

MINUTES
Del Monte Land Use Advisory Committee
July 24, 2025

1. Meeting called to order by Lori Lietzke at 3:03 pm

2. Roll Call

Members Present:

Lori Lietzke, Maureen Lyon, Carol Church, Bart Bruno

Members Absent:

Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

3. Approval of Minutes:

A. June 5, 2025 minutes

Motion: Maureen Lyon (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Bart Bruno

Noes: _____

Absent: Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

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.

None

5. Scheduled Item(s)

- 1. PLN250066-DEP: CASA ONDULADO LLC
- 2. PLN240034: 456 PROPERTIES LLC
- 3. PLN250151: EHLEN-KUKIO LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:35 pm

Minutes taken by: Maureen Lyon

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

Project not reviewed due to lack of quorum.

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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:** 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.

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

(Please include the names of the those present)

Carla Hashimoto (Architect)

Was a County Staff/Representative present at meeting? Hya Honorato (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)
Part of courtyard area (stairs) next to property line	Open structures such as stairs, decks... allowed	Court yard stairs allowed
Retaining wall at property line		Recommend upper property (same owner) grant easement to install drainage and footings

ADDITIONAL LUAC COMMENTS

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

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Bart Bruno

Noes: _____

Absent: Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Abstain: _____

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)
What is set back from property line for ADU's	Minimum set back of 4 feet.	Property setback is 5 feet, no change

ADDITIONAL LUAC COMMENTS

Question of why LUAC is reviewing when property meets square footage requirements and F.A.R. requirements? Want to make LUAC aware of project.

RECOMMENDATION:

Motion by: Maureen Lyon (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: Lori Lietzke, Maureen Lyon, Carol Church, Bart Bruno

Noes: _____

Absent: Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Abstain: _____