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MINUTES
Del Monte Land Use Advisory Committee
Thursday, June 5, 2025

1. Meeting called to order by Lori Leitzke at 3:02 pm

2. Roll Call

Members Present:

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

Members Absent:

Kamlesh Parikh

3. Approval of Minutes:

A. May 15, 2025 minutes

Motion: Rick verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: Carol Church

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.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 3:23 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:** CASA ONDULADO LLC
 File Number: PLN250066-DEP
 Project Location: 1451 Ondulado Rd., 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, Coastal Zone.
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

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

(Please include the names of the those present)

Mark Stilwell (neighbor)

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Stillwell	X		Questions on lot size and variants Question on drive way access

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)
No representative present		continuation

ADDITIONAL LUAC COMMENTS

Continue to uncertain date and reannounce

RECOMMENDATION:

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

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

Support Project as proposed

Support Project with changes

X Continue the Item

Reason for Continuance: No Representative at meeting

Continue to what date: uncertain

Ayes: all

Noes:

Absent:

Abstain: /recused: Bart Bruno

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:** CYPRESS POINT CLUB (AT&T MOBILITY)
 File Number: PLN240224
 Project Location: 3150 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-271-006-000
 Project Planner: Hya Honorato
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of rooftop telecommunications equipment, equipment cabinets, and underground conduits. DMFLUP

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

(Please include the names of the those present)

Eric Lentz (AT&T), Allan Morrison (Cypress Point), Jed Johnson (Cypress Point); Mark Stilwell (neighbor and PBC)

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Stilwell	x		Great project

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)
No trees impacted		none

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Ned Van Roeckel (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: _____

Abstain: _____