

# Attachment F

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**MINUTES**  
**North County Coastal Land Use Advisory Committee**  
**Tuesday, December 16, 2014**

1. Meeting called to order by David Evans at 9:00 am

2. **Roll Call**

Members Present: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

Members Absent: Ed Centeno (1) – unexcused absence

3. **Approval of Minutes:**

A. December 2, 2014 minutes

Motion: Warren Church (LUAC Member's Name)

Second: Robert McDonald (LUAC Member's Name)

Ayes: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

Noes: 0

Absent: Ed Centeno (1)

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. - None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Formation of Subcommittee to Oversee Development of Local Coastal Program, Part I (General Provisions) **Robert McDonald and Margie Kay volunteered to represent NCCLUAC**

B) Consider establishing a Land Use Advisory Committee (LUAC) for the Castroville Community Plan Area and merging the two North County Land Use Advisory Committees (Board of Supervisors Referral No. 2014.06) - **No NCCLUAC member supports the merging of the 2 committees. New members need to be added to both committees.**

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects – None

D) Announcements - None

7. Meeting Adjourned: 12:19 pm

Minutes taken by: Margie Kay, secretary to LUAC

Minutes received via email December 18, 2014

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
 168 W Alisal St 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

**Project Title:** HOWERTON GRANT & AMELIA

**File Number:** PLN140143

**File Type:** ZA

**Planner:** LOPEZ

**Location:** 5 BAYVIEW RD CASTROVILLE

**Project Description:**

Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single family dwelling and the construction of a 2,230 square foot two-story single family dwelling with an attached 986 square foot garage. The property is located at 5 Bayview Road, Castroville (Assessor's Parcel Number 131-101-055-000), North County Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  X  No \_\_\_\_\_

Grant & Amelia Howerton

**Was a County Staff/Representative present at meeting?**  Craig Spencer & Steve Mason  (Name)

Both county planners were very helpful to be able to answer questions from the public that committee would not be able to answer as policy for staking and flagging and who to contact to get information about domestic wells.

**PUBLIC COMMENT:**

A sign in sheet was sent around the room to get the names of those present

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Leticia Rayburn	<b>X</b>		New home site proposed will block her family's view. Requests homesite move down slope. Requests home design look more like neighborhood.
Terry Bernard	<b>X</b>		Staking & flagging not sufficient. Concern for trees or bushes proposed for landscaping that will block view besides house location. Does not like industrial design for home.

<p><b>PUBLIC COMMENT CONTINUED:</b></p> <p>Melissa McFadden</p>	<p><b>X</b></p>		<p>Concern for view obstruction for herself and neighbors. Does not like large expansive metal structure that is not compatible with neighborhood. Concern for water supply. County planner Steve Mason gave the Environmental Health contact info to ask for more information. Concern for property values of existing houses that have always had the view. Asks home site be located down slope so existing houses do not lose view of Bay. Asked if home “kits” have same requirements as manufactured homes. Provided copy of Title 20 Ordinance 20.64.040 REGULATIONS FOR MANUFACTURED DWELLING UNITS INSTALLED ON A PERMANENT FOUNDATION.</p>
<p>Larry Steffen</p>	<p><b>X</b></p>		<p>Bayview Road is a valuable public resource allowing anyone to enjoy the view of Monterey Bay and objects to the location proposed of home. Do not grant a “Fort Ord” design in this neighborhood. Requests redesign &amp; relocation of home. Also concern for water supply.</p>
<p>Gary Rust</p>	<p><b>X</b></p>		<p>Lives across the street and wants to be a good neighbor but cannot support the design of proposed home. Prefers traditional country design and does not like the corrugated aluminum design. Requests homesite be moved down slope so not to block views. Said proposed landscaping would be a “barricade” and requests landscaping along roadway be permitted for nothing over 5’ to not block view. Presented a petition from neighbors.</p>
<p>Cathy Shue</p>	<p><b>X</b></p>		<p>Has concern because her water system does not supply enough water. Objects to view being blocked &amp; industrial style of proposed home that will look like an automotive garage.</p>
<p>Marleen Simonsen</p>	<p><b>X</b></p>		<p>Same concerns as the other neighbors: Industrial look of proposed home. Requests no Quonset hut style home and prefers “ranch style” home design instead. Concern of lower property values for herself &amp; neighbors. No water hydrants in area and has concern for fire suppression supply.</p>

