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MINUTES
Toro Land Use Advisory Committee
Monday, July 8, 2024

1. Meeting called to order by: Weaver at 4:02 pm

2. **Roll Call**

Members Present: 5 Mueller, McMurtrie, Schwartz, Weaver, Bean

Members Absent: 2 Keenan, Pyburn

3. **Approval of Minutes:**

A. **May 28, 2024** minutes

Motion: Weaver (LUAC Member's Name)

Second: Bean (LUAC Member's Name)

Ayes: 4 Mueller, McMurtrie, Weaver (abstained from second item due to conflict) , Bean

Noes: 0 _____

Absent: Keenan, Pyburn

Abstain: Schwartz, Weaver (from second item)

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. The LUAC wishes to thank Roy Gobets for his exemplary service and express regrets that he has resigned from the LUAC due to health concerns.. His contributions were thoughtful, well reasoned and valuable to our decision making. He will be missed.

7.	Meeting	
	Adjourned:4:30	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
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- 1. Project Name:** FERRINI OAKS LLC
- File Number:** PLN240016
- Project Location:** 15135 BIG SKY LN, SALINAS, CA 93908
- Project Planner:** McKenna Bowling
- Area Plan:** Toro Area Plan
- Project Description:** Design Approval to allow construction of a new single-family dwelling with attached garage, and associated site improvements.

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

(Please include the names of the those present)

Ray Harrod, Jr., applicant

Was a County Staff/Representative present at meeting? McKenna Bowling, planner (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)
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Building envelope?		Bowling reports it is consistent with the final plan.
Building on slopes over 25%?		Bowling reports that 133 sf of the building is on slopes over 25%. This meets the exemption of 500 sf aggregate.
Scenic easement?		Harrod reports the scenic easement is at the rear of the lot where it is steep and has two debris flow walls installed.

ADDITIONAL LUAC COMMENTS

Weaver asked about height of the house. Harrod says it is 22.7 ft tall which is within the 30 ft limit.
Colors are earth tone.

RECOMMENDATION:

Motion by: Weaver (LUAC Member's Name)

Second by: Sewartz (LUAC Member's Name)

- Support Project as proposed
 Support Project with changes
 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 Mueller, McMurtrie, Schwartz, Weaver, Bean

NOES: 0

ABSENT: 2 Keenan, Pyburn

ABSTAIN: 0

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