

MINUTES
Toro Land Use Advisory Committee
April 13, 2026

1. Meeting called to order by: Tamara Schwartz at 4:00 pm

2. Roll Call

Members Present: Lauren Keenan, Tamara Schwartz, Stephen Hooper, Mike Weaver

Members Absent: Mike Mueller, Judie Riley

3. Approval of Minutes:

A. March 23, 2026 minutes

Motion: Lauren Keenan (LUAC Member's Name)

Second: Tamara Schwartz (LUAC Member's Name)

Ayes: Keenan, Schwartz, Hooper, Weaver

Noes: None

Absent: Mueller, Riley

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**

PLN250182 - CAPRARA SHERI L TR ET AL

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None.

B) Announcements

At the end of the scheduled meeting, Mike Weaver announced that he observed hauling trucks dropping loads of broken asphalt next to lower Corral de Tierra Rd. on the eastern side. This refuse was from a repaving of the Mesa del Sol subdivision next to the Corral de Tierra Country Club entrance. His wife was informed by construction staff that they were not directed to remove the debris offsite. Mike Weaver contacted the Department of Public Works and Code Enforcement and has not received an answer or explanation at this time.

7. Meeting Adjourned: 5:00 pm

Minutes taken by: Mike 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

1. **Project Name:** CAPRARA SHERI L TR ET AL
 File Number: PLN250182
 Project Location: 23531 BELMONT CIR, SALINAS, CA 93908
 Project Planner: JORDAN EVANS-POLOCKOW
 Area Plan: TORO AREA PLAN
 Project Description: DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,334 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 1,187 SQUARE FOOT ATTACHED GARAGE, AND 163 SQUARE FOOT PORCH. THE PROPERTY IS LOCATED AT 23531 BELMONT CIRCLE, SALINAS (ASSESSOR'S PARCEL NUMBER 139-431-013-000), TORO AREA PLAN.

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

(Please include the names of the those present)

David Bassetti, Ed Rinehart (architect), Rodocro Rincon (draftsman)

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

PUBLIC COMMENT:

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)
None		

ADDITIONAL LUAC COMMENTS

Architect had a display of photos from when the site had been staked and flagged. The lone Oak on the property will be retained circular driveway. The exterior color selected was a Dunn & Edwards paint called Baja White. Mike Weaver stated he liked Dunn & Edwards paint and looked up the color online finding it to be a light beige with a pinkish tinge. It is very fitting for the Mediterranean style architecture of this house and will fit well with the neighborhood. Weaver stated the house style with stucco walls and wood doors and windows will be beautiful. Others stated the siting of the house will take in the distant views both front and back. LUAC reviewed, based on site visit before the meeting, for neighborhood compatibility and visual impacts. The Committee found the height and size of the house to be compatible with the neighborhood, setbacks are fine.

RECOMMENDATION:

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

Second by: Stephen Hooper (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Keenan, Hooper, Schwartz, Weaver

NOES: None

ABSENT: Mueller, Riley

ABSTAIN: None