

# Exhibit C

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**MINUTES**  
**Toro Land Use Advisory Committee**  
**Monday, August 12, 2024**

1. Meeting called to order by: Weaver at 4:02 pm

2. **Roll Call**

Members Present: 5 Mueller, McMurtrie, Schwartz, Weaver, Bean

Members Absent: 2 Keenan, Pyburn

3. **Approval of Minutes:With correction to remove abstention**

A. **July 8, 2024** minutes

Motion: Schwartz (LUAC Member's Name)

Second: Mueller (LUAC Member's Name)

Ayes: 5 Schwartz, Mueller, McMurtrie, Weaver, Bean

Noes: 0

Absent: Keenan, Pyburn

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.

5. **Scheduled Item(s)**

6. **Other Items:**

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

B) Announcements. The LUAC wishes to thank Roy Gobets for his exemplary service and express regrets that he has resigned from the LUAC due to health concerns. His contributions were thoughtful, well reasoned and valuable to our decision making. He will be missed.

7. Meeting Adjourned:4:20		pm
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Minutes taken by: Bean

# 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

<b>Advisory Committee:</b>	Toro
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**1. Project Name:** FERRINI OAKS LLC

**File Number:** PLN240017

**Project Location:** 24315 RUSTIC LN, SALINAS, CA 93908

**Project Planner:**  
Benjamin Moulton

**Area Plan:** Toro Area Plan

**Project Description:** Design Approval to allow construction of a new single-family dwelling with attached garage, and associated site improvements.

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

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

Ray Harrod, Jr., applicant

**Was a County Staff/Representative present at meeting?** Benjamin Moulton and Son Gallardo (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)

Building envelope?		It is consistent with the final plan.
Building on slopes over 25%?		The only area over 25% is a small one near the driveway to access the building envelope
Tree removal?		No trees will be removed

**ADDITIONAL LUAC COMMENTS**

Colors are earth tone.

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**RECOMMENDATION:**

Motion by: Bean (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: 5 Mueller, McMurtrie, Schwartz, Weaver, Bean

NOES: 0

ABSENT: 2 Keenan, Pyburn

ABSTAIN: 0

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