



# Monterey County

## Planning Commission

### Agenda Item No. 11

Legistar File Number: PC 17-012

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Salinas, CA 93901  
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February 22, 2017

**Introduced:** 2/9/2017

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

#### **PLN160481 - Regan**

Public hearing to consider action on a Coastal Development Permit allowing a Lot Line Adjustment between two legal lots of record: Assessor's Parcel Number 243-112-025-000 (Lot 1) (2.71 acres) and Assessor's Parcel Number 243-112-026-000 (Lot 2) (5.81 acres) resulting in Lot 1 (2.46 acres) and Lot 2 (6.06 acres) respectively.

**Project Location:** 53A Riley Ranch Road, Carmel, Carmel Area Land Use Plan area

**Proposed CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines

#### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution to:

- 1) Find the project Categorically Exempt; and
- 2) Adopt a resolution to approve the Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record: Assessor's Parcel Number 243-112-025-000 (2.71 acres) and Assessor's Parcel Number 243-112-026-000 (5.81 acres) resulting in Lot 1 (2.46 acres) and Lot 2 (6.06 acres) respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval subject to 4 conditions.

#### PROJECT INFORMATION:

**Agent:** Paul E. Davis, Architect

**Owner:** Sharon Regan

**Project Location:** 53A Riley Ranch Road, Carmel

**APN:** 243-112-025-000 & 243-112-026-00

**Zoning:** VSC/D-SpTr (CZ)

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

#### SUMMARY:

The applicant is requesting to adjust the boundaries between two legal lots of record. Staff evaluated the request for consistency with standards contained in the Carmel Area Land Use Plan, the Monterey County Coastal Implementation Plans Title 20 and Part 4, and the Monterey County Subdivision ordinance (Coastal). Staff determined that the proposed project is consistent and recommends the Planning Commission approve the Coastal Development and Lot Line Adjustment based on the draft resolution and subject to the proposed conditions of approval.

Figure 2 of the Carmel Area Land Use Plan depicts the subject properties to be located within the Riley Ranch Flatlands Special Treatment Area. Residential density on the Flatlands portion of the ranch is permitted to remain at 10 units on the 143 Riley acres. The proposed lot line

adjustment will not result in additional residential density and therefore is consistent with this policy.

The subject properties are zoned Visitor Serving Commercial with Design Approval and Special Treatment Area overlay districts, Coastal Zone or "VSC/D-SpTr (CZ)." The minimum lot size for parcels zoned VSC and served by septic systems is one (1.0) acre. The proposed lot line adjustment would result in one 2.46 acre lot and one 6.06 acre lot, consistent with this requirement. The resulting lots have been found to be consistent with applicable development standards (e.g. set backs).

The subject action does not include construction of structures. However, an "Application Request" has been submitted (file No. PLN160482) for the construction of a single family dwelling on APN 243-112-025-000. The proposed reconfiguration of the lots would not affect the proposed location of this project. This lot line adjustment, as proposed, would provide a greater distance or interface between the proposed structure and the existing residence and barn on APN 243-112-025-000. Buildable area would not change as a result of the lot line adjustment or create the potential for additional areas to development. Potential future development could occur consistent with the development standards and land use policies of the subject property. This analysis leads staff to conclude that the resulting lots would not create additional impacts to protected resources listed in the Carmel Area Land Use Plan, such as environmentally sensitive habitats, cultural, viewshed, and water quality through erosion and sedimentation. Future development could occur without the need for large amounts of grading, tree removal, or ridgeline development.

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
- Carmel Highlands Fire Protection District
- Carmel/Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) on November 21, 2016. The LUAC recommended approval of the project by a vote of 4 to 0, with 1 member absent (**Exhibit D**) stating that the project was a simple lot line adjustment within two properties and no impacts to the neighborhood area were indentified.

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

- Prepared by: Anna V. Quenga, Associate Planner, ext. 5172
- Reviewed by: Jacqueline R. Onciano, Interim Chief of RMA-Planning
- Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A Project Data Sheet

Exhibit B Draft Resolution, including:

- Conditions of Approval
- Preliminary Lot Line Adjustment Map

Exhibit C Vicinity Map

Exhibit D Carmel/Carmel Highlands LUAC Minutes

cc: Front Counter Copy; California Coastal Commission; Jacqueline R. Onciano, RMA Interim Chief of Planning, Paul E. Davis, Applicant; Sharon Regan, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160481.