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues</b> <b>(e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference</b> <b>(If Known)</b>	<b>Suggested Changes -</b> <b>to address concerns</b> <b>(e.g. relocate; reduce height; move road access, etc)</b>
How will lead paint be handled on old house to be demolished?		
Has driveway location be changed from Fire District comments in county letter dated September 25 <sup>th</sup> to applicants?		
Landscaping should include 100' scenic easement from roadway and house should be relocated downhill and be a conventional design.		
The name of the street is Bay View and it has always been a community resource to view the Monterey Bay and 1 property should not be allowed to block neighbors' view when the almost 4 acre property does allow other sites for a home.		Relocate home downslope.

**ADDITIONAL LUAC COMMENTS:**

First motion by Warren Church and seconded by Margie Kay:  
 Deny application.  
 Vote in favor of motion: Warren Church, Margie Kay (2)  
 Vote against motion: David Evans, Robert McDonald (2)

2<sup>nd</sup> motion by Robert McDonald and seconded by David Evans:  
 For better staking and flagging of proposed home.  
 Possible relocation of proposed home.  
 Requests landscaping design to 5' height.  
 Vote in favor of motion: Robert McDonald , David Evans (2)  
 Vote against motion: Warren Church, Margie Kay (2)

Because both motions were a tie, no recommendation can be made.

**RECOMMENDATION:**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

**Project Title:** PICK-N-PULL SAN JOSE AUTO DISMANTLERS

**File Number:** PLN140677

**File Type:** PC

**Planner:** MASON

**Location:** 516 D DOLAN RD MOSS LANDING

**Project Description:**

Three (3) Combined Development Permits renewing previously approved Coastal Development Permits and General Development Plans allowing vehicle dismantling and parts sales for "Pick-N-Pull". (PLN140713 - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510), (PLN140677 - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498), (PLN140714 - Parcel C - Assessor's Parcel Number 130-054-003-000 - Renewal of PLN030501). The properties are located at 516 C, 516 D & 516 E Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.

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**Was the Owner/Applicant/Representative Present at Meeting?** Yes  X  No \_\_\_\_\_

Bob Silva who owns parcel B & leases out C & D and owns the Pick N' Pull.

Parker Landon of Pick N' Pull.

Trinh Retterer with L&G LLP Attorneys at Law, representing applicants.

**Was a County Staff/Representative present at meeting?**  Steve Mason & Craig Spencer  (Name)

**Continued to next page**

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Roger McCurdy	<b>X</b> Owns 70 acres of property surrounding applicants.		<p>Has great concern for health of Elkhorn Slough and agricultural lands in area. In 2002/2003 there was a spill of contaminated runoff into Elkhorn Slough and his property. Pavement conducts the runoff and railroad ties and telephone poles have been placed to make a barrier where washout previously occurred. Spoke of being a good neighbor and wants protection of his property.</p> <p>CEQA &amp; Native American Indian land in immediate area - made mention that there is a law that requires their council be made aware of application &amp; 3 members must approve.</p> <p>Water quality sampling: How often is it done? Who gets reports of analysis? How is arsenic being treated? <b>What water are the employees drinking?</b> Is there a potable water system or just for fire suppression?</p> <p>Hazardous materials containment? Are the concrete pads used properly?</p>
			<p>Mr. McCurdy acknowledged that county planner Steve Mason said this is not new development but a renewal of existing permit so Mr. McCurdy would like to suggest conditions:</p> <ol style="list-style-type: none"> <li>1) Water sampling be made public for last 3 years of reports required by CCRWQCB.</li> <li>2) Soil sampling results reports be made public from past.</li> <li>3) Arsenic tank moved to not encroach on his property.</li> <li>4) Better safe containment of runoff.</li> <li>5) Hazardous materials containment.</li> <li>6) New stormwater runoff plan.</li> <li>7) Security system upgrade. Theft is a problem.</li> </ol>

**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)
From project description: 516 D & 516 E Dolan Road		Project description must be corrected for address errors: 516 D should be A 516 E should be B

**ADDITIONAL LUAC COMMENTS**

Committee learned a lot from listening to Mr. McCurdy and to county staff and to the applicants and also have concern for the health of the soil & water. No changes are suggested by committee expecting that if permits are renewed, everything that must be addressed and can be, will be.

