



Monterey County

Planning Commission

Agenda Item #3

Legistar File Number: PC 16-005

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Salinas, CA 93901
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May 11, 2016

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Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

Von Schack PLN160013

Public hearing to consider the project Categorically Exempt per Section 15305 (a) of the CEQA Guidelines and approval of a Coastal Development Permit (PLN160013) for a Lot Line Adjustment between two parcels of approximately 6.35 acres and 2 acres, resulting in two parcels of 4.85 acres and 3.5 acres. The property is located at 31453 & 31525 Highway 1, Carmel, Big Sur Coast Land Use Plan (APN: 243-221-028-000 and 243-221-026-000).

PROJECT INFORMATION:

Planning File Number: PLN160013

Owner: Wesley Von Schack & Kelly Jean Sorenson Von Schack

Project Location: 31453 & 31525 Highway 1, Carmel, Big Sur Coast Land Use Plan

APN: 243-221-028-000 and 243-221-026-000

Agent: Anthony Lombardo & Associates

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution:

- a. Finding the project Categorically Exempt per Section 15305(a); and
- b. Approving a Coastal Development Permit (PLN160013) to allow a Lot Line Adjustment between two parcels of approximately 6.35 acres and 2 acres resulting in two reconfigured parcels of 4.85 acres and 3.5 acres.

SUMMARY:

The project involves a lot line adjustment between two legal lots of record (identified as Parcel B-3 and B-1 on the Lot Line Adjustment Map), involving the transfer of approximately 1.5 acres from one parcel (APN: 243-221-028-000 / 6.35 acres) to another (APN: 243-221-026-000 / 2.0 acres), resulting in two parcels of 4.85 acres and 3.5 acres respectively. The primary purpose of this request is to even out the parcel sizes for estate planning purposes and to place the existing access road through both parcels equally, instead of traversing one parcel. The proposed lot line adjustment is consistent with applicable standards.

DISCUSSION:

The current configuration and legality of the lots have been confirmed via Volume 15, Parcel Maps, Page 157 as Parcel B-3 (APN: 243-221-028-000) and Parcel B-1 (APN: 243-221-026-000), as recorded on July 22, 1983. When the lots were created the zoning was "SC-2" or "Scenic Conservation" and allowed minimum lot size of 2 acres. The current lot

configuration and sizes were in effect prior to the existing zone designation of “WSC/40-D (CZ)”, or Watershed Scenic Conservation, with Design Control Overlay, Coastal Zone.

The WSC/40 zoning designation, allows residential development subject to specific development standards (coverage, height, and setbacks), and requires a minimum building site of one acre (for clustering purposes only) and a maximum gross density of 40 acres/unit. Each of the existing lots has previous development, are sized larger than the 1 acre minimum, and are a part of a larger parcel map (which clustered development on parcels smaller than 40 acres). Therefore the subject parcels are consistent with the “WSC” development standards and are “legal and conforming”.

The proposed lot line adjustment will not result in the existing development being inconsistent with applicable site development standards (coverage, height or setbacks). Parcels of 4.85 acres and 3.5 acres are allowed one residential unit, so no additional development density would be created on either lot.

Legal and conforming lots, located within the Coastal Zone may be adjusted, via a Lot Line Adjustment, through the granting of a Coastal Development Permit; therefore the applicant has applied for the Coastal Development Permit.

The proposed lot line adjustment is consistent with applicable policies with the Big Sur Coast Land Use Plan, specifically, Policy 5.4.3.H.4, which encourages resubdivisions and lot line adjustments when no new developable lots are created when and plan policies are better met by the action. In this particular case, the transfer of approximately 1.5 acres from one lot to another, will not create any new developable lots, nor will it result in parcels which are inconsistent with or obstruct the objectives and policies of the applicable zoning (WSC) and land use plan (Big Sur Coastal).

The primary purpose of the lot line adjustment is to even out the parcel sizes for estate planning purposes and to place the existing access road through both parcels equally, instead of traversing one parcel. The access road is located within a recorded easement on the portion of land involved in the lot line adjustment. This particular 60 foot easement is in place to allow road and utility improvements; the existing access road/driveway has been developed within this easement area. The existing road/driveway will remain in place and continue to serve both parcels. Each new parcel description (Certificate of Compliance) will need to reflect the presence of the easement; however no changes to the metes/bounds of the easement are required due to the proposed lot line adjustment.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Cal Fire-Coastal Fire Protection District
- Big Sur Can Coastal Land Use Advisory Committee

The proposed project was reviewed by the Big Sur Coast Land Use Advisory Committee (LUAC) on April 12, 2016. The LUAC recommended approval of the project by a vote of 4-0 (**Exhibit B**).

Prepared by: David J. R. Mack, AICP, Associate Planner, Ext. 5096

Approved by: Carl P. Holm, AICP, Resource Management Agency (RMA) Director

This report was reviewed by John Ford, RMA Services Manager.

Attachments:

Exhibit A - Draft Resolution including Conditions of Approval and Lot Line Adjustment

Exhibit B - Advisory Committee Minutes (LUAC)

cc: Front Counter Copy; Planning Commission, Cal-Fire Coastal Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John H. Ford, RMA Services Manager; Wesley Von Schack & Kelly Jean Sorenson Von Schack, Applicant/Owner; Anthony Lombardo & Associates (Tony Lombardo), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN160013.