

# Attachment O

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**MINUTES**  
**North County Land Use Advisory Committee**  
**December 1, 2021**

1. Meeting called to order by David Evans at 5:35 pm

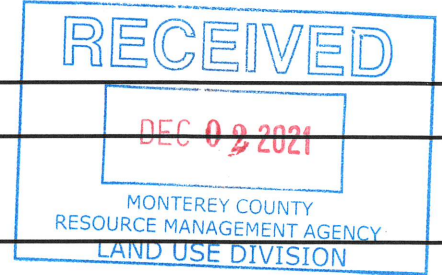
2. Roll Call

**Members Present:**

David Evans, Sherry Owen, Michael Mastroianni, Lesley Noble (4)

**Members Absent:**

John Robinett, Emily Tafoya (2)



3. Approval of Minutes:

A. October 6, 2021 minutes

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: Sherry Owen, Lesley Noble, David Evans, Michael Mastroianni (4)

Noes: 0

Absent: John Robinett, Emily Tafoya (2)

Abstain: 0

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)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B) Announcements

Introduction of new HCD LUAC liaison, Shawn Archbold  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Meeting Adjourned:** 6:59 pm

**Minutes taken by:** Lesley Noble



# 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: North County

1. **Item Title:** AB 361 FINDING  
**Description:** On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 1<sup>st</sup> remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

## RECOMMENDATION:

Motion by: David Evans (LUAC Member's Name)

Second by: Michael Mastroianni (LUAC Member's Name)

X Acceptance of the Finding

       Rejection the Finding

Ayes: Sherry Owen, Lesley Noble, David Evans, Michael Mastroianni (4)

Noes: 0

Absent: John Robinett, Emily Tafoya (2)

Abstain: 0

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(831) 755-5025



**Advisory Committee:** North County

2.                   **Project Name:** KALL ROBERT E & JANET ROSE (RIO VISTA GROUP LLC)  
                       **File Number:** PLN210152  
**Project Location:** 51, 53, 55 & 57 SUSAN ST ROYAL OAKS  
**Assessor's Parcel Number(s):** 117-361-016-000  
**Project Planner:** SHAWN ARCHBOLD  
**Area Plan:** NORTH COUNTY LAND USE PLAN  
**Project Description:** Combined Development Permit consisting of: 1) a Use Permit to allow the construction of four (4) 16,286 square foot apartment buildings totaling 60 units for agricultural workforce housing and 1 manager unit; and 2) a Variance to allow lot coverage exceeding 5%.

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

**(Please include the names of the those present)**

- Robert Kall  
Paul Davis, Architect  
Mike Avila & Jeff Nohr, Avila Construction  
Garrett Kaprieli, Egeiner

**Was a County Staff/Representative present at meeting?** Anna Quenga, Craig Spencer, Shawn Archbold (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Shaw	X		Major concerns about traffic, flooding, potential crime, noise, ingress and egress. Ms. Shaw read a comprehensive letter to the Committee
Vince Arreano	X		The project lacked information about the flood waters.
Jessica Costa & Emilio Padilla	X		All agreed with the issues raised by Christina Shaw.

**PUBLIC COMMENT CONTINUED:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Lida Rocha	X		How would gated community be monitored? Applicant's representative replied stating "a manager would be in place at the site".

**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)
An Environmental Impact Report should be completed (Sherry Owen)		Provide EIR, provide Public Works report, provide fire dept review, discussion of Variance appearing to be excessive.
Concerned about flooding (David Evans)		Flooding mitigation
Will Title and Use be mandated for the project? (Lesley Noble)		Since the project involves agricultural use, will the structures be mandated to be only agricultural housing usage? No conversion.

**ADDITIONAL LUAC COMMENTS:**

- 
- It was clear that Susan Street is not designed to properly allow such an influx of traffic. The project proposes 488 people will be housed at this project. With buses, vans & cars all traveling through a small, long established neighborhood.
- 
- While the Committee agrees this nature of housing is needed, and needed in an area that has public water & sewage, it was felt this high density usage would infringe on the rights of the residents of Susan Street.
- 
- It was suggested the Applicant attempt to procure an alternate easement/right-of-way to access the project & a wall potentially to separate the project from the Susan Street neighborhood.
- 
- Housing fewer workers was also suggested to be considered.
- 





**RECOMMENDATION:**

Motion by: Lesley Noble (LUAC Member's Name)

Second by: Sherry Owen (LUAC Member's Name)

       Support Project as proposed

       Support Project with changes

  X   Continue the Item

Reason for Continuance: While it was understood this was a preliminary hearing, the Committee did not have the benefit of the many reports (i.e. the EIR). It was determined a recommendation would not be made in the absence of the numerous reports required for this project to proceed to also be furnished to the Committee so an informed decision could be rendered.

