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MINUTES
Castroville Land Use Advisory Committee
Tuesday, June 21, 2022



1. Meeting called to order by Ron Stefani at 5:40 pm

2. **Roll Call**

Members Present:

Debbie Torres, Monique Rodriguez, Ron Stefani, Cosme Padilla (4)

Members Absent:

Grant Leonard (1)

3. **Approval of Minutes:**

A. September 7, 2021 minutes

Motion: Cosme Padilla (LUAC Member's Name)

Second: Monique Rodriguez (LUAC Member's Name)

Ayes: Monique Rodriguez, Ron Stefani, Debbie Torres, Cosme Padilla (4)

Noes: 0

Absent: Grant Leonard (1)

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) LUAC member nominated for Chairperson: Grant Leonard

Motion: Ron Stefani (LUAC Member's Name)

Second: Cosme Padilla (LUAC Member's Name)

Ayes: Debbie Torres, Ron Stefani, Cosme Padilla, Monique Rodriguez (4)

Noes: 0

Absent: Grant Leonard (1)

Abstain: 0

B) LUAC member nominated for Secretary: Debbie Torres

Motion: Cosme Padilla (LUAC Member's Name)

Second: Ron Stefani (LUAC Member's Name)

Ayes: Cosme Padilla, Ron Stefani, Monique Rodriguez, Debbie Torres (4)

Noes: 0

Absent: Grant Leonard (1)

Abstain: 0



C) Courtesy Presentation by Applicant

Project Name: CALIFORNIA DEPARTMENT OF TRANSPORTATION
(HWY 156 ROUNDABOUTS)

Project Location: TWO (2) ROUNDABOUTS LOCATED .01 MILE WEST OF CASTROVILLE
BLVD [PM R1.4] TO MORO COJO SLOUGH [PM R1.6] WITH ONE (1)
ROUNDABOUT LOCATED ON CASTROVILLE BLVD

Project Contact: MITCH DALLAS (OF CALTRANS)

Assessor's Parcel Number: 133-071-010-000, 133-071-011-000, 133-071-012-000, 133-071-013-000,
133-071-021-000, 133-072-034-000, 133-073-001-000, 133-073-002-000,
133-073-003-000, 133-073-004-000, 133-073-005-000, 133-073-006-000,
133-073-007-000, 133-073-008-000, 133-073-009-000 & 133-081-007-000

Area Plan: NORTH COUNTY LAND USE PLAN

Project Description: Coastal Development Permit to allow three (3) roundabouts as Phase I of the State
Route 156 Interchange project to replace the existing Castroville Boulevard
signalized intersection. These roundabouts will connect SR 156 with Castroville
Boulevard. The project will also provide a new Class 1 mixed use bicycle and
pedestrian path, driveways and on and off ramps associated with the three (3) new
roundabout structures.

Recommendation To: PLANNING COMMISSION (JUNE 29, 2022 MEETING)

CalTrans staff present: Mitch Dallas, Mike Lew and Geramaldi

Castroville LUAC members expressed support for the project



D) Announcements

None

7. Meeting Adjourned: 6:14 pm

Minutes taken by: Debbie Torres



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: Castroville

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 July 5th 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: Ron Stefani (LUAC Member's Name)

Second by: Cosme Padilla (LUAC Member's Name)

Acceptance of the Finding

Rejection of the Finding

Ayes: Debbie Torres, Monique Rodriguez, Cosme Padilla, Ron Stefani (4)

Noes: 0

Absent: Grant Leonard (1)

Abstain: 0

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: Castroville

2. **Project Name:** CARTY WILLIAM FRANCIS
 File Number: PLN210118
Assessor's Parcel Number: 030-202-010-000
 Project Location: 11421 PALMER ST CASTROVILLE
 Project Planner: KAYLA NELSON
 Area Plan: NORTH COUNTY AREA PLAN
Project Description: Design Approval to allow the construction of a 1,120 square foot manufactured dwelling unit with a detached 242 square foot garage, and a 1,025 square foot detached manufactured accessory dwelling unit.

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

(Please include the names of the those present)

William Carty, Owner/Applicant
Jack Paquin, Agent

Was a County Staff/Representative present at meeting? Kayla Nelson & Fiona Jensen (Name)

PUBLIC COMMENT: None

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Cosme Padilla (LUAC Member's Name)

Second by: Monique Rodriguez (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Debbie Torres, Monique Rodriguez, Ron Stefani, Cosme Padilla (4)

Noes: 0

Absent: Grant Leonard (1)

Abstain: 0

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