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MINUTES
North County Land Use Advisory Committee
WEDNESDAY, APRIL 18, 2018

1. Meeting called to order by DAVID EVANS at 5:30 pm

2. **Roll Call**

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

Members Absent: (0)

3. **Approval of Minutes:**

A. April 4, 2018 minutes

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

Second: Sherry Owen (LUAC Member's Name)

Ayes: (8)

Noes: (0)

Absent: (0)

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)**

None

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements



Elkhorn Slough Clean Up – Sat, April 21, 2018. Report to Elkhorn Slough Sanctuary. Good Cause

7. Meeting Adjourned: 7:15 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 23, 2018**

1. **Project Name:** PACIFIC GAS & ELECTRIC COMPANY (VARIOUS OWNERS)
File Number: PLN160131 - Assessor's Parcel Numbers 129-281-007-000, 129-281-008-000, 129-281-009-000, and 129-281-017-000
Project Location: near the intersection of Strawberry Canyon Road and Tucker Road, Royal Oaks
Project Planner: Anna Quenga
Area Plan: North County Land Use Plan, Coastal Zone.
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within environmentally sensitive habitat, and 2) Coastal Development Permit to allow development on slope exceeding 25% for vegetation removal and grading to increase the ground to conductor clearance for a PG&E overhead transmission line.
Recommendation To: Planning Commission

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

Was a County Staff/Representative present at meeting? Jacqueline (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)
Lesley Noble		Erosion Control

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: J.T. Robinett (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Owen, MacDonald, Tafoya, Grier, Evans, Mastroianni, Robinett (7)

NOES: Noble (1)

ABSENT: (0)

ABSTAIN: (0)



Action by Land Use Advisory Committee

Project Referral Sheet

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(831) 755-5025

Advisory Committee: **North County**

Please submit your recommendations for this application by: **April 23, 2018**

2. **Project Name:** DRISCOLL STRAWBERRY AFFILIATES (COASTAL FARMS LLC)
 File Number: PLN170225
Project Location: [NO ADDRESS ASSIGNED TO PARCEL; OWNER SHALL CONTACT PUBLIC WORKS] - off of Kortright Lane, Aromas
Assessor's Parcel No. 267-012-009-000
Project Planner: Craig Spencer, Senior Planner
Area Plan: North County Area Plan.
Project Description: Use Permit to allow the use of an existing greenhouse for 5,000 square feet of commercial cannabis cultivation.
Recommendation To: Planning Commission

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

Was a County Staff/Representative present at meeting? Jacqueline (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)
Sherry Owen	Proximity to Park	
Robinett	Traffic issues, Waste Product Disposal Plan, Run Off Capture; Limitations - Number of Growers in the Area	



ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed (with Concerns addressed/considered by Planning)

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (8)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)



Action by Land Use Advisory Committee

Project Referral Sheet

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Advisory Committee: **North County**

Please submit your recommendations for this application by: **April 23, 2018**

3. **Project Name:** MENDOZA MARIA ELENA & MENDOZA FRANCISCO J
 File Number: PLN180167
 Project Location: 17090 Wallace Court, Aromas
 Assessor's Parcel No. 181-171-047-000
 Project Planner: R. Craig Smith, Associate Planner
 Area Plan: North County Land Use Plan, Coastal Zone.
 Project Description: Combined Development Permit consisting of a (1) Coastal Administrative Permit to allow the construction of a 2,939 square foot two-story single family dwelling with attached 1,100 square foot garage, and (2) a Coastal Development Permit for the removal of two (2) Oak trees.
 Recommendation To: Zoning Administrator

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

Francisco Mendoza

Was a County Staff/Representative present at meeting? Jacqueline (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: Mastroianni (LUAC Member's Name)

Second by: Noble (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: (0)

ABSTAIN: (0)

