



Monterey County

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Board Report

Legistar File Number: RES 17-058

May 16, 2017

Introduced: 5/2/2017

Version: 1

Current Status: Agenda Ready

Matter Type: BoS Resolution

Public hearing to adopt a resolution to:

- a. Grant the appeal by Johannes and Kristi Van Greunen from the Planning Commission's denial of an application by Johannes and Kristi Van Greunen for a Coastal Development Permit to allow a Lot Line Adjustment between three existing conforming parcels (13.5 acres, 7.4 acres, and 19.1 acres) resulting in three reconfigured parcels of 2.9 acres (Parcel 1), 3.6 acres (Parcel 2), and 33.5 acres (Parcel 3); and
- b. Find the project Categorically Exempt per CEQA Section 15305(a); and
- c. Approve a Coastal Development Permit to allow a Lot Line Adjustment between three existing conforming parcels (13.5 acres, 7.4 acres, and 19.1 acres) resulting in three reconfigured parcels of 2.9 acres (Parcel 1), 3.6 acres (Parcel 2), and 33.5 acres (Parcel 3).

(Coastal Development Permit/Lot Line Adjustment - PLN150489/Van Greunen, 6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan)

Proposed CEQA Action: Categorical exemption per CEQA Guidelines section 15305

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (**Attachment A**) to:

- a. Grant the appeal by Johannes and Kristi Van Greunen from the Planning Commission's denial of an application by Johannes and Kristi Van Greunen for a Coastal Development Permit to allow a Lot Line Adjustment between three existing conforming parcels (13.5 acres, 7.4 acres, and 19.1 acres) resulting in three reconfigured parcels of 2.9 acres (Parcel 1), 3.6 acres (Parcel 2), and 33.5 acres (Parcel 3); and
- b. Find the project Categorically Exempt per CEQA Section 15305(a); and
- c. Approve a Coastal Development Permit to allow a Lot Line Adjustment between three existing conforming parcels (13.5 acres, 7.4 acres, and 19.1 acres) resulting in three reconfigured parcels of 2.9 acres (Parcel 1), 3.6 acres (Parcel 2), and 33.5 acres (Parcel 3).

PROJECT INFORMATION:

Planning File Number: PLN150489

Owner: Johannes and Kristi Van Greunen

Project Location: 6820 Long Valley Spur, Castroville

APN: 129-201-052-000, 129-201-006-000 (one APN covers two lots)

Agent: Lombardo and Associates (Dale Ellis)

Plan Area: North County Coastal Land Use Plan

Parcel Size(s): 13.5 acres, 7.4 acres, 19.1 acres

Zoning: RDR/10 (CZ)

Flagged and Staked: No

SUMMARY/DISCUSSION:

On October 19, 2015, Johannes and Kristi Van Greunen filed an application for a Coastal Development Permit to allow a Lot Line Adjustment between three existing conforming parcels (13.5 acres, 7.4 acres, and 19.1 acres) resulting in three reconfigured parcels of 2.9 acres (Parcel 1), 3.6 acres (Parcel 2), and 33.5 acres (Parcel 3). The minimum building site in the Rural Density Residential (RDR) zone is five acres unless approved as a clustered residential development. The existing configuration would allow development of one unit on each lot (three total), based on the one unit per 10 acre density. Therefore, staff analyzed this project proposal as a “clustered” lot line development application with specific focus on reducing development on slopes over 25% and/or impact to environmentally sensitive habitat area (ESHA).

On November 9, 2016, the Planning Commission determined that the project did not constitute “clustering”, that the project was not consistent with minimum lot sizes (5 acres) required, and denied the Lot Line Adjustment.

On December 19, 2016, the applicants filed an appeal (Attachment C) requesting that the Board of Supervisors approve the Coastal Development Permit/Lot Line Adjustment application. The Appellant contends the findings and decision are not supported by the evidence, and the decision was contrary to law.

On February 14, 2017, the Board of Supervisors considered the appeal and the proposed Lot Line Adjustment (Attachment D), and determined the project was “clustered” development and adopted a Motion of Intent to approve the appeal and approve the Lot Line Adjustment/Coastal Development Permit application. On this date, the Board of Supervisors continued the item to a date uncertain, to allow time for Staff to develop/refine the proposed conditions of approval and re-notice for a future Board date.

OTHER AGENCY INVOLVEMENT:

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

- √ Environmental Health Bureau
- √ RMA-Public Works
- √ Water Resources Agency
- √ North County Fire Protection District
- √ California Coastal Commission

This application was not scheduled with the North County LUAC because during the normal time for consideration, the LUAC was not meeting.

FINANCING:

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

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: David J. R. Mack, AICP, Senior Planner ext. 5096
Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Resolution, including:

- Recommended Conditions of Approval
- Lot Line Adjustment Map

Attachment B - Proposed Resource Protection/Easement Map, dated October 26, 2016.

Attachment C - Notice of Appeal, dated December 19, 2016.

cc: Front Counter Copy; Board of Supervisors; David J. R. Mack, AICP, Senior Planner; County Counsel (Wendy Strimling); California Coastal Commission; Brandon Swanson, RMA Services Manager; Johannes and Kristi Van Greunen, Applicant/Owner; Lombardo and Associates (Dale Ellis), Agent; Monique Foundation, Interested Party; Debra Louison-Lavoy, Interested Party; Chris Charon, Interested Party; Brian and Jasmine Ensley, Interested Party; Al Stuckey, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN150489