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MINUTES
Castroville Land Use Advisory Committee
Tuesday, December 3, 2024

1. Meeting called to order by Grant Leonard At 5:30 pm

2. Roll Call

Members Present:

Leonard, Stefani

Members Absent:

Cortopassi

3. Approval of Minutes:

A. March 5, 2024 minutes

Motion: Stefani (LUAC Member's Name)

Second: Leonard (LUAC Member's Name)

Ayes: Stefani, Leonard

Noes: _____

Absent: Cortopassi

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)

See below.

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 6:15 pm

Minutes taken by: Leonard

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:** MONTEJANO LAURA
File Number: PLN190327
Assessor's Parcel Number: 12749 VIA LINDA, CASTROVILLE, CA 95012
Project Location: 030-011-023-000
Project Planner: Marlene Garcia
Area Plan: North County Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of: 1) Design Approval to allow two (2) 2,689 square foot two-story single family dwellings with a first story 441 square foot attached garage and a 80 square foot porch, a 1,108 square foot second story accessory dwelling unit with a 782 square foot first floor garage; and 2) Coastal Development Permit to allow development within a coastal zone.

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

(Please include the names of the those present)

Did not record names.

Was a County Staff/Representative present at meeting? Yes, Marlene Garcia (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Unknown	X		Discussed access to site and aspects of the proposed development.

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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

RECOMMENDATION:

Motion by:

Stefani
 (LUAC Member's Name)

Second by:

Leonard
 (LUAC Member's Name)

X

 Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:

Ayes:

Stefani, Leonard

Noes: _____

Absent: Cortopassi _____

Abstain: _____

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