

Exhibit B

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MINUTES
Toro Land Use Advisory Committee
Monday, October 28, 2024

1. Meeting called to order by: Weaver at 4:05 pm

2. Roll Call

Members Present: Mueller, Schwartz, Weaver, Bean

Members Absent: _____

3. Approval of Minutes:

A. August 12, 2024 minutes

Motion: Mueller (LUAC Member's Name)

Second: Schwartz (LUAC Member's Name)

Ayes: 4 Mueller, Schwartz Weaver, Bean

Noes: 0

Absent: 1 Keenan

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.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

B) Announcements

Ms. Amy Roberts, our Planning Commissioner, had concerns about the conduct of the Toro LUAC and said that complaints were received that the applicant for the “chicken farm” on Corral de Cielo felt “bullied” at the LUAC meeting. She stated that giving one’s name before speaking was not required and that there should be no dialog between the LUAC members and the hearing participants other than questions for clarification. After hearing all information, the LUAC

should deliberate among themselves. She also stated that site visits are not required for any project. She recommended that the chair position be rotated as is done on the Planning Commission. She also asked for recommendations for the Monterey Peninsula LUAC which is understaffed.

7. **Meeting Adjourned:** 5:31 pm

Minutes taken by: Bean

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: PELIOVA CAROLYN & BRADFORD MATTHEW

File Number: PLN230131

Project Location: 103A SAN BENANCIO RD, SALINAS, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: A Combined Development Permit consisting of 1) Design Approval to allow the construction of a two-level 3633 square foot Single family dwelling with a 742 square foot attached Garage and a 618 square foot deck; 2) Use Permit for the Removal of approximately ten (10) CoastLive Oak trees and two(2) Monterey Pine trees; and 3) Use Permit to allow development on slopes in excess of 25% and grading of approximately 334 cubic yards.

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

(Please include the names of the those present)

Fionna Jensen County Planner; Jack Camp project engineer; Carolyn Peliova, applicant; Amy Roberts, Planning Commissioner

Was a County Staff/Representative present at meeting? Joseph Alameda (Name)

PUBLIC COMMENT: None

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.)
Colors proposed-attic white and black roof. Should be earth tones	Toro Area Plan	Change colors to earth tones
Concern with health of oak trees to be planted in a 1:1 replacement ratio		Weaver advises plant one gallon size trees and more than 1:1 so that at least 10 survive.
Use permit for slope in excess of 25%- Bean asked what is the reason for the regulation since it is regularly over ruled.	2010 General Plan	Jensen said the legal lot of record is prior to the 2010 General Plan and it says that the use permit is allowed if there is no feasible alternative.

ADDITIONAL LUAC COMMENTS

Weaver asked about maintaining the quality of darkness and was assured that downlighting is required. This project will go to the Planning Commission. _____

RECOMMENDATION:

Motion by: Mueller (LUAC Member's Name)

Second by: Bean (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 Mueller, Schwartz, Weaver, Bean _____

NOES: 0 _____

ABSENT: 1 Keenan _____

ABSTAIN: _____

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:** RUSSELL ANNA TR
 File Number: PLN24090
Project Location: 2 PASEO DE VAQUEROS, SALINAS, CA 93908
Project Planner: Christina Vu
 Area Plan: Toro Area Plan
Project Description: An application for an Administrative Permit for transient use of a residential property for remuneration (also known as short-term rental), TAP.

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

(Please include the names of the those present)

Fionna Jensen, County Planner; Steven Hooper, neighbor who lives on Paseo Second

Was a County Staff/Representative present at meeting? Fionna Jensen _____ (Name)

PUBLIC COMMENT: Fionna Jensen requested that the LUAC not deliberate on this project. It was sent in error to the LUAC due to confusion about review. Prior to adoption of the new Short Term Rental (STR) Ordinance, the Board of Supervisors required all STR applications to go to the LUAC. Since the Ordinance adoption this is no longer required. This applicant is operating without a permit and needs to apply for a permit under the new ordinance. All applications do receive individual hearing and annual permit renewal is required. Ms. Jensen took Mr. Hoopers contact information and Mr. Hooper was urged to participate when notified of the permit hearing for this STR.

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Steven Hooper	X		He is concerned that STR is inconsistent with the quiet, residential character of the neighborhood and that there is no getting rid of it once it is in place.

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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.)
Schwartz said that STRs make the existing housing crisis worse.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION: No recommendation per Ms. Jensen’s explanation.

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____