

5-5
2-7-12

GORDON J. STEUCK

LOTLINE ADJUSTMENT
(PLN080454)

BOARD OF SUPERVISORS
2/7/2012

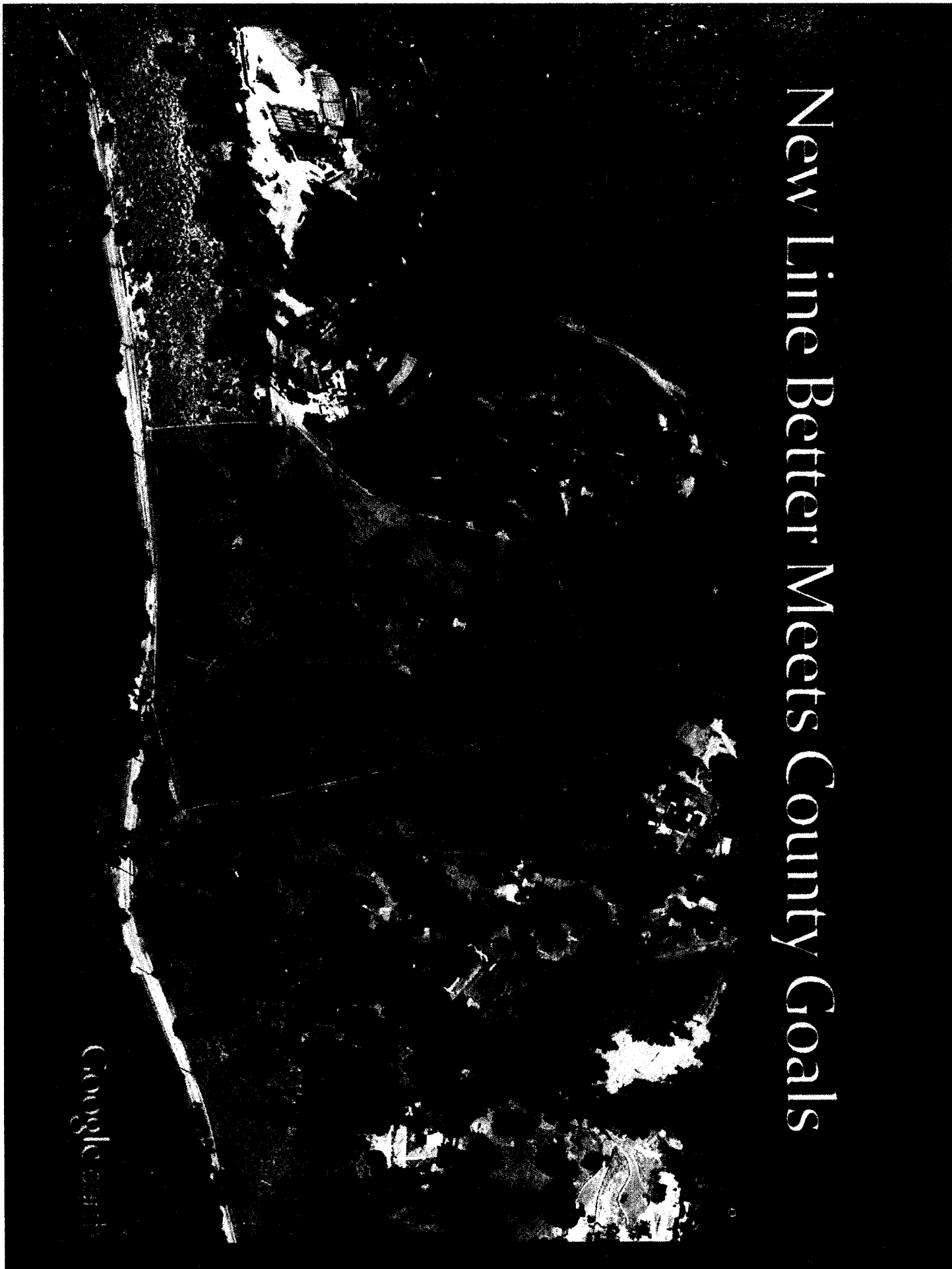
Lot Line Adjustment

- Greater Monterey Peninsula LUAC Approved
 - June 3, 2009, Vote 3-0
- Minor Subdivision Committee Approved
 - December 8, 2011, Vote: 4-0
- Staff Recommends Approval

Gov. Code §66412 Lot Line Adjustments

"(d) ... A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to local zoning and building ordinances..."

