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MINUTES
Del Monte Land Use Advisory Committee
November 6, 2025

1. Meeting called to order by Lori Lietzke at 3:01 pm

2. Roll Call

Members Present:

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

Members Absent:

Carol Church

3. Approval of Minutes:

A. October 16, 2025 minutes

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

Second: Rick Verbanec (LUAC Member's Name)

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

Noes: _____

Absent: Carol Church

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.

No

5. Scheduled Item(s)

PLN250127 - YANG PHILLIP & YANG MARIKO TRS (Continued from 10-16-25)

PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

No

B) Announcements

Change: Future meetings will be held at 4 PM at PBCSD Meeting Room while repairs are being done on the PBCSD Building. All LUAC members agreed.

7. Meeting Adjourned: 3:58 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:** YANG PHILLIP & YANG MARIKO TRS
 File Number: PLN250127
 Project Location: 3332 Ondulado Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-302-025-000
 Project Planner: Jordan Evans-Polockow
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Demolish a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage.

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

(Please include the names of the those present)

Phillip and Mariko Yang (owners); Craig Holdren (Architect), Terry Baldwin (Neighbor), Nancy Zahm & John Hagen (neighbors), Hop Essick (neighbor)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Memo from Nikki Simon, PB ARB (attached to minutes) was read		X	Memo concerned notification from ARB on construction projects. Only neighbors adjacent are notified.
Terry Baldwin (Neighbor)	X		Concern on drainage from property. Ondulado area has drainage problems. Drainage is being address, catch basin on property. County rep. stated that plans meet county codes for drainage.
Craig Holdren		X	Addressed issue of modern architecture that neighbors had issue with. Did study of area and pointed out many modern buildings in neighborhood. Landscape plan has been revised to include more plantings of trees.

John Hagen	X		What is the size of oaks being planted? Trees will be 7-8 ft; 48 inch planters.
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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)
Property fence is very straight and long		PB would like to see fences lines soften and broken up by plantings or other architectural features.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Bart Bruno (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, Bart Bruno, Rick Verbanec, Ned Van Roekel, Kamlesh Parikh

Noes:

Absent: Carol Church

Abstain: Lori Lietzke (Rick verbanec took over Lori's duties for this project)

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:** CURTIS ALASTAIR STUART & AMANDA JANE
 File Number: PLN250060
 Project Location: 3158 Don Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-361-024-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Construction of 930 square foot additional to an existing 5,622
square foot single family dwelling, and removal of 3 Monterey Pine
trees.

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

(Please include the names of the those present)

Sam Pitnick (architect)

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)
Property located in heavily wooded area	Zone Zero	Work with fire department to increase fire resistance

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All

Noes:

Absent: Carol Church

Abstain:

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