

# Exhibit C

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**January 15, 2026**

1. **Meeting called to order by** Lori Lietzke **at** 4:02 **pm**

2. **Roll Call**

**Members Present:**

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

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**Members Absent:**

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3. **Approval of Minutes:**

A. November 6, 2025 minutes

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

Second: Bart Bruno (LUAC Member's Name)

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

Noes: 

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Absent: 

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Abstain: Carol Church 

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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.

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5. **Scheduled Item(s)**

## 6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

## B) Announcements

## No meetings in February

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7. Meeting Adjourned: 5:10 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:** HOLLAND GEORGE L & DANA R TRS

**File Number:** PLN250070

**Project Location:** 3363 17 MILE DR, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-361-007-000

**Project Planner:** Benjamin Moulton

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** Construction of ADU with stone terrace and firepit. DMFLUP

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

(Please include the names of the those present)

Amy Denney (Rep.)  
\_\_\_\_\_  
\_\_\_\_\_

Was a County Staff/Representative present at meeting? Jade Mason (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)
Terrace appears to be in set back close to stream.	County rep. to check with project planner	None at this time

## **ADDITIONAL LUAC COMMENTS**

## **RECOMMENDATION:**

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

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

- Support Project as proposed
- Support Project with changes
- Continue the Item

### Reason for Continuance:

Continue to what date:

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

Noes:

Absent:

Abstain:

# 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

2.

**Project Name:** RONDA RD INVESTMENT LLC

**File Number:** PLN250023

**Project Location:** 3950 RONDA RD, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-222-024-000

**Project Planner:** Benjamin Moulton

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** Construction of 1,154 square foot addition to single-family dwelling; 220 square foot loggia; replacement and addition of guest parking to driveway with permeable pavers. DMFLUP

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

(Please include the names of the those present)

Amy Denney (IDG Rep); Cody Phillips

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**Was a County Staff/Representative present at meeting?** Jade Mason (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)

## ADDITIONAL LUAC COMMENTS

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## RECOMMENDATION:

Motion by: Rick Verbanec (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: 

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Continue to what date: 

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

Noes: 

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Absent: 

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Abstain: 

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# 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

3. **Project Name:** 3292 17MDR LLC  
**File Number:** PLN250047  
**Project Location:** 3292 STEVENSON DR, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-455-019-000 & 008-455-020-000  
**Project Planner:** McKenna Bowling  
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (1.6 acres) and Parcel B (2.2 acres) resulting in Parcel 1 (1.94 acres) and Lot 2 (1.86 acres); demolition of existing single-family dwelling; and construction of 11,245 square foot single-family dwelling. DMFLUP

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

(Please include the names of the those present)

Aengus Jeffers (Rep); David Stocker (Rep)  
\_\_\_\_\_  
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Was a County Staff/Representative present at meeting? Jade Mason (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)
Presence of “screening” along smaller vacant/adjacent lot		Prefer screening be maintained along the road covering both lots.

## ADDITIONAL LUAC COMMENTS

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## RECOMMENDATION:

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

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: 

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Continue to what date: 

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

Noes: 

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Absent: 

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Abstain: 

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# 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

4. **Project Name:** ASHKAR KAMRAN F & ZOHORI FLOURA TALEB  
**File Number:** PLN240369  
**Project Location:** 2972 COLTON RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 007-512-028-000  
**Project Planner:** Joseph Almeda  
**Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** Construction of 3,750 single-family dwelling, attached 777 square foot garage, removal of 12 trees.

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

(Please include the names of the those present)

Project Planner Joseph Almeda presenting for the owners

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Was a County Staff/Representative present at meeting? Joseph Almeda; Jade Mason (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 about PB requirement for 2 <sup>nd</sup> story setback	Meets ordinance requirements for this inland area of PB	

## ADDITIONAL LUAC COMMENTS

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## RECOMMENDATION:

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

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

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: 

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Continue to what date: 

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

Noes: 

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Absent: 

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Abstain: 

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