New Line Better Meets County Goals



Google Earth

Proposal Better for Environment

- A. Keeps in Character with the surroundings
- B. Limits potential for ridgeline development
- C. Limits potential for loss of trees
- D. Limits potential for development on slopes

Proposal Better for Environment

- A. 2 Certificates of Compliance
- B. All agree that there is a potential building envelope – We requested Initial Study
- C. Moving the potential area to minimize impacts on resources, neighbors and the public.

Overview

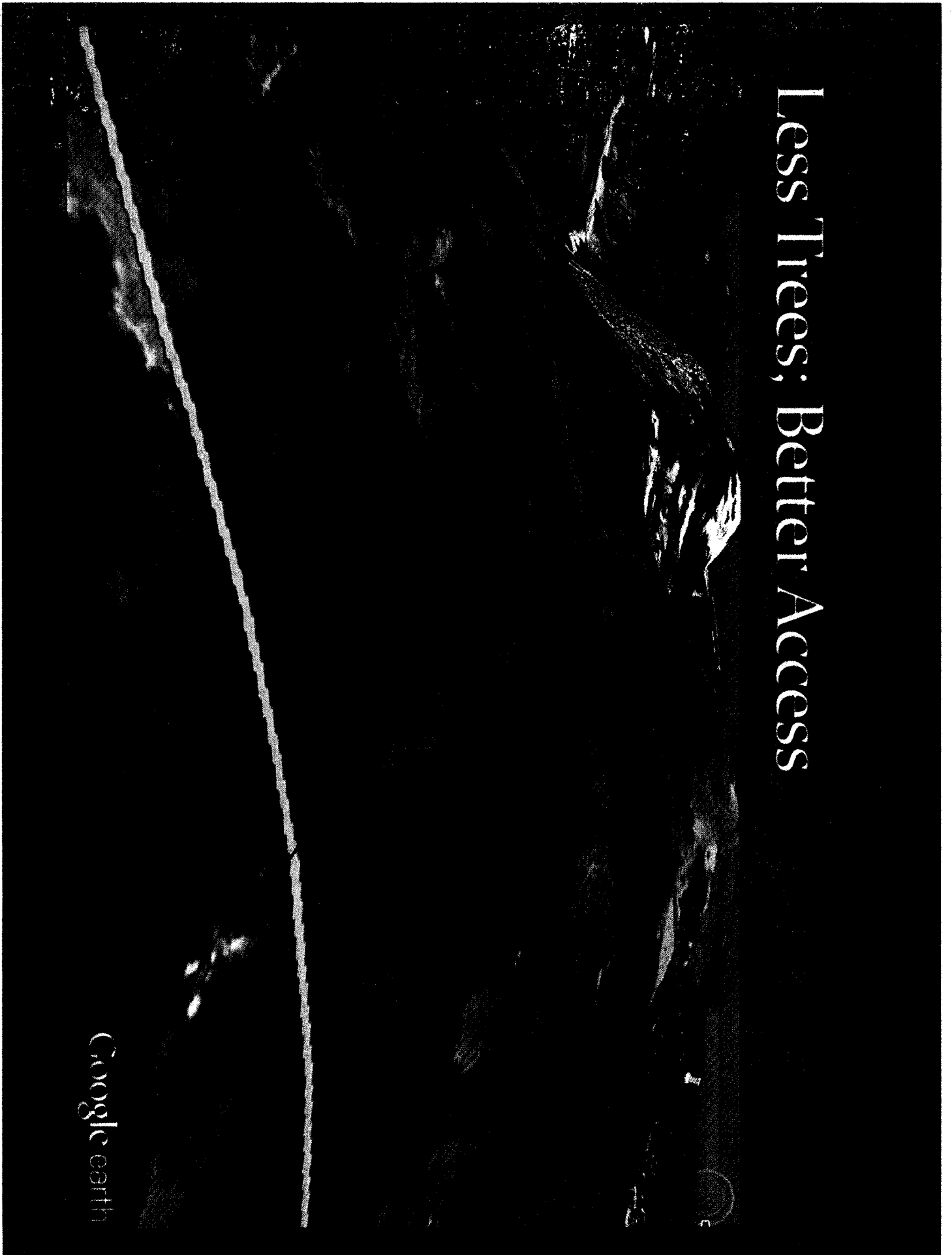


Google Earth



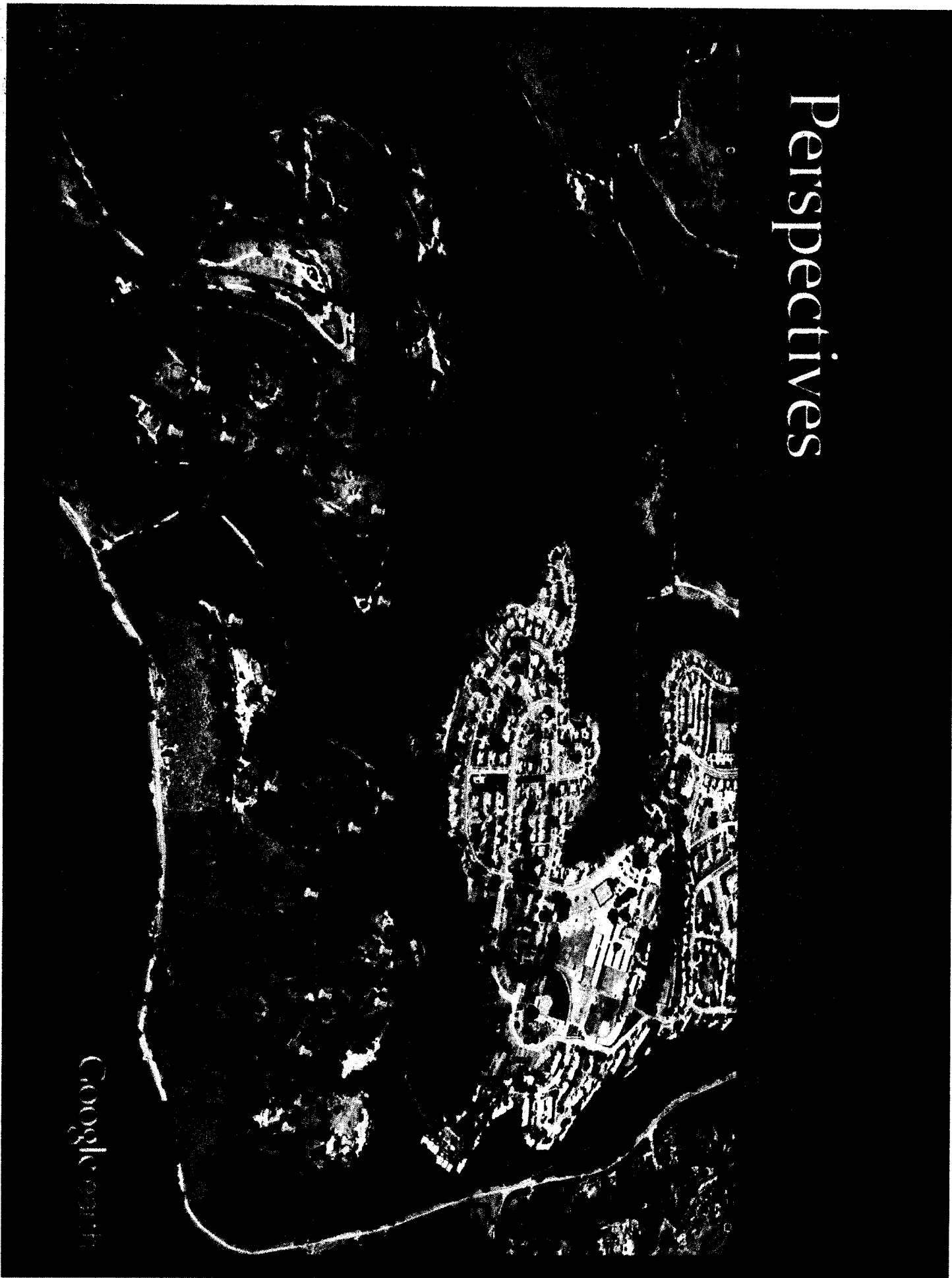
Less Trees; Better Access

Google earth



Perspectives

Google earth



Homes 71 - 300 ft Apart (145 ft here)



