

MINUTES
South County Land Use Advisory Committee
April 15, 2026

1. Meeting called to order by Carol Kenyon at 7 pm

2. **Roll Call**

Members Present:

Carol Kenyon (Chairperson), Ed Buntz (Secretary)

New members: Rob Johnson, Tina Ziemann, Fred Kenyon, Paula Usrey

Members Absent:

None

3. **Approval of Minutes:**

A. June 18, 2025 minutes

Motion: Ed Buntz (LUAC Member's Name)

Second: Tina Ziemann (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: _____

Abstain: 1 (Paula Usrey is applicant on the agenda issue, so recused from all business at this meeting)

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.

No non-agenda items introduced.

5. **Scheduled Item(s)**

PLN250139-DEP

6. Other Items:

A) LUAC member nominated for Chairperson: Carol Kenyon

Motion: Rob Johnson (LUAC Member's Name)

Second: Fred Kenyon (LUAC Member's Name)

Ayes: Unanimous

Noes: N/A

Absent: None

Abstain: N/A

B) LUAC member nominated for Secretary: Tina Ziemann

Motion: Rob Johnson (LUAC Member's Name)

Second: Fred Kenyon (LUAC Member's Name)

Ayes: Unanimous

Noes: N/A

Absent: None

Abstain: N/A

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:35 pm

Minutes taken by: Ed Buntz

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: South County

- 1. Project Name:** USREY TIMOTHY D & PAULA C AND CAMACHO IGNACIO AND MARTINEZ RAFAEL AND MARTINEZ RAFAEL AMADOR ET AL
File Number: PLN250139-DEP
Assessor's Parcel Number: 423-381-006-000, 423-381-007-000, 423-381-008-000, 423-381-009-000
Project Location: 68202 INTERLAKE RD, BRADLEY, CA 93426
Project Planner: Fiona Jensen
Area Plan: South County Area Plan
Project Description: CONSIDER EARLY ASSESSMENT OF A PROPOSED 2010 GENERAL PLAN AMENDMENT TO AMEND SECTIONAL DISTRICT MAP 79 AND SOUTH COUNTY AREA PLAN FIGURE LU9 TO REZONE AND REDESIGNATE FOUR PARCELS (APNS: 423-381-006-000, 423-381-007-000, 423-381-008-000, AND 423-381-009-000) FROM LIGHT COMMERCIAL PROPERTIES (LC) TO LOW-DENSITY RESIDENTIAL (LDR/1).

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

(Please include the names of the those present)

Paula Usrey

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

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|----------------|----------------|----|---|
| | YES | NO | |
| Matthew Willis | X | | Matthew owns a 5 acre parcel adjacent to these 4 parcels. He submitted/discussed his detailed written analysis of this project. |
| Dennis Walters | X | | Dennis owns the larger parcel directly across Interlake Road. He discussed issues consistent with Matthew's analysis. |
| | | | |
| | | | |

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.) |
|--|--|---|
| | | |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

South County LUAC recommends the Planning Commissioners revisit the outdated General Plan Light Commercial (LC) zoning in south county rural areas. The potential number of personal dwellings and commercial buildings are clearly unrealistic due to water table, septic/water treatment, and above ground infrastructure. Zoning needs to be consistent with the ability of available natural resources existing in the area to safely and environmentally support human personal and commercial activities. Our recommended approval on this project is not intended as a blanket support of zoning changes. Each property has a unique set of factors that need to be reviewed at all levels before decisions are made regarding zoning changes. We appreciate having the local community informed of all impactful projects through LUAC meetings. We also appreciated attendance by Planning Commissioners Paul Getzelman and Ben Work.

RECOMMENDATION:

Motion by: Rob Johnson (LUAC Member's Name)

Second by: Fred Kenyon (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: 5

Noes: 0

Absent: 0

Abstain: 1 Paula Usrey (recused from all business at this meeting)