

Exhibit B

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MINUTES
Toro Land Use Advisory Committee
MONDAY, NOVEMBER 13, 2017



1. Site visit at 3:10 PM at the 137 PINE CANYON RD, SALINAS

ATTENDEES: Stephanie Adams – owner; Steve McMurtrie- Father of owner; Joe Sidor, County RMA Representative

Pyburn, Rieger, Vandergrift, Gobets, Weaver, Keenan

The site was staked and flagged for heights, and building locations and sizes. Three building structures: One house, one accessory dwelling unit, each with separate septic, and one garage. The building site was neatly tucked back near and below a sloping hillside. The site looked well thought out. Lower portion of site for septic leech lines.

2. Meeting called to order by Mike Weaver _____ at 4:00 pm

3. Roll Call

Members Present: Bill Pyburn, Bob Rieger, Ron Vandergrift, Roy Gobets, Mike Mueller, Mike Weaver, Lauren Keenan _____

Members Absent: Beverly Bean, Mark Kennedy, Bonnie Baker _____

4. Approval of Minutes:

A. August 28, 2017 minutes

Motion: Roy Gobets _____ (LUAC Member's Name)

Second: Ron Vandergrift _____ (LUAC Member's Name)

Ayes: Roy Gobets, Bob Rieger, Bill Pyburn, Mike Mueller, Ron Vandergrift, Mike Weaver =6 _____

Noes: 0 _____

Absent: Mark Kennedy, Bev Bean, Bonnie Baker _____

Abstain: _____ Lauren Keenan _____

5. **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.

No Public Comments

6. **Scheduled Item(s)**

7. **Other Items:**

A) Election of Officers: No election took place. The Toro LUAC traditionally elects officers in January of every new year, or at the first scheduled meeting in the New Year.

LUAC member nominated for Chairperson: ____ -- _____

Motion: ____ -- _____ (LUAC Member's Name)

Second: ____ -- _____ (LUAC Member's Name)

Ayes: ____ -- _____

Noes: ____ -- _____

Absent: ____ -- _____

Abstain: ____ -- _____

LUAC member nominated for Secretary: ____ -- _____



Motion: -- _____ (LUAC Member's Name)

Second: -- _____ (LUAC Member's Name)

Ayes: -- _____

Noes: -- _____

Absent: -- _____

Abstain: -- _____

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

No preliminary presentations

C) Announcements

1) Monterey County unincorporated areas -Short Term Rental Proposed Draft Ordinance will be coming up before County Planning Commission very soon. Check County website.

2) Toro LUAC members Roy Gobets, Bill Pyburn and Mike Weaver attended the recent Joint Annual Monterey County Planning Commission and all County LUACs Meeting, October 25, 2017. A site tour was provided at the previous Schilling site that is now home to many Monterey County Departments, including the Resource Management Agency. Presentations by staff at the Joint Meeting included refreshers on the Brown Act and Conflicts of Interest.

8. Meeting Adjourned: 4:24 pm

Minutes taken by: Lauren Keenan _____



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
Schilling Gov't center
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Toro**

Please submit your recommendations for this application by: **November 20, 2017**

1. **Project Name:** ADAMS STEPHANIE MCMURTRIE & ERIC J

File Number: PLN170722

Project Location: 137 Pine Canyon Road, Salinas

Project Planner: DEE VAN DONSELAAR

Area Plan: Toro Area Plan

Project Description: Design Approval to allow the installation of a new 2,430 square foot manufactured home with a 800 square foot attached deck and a 821 square foot accessory unit, a 1,500 square foot pre-manufactured steel garage and new septic system. Grading of approximately 529 cubic yards of cut and 517 cubic yards of fill. The property is located at 137 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-016-000), Toro Area Plan.

Recommendation To: Zoning Administrator

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

Was a County Staff/Representative present at meeting?

Yes. Monterey County Planner Joe Sidor was present. Because Planner Dee Van Donselaar has left the Planning Dept., Joe Sidor has now been assigned to this PLN170722. Joe Sidor brought the roll of project plans for the LUAC to review today.

Mike Weaver read into the record, former Planner Dee Van Donselaar's October 26, 2017 Memorandum to the Toro LUAC regarding Project Summary, Location Description, and Summary of Request.