© 2000
Copley

Homes 71 ft



Google Earth

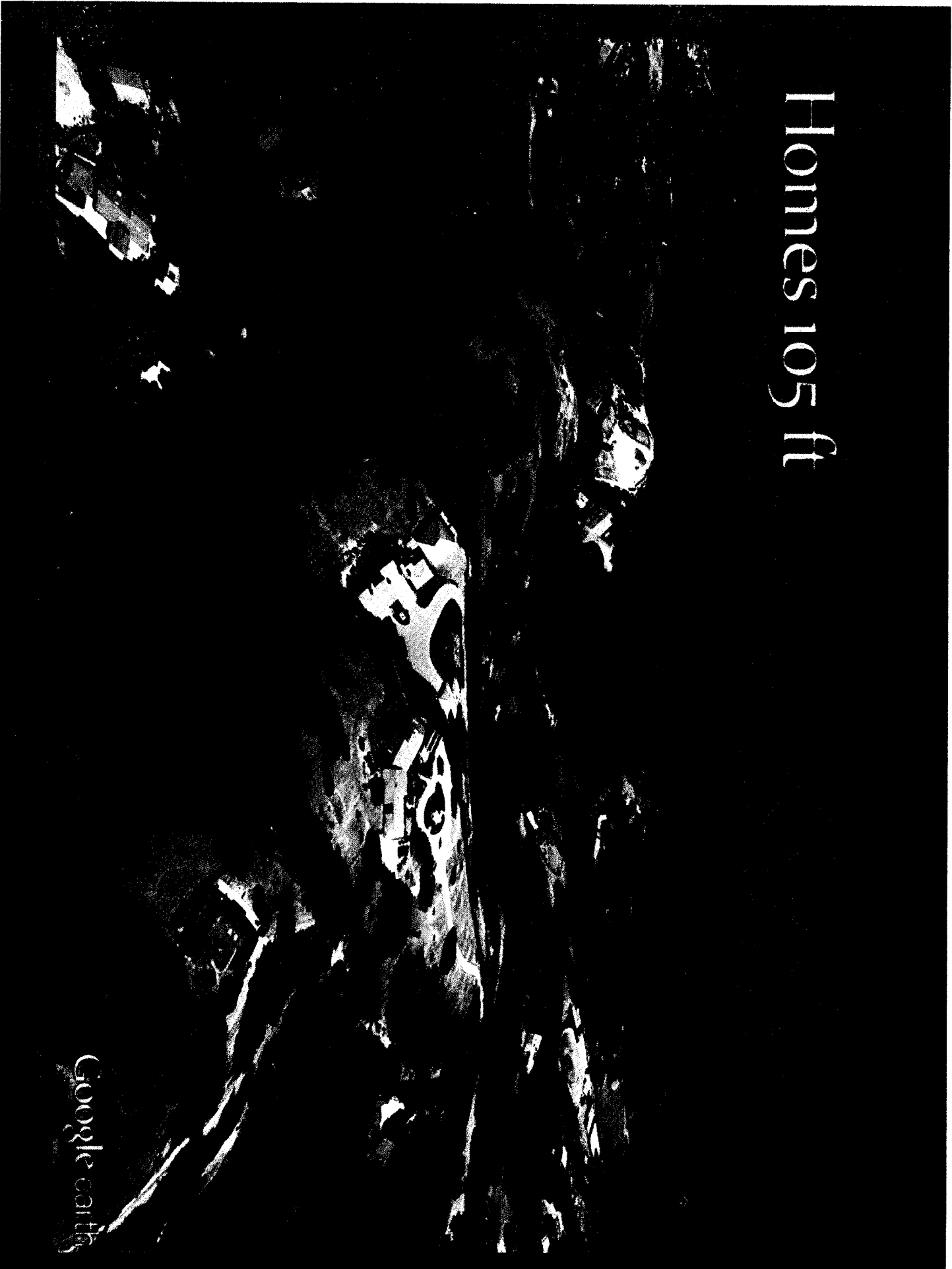


Homes 240 ft



