

MINUTES
Toro Land Use Advisory Committee
Monday, October 23, 2023

1. **Meeting called to order by:** Weaver at 4 pm

2. **Roll Call**

Members Present: McMurtrie, Mueller, Gobets, Weaver, Bean and new member Tamara Schwartz_____

Members Absent: Keenan, Pyburn_____

3. **Approval of Minutes:** Postponed to end of meeting agenda

A. July 24, 2023 minutes

Motion: by Bean: To approve the Original Minutes prepared by Bean _____(LUAC Member's Name)

Second: Weaver_____ (LUAC Member's Name)

Ayes: 6 Mueller, McMurtrie, Gobets, Weaver, Schwartz and Bean

Noes: 0

Absent: 2 Keenan and Pyburn

Abstain: _____

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.

Shannon Lamberth asks “how is the LUAC formed and how does one apply? Anna Quenga, Planner, answered her questions and referred her to the County website.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

B) Announcements

Meeting Adjourned: 5:45 pm

Minutes taken by: Bean

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: Toro

1. **Project Name:** RIVER VIEW AT LAS PALMAS LLC
File Number: PLN150372
Project Location: AT THE END OF WOODRIDGE COURT, SALINAS
Project Planner: Zoe Zepp
Area Plan: Toro Area Plan
Project Description: An application for a Vesting Tentative Map and Use permit to allow an up-to 30 lot subdivision and a Use Permit to allow development on slopes exceeding 25 percent.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Tony Lombardo, attorney representing applicant; Steve Jackson; Jerry Crawford; Andrea Zulberti; Nancy Montana; Dave Tucker; Otavio Bernardo; Stephen Hurst; Steve Vasquez; Christian Dreyer; Shannon Lamberth; Joel Panzer; Zermin Vasquez; Rosa Izquierdo; Philip Pearman; Brittany Schloss, Permit facilitator for Abalone Creek Ranch.

Was a County Staff/Representative present at meeting? Zoe Zepp _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Shannon Lamberth	X		The Master Plan (at the time of her home purchase) called for 5 homes maximum on this property. Open spaces will be drastically impacted by this density. No additional egress will be provided.
Belinda Tolubin			She wants the plans to be displayed (as on an overhead projector) for all to see. Plans previously provided at meetings are now only on line.
Jerry Crawford	X		Objects to disturbing virgin land to build this. It liberates Valley Fever virus in the soil and it spreads in the dust. He thinks this is quite a stretch from the 5 homes in the Master Plan. Two vehicles per home adds over 50 cars while the road and gates are unimproved. This provides profits for developer at the expense of residents' health and safety.

Steve Hirsch, HOA V.P.	X		Strongly in favor of this plan. It is a great improvement over the previous plan for an assisted living facility. He believes the County will hold the developer accountable.
Steve Jackson	X		Asks if there will be a second road added for egress?
Otavio Bernardo	X		Was opposed previously but now is OK with the project and says part of it will be affordable housing. He feels it provides needed housing and the owner has the right to build. At the timer of the River fire, the evacuation of all residents was not a problem.
Christian Dreyer	X		Does this project allow rentals? Will the value of these homes be comparable to existing homes?
Shannon Lamberth	X		Wants to know if project will allow variation from requirements on existing homes?
Mark Vucina, local custom builder			Answering last few questions says that the new houses will increase existing home values. They will be semi-custom and cost at least \$200-500 per sq. ft.
Linda Ipong	X		Will the homes be two story or one story?
Steve Jackson	X		Will the CCRs of the HOA apply to these new homes?
Tony Lombard, project attorney			In response to questions, he explained that the project is for 26 lots and will contribute around one million dollars to the county in lieu of building affordable units on site. This number of lots is preferred by neighbors and building affordable housing on this site is problematic- it would not be affordable in the current market. The money will go to CHISPA which builds affordable housing in the Salinas Valley. If the HOA votes in the new properties, they will be subject to the CCRs and the fees.
Andrea Zulberti (project owner)			Says they thought that the in lieu option is a better option for everyone
Zoe Zepp, project planner			The fire department approved this project. She has no information on Valley fever and the traffic report said there would be no significant impacts. This project includes an amendment to the Master Plan increasing the number of lots.