Mike Weaver also stated he sent an email to Planner Donselaar with a couple questions. There was no answer to this. He now understand she no longer is working for RMA.

PUBLIC COMMENT:

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

| | | | |
|------------------------------|----|----|------|
| No neighbors present. | -- | -- | None |
| | | | |
| | | | |
| | | | |

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) |
|---|--|--|
| Roy Gobets: Is the site visible at the ridgeline? | | Joe Sidor: No, not even visible with binoculars from River Rd |
| Ron Vandergrift: Why is the garage so large? | | Stephanie Adams: Husband wants to use it for crafts, mechanics. |



| | | |
|---|--|--|
| <p>Mike Weaver: Is this parcel in a previously designated sub-division?</p> <p>Mike Weaver: The Monterey County Assessor's Map shows 7 contiguous 5.1 acre parcels, this applicant (A.P.N.) being one of them, and an immediate neighboring 10.2 acre parcel that one assumes has not been split in half yet.</p> <p>At some point these properties would have been subject to subdivision analysis and hearings in Monterey County. It is an older subdivision. Does (RMA) Planning know what it was? Were there Conditions of Project Approval running with the land that might apply?</p> <p>Mike Weaver: Is there a record of a Home Owner's Association? He asks because some subdivisions in Toro's past had H.O.A.'s responsible for implementing some of the Conditions.</p> <p>Is their a building envelope identified?</p> <p>Zoning RDR Uses allowed. The first single family dwelling per lot.</p> <p>Regulations for Manufactured Dwelling Units Installed On A Permanent Foundation</p> | <p>Chapter 21.16 Regulations For Rural Density Residential Zoning Districts or "RDR" Districts</p> <p>Planner Joe Sidor explained that the State of California adopted a law allowing structures of up to 1200 sq.ft. be allowed as accessory dwelling units, without making the property out of compliance with underlying zoning. Joe Sidor explained that the County of Monterey adopted this in it's entirety. Thus, the "ADU", the new Accessory Dwelling Unit on this application conforms to both State Law and recent County Ordinance.</p> <p>Previous County rules for 600 sq.ft. "GrannyUnits" and 800 sq. ft. "Caretaker's Quarters" are now superseded by the new ADU Ordinance.</p> <p>Chapter 21.64.040 Manufactured Dwelling Units may be determined to be compatible. Siding material to have the appearance of wood, stucco, brick, stone or other material similar to homes in the immediate area.</p> | <p>Per Joe Sidor; Seems it was part of Barham Subdivision PLN020647, parcel map 2005. This was a lot split/minor subdivision.</p> <p>Joe Sidor is new to the project. he does not know of any underlying larger subdivision records at this time.</p> <p>Joe Sidor has no record of a Home Owner's Association.</p> <p>Yes, Plan pages C1, C3, C4 & A1.1 show the building envelope. The three proposed structures are all inside the designated building envelope.</p> <div data-bbox="1079 672 1494 945" data-label="Image"> </div> <p>Stephanie Adams showed a digital photo of the planned for siding that has the appearance of wood. Project Plans also displayed simulated wood siding.</p> |
|---|--|--|

ADDITIONAL LUAC COMMENTS

The project information page on the project plans indicates that the water system is ALCO Water Service Company. This should be corrected to California Water Service. Joe Sidor indicated the correction would be made.

Project plans call for a Main House height of 18'2", Accessory Dwelling Unit height of 13'2", Garage height of 12'3" These heights are all within the RDR zoning requirements.

Manufactured buildings are treated as "stick built"...(Chapter 21.64.040) -has to look like a "regular" house. This house will have fiber cement siding resembling cedar (wood) with a 50-year guarantee.

The Toro LUAC recommends approval of the selected exterior colors.

There is a recommendation that outdoor lighting face downward, so as to protect the darkness of the night sky. Applicant Stephanie Adams agrees that is their intent.