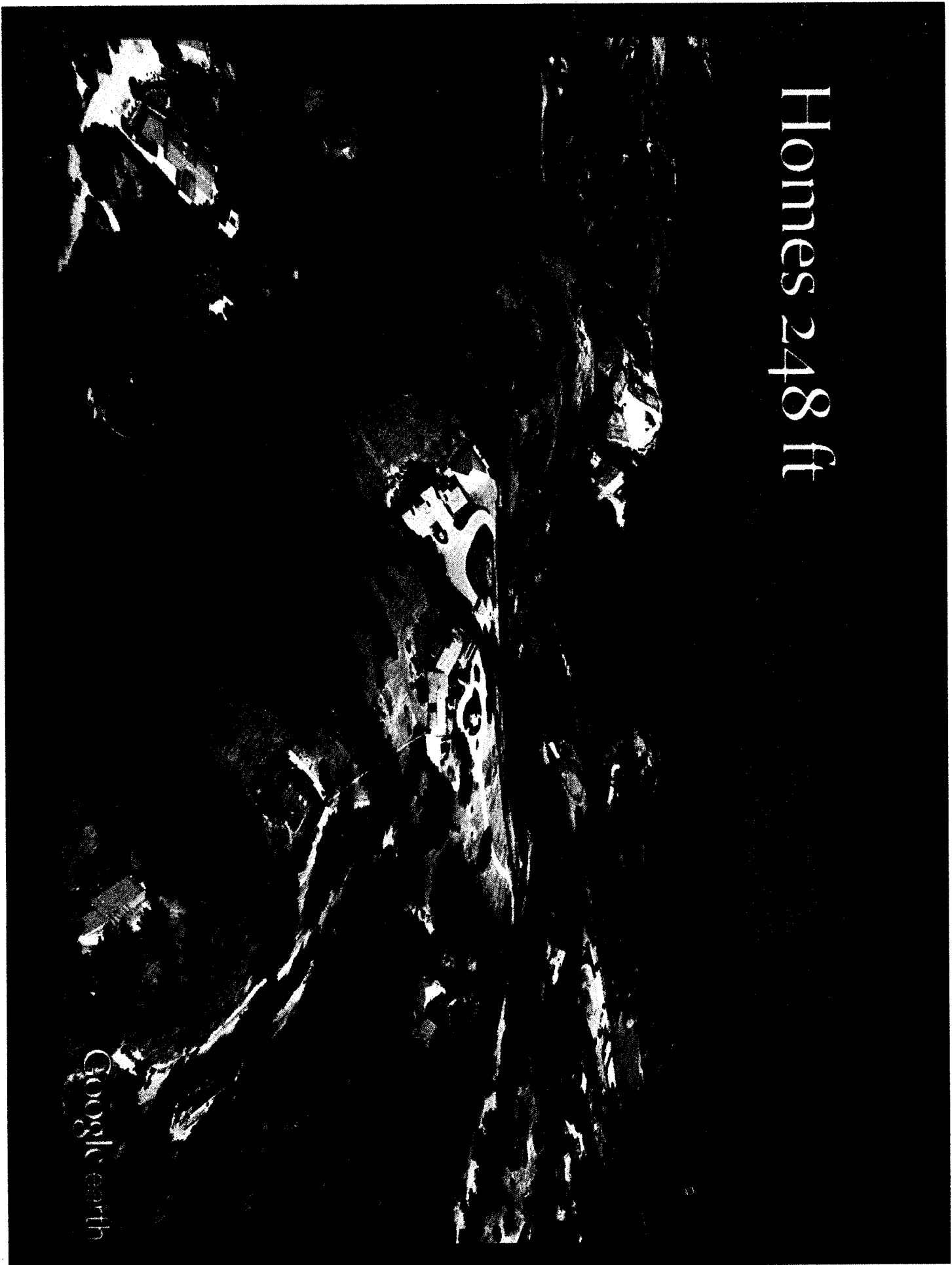
Homes 105 ft

Google earth

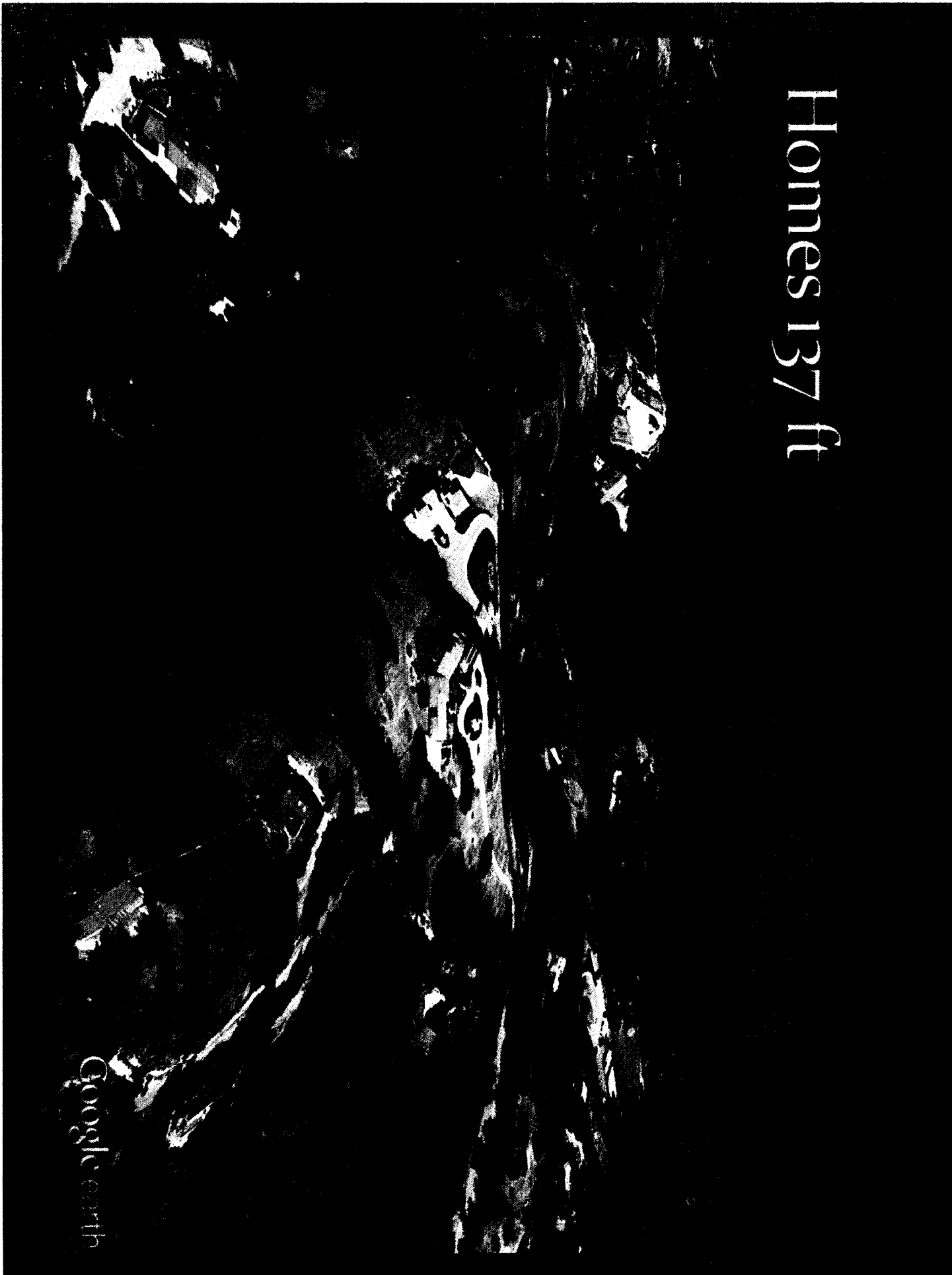


Homes 248 ft

Google earth



