



County of Monterey

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

Board Report

File #: PC 16-041, **Version:** 1

PLN150489 - Van Greunen

Public hearing to consider action on a Coastal Development Permit for a Lot Line Adjustment between three parcels

Proposed CEQA Action: Categorical Exemption per CEQA Guidelines section 15305(a).

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

RECOMMENDATION:

Conduct the public hearing, and if the Commission agrees that this project constitutes clustering, provide direction to prepare three dimensional building envelopes showing that the newly configured parcels can be developed without causing ridgeline development.

PROJECT INFORMATION:

Planning File Number: PLN150489

Owner: Johannes and Kristi Van Greunen

APNs: 129-201-052-000, 129-201-006-000 (one APN covers two lots)

Plan Area: North County Coastal Land Use Plan

Property Area: 40 acres

Land Use/Zoning: Rural Density Residential - Ten Acres per unit density - Coastal Zone

Flagged and Staked: Partial flagging and staking between September 11, 2016 and September 14, 2016.

SUMMARY:

The applicant would like to modify the property boundaries of three existing conforming parcels (13.5 acres, 7.4 acres and 19.1 acres) to create parcels sizes of 2.9 acres, 3.6 acres, and 33.5 acres in the Rural Density Residential Zoning District within the North County Coastal Land Use Plan. The site is within the coastal zone so the approval of a Lot Line Adjustment requires a Coastal Development Permit.

This application is relying on a provision of the zoning ordinance that allows parcels of less than 5 acres to accommodate “clustered residential development.” Staff supports the idea of clustering as a concept which concentrates development on one portion of the site setting aside large portions of the site, provided that the development is compliant with all other Land Use Plan Policies. There is Maritime Chaparral and slopes in excess of 25% on the property which would be placed under a Conservation and Scenic Easement. This is the type of benefit that is associated with clustering.

The application seeks to cluster lots near a ridgeline and has the potential to result in ridgeline development. The North County Land Use Plan does not allow lot line adjustments that result in ridgeline development. If it can be demonstrated that the lots can be developed without creating Ridgeline Development then the Lot Line Adjustment would be appropriate.

There is public opposition to this application. Several neighbors have submitted letters or approached staff about concerns with the application. No information has been submitted that would cause the application to not be approved other than for policy reasons related to ridgeline development.

Staff is recommending that the Planning Commission consider the staff analysis, conduct the public hearing and give consideration to whether this is an appropriate use of residential clustering. Subject to finding that clustering is appropriate in this circumstance; staff recommends the Planning Commission continue this item to require that the applicant prepare flagging and staking to demonstrate that the parcels can be built upon without causing ridgeline development.

This application was not scheduled with the North County Coastal LUAC because the LUAC was not meeting.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

- Resource Management Agency (RMA) - Public Works
- Environmental Health
- Water Resources Agency
- North County Fire Protection District
- California Coastal Commission

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

Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Proposed Map

Exhibit D - Vicinity Map

Exhibit E - Letters From Public

1. Monique Fountain
2. Debra Louison-Lavoy

Exhibit F - Biological Reports from Pat Regan

1. Undated
2. August 8, 2016

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