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MINUTES
Toro Land Use Advisory Committee
Monday, May 12, 2025

Site visit at 3:00 PM at 151 ROBLEY RD, SALINAS, CA 93908, AGUILAR CARLOS & KIMBERLY TRS

Attendees: Mike Weaver, Mike Mueller, Lauren Keenan, Tamara Schwartz, Stephen Hooper

Members Absent: Note: Applicants and/or their representatives were not there.

Site visit at 3:25 PM at 103 LAGUNA PL, A SALINAS, CA 93908, HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Attendees: Mike Weaver, Mike Mueller, Lauren Keenan, Tamara Schwartz, Stephen Hooper
Ray Harrod, Jr., Ray Harrod's son (Gregory)

Members Absent: None

ADJOURN TO REGULAR SCHEDULED MEETING

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

2. **Roll Call**

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

Members Absent: None

3. **Approval of Minutes:**

A. **October 28, 2024** minutes

Motion: Mike Weaver (LUAC Member's Name)

Second: Mike Mueller (LUAC Member's Name)

Ayes: 4

Noes: 0

Absent: 0

Abstain: Stephen Hooper, as he was not there, not on the Committee at the time.. Lauren Keenan abstained as well since she was not present ay that 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.

New Toro LUAC Member Stephen Hooper introduced himself and gave a brief history of his years of living in the Toro Planning Area. The other LUAC Members followed suit and welcomed Stephen.

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: 5 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:** AGUILAR CARLOS & KIMBERLY TRS

File Number: PLN240113

Project Location: 151 ROBLEY RD, SALINAS, CA 93908

Project Planner: McKenna Bowling

Area Plan: Toro Area Plan

Project Description: An application for a Administrative Permit for a 3,229 square foot single family dwelling and 798 square foot accessory dwelling unit.

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

(Please include the names of the those present)
Toro LUAC Members, Monterey County H&CD Planner: Hya Honorato, Applicant: Carlos Aguilar

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

The scheduled site visit for the Toro LUAC was disappointing as there was no address marking for the project entrance, there was no staff present and there was no applicant present. There was some red flagging, but no height poles visible. The flagging was in the distance, away from the landing spot below the dirt road entrance. The LUAC did see and wave a neighbor over, who said he was aware of the flagging for a house next door to him. He didn't know about the site visit, nor the application because he had not received notice. Nor was there any notice of an application posted at the project site. If there was, we did not see it.			

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)**
See above	Public Notice	This lot is likely the last undeveloped lot in the Chamisal housing area.
A proposed metal "Manufactured Home" in an area of subdivision of custom homes. The proposed flat roof, unlike any other home in the area.	(Is there a local H.O.A.?)	Applicant and his representative stated the new types of Manufactured homes, including this proposed one were real quality. This one would have wood siding attached to it. Applicant stated the metal Manufactured Home would be more fire resistant.
The private driveway entrance and its proximity to the subdivision and the nearby private Chamisal Tennis Club		Applicant, Carlos Aguilar, stated the private entrance has been relocated to comply with distance and safety regulations, especially in regard to access for fire trucks.

Concerns continued:

B-8 Zoning District and the request for an ADU in addition to the SFD.

ADDITIONAL LUAC COMMENTS

The B-8 Zoning District is a Monterey County regulatory overlay due to resource constraints including groundwater. Mike Weaver pointed out that the area is, and has been, in known groundwater overdraft. The Can and Will Serve letter from the private water company serving the Chamisal housing states that they will/can serve water as long as the water well is able. "The B-8 Zoning does not typically effect construction of the first single-family dwelling…"

Mike Weaver asked how a separate ADU, as in this application, is viewed by Monterey County H&CD in a B-8 Zoning overlay area?

Ms. Honorato provided an explanation: this parcel is zoned B-8 and the County does have restrictions for B-8, however California State Law was enacted to include ADU's across broad spectrum of land uses, zoning districts.

Carlos Aguilar said he is 70 years old and has Grandchildren. His purpose for the ADU is for a place for the Grandchildren when they come to visit.

RECOMMENDATION:

Motion by: Mike Mueller (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: Mueller, Keenan, Hooper

NOES: Weaver, Schwartz

ABSENT: None

ABSTAIN: None

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

2. **Project Name:** HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

File Number: PLN180503

Project Location: 103 LAGUNA PL, A SALINAS, CA 93908

Project Planner: HYA HONORATO

Area Plan: TORO AREA PLAN

Project Description: An application for a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for a 2,041 square foot single family dwelling with 520 square foot attached garage and a 1,500 square foot barn; 2) an after-the-fact Use Permit for development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070; and 3) Use Permit for removal of 49 Coast live oak trees.

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

(Please include the names of the those present)

Toro LUAC, H&CD representative Hya Honorato, Ray Harrod Jr., Ray Harrod Jr.'s son (whom the house will be for)

Was a County Staff/Representative present at meeting? Hay Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

No other members of the public. Ray Harrod Jr. provided a site visit walk uphill to the site where there were some poles indicating location. Also, he provided driveway access plans.			
This application comes to the Toro LUAC as a result of a County Code Enforcement Case for grading without a Permit, having to do with a proposed driveway to this site.			
Numerous oak trees will need to be removed to accommodate access to the site and the building of structures at the top.			**Regarding the proposed removal of Oak Trees…Not sure a final count has been done, nor a mitigation measure. Possibly 49 oaks will need to be removed. Most appear as scrub oaks.**

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)**
Separate 1500 s.f. Barn		Reason is Ray's son is a Metal Fabricator and plans to move his equipment to the new barn. He will not be conducting business from there but will store and use his equipment there.
The location is a remote one, likely not visible to any neighbors. How old is this lot in Laguna Place?		Unsure of the age of the lot. However, the remoteness means neighbors likely won't see it.

It is an old subdivision. The immediate area and surrounding houses number approximately 64 on a shared water well and water system. Per Ray Harrod Jr. the water is high in Arsenic as the health standard is no more than 10 ppb,and the current water is about 11 or 12 ppb. for Arsenic.		Per Ray Harrod, the County is exploring a way to reduce the arsenic content in County water systems. There was a meeting. Nothing has been finalized yet. When asked, he did say that that as far as he knows, all the houses on the Laguna Place water system would share a common water treatment facility.

ADDITIONAL LUAC COMMENTS

Mike Weaver said the County has previously explored POU/POE individual house water filters. However, at this time the County does not know how many old/unbuilt lots of record there are in Monterey County, among other questions. The County EHB is apparently looking into it and also going to provide environmental review on plans to implement something, not sure what yet.

Mike Weaver stated he liked the project plans and the helpful site visit. However, he would be abstaining from voting on this application as he felt it was premature given the current uncertainty of water treatment for arsenic and/or other carcinogens in this subdivison/housing area off Highway 68.

RECOMMENDATION:

Motion by: Schwartz (LUAC Member's Name)

Second by: Hooper (LUAC Member's Name)

4

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

_____

Continued to what date: _____

AYES: 4

NOES: 0

ABSENT: _____

ABSTAIN: Mike Weaver abstained as it is premature to plan for specific building plans when there is a non-potable water well/system at this time.