Homes 137 ft



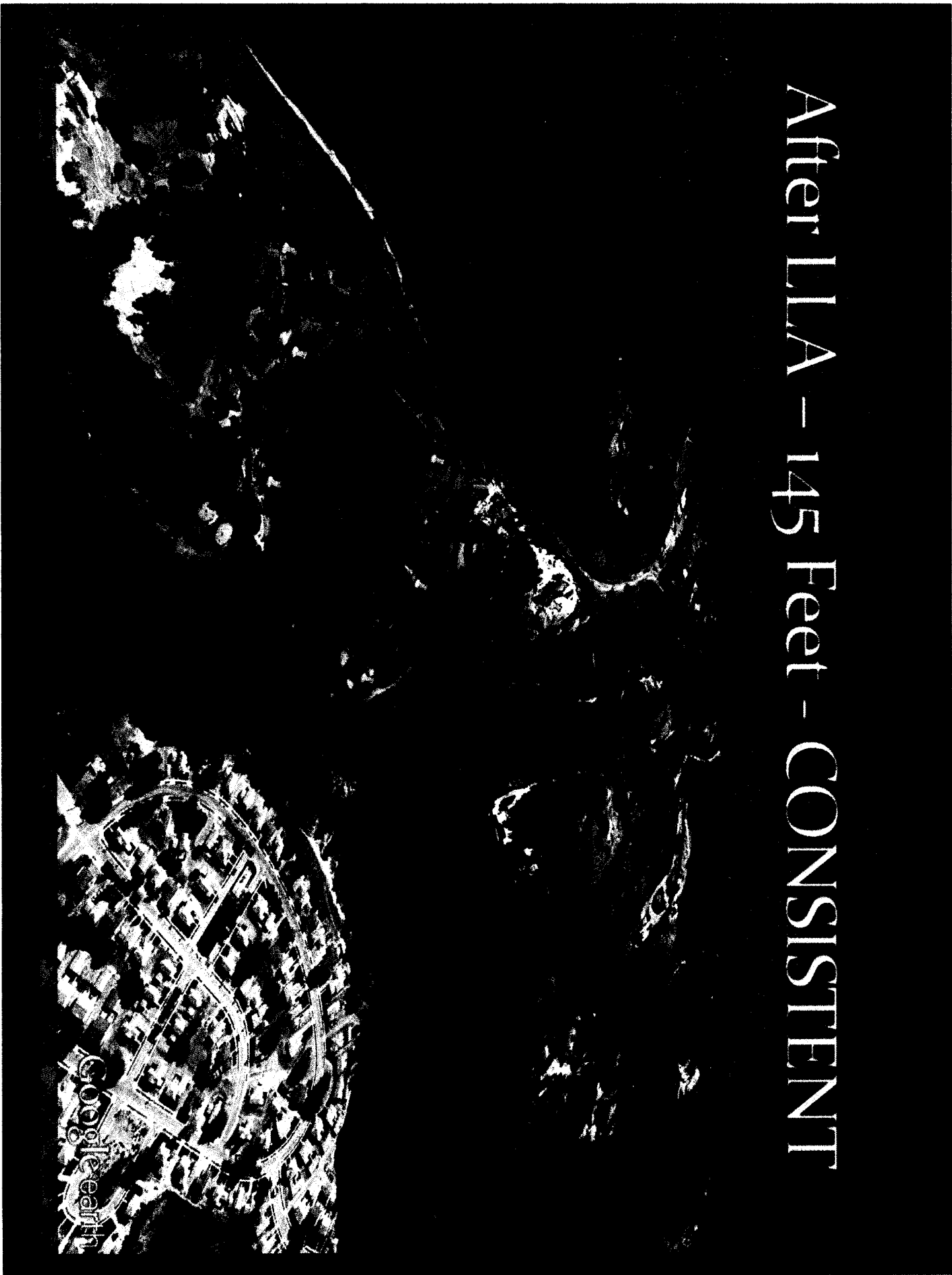
Google earth

Currently, 180 Feet



Good Earth

