

MINUTES
Del Monte Land Use Advisory Committee
September 4, 2025

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

2. Roll Call

Members Present:

Lori Lietzke, Carol Church, Maureen Lyon (late arrival), Rick verbanec, Ned Van Roekel, Bart Bruno

Members Absent:

Kamlesh Parikh

3. Approval of Minutes:

A. August 21, 2025 minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: Carol Church, Bart Bruno, Ned Van Roekel, Rick Verbanec

Noes: _____

Absent: Maureen Lyon (late arrival) Kamlesk Parikh

Abstain: Lori Lietzke

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. PLN240349 – SALADINO FAMILY INVESTMENTS LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:20 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:** SALADINO FAMILY INVESTMENTS LLC
File Number: PLN240349
Project Location: 1458 Riata Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-332-019-000
Project Planner: Joseph Alameda
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,664 square foot single family dwelling and 1,130 square foot attached garage and 769 square foot accessory dwelling unit; and 2) Coastal Administrative Permit to allow development on man-made slopes in excess of 30 percent.; and 3) Coastal Development Permit to allow the removal of 3 Coast Live Oaks. The property is located at 1458 Riata Road, Pebble Beach (Assessor's Parcel Number 008-332-019-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

(Please include the names of the those present)

Brittan Schloss and James Smith (rep/architect); Cheryl Burrell

Was a County Staff/Representative present at meeting? Joeph Alameda (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)
Question on how County views two driveways on property.	No policy about more than one driveway in land use plan.	County allows - two driveways already existing.

ADDITIONAL LUAC COMMENTS

Has property been reviewed by ARB? Answer: Yes

Reminder from Rick Verbanec about Zone Zero – five foot safety zone around home with no flammable material including plants, mulch, etc. - going into effect possibly as of January 2026 .

RECOMMENDATION:

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

Second by: Rick verbanec (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: _____

Absent: Kamlesh Parikh

Abstain:
