



Monterey County Planning Commission

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Agenda Item # 2

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September 14, 2016

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Current Status: Agenda Ready

Matter Type: Planning Item

PLN150489 - Van Greunen

Continued from August 31, 2016, and continue public hearing to September 28, 2016 for a Coastal Development Permit to allow a Lot Line Adjustment between three parcels.

Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines section 15270

6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1) Find the continuance Statutorily Exempt per Section 15270 of the CEQA Guidelines;
and
- 2) Continue the public hearing for Coastal Development Permit for a Lot Line Adjustment until September 28, 2016.

DISCUSSION:

In response to the public noticing of this project, concern has been expressed as to the potential for ridgeline development and use of a private road easement. There are some unanswered questions which need to be resolved prior to presenting this to the Planning Commission for consideration. After the last continuance, staff met with the applicant on September 2, 2016 in an attempt to address the issues, but at this time, we do not have sufficient information. Staff requests a continuance to September 28, 2016. The applicant has agreed to the continuance.

Prepared by: John Ford, RMA Services Manager, Ext. 5158

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

cc: Front Counter Copy; Planning Commission; John Ford, RMA-Planning Services Manager;; Public Works Department; Johannes and Kristi Van Greunen, Applicants/Owners; Dale Ellis, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN150489