



County of Monterey

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

Board Report

File #: PC 16-065, **Version:** 1

PLN160429 - AKIYAMA (Continued from September 28, 2016)

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment merging four lots into two lots.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305(a)
471 Elkhorn Road, Royal Oaks, North County Land Use Plan

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Find the project Categorically Exempt per CEQA Section 15305(a); and
- Approve a Coastal Development Permit to allow a Lot Line Adjustment merging four, 1.02-acre lots, into two, 2.04-acre lots.

A draft resolution with findings and evidence is attached as **Exhibit C**. Staff recommends approval, subject to five conditions.

PROJECT INFORMATION:

Planning File Number: PLN160429

Owner: Sam and Kiiko Akiyama

APN: Portion of APN 119-071-005-000 (Lots 7, 8, 9 and 10)

Zoning: Low Density Residential, 2.5 acres per unit, Coastal Zone

Parcel Size: 1.02 acres per lot (four lots, totaling 4.08 acres)

Agent: Ron Gordon

Flagged and Staked: N/A, no new development proposed

SUMMARY:

The Akiyama's have requested a lot line adjustment which would merge four, 1.02 acre lots, into two, 2.04 acre lots. The resulting two lots are configured to accommodate three existing dwellings and to bring the site into compliance with the site development standards of the Low Density Residential (LDR) zoning district (Chapter 20.14 of the Coastal Zoning Ordinance). The proposed lot line adjustment, as well as the location of the existing structures, is shown on the lot line adjustment map attached as **Exhibit C**.

As proposed, the Lot Line Adjustment would merge four lots into two. The two proposed lots are labeled Parcels A and B on the Lot Line Adjustment map (**Exhibit C**):

- Resulting Parcel A would be 2.04 acres in size and contain one single family dwelling and detached garage. Parcel A would conform to all of the development standards for the zone in which it is located.
- Resulting Parcel B would be 2.04 acres in size and contain two single family dwellings, a shop/barn, and two sheds.

Staff finds that the legal, non-conforming status of Parcel B is not increased because one of the existing houses already straddles the property line of the property line to be removed, so Parcel B currently contains two units. This would remain a legal non-conforming condition. Overall, the lot line adjustment would reduce the number of potential dwelling units by one because, without the merger of lots, one dwelling unit could be permitted on each of the four existing lots (total four units). As designed the parcel are limited to the three existing units, of which one unit on Parcel B is legal non-conforming because it does not meet the density for this zoning

designation (LDR). This Lot Line Adjustment would bring existing structures at the site into conformance with setbacks and other site development standards.

A Variance was granted in 1993 to allow development on the Akiyama property to exceed the maximum lot coverage associated with greenhouses that were on the property at the time. This Variance was approved for 10 lots (four of which are included in this application) so the only way the variance could be utilized is if all 10 lots were utilized to reconstruct the greenhouses.

The variance is an entitlement that runs with the land. Ideally the Variance would be withdrawn by the owners. However, that was not included as part of this application. Potential to once again construct greenhouses on the parcels is limited since it applies to 10 lots, including the subject lots, and would require consent of all property owners where the variance applies.

Staff recommends approval of the application as presented.

OTHER AGENCY INVOLVEMENT:

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

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

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

Prepared by: Nadia Amador, Associate Planner, Ext. 5114

Reviewed by: John Guertin, RMA Deputy Director

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

The following attachments are on file on with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Lot Line Adjustment Map

Exhibit D - Vicinity Map

Exhibit E - Aerial Photo

Exhibit F - Assessor's Parcel Map Book 119, Page 07

Exhibit G - Las Lomas Tract No. 6, Volume of Surveys, Page 3

cc: Front Counter Copy; California Coastal Commission; John H. Ford, RMA Services Manager; Sam and Kiiko Akiyama, Applicant/Owner; Ron Gordon, Agent, The Open Monterey Project (Molly Erickson); LandWatch, John H. Farrow; Project File PLN160429.