

Exhibit D

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MINUTES
Castroville Land Use Advisory Committee
Tuesday, November 7, 2023

1. Meeting called to order by Grant Leanard at 5:35 pm

2. Roll Call

Members Present:

Ron Stephani, [Debbie Torres](#), Grant Leanard

Members Absent:

[Monique Rodriguez](#), Cosme Padilla

3. Approval of Minutes:

A. October 02, 2023 minutes

Motion: Debbie Torres (LUAC Member's Name)

Second: Ron Stefani (LUAC Member's Name)

Ayes: Ron, Debbie, Grant

Noes: _____

Absent: [Monique Rodriguez](#), Cosme Padilla

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

A poster size photo of the building

B) Announcements

none

7. Meeting Adjourned: 5:22 p.m.

Minutes taken by: [Debbie Torres](#)

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: Castroville

1. **Project Name:** CASTROVILLE SELF STORAGE LLC
File Number: PLN220122
Assessor's Parcel Number: 030-156-002-000
Project Location: 10520 TEMBLADERA ST, CASTROVILLE, CA 95012
Project Planner: Kayla Nelson
Area Plan: North County Area Plan
Project Description: A Use Permit and Design Approval to allow the construction of a 54,409 square foot mini-warehouse storage facility with an attached two-story mixed-use building consisting of a 1,294 square foot office on the first floor and a 1,294 square foot residential unit on the second floor. Grading of approximately 16,000 cubic yards of imported fill.

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

(Please include the names of the those present)

Michael Cernus, Adrienne Chernus, Parents of Barbara Chernus French

Was a County Staff/Representative present at meeting? Kayla Nelson (Name)

PUBLIC COMMENT: none

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

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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)

ADDITIONAL LUAC COMMENTS

Committee talked about the colors of the building and possible wall art

RECOMMENDATION:

Motion by: Ron Stefani (LUAC Member's Name)

Second by: Debbie Torres (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Debbie, Grant, Ron

Noes: _____

Absent: [Monique Rodriguez](#), Cosme Padilla

Abstain: _____

Action by Land Use Advisory Committee Project Referral Sheet

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1441 Schilling Place 2nd Floor
Salinas CA 93901
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Advisory Committee: Castroville

2. **Item Title:** Discussion and approval of new meeting dates and times.
Description: Castroville LUAC members to deliberate and approve new meeting dates and time.

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

(Please include the names of the those present)

Grant Leonard, Ron Stefani, [Debbie Torres](#)

Was a County Staff/Representative present at meeting? Kayla Nelson (Name)

PUBLIC COMMENT: none

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

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

Our committee spoke with Kayla regarding the new day for the LUAC meetings. It will be held on the first Tuesday of the month at 5:30 p.m. and if a second meeting is needed in that month we will have one.

RECOMMENDATION:

Motion by: Ron Stefani (LUAC Member's Name)

Second by: Debbie Torres (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: Grant, Debbie and Ron

Noes: _____

Absent: [Monique Rodriguez](#), Cosme Padilla _____

Abstain: _____