

# **County of Monterey**

Pebble Beach Community Services District

3202 Forest Lake Rd.

Pebble Beach, CA 93953



## **Meeting Agenda - Final**

**Thursday, July 24, 2025**

**3:00 PM**

**Pebble Beach Community Services District**

**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:  
[honoratoh@countyofmonterey.gov](mailto:honoratoh@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 June 5, 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](mailto:honoratoh@countyofmonterey.gov).

**SCHEDULED ITEMS**

1. Project Name: CASA ONDULADO LLC  
File Number: PLN250066-DEP  
Project Location: 1451 Ondulado Road, Pebble Beach, CA 93953  
Assessor's Parcel Number(s): 008-441-036-000  
Project Planner: Hya Honorato  
Area Plan: Del Monte Forest Land Use Plan  
Project Description: Minor Subdivision of an approximate 5.02 acres into two (2) parcels of approximately 1.11 acres and 1.01 acres and a 2.90 acre remainder parcel.  
DMFLUP, CZ  
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.  
..body  
Attachments:  
Project Plans  
Project Colors and Materials  
  
**Attachments:**     [PLANS\\_SITE\\_PLAN\\_PLN250066-DEP\\_040825](#)

**2. Project Name: 456 PROPERTIES LLC**

File Number: PLN240034

Project Location: 3320 17 MILE DR, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-423-026-000

Project Planner: McKenna Bowling

Area Plan: Del Monte Forest Land Use Plan

Project Description: Construction of new 2,202 square foot residence with a 683 square foot attached garage and 843 square foot accessory dwelling unit. Removal of (3) Coast Live oaks, and grading in the amounts of 1,036 cubic yards of cut and 723 cubic yards of fill.

**Attachments:**     [Exhibit B2 PLANS SITE PLAN PLN240034 082624](#)

**3. Project Name: EHLEN-KUKIO LLC**

File Number: PLN250151

Project Location: 3150 Midwood Ln, Pebble Beach, CA 93953

Assessor's Parcel Number(s): 008-362-001-000

Project Planner: Jordan Evans-Polockow

Area Plan: Del Monte Forest Land Use Plan

Project Description: Construction of an 800 square foot detached accessory dwelling unit. DMF LUP, CZ

**Attachments:**     [PLANS SITE PLAN PLN250151 053025](#)

**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.