Applicants told committee:

The water system has been upgraded and also the system for runoff. They did not own the property in 2003 or before. The vehicles are drained of fluids before storing unless it is a car that can be resold and not stripped and crushed.

There is security on site but “some is out of our control.”

We have an environmental team.

Mr. Landon explained further practices and Central Coast Regional Water Quality Control Board monitoring.

County Planner Craig Spencer said there are no outstanding code enforcement issues at this time.

Applicants send water analysis to county and CCRWQCB.

Addressed the height limitations and that the crushed cars are stacked before transporting off site.

Roadway improvements & fire suppression system upgrades have been made.

This is a renewal of current use with no amendments to current permit.

**RECOMMENDATION:**

Motion by: Warren Church (LUAC Member's Name)

Second by: David Evans (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

**Project Title:** S & S LAND DEVELOPMENT CO

**File Number:** PLN140713

**File Type:** PC

**Planner:** MASON

**Location:** 516 C DOLAN RD MOSS LANDING

**Project Description:**

Three (3) Combined Development Permits renewing previously approved Coastal Development Permits and General Development Plans allowing vehicle dismantling and parts sales for "Pick-N-Pull". (PLN140713 - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510), (PLN140677 - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498), (PLN140714 - Parcel C - Assessor's Parcel Number 130-054-003-000 - Renewal of PLN030501). The properties are located at 516 C, 516 D & 516 E Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.

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**Was the Owner/Applicant/Representative Present at Meeting?** Yes  X  No \_\_\_\_\_

Bob Silva who owns parcel B & leases out C & D and owns the Pick N' Pull.

Parker Landon of Pick N' Pull.

Trinh Retterer with L&G LLP Attorneys at Law, representing applicants

**Was a County Staff/Representative present at meeting?**  Craig Spencer & Steve Mason  (Name)

**Continued to next page**

**PUBLIC COMMENT:**

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Roger McCurdy	<b>X</b> Owns 70 acres of property surrounding applicants.		<p>Has great concern for health of Elkhorn Slough and agricultural lands in area. In 2002/2003 there was a spill of contaminated runoff into Elkhorn Slough and his property. Pavement conducts the runoff and railroad ties and telephone poles have been placed to make a barrier where washout previously occurred. Spoke of being a good neighbor and wants protection of his property.</p> <p>CEQA &amp; Native American Indian land in immediate area - made mention that there is a law that requires their council be made aware of application &amp; 3 members must approve.</p> <p>Water quality sampling: How often is it done? Who gets reports of analysis? How is arsenic being treated? <b>What water are the employees drinking?</b> Is there a potable water system or just for fire suppression?</p> <p>Hazardous materials containment? Are the concrete pads used properly?</p>
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Applicants told committee:

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**RECOMMENDATION:**

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AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0

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Salinas CA 93901  
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

**Project Title:** CUTLER DEBORAH L

**File Number:** PLN140714

**File Type:** PC

**Planner:** MASON

**Location:** 516 E DOLAN RD MOSS LANDING

**Project Description:**

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Second by: David Evans (LUAC Member's Name)

Support Project as proposed

Support Project with changes

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Reason for Continuance: \_\_\_\_\_

