-Pollockow

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: Installation of a small cell wireless telecommunication facility.
DMFLUP, CZ

Recommendation for the LUAC to provide feedback on site design, neighborhood

character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250245 080125](#)

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.