



Monterey County

Planning Commission

Agenda Item #5

Legistar File Number: PC 16-073

168 West Alisal Street,
1st Floor
Salinas, CA 93901
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November 09, 2016

Introduced: 11/1/2016

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN16030 - Van Horn (Continued from October 26, 2016)

Public hearing to consider action on an approval of a Lot Line Adjustment between two existing parcels of approximately 160 acres (Parcel 1) and 140 acres (Parcel 2). The adjustment would transfer 33 acres from Parcel 2 to Parcel 1, resulting in two parcels approximately 193 acres (Parcel 1) and 107 acres (Parcel 2).

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305
71800 Cholame Road and 72032 Cholame Road, Parkfield, South County Planning Area.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution:

- 1) Finding the project categorically exempt per California Environmental Quality Act Section 15305(a);
- 2) Approving a Lot Line Adjustment between two parcels resulting in a 193 acre parcel (Parcel 1) and a 107 acre parcel (Parcel 2).

PROJECT INFORMATION:

Planning File Number: PLN160130

Owners: Michael and Denise Van Horn

APNS: 424-161-016-000 (Parcel 1); 423-173-058-000 (Parcel 2)

Zoning: F/160; PG/160

Parcel Size: 160 acres (Parcel 1); 140 acres (Parcel 2)

Plan Area: South County

SUMMARY:

On October 26, 2016, at the request of staff, this item was continued in order to allow additional time for staff to analyze the proposed lot line adjustment. The Lot Line Adjustment would allow the transfer of 33 acres from an existing legal lot of record Parcel 2 to Parcel 1, resulting in two parcels of approximately 193 acres (Parcel 1 - Ranch 1) and 107 acres (Parcel 2 - Ranch 2). The subject parcels are zoned Farmland "F/160" and Permanent Grazing "PG/160." These zoning designations allow a minimum lot size of 160 acres. The lot line adjustment would result in the reduction of Parcel 2 by 33 acres, from 140 acres to 107 acres; thereby further reducing the lot size of an existing legal, non-conforming lot. General Plan Policy, LU-1.16 allows lot line adjustments between lots that do not conform to minimum parcel size standards if the resultant lots are consistent with the applicable General Plan policies, zoning and building ordinances. The purpose of the lot line adjustment is to increase the agricultural viability and long term sustainability of Parcel 1. Parcel 1 currently Staff has reviewed the proposed Lot Line Adjustment and finds that the transfer of land between Parcel 1 and Parcel 2 would be consistent with the General Plan and applicable County ordinances.

Primary issues include the further reduction in the lot size of a legal, non-conforming parcel, and the requirement of such parcel to be consistent with the General Plan and applicable County ordinances.

- a. Legal, Non-conforming Parcel. The zoning designation of the subject parcels is “F/160” and “P/160,” allows a 160 minimum lot size. The Lot Line Adjustment would result in a transfer of 33 acres from Parcel 2 to Parcel 1, which would reduce the size of an existing legal, non-conforming parcel, Parcel 2. However, lot line adjustments that do not conform to minimum parcel size standards may be allowed if found to be consistent with General Plan Land Use Policy LU-1.16, other General Plan policies, and applicable County ordinances.

- b. Consistency. According to the 2010 General Plan, Land Use Policy, LU-1.16, lot line adjustments that do not conform to minimum parcel size standards may be allowed if the resultant lots are consistent with other General Plan policies, zoning and building ordinances and other specific criteria. Staff has reviewed the proposed adjustment for consistency with the General Plan, zoning, and building ordinances and finds the proposal consistent the County’s aforementioned plan and ordinances.

In conclusion, the proposed Lot Line Adjustment better meets the applicant’s objective for both parcels to have adequate calving areas for continued Agricultural operations

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- ✓ Resource Management Agency (RMA)-Planning
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency

Departments/Agencies marked with an ✓ recommended conditions of approval.

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

Prepared by: Christy Sabdo, Contract Planner
Reviewed by: Jacqueline R. Onciano, RMA-Planning Services Manager, x-5193
Approved by: Carl Holm, AICP, Director of the RMA

The following attachments are on file with the RMA:

- Exhibit A Project Data Sheet
- Exhibit B Discussion
- Exhibit C Draft Resolution for approval, including:
 - Conditions of Approval

Exhibit D • Lot Line Adjustment Map (Sheet 1 and 2)
 Vicinity Map

cc: Front Counter Copy; Planning Commission; Jacqueline R. Onciano, RMA Services Manager; Michael and Denise Van Horn, Property Owners, Christine Kemp, Attorney/Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160130