



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: RES 14-033 **Name:** Gordon and Sandra Steuck
Type: BoS Resolution **Status:** Passed
File created: 3/20/2014 **In control:** Board of Supervisors
On agenda: 4/1/2014 **Final action:** 4/1/2014

Title: Public hearing continued from March 18, 2014 to consider adoption of a resolution to:
a. Deny the appeal by Save Aguajito Forever, et al. from the Planning Commission's approval of a Lot Line Adjustment application by Gordon and Sandra Steuck;
b. Adopt a Negative Declaration for Lot Line Adjustment; and
c. Approve a Lot Line Adjustment (Steuck) between two (2) legal lots of record of approximately 4.6 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Northerly Parcel") and 4.3 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Southerly Parcel"), resulting in two (2) reconfigured lots of 4.6 acres (westerly parcel, to be identified as Parcel A) and 4.3 acres (easterly parcel, to be identified as Parcel B).
(Lot Line Adjustment - PLN130209/Steuck, 570 Aguajito Road, Carmel, Greater Monterey Peninsula Area Plan)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Discussion, 2. Attachment B - Draft Board Resolution, 3. Attachment C - Negative Declaration, 4. Attachment D - Notice of Appeal, 5. Attachment E - PC Resolution No. 13-042, 6. Attachment F - Comment Letters on IS & ND, 7. Attachment G - Vicinity Map, 8. Completed Board Order & Resolution

Date	Ver.	Action By	Action	Result
4/1/2014	1	Board of Supervisors	adopted	Pass

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(Lot Line Adjustment - PLN130209/Steuck, 570 Aguajito Road, Carmel, Greater Monterey Peninsula Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN130209
Owner: Gordon and Sandra Steuck
Agent: Aaron Johnson, Attorney
Project Location: 570 Aguajito Road, Carmel
APN: 103-061-015-000
Plan Area: Greater Monterey Peninsula
Flagged and Staked: No

CEQA Action: Negative Declaration

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Deny the appeal by Save Aguajito Forever, et al. from the Planning Commission's approval of a Lot Line Adjustment application by Gordon and Sandra Steuck;
- b. Adopt a Negative Declaration for the Lot Line Adjustment; and
- b. Approve a Lot Line Adjustment (Steuck) between two (2) legal lots of record of approximately 4.6 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Northerly Parcel" [Certificate of Compliance Document No. 2004079692]) and 4.3 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Southerly Parcel" [Certificate of Compliance Document No. 2004079684]), resulting in two (2) reconfigured lots of 4.6 acres (westerly parcel, to be identified as Parcel A) and 4.3 acres (easterly parcel, to be identified as Parcel B), based on the findings and evidence and subject to the conditions of approval included as part of the LLA Resolution.

SUMMARY:

The proposed project is a Lot Line Adjustment (LLA) between two (2) legal lots of record of approximately 4.6 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Northerly Parcel" [Certificate of Compliance Document No. 2004079692]) and 4.3 acres (portion of Assessor's Parcel Number 103-061-015-000 - "Southerly Parcel" [Certificate of Compliance Document No. 2004079684]) (subject property) in area, resulting in two (2) newly reconfigured lots of 4.6 acres (westerly parcel, to be identified as Parcel A) and 4.3 acres (easterly parcel to be identified as Parcel B), respectively. (Hereafter referred to as "project" or "subject LLA"). The Planning Commission unanimously approved (10-0-0) the Lot Line Adjustment on December 11, 2013, and the appellants submitted a timely appeal of the Planning Commission's decision on January 2, 2014. The appeal was initially scheduled to be heard by the Board of Supervisors on February 25, 2014; however, at that meeting the Board voted (4-0-1) to continue the appeal to the March 18, 2014 Board of Supervisors meeting. All parties to the appeal had previously agreed in writing to continue the hearing. At the March 18, 2014 hearing, at the request of the applicant at the hearing, the Board voted (3-0-1-1) to continue the hearing on the appeal to the April 1, 2014 Board of Supervisors meeting. The appeal sets aside the Planning Commission's decision in its entirety, and the Board's hearing is de novo.

DISCUSSION:

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

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
RMA-Public Works Department
Water Resources Agency
North County Fire Protection District
North County Coastal Land Use Advisory Committee

FINANCING:

Funding for staff time associated with this project is included in the FY2013-14 Adopted Budget for RMA - Planning.

Prepared by: Luke Connolly, AICP, Management Specialist, RMA-Planning, ext. 5173

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Benny Young, Director Resource Management Agency

cc: Front Counter Copy; Board of Supervisors; Cypress Fire Protection District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency, John and Sandra Steuck, Owners; Aaron Johnson, Attorney; Save Aguajito Forever et al, Appellants c/o Anthony Lombardo & Associates; The Open Monterey Project; LandWatch; Project File PLN130209

The following attachments are on file with the Clerk of the Board:

Attachment A	Discussion
Attachment B	Draft Board Resolution including recommended Conditions of Approval and Lot Line Adjustment Survey Map
Attachment C	Negative Declaration
Attachment D	Notice of Appeal
Attachment E	Planning Commission Resolution No. 13-042
Attachment F	Comments Letters on Initial Study and Negative Declaration
Attachment G	Vicinity Map