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MINUTES
North County Land Use Advisory Committee
October 02, 2024

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

2. Roll Call

Members Present:

David Evans, Sherry Owen, John Robinett, Andrea Estrada, Michael Mastroianni, Gina Paolini, Lesley Noble,
Lynn Riddle (8)

Members Absent:

0

3. Approval of Minutes:

A. August 07, 2024 minutes

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: David Evans, Sherry Owen, Andrea Estrada, Michael Mastroianni, Gina Paolini, Lesley Noble,
Lynn Riddle (7)

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)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

NONE

7. Meeting Adjourned: 7:00 pm

Minutes taken by: Lesley Noble

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: North County

1. **Project Name:** JIMENEZ SALVADOR JR TR (THE RED BARN)
File Number: PLN140602
Project Location: 1000, 1050, 1060, 1150 N HWY 101 HWY, AROMAS, CA 95004
Assessor's Parcel Number(s): 141-013-034-000, 141-013-035-000, 141-013-037-000, 141-131-025-000, 141-013-037-000
Project Planner: Mary Israel
Area Plan: North County Area Plan
Project Description: An application for Amendments to Use Permits and General Development Plan (GDP) for PLN140602 – JIMENEZ SALVADOR JR. TRUST (a.k.a. The Red Barn). The project involves a second amendment to ZA-3117 and an amendment to ZA-3629 which together allowed approximately 156,840 square feet (sq. ft.) vending and outdoor sales (flea market) area and 306,000 sq. ft. of parking area. This amendment proposes an additional 34,500 sq. ft. of outdoor vending area, approx. 18,140 sq. ft. vehicle access, and 720 sq. ft. office structure southwest of the Red Barn and an adjusted parking location (51,446 sq. ft.) northeast of the Red Barn to abate Code Enforcement Case Nos. 20CE00297 and 22CE00422. The project also involves amendment to an adopted GDP to expand the existing open-air sales (flea market) by 86 vendors and to add social activities including corporate events, weddings and quinceñeras within and adjacent to the Red Barn structure and allowing construction of approximately 21 on-site storage (shipping containers or similar) for vendors to rent. The project also involves a Use Permit for grading on slopes in excess of 25 percent as after-the-fact permit to partially abate Code Enforcement Case No. 22CE00422.

Proposed CEQA Action: The California Environmental Quality Act action recommended to the Planning Commission is to adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of the those present)

Sal Jimenez, Joel Panzer

Was a County Staff/Representative present at meeting? Mary Isreal, Ben Moulton (Name)

“Barn
PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------------------|----------------|----|--|
| | YES | NO | |
| Belinda Taluban | | X | The status of the usage as a "Barn" versus "Assembly" usage for the proper protection of Fire and Safety under assembly guidelines (fireload); Highway 156 is a scenic byway |
| | | | and should be recognized and afforded the benefit, status and observance of the same. |
| Martha Chavarria | | | Very pleased with the project proposed; supports, and believes it will benefit the community. |
| | | | |

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) |
|--|--|--|
| Requests the HCD be mindful of the scenic byway for not only Highway #101 but also Highway | Scenic Byways | |
| #156. Signage should be specifically addressed as well as other mandates for scenic byways. Fire protection should align with intended use and be reevaluated. | AES1 | |
| Sherry Owen, Gina Paolini, and Micheal Mastroianni believe more events >30 should be considered. However this is not in front of the | Committee at this time. It is hoped that the specific, current rules of the Noise Ordinance be observed and enforced, and a well- | laid plan that inures to the property be mandated. This would include the Sheriff performing, as mandated, by any such plan. |

ADDITIONAL LUAC COMMENTS

The community shall "somehow" be informed as to how to lodge noise complaints, if applicable.

RECOMMENDATION:

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

Second by: Sherry Owen (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes – as outlined in the Comments section above.

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: David Evans, Sherry Owen, John Robinett, Andrea Estrada, Michael Mastroianni, Gina Paolini,
Lesley Noble, Lynn Riddle (8)

Noes: 0

Absent: 0

Abstain: 0

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