Attachments:

- 1) October 26, 2017 Memorandum from Dee Van Donselaar
- 2) Site location, highlighted in yellow, from Monterey County Assessor's website
- 3) Monterey County Assessor's website - APN Map of this site and adjoining APN's of the same size, regarding underlying past subdivision?
- 4) November 3, 2017 email to Ms. Donselaar

RECOMMENDATION :

Motion by: Ron Vandergrift _____ (LUAC Member's Name)

Second by: Bill Pyburn _____ (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mike Weaver, Mike Mueller, Ron Vandergrift, Bob Rieger, Bill Pyburn, Lauren Keenan, Roy Gobets = 7

NOES: 0

ABSENT: Bev Bean, Bonnie Baker, Mark Kennedy

ABSTAIN: 0



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor

Salinas, California 93901-4527

(831)755-4800

www.co.monterey.ca.us/rma



MEMORANDUM

Date: October 26, 2017

To: Toro Area Plan Land Use Advisory Committee (Toro Area-LUAC)

From: Dee Van Donselaar, Associate Planner

Subject: Toro Area Plan LUAC Meeting: November 13, 2017

File No: PLN 170722

Project Summary: The applicant is requesting a Design Approval (PLN170722) to allow the installation of a new 2,430 square foot manufactured home with an 800 square foot attached deck and a 821 square foot accessory unit, a 1,500 square foot pre-manufactured steel garage, new septic system, and grading of approximately 529 cubic yards of cut and 517 cubic yards of fill.

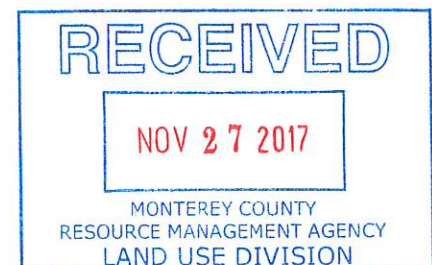
Location: The property is located at 137 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-016-000), Toro Area Plan.

Summary of Request: The property is zoned Rural Density Residential, with one dwelling per 5.1 acres density, with a Design Control overlay (RDR/5.1-D). The Design Control overlay is due to the potential visibility of the proposed structures from River Rd. The applicants are requesting a new single family dwelling with an attached deck, and a separate accessory dwelling unit and detached garage. This project requires a public hearing by the Zoning Administrator; therefore, the project also requires review by the Land Use Advisory Committee.

The County is seeking your feedback on the proposed addition and remodel.

Attachments:

1. Development Application
2. Site Plans and Architectural Plans, dated August 25, 2017



ATTACHMENT #2

SITE LOCATION

Steve Vagnini , County Assessor

General Information

APN: 416-449-016-000 [Open Map](#)Situation Address:
137 PINE CANYON RD
SALINAS CA 93908-8745Mailing Address:
25 WILGART WAY
SALINAS CA 93901

Legal Description:

Use Type:

VACANT

Tax Rate Area: 057-026

Assessment

Year Assd: 2017

Land: \$405,000

Structure(s):

Other:

Total Land and Improv: \$405,000

HO Exempt?: N

Exemption Amt:

Property Characteristics

Bedrooms:

Baths (Full):

Baths (Half):

Bldg/Liv Area:

Year Built:

Lot Acres: 5.110

Lot SqFt: 222,591

Recent Sale History

Recording Date: 03/03/2017

Document #: 2017011954

Transfer Amount: \$405,000

[View More History](#)

Natural Hazard Package

[Add to Cart](#)

\$ 19.95

[View Sample](#)

Full Property Detail

[Add to Cart](#)

\$ 4.95

[View Sample](#)[Property Reports](#)

**The information provided here is deemed reliable, but is not guaranteed.

RECEIVED

NOV 27 2017

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Attachment #3

BUDA SUBDIVISION

Revised 1/17



PARCELOQUEST

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 416 PAGE 44-9

TAX CODE AREA 57-26

139-8

139-7

415-3

415-4

415-2-2

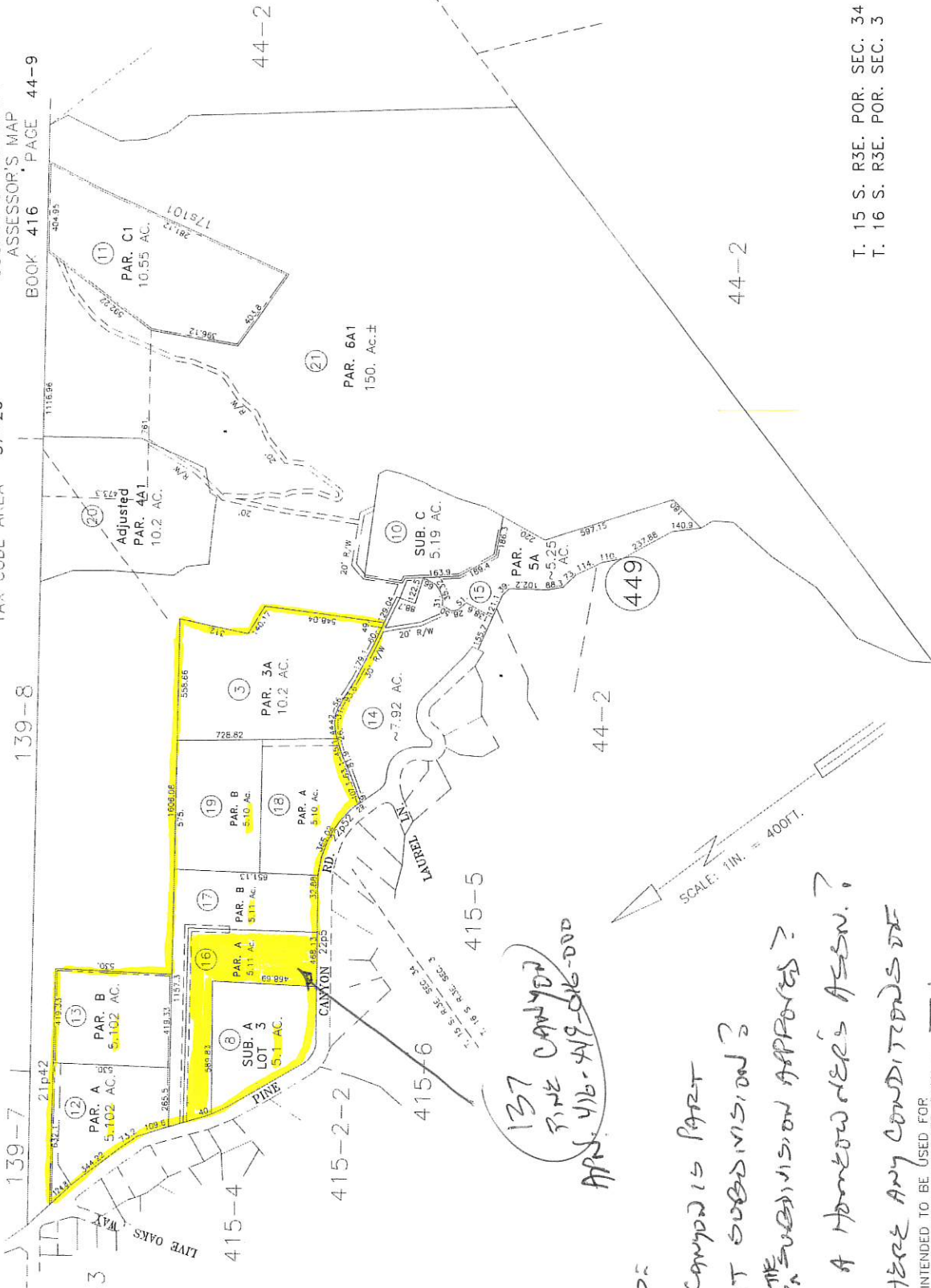
415-6

415-5

44-2

44-2

T. 15 S. R3E. POR. SEC. 34
T. 16 S. R3E. POR. SEC. 3



137 Pine Canyon
APP. 416-419-06-000

QUESTIONS:

- ① 137 Pine Canyon is part of what subdivision?
- ② When was the subdivision approved?
- ③ Is there a homeowners' assn.?
- ④ Were there any conditions of project approval to be implemented by an H.D.A.?

THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY.

- ⑤ D = DESIGN APPROVAL - HOW HAVE ADJACENT PARCELS IN THIS SUBDIVISION ADDRESSED THIS?
- ⑥ Is there a building envelope?

Attachment #4



From: Michael Weaver michaelweaver@mac.com
Subject: Re: PLN170722
Date: November 3, 2017 at 8:55 AM
To: donselaardv@co.monterey.ca.us

Good morning Ms. Donselaar,

Re: PLN170722, #137 Pine Canyon Rd.

Do you know the name of that subdivision? Is there, or was there a Homeowner's Assn.?

Thanks,

Mike Weaver
484-6659



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