



Monterey County

Planning Commission

Agenda Item No. 10

Legistar File Number: PC 17-011

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Salinas, CA 93901
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February 22, 2017

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Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN160533 - MARK AND MARY GOLDBERG, GARRY AND NIRUPA SHEPPARD

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment of equal exchange of 29,432 sq. ft. between two (2) contiguous legal lots of record: Assessor's Parcel Number 181-151-003-000 (Parcel A, Sheppard) (3.9 acres) and Assessor's Parcel Number 181-151-001-000 (Parcel B, Goldberg), (4.2 acres), resulting in Parcel A (3.9 acres) and Parcel B (4.2 acres), respectively.

Project Location: 835 and 855 Elkhorn Rd, Royal Oaks, North County Land Use Plan

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

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Find the project categorically exempt Section 15305 (a) of the CEQA Guidelines; and
- b. Approve a Coastal Development Permit to allow a Lot Line Adjustment of equal exchange of 29,432 sq. ft. between two (2) contiguous legal lots of record: Assessor's Parcel Number 181-151-003-000 (Parcel A, Sheppard) (3.9 acres) and Assessor's Parcel Number 181-151-001-000 (Parcel B, Goldberg), (4.2 acres), resulting in Parcel A (3.9 acres) and Parcel B (4.2 acres), respectively.

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

Staff recommends approval subject to 3 conditions.

PROJECT INFORMATION:

Agent: Garry Sheppard

Owners: Garry & Nirupa Sheppard (Parcel A)/Mark and Mary Anne Goldberg (Parcel B).

Project Location: 835 and 855 Elkhorn Rd, Royal Oaks, CA, 95076.

APN: 181-151-003-000 (Parcel A) and 181-151-001-000 (Parcel B).

Zoning: RDR/5 (CZ) for Parcel A and B

Plan Area: North County Land Use Plan

Flagged and Staked: NA

SUMMARY:

The application consists of a minor lot line adjustment to adjust a property line between two legal lots of record:

- Parcel A/Sheppard: Assessor's Parcel Number (APN): 181-151-001-000 and
- Parcel B/Goldberg: APN: 181-151-003-000.

All of the subject property is zoned "RDR/5 (CZ)" or Rural Density Residential, 5 acres per unit. Both parcels currently do not meet the minimum lot size for this zoning district. By exchanging an equal amount of land, there would be no impact to two legal non-conforming parcels.

The purpose of the lot line adjustment is to adjust the lot lines so that an existing residential structure, detached art studio and improvements on Parcel B meet the setback requirements of the Rural Density Residential zoning district. Parcel A currently has an existing storage shed/carport with attached deck and a septic tank. With the adjustment, the structures on Parcel A would retain the required setbacks of the RDR/5 (CZ) zoning district.

No development is proposed with this lot line adjustment. There are no identified impacts to environmental resources. No demolition, construction, or other type of development is proposed under this entitlement. The existing site coverage on both the existing and proposed lots is within the development standards for the applicable property zoning, and the lot line adjustment would not intensify the level of development allowed on the parcels.

DISCUSSION:

Detailed discussion is provided in **Exhibit A**.

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
- ✓ North County Fire Protection District
- ✓ North County Coastal Land Use Advisory Committee
- ✓ California Coastal Committee CCC

The proposed project was reviewed by the North County Coastal Land Use Advisory Committee (NCC-LUAC) October 19, 2016. The NCC-LUAC recommended approval of the project by a vote of 6 Ayes with 3 Absent (**Exhibit E**).

FINANCING:

Funding for staff time associated with this project is included in the FY2016-17 Adopted Budget for RMA-Planning.

Prepared by: Dee Van Donselaar, Associate Planner, Ext. 6408
Reviewed by: Jacqueline R. Onciano, RMA Interim Chief of Planning
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

- Exhibit A Discussion
- Exhibit B Project Data Sheet
- Exhibit C Draft Resolution
 - Recommended Conditions of Approval
 - Tentative Map for Lot Line Adjustment
- Exhibit D Vicinity Map
- Exhibit E North County LUAC Minutes

cc: Front Counter Copy; Jacqueline Onciano, RMA Interim Chief of Planning; Garry Sheppard, Applicant/Owner ; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN160533.