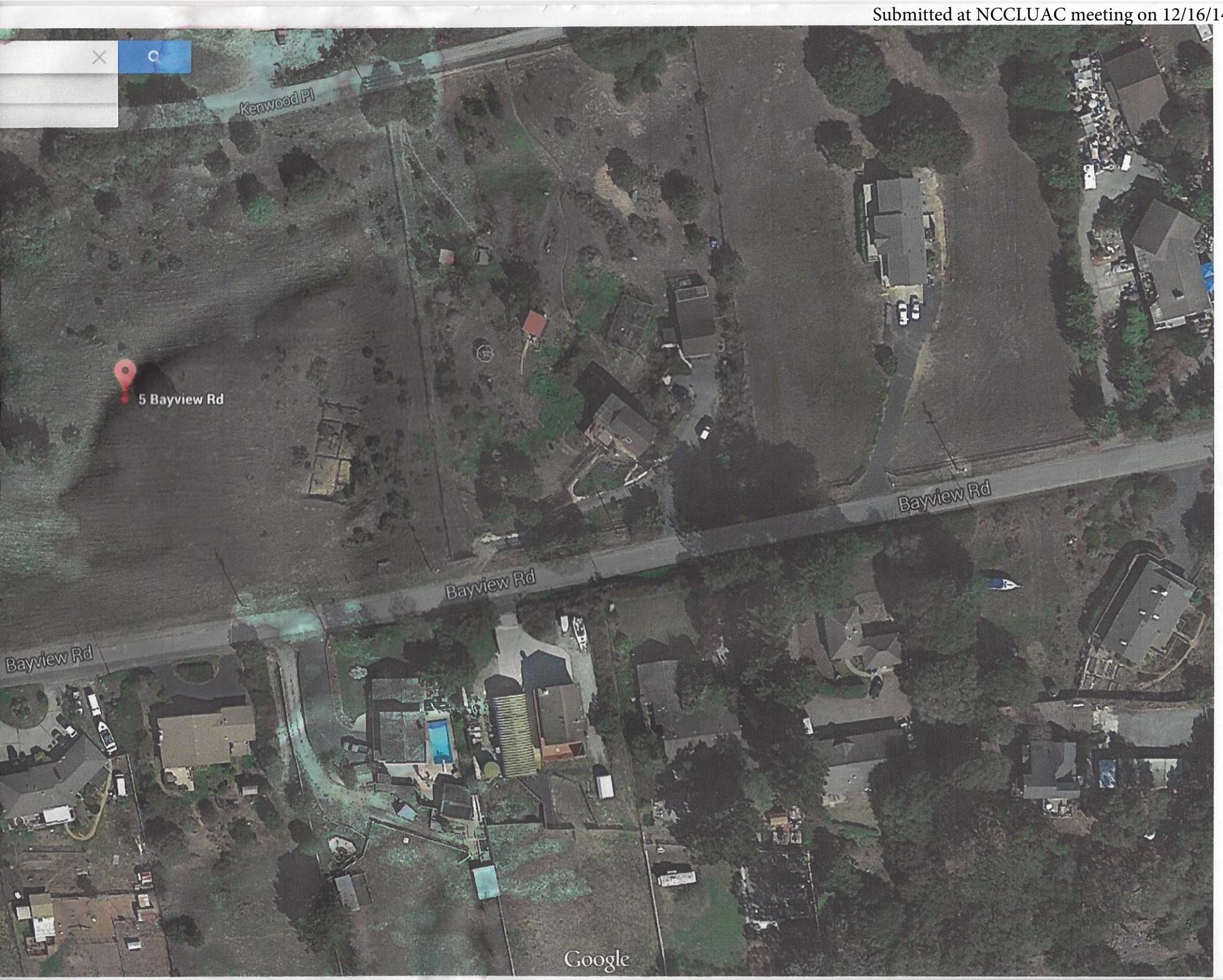
Continued to what date: \_\_\_\_\_

AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0



Kenwood Pl

