

Toro Land Use Advisory Committee

Monday, October 24, 2022

4:00 PM

IMPORTANT NOTICE REGARDING COVID-19 & PARTICIPATION IN THE LAND USE ADVISORY COMMITTEE MEETINGS

Monterey County Land Use Advisory Committees shall be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Government Code section 54953 as amended by AB 361, and the Monterey County Health Officer recommendation of social distancing measures for meetings of legislative bodies.

To participate in this Monterey County Land Use Advisory Committee meeting, the public are invited to observe and address the Committee telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/97319678251?pwd=d3dFTDU5ZjFqVXZqd0hEOTZSanZrZz09>

Participate via Phone: Dial 1-669-900-6833; when prompted enter Meeting ID # 973 1967 8251

Password (if required): 968198

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Committee Members will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the meeting link listed above, or the public may listen via phone by dialing the phone number listed above and then when prompted, entering the Meeting ID Access Code listed above as well.

You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the assigned planner. Email addresses can be found on the Monterey County HCD Planning website at the following link:
<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/about-us/hcd-staff-directory-2022/-sortn-LastName/-sortd-asc/>. Comments should be submitted by 2:00 p.m. the business day prior to the committee meeting date. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Committee and will be placed in the record.
2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:
 - a. When the Chair calls for public comment on an agenda item, the County staff member running the Zoom meeting will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.

- b. If speakers or other members of the public have documents they wish to distribute to the Committee for an agenda item, they are encouraged to submit such documents via email to the assigned planner at their email address. Email addresses can be found on the Monterey County HCD Planning website at the following link: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/about-us/hcd-staff-directory-2022/-sortn-LastName/-sortd-asc/> . Documents should be submitted by 2:00 p.m. to the assigned planner on the business day prior to the committee meeting date. To assist staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line.
- c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on business day prior to the committee meeting date to the assigned planner at their email address. Email addresses can be found on the Monterey County HCD Planning website at the following link: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/about-us/hcd-staff-directory-2022/-sortn-LastName/-sortd-asc/> . (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the meeting.)
- d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Land Use Advisory Committee liaison listed on the agenda. To assist staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words).

Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Land Use Advisory Committee liaison listed on the agenda. The Land Use Advisory Committee name & meeting date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the planning clerical support staff at friedrichm@co.monterey.ca.us . The request should be made no later than noon two (2) business days prior to the Land Use Advisory Committee meeting date in order to provide time for the County to address the request.
5. The Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC COMMENT

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. The **Planning staff liaison** is Son Pham-Gallardo at pham-gallardos@co.monterey.ca.us.

SCHEDULED ITEM(S)

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx>. Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

INTERPRETATION SERVICE POLICY:

The County of Monterey Land Use Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Land Use Advisory Committee meeting.

El Comité de Asesor del Uso de Terreno del Condado de Monterey invita y agradece la participación de los residentes del Condado de Monterey en sus reuniones. Si necesita la asistencia de un intérprete, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. La Secretaria hará todo lo posible para satisfacer las solicitudes de asistencia de intérpretes. Las solicitudes deben hacerse lo antes posible, y mínimo 24 horas antes de cualquier reunión del Comité del Uso de Terreno.

- Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the November 14th remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

2. **Project Name:** PHELPS ERIC C & EMILY D TRS
 File Number: PLN210148
 Project Location: 25800 PASEO DE LOSE ROBLES SALINAS
Assessor's Parcel Number(s): 161-561-011-000
 Project Planner: FIONNA JENSEN
 Area Plan: TORO AREA PLAN
Project Description: Combined Development Permit consisting of: 1) Use Permit & Design Approval to allow construction of an approximately 5,010 square foot one-story single family dwelling, 485 square foot attached garage, 936 square foot detached garage and a 598 square foot detached guesthouse; and 2) Use Permit to allow ridgeline development.

3. **Project Name:** SARO RAYMUNDO & ANTONIA
 File Number: PLN220037
 Project Location: 334 SAN BENANCIO RD SALINAS
Assessor's Parcel Number(s): 416-444-023-000
 Project Planner: KAYLA NELSON
 Area Plan: TORO AREA PLAN
Project Description: Design Approval to allow construction of a 4,310 square foot single family dwelling with a 1,075 square foot attached four-car garage, 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with an attached 380 square foot storage room, 441 square foot two-car garage, 1,800 square foot workshop and site improvements. Grading of approximately 997 cubic yards of cut and 997 cubic yards of fill.

4. **Project Name:** BRADSHAW JR STEPHEN SCOTT & BRADSHAW JESSICA
 File Number: PLN220140
 Project Location: 332 SAN BENANCIO RD SALINAS
Assessor's Parcel Number(s): 416-444-013-000
 Project Planner: CHRISTINA VU
 Area Plan: TORO AREA PLAN
Project Description: Design Approval to allow the construction of a 1,703 square foot single family dwelling, 968 square foot attached garage, two (2) water tanks and associated site improvements.

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT