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MINUTES
Toro Land Use Advisory Committee
March 23, 2026

1. Meeting called to order by: Tamara Schwartz at **4:03** _____ pm

2. **Roll Call**

Members Present: Lauren Keenan, Mike Weaver, Tamara Schwartz, Stephen Hooper, Mike Mueller

Members Absent: Judie Riley

3. **Approval of Minutes:**

A. March 9, 2026 minutes

Motion: Schwartz (LUAC Member's Name)

Second: Hooper (LUAC Member's Name)

Ayes: Schwartz, Hooper, Mueller

Noes: None

Absent: Keenan

Abstain: Weaver

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**
PLN240355 – BECK GARRETT ANDREW

6. Other Items:

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

None

B) Announcements

None

7. Meeting Adjourned: 5:00 pm

Minutes taken by: Weaver

**Action by Land Use Advisory Committee
Project Referral Sheet**

Monterey County Housing & Community Development

Advisory Committee: Toro

1. **Project Name:** BECK GARRETT ANDREW

File Number: PLN240355

Project Location: 146 SAN BENANCIO RD, SALINAS, CA 93908

Project Planner: KAYLA NELSON

Area Plan: TORO AREA PLAN

Project Description: DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,000 SQUARE FOOT TWO-STORY SINGLE-FAMILY DWELLING INCLUDING A 512 SQUARE FOOT ATTACHED GARAGE AND ASSOCIATED SITE IMPROVEMENT INCLUDING THE REMOVAL OF ONE OAK TREE; AND USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 25%.

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

(Please include the names of the those present)

Applicant Garrett Beck's neighbor, Courtland Evers @ 148 San Benancio Rd. was present. Evers' project came before the LUAC on March 9, 2026, PLN240262 and was approved.

Was a County Staff/Representative present at meeting? Mary Israel Senior Planner (Name)

PUBLIC COMMENT: Neighbor Courtland Evers stated that his neighbor across the residential street, Garrett Beck, would not be sharing his water well or system. Beck confirmed that he would be sharing a water well with another neighbor, the one he bought the 10-acre lot from, and he would be putting in a water system to include two 5,000-gallon storage tanks at the top of his hill for gravity feed.

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

Mike Weaver		X	Weaver stated that in lieu of a physical site visit today he looked up the 146 San Benancio Rd. address on Google Earth and discovered that the location provided online was of a place further up San Benancio Rd. and immediately adjacent to San Benancio Rd. It is the wrong location. Mary Israel commented that a phone call to Google can correct that. Beck responded that he would do that. Good to do in the event of an emergency.

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)
Beck explained the 10-acre, #146 lot had been the result of a subdivision in year 1976, 50 years ago.	Slopes exceeding 25%	The project plans displayed revealed the selected building site was the most suitable as the entire ten-acre lot seemed to be on a slope exceeding 25%.
Beck will be off the “Grid” using solar panels, battery packs and a portable Generator for power.		
Proposed one Oak tree to be removed for the project.	Oak tree protection and replacement	Beck receptive to replacement. Unclear as to the current H&CD recommended oak tree replacement ratio.

ADDITIONAL LUAC COMMENTS

Would electric energy from Solar Panels be enough to provide the new water system with enough water pressure to set off the fire sprinkler heads in the ceilings in the event of a wild fire?
Beck explained that still needs to be engineered but confident it can be.
The full size project plans were very much appreciated by the LUAC as the plans were spread across the large table and each page was displayed and looked at by the LUAC. The exterior house colors selected were Olive Green with Brown trim.

RECOMMENDATION:

Motion by: Mike Mueller (LUAC Member's Name)

Second by: Lauren Keenan (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mueller, Keenan, Weaver, Hooper, Schwartz

NOES: None

ABSENT: Riley

ABSTAIN: None

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