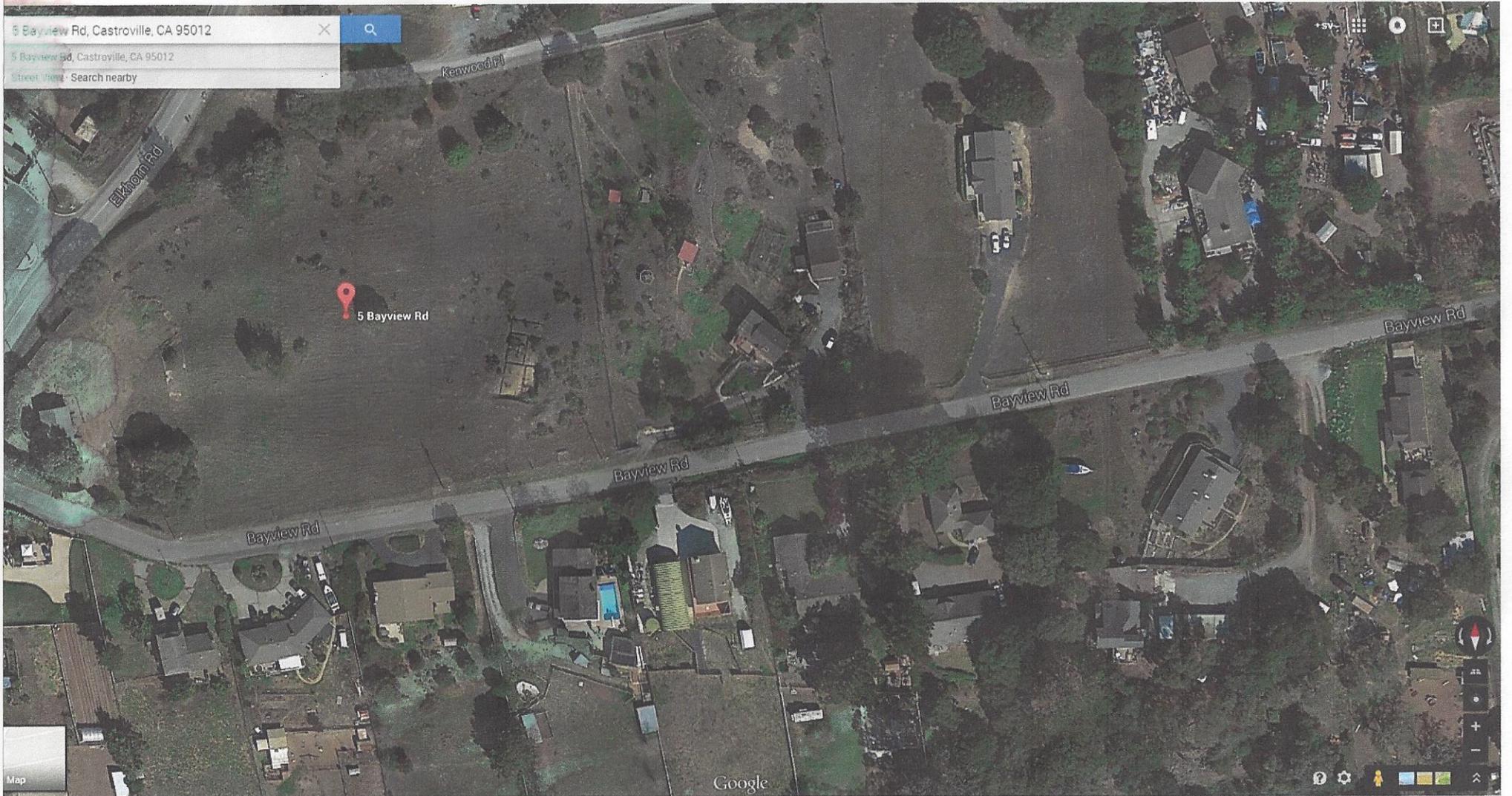
5 Bayview Rd

Bayview Rd

Bayview Rd

Bayview Rd

Google



December 15, 2014

Petition opposed to 5 Bayview Rd.  
Proposed development.

