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MINUTES
North County Land Use Advisory Committee
Wednesday, June 7, 2017

1. Meeting called to order by _____ David Evans _____ at 5:30pm pm

2. **Roll Call**

Members Present: _____ David Evans, Michael Mastroianni, DL Grier, John Robinett, _____

Sherry Owen, Warren Church, Emily Tafoya, Lesley Noble (8)

Members Absent: _____ Robert MacDonald (1) _____

3. **Approval of Minutes:**

A. May 17, 2017 minutes

Motion: _____ David Evans _____ (LUAC Member's Name)

Second: _____ John Robinett _____ (LUAC Member's Name)

Ayes: David Evans, Michael Mastroianni, DL Grier, John Robinett, Emily Tafoya,

Warren Church, (7)

Noes: 0

Absent: Robert MacDonald (1)

Abstain: Lesley Noble (1), not present at meeting, had not seen minutes

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.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 6:45 pm

Minutes taken by: Lesley Noble

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County**

Please submit your recommendations for this application by: **June 9, 2017**

Project Description:

1. **Project Name:** S & S LAND DEVELOPMENT CO
File Number: PLN160859
Project Location: 516 E DOLAN RD C MOSS LANDING 95039
Project Planner: RUDY LUQUIN
Area Plan: North County Land Use Plan, Coastal Zone
Project Description: Amendment to a previously approved Coastal Development Permit (PLN030510) to allow improvements to an existing stormwater treatment facility (discharge locations 1A and 2A), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 C Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-001-000), North County Land Use Plan, Coastal Zone.
Recommendation To: Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes X No
(Please include the names of the those present)

Patrick Hultin, store Manager of Pick n Pull
Luis Osorio, Land Use Planner
Lucas Paz, Terraphase Engineering

Was a County Staff/Representative present at meeting? Nadia Amador (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)
Insurance that proper monitoring And training to monitor would be in place.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: DL Grier (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (8)

NOES: (0)

ABSENT: (1) Robert MacDonald

ABSTAIN: (0)

2. **Project Name:** PICK-N-PULL SAN JOSE AUTO DISMANTLERS
 File Number: PLN160860
Project Location: 516 E DOLAN RD D MOSS LANDING 95039
 Project Planner: RUDY LUQUIN
 Area Plan: North County Land Use Plan, Coastal Zone
Project Description: Amendment to a previously approved Coastal Development Permit (PLN030498) to allow improvements to an existing stormwater treatment facility (discharge location 2B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 D Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-002-000), North County Land Use Plan, Coastal Zone.
Recommendation To: Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes X No
 (Please include the names of the those present)

Patrick Hultin, Store Manager of Pick n Pull
 Luis Osorio, Land Use Planner
 Lucas Paz, Terraphase Engineering

Was a County Staff/Representative present at meeting? Nadia Amador (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: DL Grier (LUAC Member's Name)

 X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____ (8)

NOES: _____ (0)

ABSENT: _____ (1) Robert MacDonald

ABSTAIN: _____ (0)

3. **Project Name:** CUTLER DEBORAH L
 File Number: PLN160861
 Project Location: 516 E DOLAN RD MOSS LANDING 95039
 Project Planner: RUDY LUQUIN
 Area Plan: North County Land Use Plan, Coastal Zone
 Project Description: Amendment to a previously approved Coastal Development Permit (PLN030501) to allow improvements to an existing stormwater treatment facility (discharge location 1B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 E Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-003-000), North County Land Use Plan, Coastal Zone.
 Recommendation To: Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes X No _____
(Please include the names of the those present)

Patrick Hutlin, Store Manager, Pick n Pull
Luis Osorio, Land Use Planner
Lucas Paz, Terraphas Engineering

Was a County Staff/Representative present at meeting? Nadia Amador (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: DL Grier (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____ (8)

NOES: _____ (0)

ABSENT: _____ (1) Robert MacDonald

ABSTAIN: _____ (0)

- 4. Project Name:** CRUZ TOMAS Q & CHARMIDIVINA D TRS
File Number: PLN160695
Project Location: 1084 SAN MIGUEL CYN RD ROYAL OAKS
Project Planner: SON PHAM-GALLARDO
Area Plan: North County Land Use Plan, Coastal Zone
Project Description: Coastal Development PermMid Coastit for a Lot Line Adjustment between two legal lots of record. The properties are located at 1084 & 1084 J San Miguel Canyon Road, Royal Oaks (Assessor's Parcel Numbers 181-061-035-000 and 181-061-036-000), North County Land Use Plan, Coastal Zone.
Recommendation To: Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes X No _____
(Please include the names of the those present)

Jeff Neilsen, Surveyor

Was a County Staff/Representative present at meeting? Nadia Amador (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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Sherry Owen (LUAC Member's Name)

Second by: Michael Mastroianni (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____ (8) _____

NOES: _____ (0) _____

ABSENT: _____ (1) Robert MacDonald _____

ABSTAIN: _____ (0) _____