

# Exhibit D

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**January 15, 2026**

1. Meeting called to order by Lori Lietzke at 4:02 pm

2. Roll Call

**Members Present:**

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

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**Members Absent:**

 

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3. Approval of Minutes:

A. November 6, 2025 minutes

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

Second: Bart Bruno (LUAC Member's Name)

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

Noes:  

Absent:  

Abstain: Carol Church

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.

 

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5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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B) Announcements

No meetings in February

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7. Meeting Adjourned: 5:10 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:** 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

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

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

Amy Denney (Rep.)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Jade Mason (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)
Terrace appears to be in set back close to stream.	County rep. to check with project planner	None at this time

**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

Continue the Item

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

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

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

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:** 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

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

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

Amy Denney (IDG Rep); Cody Phillips  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Jade Mason (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: Carol Church (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

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

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

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

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

- 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

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

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

Aengus Jeffers (Rep); David Stocker (Rep)

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**Was a County Staff/Representative present at meeting?**                    Jade Mason (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues</b> (e.g. site layout, neighborhood compatibility; visual impact, etc)	<b>Policy/Ordinance Reference</b> (If Known)	<b>Suggested Changes - to address concerns</b> (e.g. relocate; reduce height; move road access, etc)
Presence of “screening” along smaller vacant/adjacent lot		Prefer screening be maintained along the road covering both lots.

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

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

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.

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

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

Project Planner Joseph Alameda presenting for the owners  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Joseph Alameda; Jade Mason (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues</b> (e.g. site layout, neighborhood compatibility; visual impact, etc)	<b>Policy/Ordinance Reference</b> (If Known)	<b>Suggested Changes - to address concerns</b> (e.g. relocate; reduce height; move road access, etc)
Question about PB requirement for 2 <sup>nd</sup> story setback	Meets ordinance requirements for this inland area of PB	

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

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

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

Support Project as proposed

Support Project with changes

Continue the Item

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

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

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

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

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

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