Against: Tree line proposal

- |                     |                |                  |
|---------------------|----------------|------------------|
| 1. Marlene Simonson | 16 Bayview Rd. | Marlene Simonson |
| 2. Charles Field    | 14 Bayview Rd. | Charles Field    |
| 3. Cary Rust        | 12 Bayview Rd. | Cary Rust        |
| 4. Diandra Baxter   | 10 Bayview Rd. | Diandra Baxter   |
| 5. Lydia Acosta     | 8 Bayview Rd.  | Lydia Acosta     |
| 6. Diandra Kelesny  | 6 Bayview Rd.  | Diandra Kelesny  |
| 7. Lea Sidorenko    | 4 Bayview Rd.  | Lea Sidorenko    |

Not Home  
vacation

Against: Queenset hut metal house

- |                     |                |                  |
|---------------------|----------------|------------------|
| 1. Marlene Simonson | 16 Bayview Rd. | Marlene Simonson |
| 2. Charles Field    | 14 Bayview Rd. | Charles Field    |
| 3. Cary Rust        | 12 Bayview Rd. | Cary Rust        |
| 4. Diandra Baxter   | 10 Bayview Rd. | Diandra Baxter   |
| 5. Lydia Acosta     | 8 Bayview Rd.  | Lydia Acosta     |
| 6. Diandra Kelesny  | 6 Bayview Rd.  | Diandra Kelesny  |
| 7. Lea Sidorenko    | 4 Bayview Rd.  | Lea Sidorenko    |

689-2398  
869-2398

## REQUEST STAKING AND FLAGGING AS CUSTOMARY FOR THE AREA

Staking and flagging in the planning stage is intended to help planners and the public visualize the location, size and volume of a proposed project. Delineation of the planned structures is an aid to perception and analysis of their visual impact.

The current staking and flagging at 5 Bayview that's visible to the public driving or walking by is just a single pole with a faded red flag on top. If you even see it against the landscape you might guess the pole is there to show the height of something... but, what?

Other recent and current projects in our area have had the proposed building dimensions, height and roof-lines represented with visible staking, flags and netting too.

The community has learned to recognize this kind of marking as a "heads up" there's a project being planned there.

A single pole doesn't communicate the "heads up" and doesn't give the public any idea what's going to be built.

And it doesn't do a thing to portray the size or actual location of any buildings.

It turns out the County planner has some leeway in deciding whether and what level of staking and flagging will be required.

The single pole with flag suggests in the County staff's opinion, that, without question, the project at 5 Bayview has NO potential for impact of visual resources.

A number of us respectfully disagree with that opinion.

We request the County require the applicants provide the same level of Coastal Zone staking, flagging and netting that we're accustomed to seeing locally.





Submitted at NCCLUAC meeting on 12/16/14

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***MONTEREY COUNTY ZONING***

