



Monterey County Planning Commission

Item No.3

Agenda Item No. 3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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PLN200124 - 3175 DEL CIERVO LLC AND LAW OFFICE AENGUS L JEFFERS

Lot line adjustment of approximately 0.60 acres between two legal lots of 2.32 acres and 2.50 acres, resulting in two parcels of 1.72 acres and 3.10 acres, respectively.

Project Location: 3175 and 3177 Del Ciervo Road, Pebble Beach (Assessor's Parcel Numbers 008-371-024-000 and 008-371-025-000), Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Find that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 Minor Alterations in Land Use Limitations, and there are no exceptions pursuant to Section 15300.2;
- b. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel A (Assessor's Parcel Number 008-371-024-000; 2.32 acres) and Parcel B (Assessor's Parcel Number 008-371-025-000; 2.50 acres). The 0.60 -acre lot line adjustment would result in two parcels of 1.72 acres (adjusted Parcel A) and 3.10 acres (adjusted Parcel B).

Staff has prepared a draft resolution, including findings and evidence, for consideration (**Exhibit B**). Staff recommends approval of the lot line adjustment subject to nine conditions of approval.

PROJECT INFORMATION:

Property Owners: 3175 Del Ciervo LLC [APN 008-371-024-000]; Law Office Aengus L Jeffers (Del Ciervo Revocable Trust Trustee) [APN 008-371-025-000]

Agent: Laura M. Lawrence

APNs: 008-371-024-000 (Parcel A) and 008-371-025-000 (Parcel B)

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/1.5-D (CZ)]

Existing Parcel Sizes: 2.32 acres (100,861 square feet) [Parcel A] and 2.50 acres (108,984 square feet) [Parcel B]

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: No, as no physical development is proposed.

SUMMARY:

The Applicants propose a lot line adjustment (LLA) between two contiguous lots near Del Ciervo Way in the Pebble Beach planning area of the Del Monte Forest Land Use Plan. This planning area has been substantially developed and principally consists of recreational and resort uses as well as low-intensity large-lot residential uses. The LLA involves two legal lots and would transfer 0.6 acres (25,931 square feet) from one lot to the other.

The Monterey County Minor Subdivision Committee (File MS-85-14) and California Coastal Commission (File 3-86-246) approved a minor subdivision to create the subject properties in the mid 1980's. In conformance with the Subdivision Map Act, a Parcel Map memorializing the subdivision was filed with the Monterey County Recorder in Volume 17 Parcel Maps Pg. 50. As such, the County recognizes the subject properties as legal lots of record.

The lot line adjustment would not create any new lots. Both lots would remain conforming as to minimum lot size, maximum density, structural coverage, and floor area ratio as required by the zoning district. There are existing legal non-conforming conditions for setbacks (building envelopes) and Pescadero watershed impervious surface requirements; however, approval of the lot line adjustment would not bring the properties further out of conformance with these requirements. The primary purpose of the adjustment is to convey Parcel B ownership over their access driveway to Del Ciervo Road.

DISCUSSION:

Staff has provided a detailed discussion (**Exhibit A**) which identifies issues relative to building envelopes, easements and Pescadero Watershed Coverage limitations as well as how those issues were resolved.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15305 exempts minor alterations in land use limitations, which do not result in any changes to in land use or density. The lot line adjustment line would not alter the residential land use of the properties, and while the adjustment would increase the size of Parcel B such that a second unit could be placed on the property, the overall allowable density would remain within the existing base zoning district.

No exceptions to this categorical exemption apply to the project. The project would not impact any environmental resources of hazardous or critical concern which have been precisely mapped and officially adopted by a local, state, or federal agency, there isn't the potential that future projects of the same manner could have a significant cumulative effect. No unusual circumstances exist that would create the reasonable possibility of an environmental impact, the project would not cause damage to any scenic or historic resources, and is not located on listed hazardous waste site.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:
HCD-Development Services (representing Engineering Services)
Pebble Beach Community Services District (Fire)
Environmental Health Bureau

HCD-Environmental Services

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project at a duly-noticed public meeting on March 18, 2021, and voted 7 - 0, with 1 member absent to support the project as proposed (**Exhibit D**). The LUAC commented that the legal descriptions of the scenic easements on the respective parcels may need to be updated. Staff is recommending Condition No. 7, which would require that the existing Conservation & Scenic Easement and subsequent amendments be removed and replaced with two new Conservation & Scenic Easement Deeds, one for each property.

Prepared by: Phil Angelo, Associate Planner, ext. 5731
Reviewed by: Anna Quenga, AICP, Principal Planner
Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Lot Line Adjustment Plan
- Lot Line Adjustment Plan with Staff Markups

Exhibit C - Vicinity Map

Exhibit D - Del Monte Forest LUAC Minutes (March 18, 2021)

Exhibit E - Parcel Map (Vol 17 Parcel Maps Pg. 50)

Exhibit F - Plot Map attached to Scenic Easement Amendment (Document #9840220)

Exhibit G - Scenic Easement (Reel 2153 Page 268-281)

Exhibit H - Scenic Easement Amendment (Document #9840220)

Exhibit I - Scenic Easement Amendment (Document #2016063254)

cc: Front Counter Copy; Phil Angelo, Associate Planner; Anna Quenga, AICP, Principal Planner; Craig Spencer, Chief of Planning; Laura Lawrence, Agent; California Coastal Commission, Santa Cruz Office; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200124