

Exhibit B

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MINUTES
North County Land Use Advisory Committee
WEDNESDAY, APRIL 4, 2018

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

2. Roll Call

Members Present: Sherry Owen, Robert MacDonald, D.L. Grier, David Evans, Lesley Noble,
Emily Tafoya, and very slightly late - John Robinett, Michael Mastroianni (8)

Members Absent: 0

3. Approval of Minutes:

A. March 19, 2018 minutes

Motion: D.L. Grier (LUAC Member's Name)

Second: Emily Tafoya (LUAC Member's Name)

Ayes: Noble, Evans, Owen, Grier, MacDonald, Tafoya (5)

Noes: _____

Absent: John Robinett, Michael Mastroianni (2) late, not present for vote

Abstain: _____

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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

7. **Meeting Adjourned:** 6:52 pm

Minutes taken by: Lesley Noble



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **North County**

Please submit your recommendations for this application by: **April 9, 2018**

1. **Project Name:** BROWN BULB RANCH LTD
File Number: PLN170215 - (Assessor's Parcel Number 117-052-018-000)
Project Location: 3060 Hilltop Rd., Moss Landing
Project Planner: Craig Spencer, Senior Planner
Area Plan: North County LCP
Project Description: Coastal Development Permit to allow use of existing facilities for commercial cannabis activities including: 1) Up to 38,000 square feet for indoor cultivation; 2) Up to 160,000 square feet of mixed-light cultivation and/or nursery; 3) On-site processing including drying, trimming, and packaging of materials produced on-site; 4) Non-volatile manufacturing; and 5) Self-distribution of products produced on-site. The property is located at 3060 Hilltop Rd., Moss Landing (Assessor's Parcel Number 117-052-018-000) North County LCP.

Recommendation To:

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

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

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



ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: D.L. Grier (LUAC Member's Name)

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Owen, Grier, Tafoya, MacDonald, Robinett, Mastroianni, Noble, Evans (8)

NOES: _____

ABSENT: _____

ABSTAIN: _____

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Advisory Committee: **North County**

2. Discussion of the Short Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance) and consistency with the North County Land Use Master Plan.

Melanie Beretti present. Overview presented.

ADDITIONAL LUAC COMMENTS

Select members of the Committee had concerns regarding water supply; water company issues with respect to an increase in use by vacation renters on the water system; and the Ordinance's ability to address the more rural areas of Monterey County and individual versus commercial vacation rentals.



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