

**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**May 21, 2026**

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

2. **Roll Call**

**Members Present:**

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

**Members Absent:**

None

3. **Approval of Minutes:**

A. May 7, 2026 minutes

Motion: Rick Verbanec (LUAC Member's Name)

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

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

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

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

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.

Rebecca Lee; resident of Pacific Grove; Member of Pebble Beach Beach Club

Concerns: Parts of the DM forest feel “walled off” because of all the fencing interfering with the natural beauty of the forest and the trend of the new buildings seem not to blend in with the forest. Also concerned that there isn’t enough emphasis on directing water runoff to drainage systems that would feed the trees.

5. **Scheduled Item**

PLN250169 - NUNNELEE MICHAEL J & LELA SAGHEB TRS

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. Meeting Adjourned: 3:55 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:** NUNNELEE MICHAEL J & LELA SAGHEB TRS  
                       **File Number:** PLN250169  
                       **Project Location:** 3144 Spruance Rd, Pebble Beach, CA 93953  
**Assessor's Parcel Number(s):** 008-501-004-000  
                       **Project Planner:** Jordan Evans-Polockow  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of; 1) Coastal Administrative Permit and Design Approval to allow the construction of a 5,420 square foot single family residence, a 1,270 square foot detached garage, and 1,940 square foot associated site improvements; 2) Coastal Administrative Permit for construction of a 750 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow the removal of 24 trees.

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

(Please include the names of the those present)

Rebecca Lee (resident of county); Grant and Amanda Nunelee (architects); Michael Nuneleee and Lela Sagheb (owners)

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

**PUBLIC COMMENT:**

| Name        | Site Neighbor? |    | Issues / Concerns<br>(suggested changes)  |
|-------------|----------------|----|---|
|             | YES            | NO |   |
| Rebecca Lee |                | X  | Is there on-site enforcement when installing permeable surfaces to make sure code is followed?<br>Enforcement is possible and required. |

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|--|--|--|--|
|  |  |  | <p>The landscape plan is full of non-native plants and trees. Can native trees/plants be used?</p> <p>County Rep: Plan follows list of County and Arborist approved plantings.</p> <p>Can the fence be moved further back off of Spruance road to allow for a more natural look?</p> <p>Architect : will look at this.</p> |
|  |  |  |  |

**LUAC AREAS OF CONCERN**

| <b>Concerns / Issues<br/>(e.g. site layout, neighborhood compatibility; visual impact, etc)</b>  | <b>Policy/Ordinance Reference<br/>(If Known)</b>       | <b>Suggested Changes -<br/>to address concerns<br/>(e.g. relocate; reduce height; move road access, etc)</b> |
|--|--|--|
| The drainage from a very large roof area. Plan shows drainage caption areas but is it enough? Appreciate permeable hardscape in plans. | County Environmental Services approved drainage plans. | Reminder : Water must be contained on property site.   |
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**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

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

Second by: Carol Church (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes

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Continue the Item

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

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

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Ned Van Roekel, Kalesh Parikh, Bart Bruno, Rick Verbanec  
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Noes: \_\_\_\_\_

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

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