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Continue to what date: Date to be determined – when an EIR & other pertinent required reports could be furnished to the Committee

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Ayes: Sherry Owen, Lesley Noble, David Evans, Michael Mastroianni (4)

Noes: 0

Absent: John Robinett, Emily Tafoya (2)

Abstain: 0





## Friedrich, Michele x5189

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**From:** Christine Shaw <keepsusanstreetclosed@gmail.com>  
**Sent:** Tuesday, November 30, 2021 12:06 PM  
**To:** Lundquist, Erik; Dugan, John x6654; Escobar, Freda x5689; McDougal, Melissa x5146; Friedrich, Michele x5189; Kakimoto, Monique x5185; Spencer, Craig x5233; Quenga, Anna V. x5175; Sidor, Joe (Joseph) x5262; Guthrie, Jaime S. x6414; Taylor, Kenny x5096; Pham-Gallardo, Son x5226; Israel, Mary x5183; Nelson, Kayla x6408; Jensen, Fionna x6407; Angelo, Philip; Patton, Craig; Kim, Go Eun 'Victoria' x5198; Huang, Junya 'Michelle'; villlatoros@co.monterey.ca.us; Archbold, Shawn x5114; Gonzales, Liz x5102; Hernandez, Domitila x5451; Bettencourt, Cynthia x5237; Bernal, Lucy (Luciana) x5235; Leon, Joanne x5138; Vargas, Fernando x5229; Akkaya, Bora x5050; Furtado, Tony x5234; Giles, Stacy x5898  
**Subject:** PLN210152 protest petition  
**Attachments:** REZONE 2.pdf; REZONE 1.pdf

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

We are formally submitting our opposition to the project PLN210152 in the form of a petition. I've included them as a PDF too.

Thank you for your time  
Christine S



REZONING (CONDITIONAL USE PERMIT) PROTEST PETITION

Protest Petition against opening up Susan St. and rezoning and building apartments and end Susan St.

We, the undersigned property owners, do hereby protest the (proposed rezoning from agriculture to multi residential and opening up Susan St. on the following described property: 0 Susan St.

We, the undersigned, have personally signed this petition and are the owners within the statutory area of the notification related to the area for which the rezoning is sought. Our residence addresses are correctly written after our names.

**Note: Print name legible below or beside signature**

PRINTED NAME AND SIGNATURE OF OWNER	REIDENCE ADDRESS	DATE
-------------------------------------	------------------	------

STANLEY MAND *Stanley Mand* 38 Susan St Royal Oaks Ca 10-6-21

Kelly Mano 30 Susan St Royal Oaks CA 95076 10/7/21

Eustacio Cardenas 43 Susan St Royal Oaks CA 95076 10/8/21

MARTO MEDINA 29 Susan St *Martina Medina* 10-08-21

Robert Alvarez 32 Susan St <sup>Royal Oaks</sup> 10/8/21

David Pauer 16 Susan St 10/9/21

CHRISTINE STAMU 24 SUSAN ST 10/9/21  
9 FAMILY



Hope Lopez / 24 Susan St 10/9/21  
Jessica Costa 31 Susan St, R.O. 10/10/2021  
Stacy Lopez 20 Susan St. Royal Oaks 10/10/21  
Vanessa Brooks 21 Susan St. Royal Oaks 10/10/21  
Jose R. Estayudo 28 Susan St Royal Oaks 10/10/21  
Carmen Cisneros 36 Susan St Royal Oaks 10-10-21  
Vicente Arellano 27 Susan St Royal Oaks 10-10-21  
CHRISTIAN FLORES 10 SUSAN ST ROYAL OAKS CA 94113/21  
JAI ME Padilla 11 Susan St Royal Oaks, CA  
Miguel Sanchez 7 Susan St Wactonville <sup>RO</sup> CA  
Baltasar Mora 35 Susan St Royal Oaks  
Jose Ramirez 9 SUSAN ST Royal Oaks



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NOV 30 2021

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

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Eustacio Cordenas 43 Susan St Royal Oaks CA 95076 10/8/21

MARTO MODINA 59 Susan St 77000 Medina 10-08-21

Robert Alvarez 32 Susan St Royal Oaks Ca 10/8/21

Queenie Pann 16 Susan St 10/9/21

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Jessica Costa 31 Susan St; R.O. 10/10/2021  
Stacey 20 Susan St. Royal Oaks 10/16/21  
Vanessa Brooks 21 Susan St. Royal Oaks 10/10/21  
Jose E. Estrada 28 Susan St Royal Oaks 10/10/21  
Carmen Cisneros 36 Susan St Royal Oaks 10-10-21  
Vicente Arellano 27 Susan St Royal Oaks 10-B-2  
CHRISTIAN FLORES 10 SUSAN ST ROYAL OAKS CA 10/13/21  
JALME Padilla 11 Susan St Royal Oaks, CA  
Miguel Sanchez 7 Susan St West <sup>RO</sup> Sanville P.C.  
Baltasar Mora 35 Susan St Royal Oaks  
Jose Ramirez 9 Susan St Royal Oaks

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NOV 30 2021

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

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