

# Del Monte Forest Land Use Advisory Committee

Thursday, September 15, 2022  
3:00 PM at Pebble Beach Community Services District  
3101 Forest Lake Road, Pebble Beach

**AGENDA REVISED SEPTEMBER 8, 2022**  
**(PLN220066 [APPELIN & LO] PROJECT WAS ADDED TO THE AGENDA)**

## CALL TO ORDER

## ROLL CALL

## APPROVAL OF MINUTES

## PUBLIC COMMENT

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. The **Planning staff liaison** is Phil Angelo at [angelop@co.monterey.ca.us](mailto:angelop@co.monterey.ca.us).

## SCHEDULED ITEM

**Note:** To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx>. Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

## INTERPRETATION SERVICE POLICY:

The County of Monterey Land Use Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Land Use Advisory Committee meeting.

El Comité de Asesor del Uso de Terreno del Condado de Monterey invita y agradece la participación de los residentes del Condado de Monterey en sus reuniones. Si necesita la asistencia de un intérprete, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. La Secretaria hará todo lo posible para satisfacer las solicitudes de asistencia de intérpretes. Las solicitudes deben hacerse lo antes posible, y mínimo 24 horas antes de cualquier reunión del Comité del Uso de Terreno.

- Project Name:** ABERNATHY 201603 LLC  
**File Number:** PLN220041  
**Project Location:** 3364 17 MILE DR PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-393-014-000  
**Project Planner:** MARY ISRAEL  
**Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Combined Development Permit including: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 4,140 square foot dwelling & 560 square foot garage and construction of a 5,550 square foot dwelling & 1,400 square foot garage; and 2) Coastal Development Permit for development within 750 feet of known archaeological resources.

2.                   **Project Name:** APPELIN ERIC & LO JENNIFER TRS  
                      **File Number:** PLN220066  
                      **Project Location:** 1508 VISCAINO RD PEBBLE BEACH  
**Assessor's Parcel Number(s):** 008-222-014-000  
                      **Project Planner:** SON PHAM-GALLARDO  
                      **Area Plan:** DEL MONTE FOREST LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval for the demolition of an existing 2,855 square foot single family dwelling with an attached garage & construction of 6,580 square foot multi-story single family dwelling, inclusive of 1,566 square feet garage area, a 512 square foot pool house and a 836 square foot pool; and 2) Coastal Development Permit for development on slopes in excess of 30%.

**OTHER ITEMS**

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

**ADJOURNMENT**