After ILLA - 145 Feet - CONSISTENT



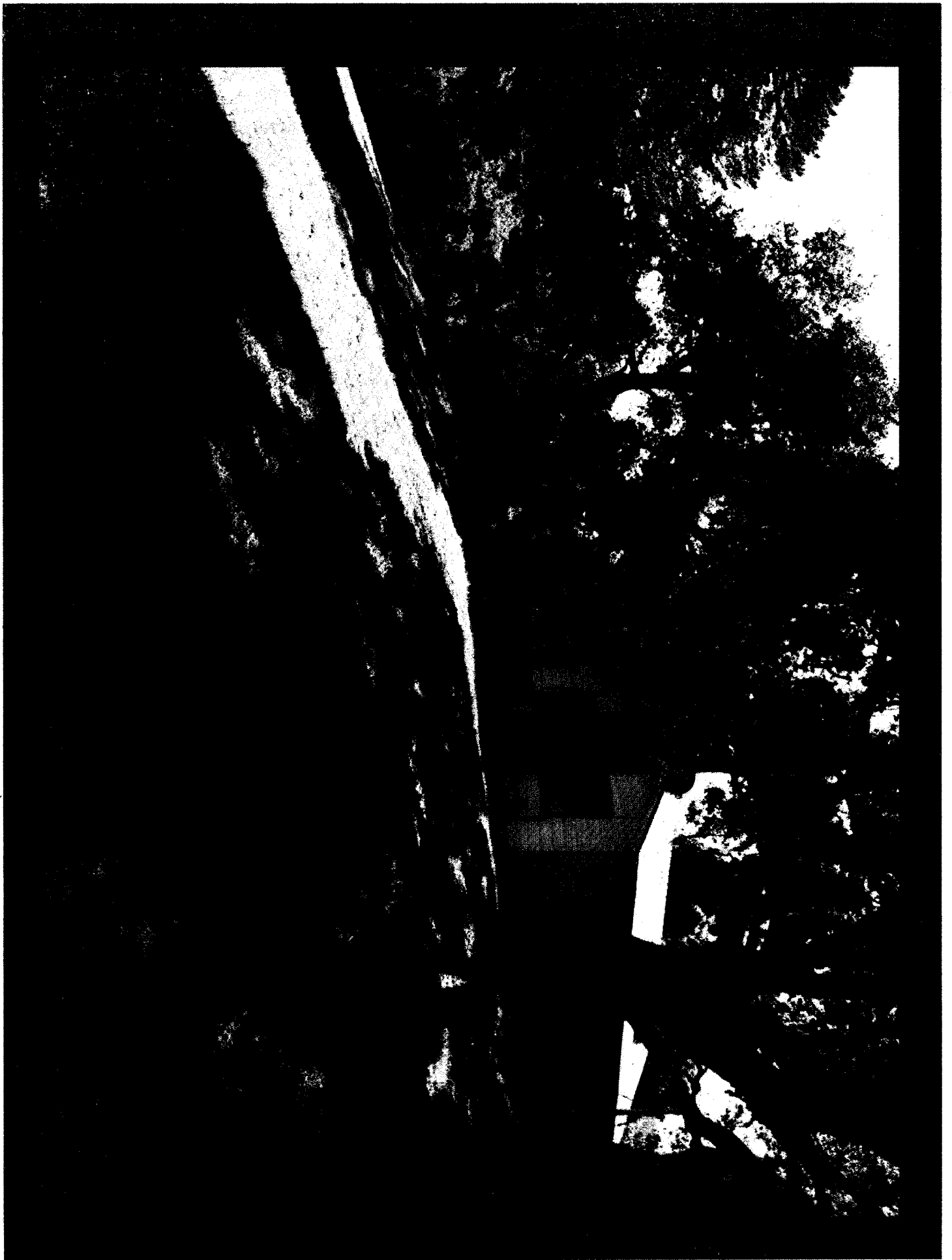
Application Better Meets County's Policies & Goals

