

MINUTES
Del Monte Land Use Advisory Committee
August 6, 2026

1. Meeting called to order by Lori Lietzke at 3:00 pm

2. Roll Call

Members Present:

Maureen Lyon, Lori Lietzke, Bart Bruno, Rick Verbanec, Kamlesh Parikh

Members Absent:

Carol Church

3. Approval of Minutes:

A. June 18, 2026 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

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

Noes: _____

Absent: Carol Church

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.

5. Scheduled Items

PLN260123 - JOE PETER & KIMBERLEY WU TRS

PLN230204 - MANCHANDA AARUSH & AGGARWAL NUPUR

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 3:50 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Del Monte Forest

1. **Project Name:** JOE PETER & KIMBERLEY WU TRS
File Number: PLN260123
Project Location: 1272 PORTOLA RD, PEBBLE BEACH, CA
Assessor's Parcel Number(s): 008-302-024-000
Project Planner: Imani Harrigan
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a new 5,250 square foot two-story single family residence with attached 2,152 square foot garage and associated site improvements; 2) Coastal Administrative Permit and Design Approval to allow the construction of an 956 square foot accessory dwelling unit; 3) Coastal Development Permit to allow the development on slopes in excess of 30 percent; and 4) Coastal Development to allow the removal of 26 Monterey Pines and 17 Coast Live Oaks protected trees.

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

(Please include the names of the those present)

Sam Pitnick - Architect

Was a County Staff/Representative present at meeting? Jordan Evans (Name)

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN - None

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

None

RECOMMENDATION:

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

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

X Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:

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

Noes:

Absent:

Abstain: Carol Church

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: Del Monte Forest

2. **Project Name:** MANCHANDA AARUSH & AGGARWAL NUPUR
 File Number: PLN230204
 Project Location: 3978 RONDA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-511-003-000
 Project Planner: Jack Sorensen
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow an 800 square foot accessory dwelling unit, a 336 square feet addition to the existing attached garage and associated site improvements; and 2) a Coastal Development Permit to allow the removal of eight (7) Monterey Pine trees and one (1) Monterey Cypress.

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

(Please include the names of the those present)

Edan Asturio - Architect

Was a County Staff/Representative present at meeting? Jack Sorensen (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)
No Story Poles present on property		Put up story poles for neighbors to see.
No dimensions of ADU present on plans presented		Add specific dimensions of ADU to easier determine set backs, height, etc...

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

Second by: Bart Bruno (LUAC Member's Name)

Support Project as proposed

Support Project with changes

X Continue the Item

Reason for Continuance: Need more information to recommend support

Continue to what date: Next meeting

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

Noes:

Absent: Carol Church

Abstain: