Exhibit D

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MINUTES
North County Land Use Advisory Committee
March 19, 2025

1. Meeting called to order by Belinda Taluban **at** 5:31 pm

2. Roll Call

Members Present:
Belinda Taluban, John Robinett, Gina Paolini, Sherry Owen, and Andrea Estrada (5)

Members Absent:
Lynn Riddle and Michael Mastroianni

3. Approval of Minutes:

A. **March 5, 2025** minutes

Motion: N/A (LUAC Member's Name)

Second: N/A (LUAC Member's Name)

Ayes: N/A

Noes:
The approval of the minutes has been postponed to the next meeting.

Absent: N/A

Abstain: N/A

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.

No public comment.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE.

B) Announcements

NONE.

7. Meeting Adjourned: 5:51 pm

Minutes taken by: ANDREA ESTRADA

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: VALLE DEL SOL PROPERTIES LLC ET AL AND MARINA STATION LLC
File Number: PLN240120
Project Location: The properties are located off of Del Monte Boulevard & Lapis Road, Marina
Assessor's Parcel Number(s): 203-011-025-000
Project Planner: Steve Mason
Area Plan: North County Land Use Plan, Coastal Zone
Project Description: An application for Coastal Development Permit for a Minor Subdivision and Vesting Tentative Map to allow the division of a 151.02 acre parcel into two (2) parcels [83 acres & 68.02 acres]. The 83 acre parcel will be placed in a Conservation Easement per the agreement with the Sierra Club.

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

(Please include the names of the those present)

Cody Phillips, attorney at Anthony Lombardo & Associates, Inc.

Was a County Staff/Representative present at meeting? Ben Moulton **(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)
NONE		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:	

Ayes: Belinda Taluban, John Robinett, Gina Paolini, Sherry Owen, and Andrea Estrada (5)

Noes: 0

Absent: Lynn Riddle and Michael Mastroianni

Abstain: 0

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