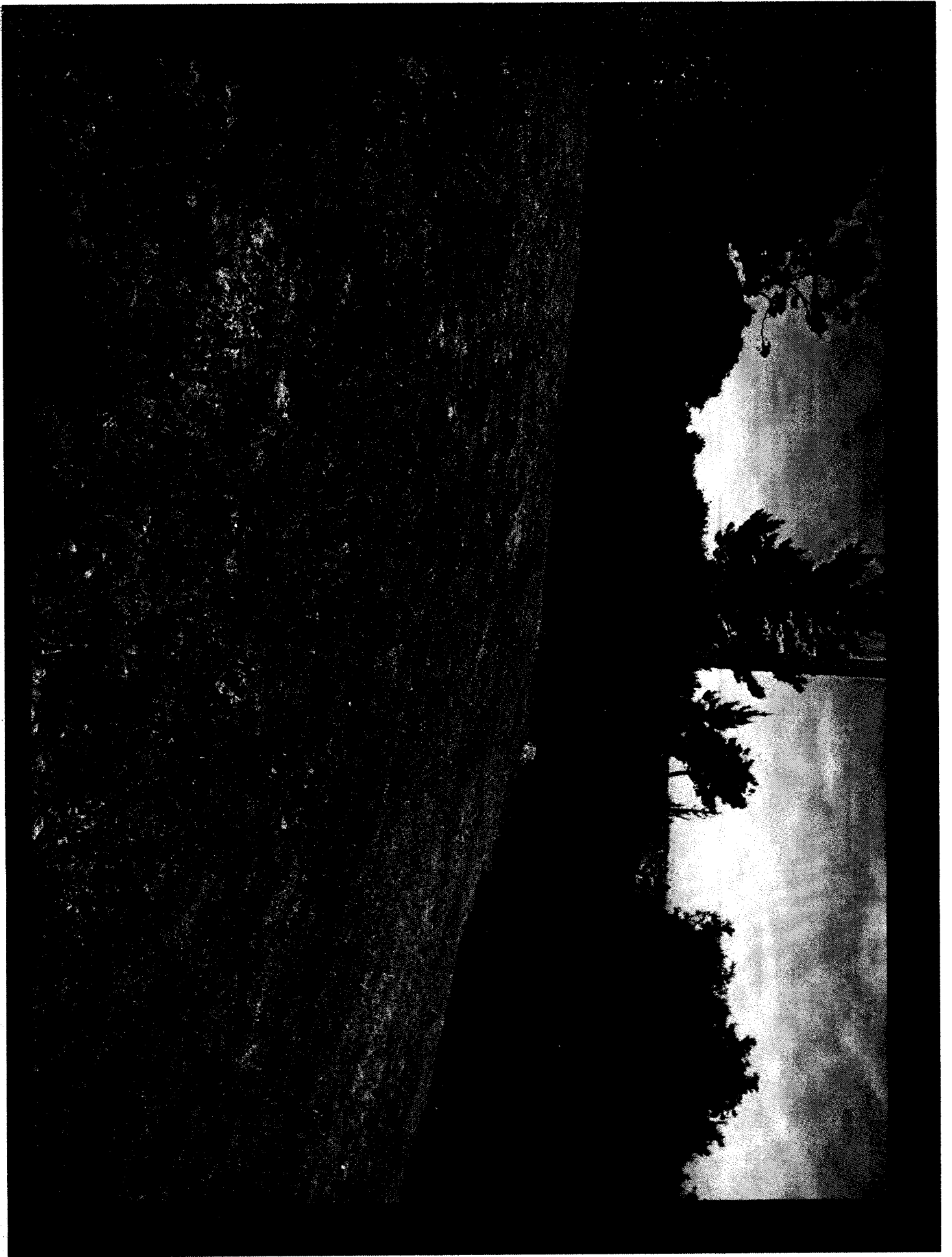
- Consistent with the County's General Plan, Greater Monterey Peninsula Area Plan, and Title 21.
- No violations on the subject parcel.
Appellants rely on merger and violations, not LLA application
- No potential impacts caused by the project.
- Reduced grading.
- Minimal impact on trees.

POLICIES – Visual Impacts



Google Earth





IN CONCLUSION

- Unanimous Support

Staff

Monterey County Land Use Advisory Committee

Minor Subdivision Committee

- Better for the Environment

- Better for the People and County of Monterey

- Better meets the Goals and Objectives the County has adopted when planning.