

MINUTES
Toro Land Use Advisory Committee
June 23, 2025

1. Meeting called to order by: Lauren Keenan at 4:00 pm

2. Roll Call

Members Present: Lauren Keenan, Tamara Schwartz, Mike Weaver

Members Absent: Mike Mueller, Stephen Hooper, (both on June vacation)

3. Approval of Minutes:

A. May 12, 2025 minutes

Motion: Schwartz (LUAC Member's Name)

Second: Keenan (LUAC Member's Name)

Ayes: Schwartz, Keenan, Weaver

Noes: None

Absent: Mueller, Hooper

Abstain: None

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 (Refer to pages below)

None.

B) Announcements

None.

7. Meeting Adjourned: 4:45 pm

Minutes taken by: Weaver

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
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- 1. Project Name:** NOORANI JONATHAN

File Number: PLN240046

Project Location: 26141 Rinconada Drive, Carmel Valley, CA 93924

Project Planner: Benjamin Moulton

Area Plan: Toro Area Plan

Project Description: Construction of 2,734 sf single-family dwelling, 767 sf detached garage, 400 sf detached accessory dwelling unit, and removal of three Oak trees.

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

(Please include the names of those present)

Site Visit:

Aaron Tollefson, Designer, Jonathan Noorani and Hanna Bozorg, Owner-Applicants Toro LUAC members, Keenan, Schwartz, and Weaver

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda _____ (Name)

PUBLIC COMMENT:

[illegible]

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)
Aaron Tollefson, architectural designer plans. Mediterranean style, downhill from Rinconada St., and not very visible from Rinconada St.		Paint it an earth tone color as per Toro Area Plan. Recommend ADU be painted to match the house and change the roofline to be more in line with the design of the house.
Temporary storage unit closer to Rinconada		It is in a temporary location for purposes of building. It will be moved downhill later.
Three medium sized Coastal Live Oaks will need to be removed.		Suggest replacing with ten 1-gallon Coastal Live Oaks planted on the property as not all young Oaks survive. Experience about a 30% survival rate.

ADDITIONAL LUAC COMMENTS

LUAC field trip: Were impressed with the building designs and the location (envelope) for the new house.

Field trip attendees: Keenan, Schwartz, Weaver, Tollefson, Noorani, Bozorg

RECOMMENDATION:

Motion by: Keenan_____ (LUAC Member's Name)

Second by: Schwatz_____ (LUAC Member's Name)

_____ Support Project as proposed

 X Support Project with changes (Earth Tone Color for house and plant 10 1-gallon Oaks. ADU color to match house and change the roofline to more match the house.)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Keenan, Schwartz, Weaver

NOES: None

ABSENT: Mueller, Hooper

ABSTAIN: None

Action by Land Use Advisory Committee Project Referral Sheet

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Salinas CA 93901
(831) 755-5025

Advisory Committee: Toro

2. Project Name: PAGE BRANDON & SAMANTHA

File Number: PLN250035

Project Location: 13780 Vista Dorada Dr, Salinas, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: Construction of a one-story single family dwelling with a two-car garage and a one-car garage, and associated site improvements.

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

(Please include the names of the those present)

Brandon Page, owner-applicant, Bill Mefford, Architect

LUAC field trip to the site, Keenan, Schwartz, Weaver, Page, Mefford

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda(Name)

PUBLIC COMMENT:

[illegible]

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)
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Initial response to overall height of house was 20'8" high. Later question as to height of house above average grade was 25 ft.		Concern is conformity with other homes in this established Vista Dorada development. This may be the last empty lot. Other homes built in the 1970's-1980's
Proposed exterior color 'Bone White' with Dark Bronze Windows		Toro Area supposed to have earth tone colors, not whites.
Concern is the "siting" on the property as other houses on Vista Dorada in an LDR District facing the street with required 30' front setback and 20' side and rear yard setbacks as is called for in LDR zoning.		Architect has "rotated" the house so living area faces the golf course "downhill" impacting the set backs. Example, the rear side of the house is 9 ft. from the back of a neighbor's house. We were told the front side of the house set back is about 16 feet.

ADDITIONAL LUAC COMMENTS

LUAC asked about down-lit exterior lighting and were assured that was the plan. Toro Area Plan emphasizes the Quality of Darkness, ability to enjoy the night sky. LUAC was assured this was the plan, down-lit lighting.

Mike Weaver's question/concern as to the proposed distance to the rear of the neighbor's house was answered by the architect with; Nine feet, but the neighbor does not have any windows on that side of his house so therefore it shouldn't be a problem. Note: Neighbor was not in attendance. The property was flagged but no notice posted (not required of a LUAC meeting)

RECOMMENDATION:

Motion by: Tamara Schwartz (LUAC Member's Name)

Second by: Lauren Keenan (LUAC Member's Name)

 X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Schwartz, Keenan

NOES: Weaver (because of the setbacks issue and closeness of the neighboring house with the current Page building plans. Inconsistent with the neighborhood.

ABSENT: Mueller, Hooper

ABSTAIN: None

ABSENT: _____

ABSTAIN: _____

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
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(831) 755-5025

Advisory Committee: Toro

3. Project Name: RC PROPERTIES LEASING LLC

File Number: PLN250009

Project Location: 22730 PORTOLA DR, SALINAS, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: Design Approval to allow a 1,450 square foot addition with a tenant improvement to reconfigure the layout to an existing 3,028 square foot single-story office building; construct new 1,495 square foot garage; relocate existing parking stalls and associated site work. Colors and Materials to consist of Plaster (Off White), Board and Batten (Light Gray), Brick Veneer Wainscot (Charcoal), Standing Seam Metal Roof (Charcoal) Wood Siding (Wood Stain in Natural Cedar), Windows and Doors (Black), Garage Door (Light French Gray), and Wood Siding (Light Gray).

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

(Please include the names of the those present)

Robert Silva and Colby Varley (business owners), Matt Gourly, building contractor, Ismael Magana, Architect Neighbor, Rene Baxter

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor Rene Baxter was interested in what’s going on. Here to learn.	X		

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)
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Architect explained this building has been empty for about 5 years, since Covid. It is run down. New owners have plans to resurrect this former Karate School and expand some, to business offices.		Explained very little difference in intensity of use, likely less. For example they get to work about 5 a.m. and leave about 3:30 p.m.
Mike Weaver suggested the new owners reach out to the Toro Park Animal Hospital business located near/behind this building and share with them what is going on.		Owners thought was that a good idea.
Lauren Keenan asked if materials and fixtures such as mirrors can be repurposed somehow, instead of going to a landfill?		Owners agreed

ADDITIONAL LUAC COMMENTS

Weaver thanked the applicants and stated this project was going to be a big benefit to the neighborhood. It has been rundown/eyesore. It will now be refreshed/renewed.

RECOMMENDATION:

Motion by: Tamara Schwartz (LUAC Member's Name)

Second by: Mike Weaver (LUAC Member's Name)

X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Schwartz, Weaver, Keenan

NOES: None

ABSENT: Mueller, Hooper

ABSTAIN: None