



County of Monterey

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

Board Report

File #: RES 14-023, **Version:** 1

Public hearing continued from February 25, 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)

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. 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 FY2014-15 Adopted Budget for the Planning Department.

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 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 Vicinity Map