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MINUTES
North County Land Use Advisory Committee
November 1, 2023

1. Meeting called to order by Lesley Noble at 5:30 pm

2. Roll Call

Members Present:

Robinett, Owen, Noble, Mastroianni, Paolini (5)

Tafoya arrived 5:45pm

Members Absent:

David Evans (1)

3. Approval of Minutes: **TABLED NO QUORUM**

A. August 2, 2023 minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

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.

NONE

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

Robinett wanted to have the Committee acknowledge the outstanding work of our Supervisor, GLENN CHURCH, for the outstanding efforts tht resulted in Kirby Park, Eucalytus mitigation, traffic mitigation at our schools, and many other efforts to brighten life in the community

7. Meeting Adjourned: 6:47 pm

Minutes taken by: Lesley Noble

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: North County

2. **Project Name:** BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS
 File Number: PLN220229
 Project Location: 827 ELKHORN RD, ROYAL OAKS, CA 95076
Assessor's Parcel Number(s): 181-151-009-000
 Project Planner: Mary Israel
 Area Plan: North County Area Plan
Project Description: Combined Development Permit including 1) Coastal Administrative Permit for a new two-story three (3) bedroom, three (3) bath single family dwelling (approximately 2,916 square feet) with attached 480 square foot carport and 470 square foot deck, a detached guesthouse/workshop and garage (approximately 1,315 square feet); 2) Coastal Development Permit for removal of 35 Coast Live Oak trees; and 3) Coastal Development Permit for development within 100 feet of ESHA (maritime chaparral). Project includes new driveway extension from existing driveway; new septic system and tie into existing water well system and solar power and energy storage system.

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

(Please include the names of the those present)

Gloria Igel and Norman Boccone, Owner Applicants, and Carol Riewe (Architect)

Was a County Staff/Representative present at meeting? Moulton & Israel (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Scott Hawkins	X		100% in agreement with the project

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)
There were minor concerns amongst the Committee members but ultimately it appears this project		
will benefit the parcel, and surrounding parcels, and mitigate fire issues.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Mastroianni (LUAC Member's Name)

Second by: Robinett (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Owen, Robinett, Mastroianni, Paolini, Noble, Tafoya (6)

Noes: (0)

Absent: David Evans (1)

Abstain: (0)

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