LUAC AREAS OF CONCERN

Concerns / Issues	Policy/Ordinance Reference	Suggested Changes -
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(e.g. site layout, neighborhood compatibility; visual impact, etc)	(If Known)	to address concerns (e.g. relocate; reduce height; move road access, etc)
Bean concerned that so many projects want permits to build on slopes exceeding 25%, even though it is prohibited by the 2010 General Plan. Everyone says there is no other option and the prohibition becomes worthless.	Use Permit allowing development on slopes exceeding 25%	Lombardo says only the roadway is over 25% and only in a certain area. The building envelopes on the proposed lots will not be over 25%
Gobets says he worked for years against the previous plan for an assisted living facility and feels that this project is a great improvement which he can support		
+		

ADDITIONAL LUAC COMMENTS

Weaver states his concerns and wants to see a height limit of 20 feet and one gallon oak replacement trees in the ratio of 3:1. A dedicated scenic easement on all remaining land. The County to review and obey the Specific Plan for Las Palmas regarding erosion, slope stability, on site parking, noise control during building and a traffic plan. A B-6 overlay and implementation of the conditions in the letter from Christine Kemp of April 27, 2022 (attached)_____

RECOMMENDATION:

Motion by: Weaver_____ (LUAC Member's Name)

Second by: Mueller_____ (LUAC Member's Name)

Support Project as proposed with the 6 conditions listed by Weaver (above)

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 Mueller, McMurtrie, Gobets, Weaver, Schwartz and Bean _____

NOES: 0 _____

ABSENT: 2 Keenan and Pyburn _____

ABSTAIN: _____

**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: Toro

2. **Project Name:** PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL
File Number: PLN210158
Project Location: 800 & 808 RIVER RD, SALINAS, CA 93908
Project Planner: Kayla Nelson
Area Plan: Toro Area Plan
Project Description: An application for a Standard Subdivision Tentative Map to allow division of a 380.95 acre parcel, 38.54 acre parcel and 5.78 acre parcel under Williamson Act Contract into six (6) parcels ranging in size from Parcel A of 11.08 acres, Parcel B of 42.52 acres, Parcel C of 69.30 acres, Parcel D of 88.27 acres, Parcel E of 40.04 acres and Remainder Parcel F of 174.49 acres, respectively.

Was the Owner/Applicant/Representative present at meeting? Yes No

(Please include the names of the those present)

See previous project for names of those present; Joel Panzer, Planning consultant representing the applicant _____

Was a County Staff/Representative present at meeting? Anna Quenga (for Nelson) _____
(Name)

PUBLIC COMMENT: NONE

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN: NONE

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Weaver (LUAC Member's Name)

Second by: McMurtrie (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 McMurtrie, Mueller, Schwartz, Gobets, Weaver and Bean

NOES: 0

ABSENT: 2 Keenan and Pyburn

ABSTAIN: _____

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
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Advisory Committee: Toro

3. **Project Name:** CV VISTA FARMS LLC AND DARRIGO BROS CO
 File Number: PLN220367
Project Location: 20100 HARRIS CT, SALINAS, CA 93908
Project Planner: Kayla Nelson
 Area Plan: Toro Area Plan & Greater Salinas Area Plan

Project Description: A Lot Line Adjustment between two (2) legal lots of record: Parcel 1 (288.65 acres; under Williamson Act Contract) and Parcel 2 (12.13 acres), resulting in two (2) lots containing 278.87 acres (Parcel A) and 21.91 acres (Parcel B), with at least 90 percent of land under the former Contract remaining under the amended Williamson Act Contract.

Was the Owner/Applicant/Representative present at meeting? Yes No

(Please include the names of the those present) Jasmine Vasquez, daughter of owner; Philip Herman, surveyor who prepared the map

Was a County Staff/Representative present at meeting? Anna Quenga (for Nelson) _____
(Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN: None

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Mueller (LUAC Member's Name)

Second by: Weaver (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 McMurtrie, Mueller, Schwartz, Gobets, Weaver and Bean

NOES: 0

ABSENT: 2 Keenan and Pyburn

ABSTAIN: _____