***COASTAL IMPLEMENTATION PLAN - TITLE 20***

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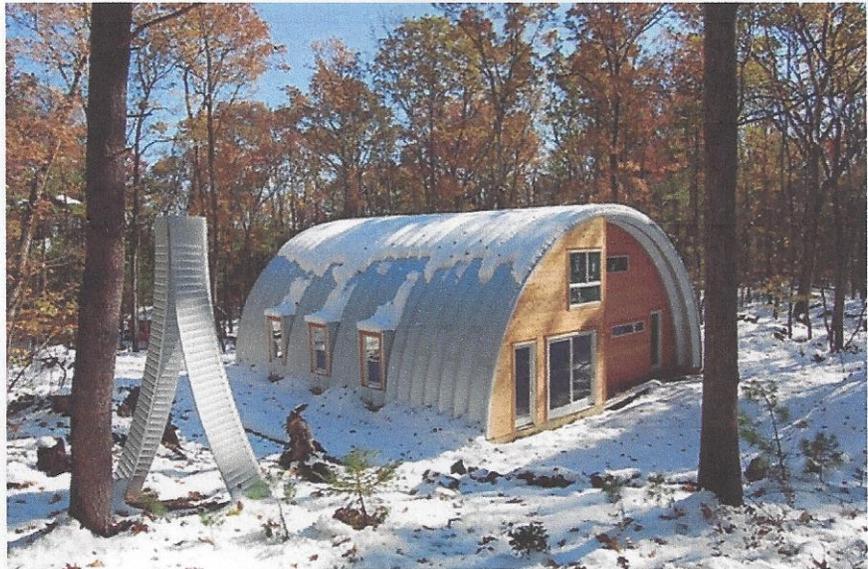
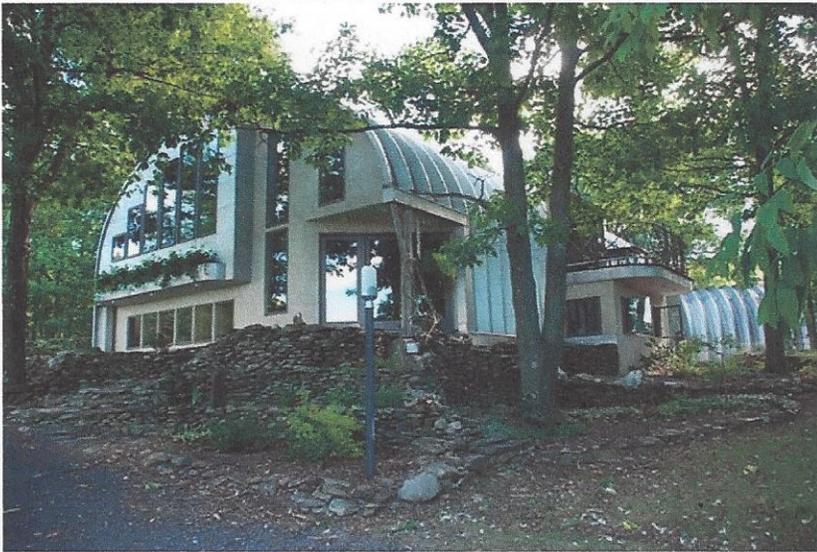
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***20.64 – SPECIAL REGULATIONS***

**20.64.040 REGULATIONS FOR MANUFACTURED DWELLING UNITS INSTALLED ON A PERMANENT FOUNDATION.**

- A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances for the placement of manufactured dwelling units on permanent foundations. It is the further purpose of this Section to provide the parameters under which such units may be determined to be compatible in an area of residential uses.
- B. Applicability: The provisions of this Section are applicable in all zoning districts.
- C. Regulations: The installation of any manufactured dwelling unit on a foundation system shall be subject to the same development process as the process applicable to a conventionally built dwelling unit on the same lot, provided the following standards are met:
1. That not more than 10 years have elapsed between the date of manufacture of the manufactured dwelling unit and the date of the application for a permit to install the manufactured dwelling unit.
  2. That the manufactured dwelling unit shall have a siding material of, or having the appearance of wood, stucco, brick, stone or other material similar to other residences in the immediate area.
  3. That the manufactured dwelling unit shall have a roofing material of wooden, fiberglass or composition shingle, tile, slate or other roofing material similar to homes in the immediate area.
- D. No deviation of the standards listed in Section 20.64.040(C) shall be allowed unless a Coastal Administrative Permit is first secured.

Submitted at NCCLUAC meeting on 12/16/14



North County Coastal LUAC meeting Dec 16, 2014 DATE

Public In Attendance

Print name, please:

Leticia Rayburn 23 Bayview  
Marlene Simonsen neighbor of 5 Bayview  
Melissa McFaddin 25 Bayview for 5 Bayview  
Terry Barnard 7765 De Carli Ln.  
LARRY STEFFEN 31 BAYVIEW RD. CASTRO  
Amelia + Grant Howerton 5 Bayview Rd "  
Claire Steffen 31 Bayview Castroville  
Maya Rayburn 23 Bayview Rd  
✓ ROGER McCurdy; Parcel 516 Nolan Rd. Moss Landing  
Dimitri SILVA - Pick & Pull Application  
Parker Landon - Pick-N-Pull Application  
Trinh Rethem P.N.P  
Gary L. Ruest 12 Bayview Rd. for 5 Bayview Rd.  
Eric L. Shue 37 Bayview Rd. FOR Bayview #5  
Cathy Shue 37 Bayview Rd (5 Bayview)  
Tyler Jones 14655 Kenwood Pl.