



County of Monterey

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

Board Report

File #: PC 19-079, Version: 1

PLN190131 - FULL GOSPEL CHURCH OF LAS LOMAS

Public hearing to consider a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

Project Location: 202 Hall Road and 21 & 29 Willow Road, Royal Oaks, North County Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15305 (a) of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission adopt a resolution to:

1. Find that the project involves a minor lot line adjustment not changing land use densities or building sites on slopes greater than 20%, which qualify as a Class 5 Categorical Exemption pursuant to Section 15305 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to five (5) conditions of approval.

PROJECT INFORMATION:

Agent: Jerry & Christine Gutierrez

Owners: Full Gospel Church of Las Lomas

APN: 119-122-007-000 & 119-122-020-000

Zoning: Medium Density Residential with a maximum gross density of 4 units per acre within Coastal Zone or "MDR/4 (CZ)"

Parcel Size: 0.4 acres and 2.451 acres

Plan Area: North County Land Use Plan

Flagged and Staked: Not Applicable

SUMMARY:

The Full Gospel Church of Las Lomas owns two parcels approximately 2 miles east of Highway 1, located on Hall and Willow Road in Royal Oaks, north of the intersection of Elkhorn and Hall Road. Parcel A (202 Hall Road, Assessor's Parcel Number 119-122-007-000) is 0.4 acres, developed with an existing single family dwelling. Parcel B (21 & 29 Willow Road, Assessor's Parcel Number 119-122-020-000) is 2.451 acres, developed with an existing church and single family dwelling. The applicant proposes a Lot Line Adjustment (LLA) of approximately 4,370.7 square feet from Parcel B to Parcel A in order to bring an existing single family dwelling into conformance with the required rear yard setback for the MDR zoning district. The LLA would adjust the side yard property line, towards the back half of the parcel, for Parcel B. The existing single family dwelling, church, shed and parking lot is located towards the front half of the parcel; therefore, the LLA would not impact these structures or constrain any necessary parking (see plans in **Exhibit A**).

Staff evaluated the project for consistency with the 1982 Monterey County General Plan (General Plan), the North County Land Use Plan (NC LUP), the North County Coastal Implementation Plan, Part 2 (NC CIP), the Monterey County Coastal Zoning Ordinance (Title 20) and the Monterey County Subdivision Ordinance (Title 19). The LLA results in new lot configurations that will result in a superior lot configuration by bringing existing development into conformance with current setback requirements. The LLA involves 4,340.7 square feet of land being transferred from Parcel B to Parcel A and the proposed configuration is consistent with applicable County regulations. Existing building site locations on both properties will not change as a result of the Lot Line Adjustment.

DISCUSSION:

The LLA is between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B). The LLA proposes to transfer 4,340.7 square feet of land from Parcel A to Parcel B, resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B). Parcel A (202 Hall Road) has existing development on the property that includes a 945 square foot single family dwelling and a 152 square foot accessory non-habitable structure. Parcel B (21 & 29 Willow Road) has existing development that includes a 1,250 square foot single family dwelling, a 5,856 square foot church, an asphalt parking lot and five (5) accessory non-habitable structures totaling 676 square feet.

The LLA is proposed to bring the dwelling on Parcel A into conformance with rear yard setback requirements for the zone and all remaining structures will conform to the County's current site development standards listed in Title 20, Section 20.12.060. Uses and structures at both sites will remain unaffected. The proposed LLA would not create any new lots. No demolition, construction, or other type of development is proposed. There are no identified impacts to environmental resources, and the LLA would not intensify the level of development allowed or already existing on the parcels.

Development Standards - Setbacks:

The parcels are zoned Medium Density Residential with a maximum gross density of 4 units per acre within Coastal Zone or "MDR/4 (CZ)". Title 20, Section 20.12.060 identifies site development standards for this zoning district. Required setbacks are 20 feet (front), 10 feet (rear), and 5 feet (sides) for main structures and 50 feet (front), 1 foot (rear), and 6 feet for the front half of the property and 1 foot for the rear half of the property (sides) for accessory non-habitable structures. The attached sketch in **Exhibit A** illustrates the approximate siting of the existing structures. The LLA would result in a change to side yard setbacks for Parcel B and rear yard setbacks for Parcel A. While a portion of the side yard setback for Parcel B is changing, it still conforms to the required side yard setbacks for the MDR zoning district. An existing accessory non-habitable structure and main structure on existing Parcel A is currently legal nonconforming as to required rear yard setbacks. The Adjusted Parcel A will bring these structures into conforming status resulting in an approximately 30 foot rear yard setback.

Lot Line Adjustment:

Lot Line Adjustments between four or fewer parcels are not subject to the Subdivision Map Act (SMA) pursuant to Government Code Section 66412(d). As such, the County is limited to a review of the LLA to a determination of whether or not the parcels resulting from the LLA will conform to the coastal plans, zoning ordinance, and building ordinances. Map Act requirements are reflected and implemented at the local level in the Coastal Subdivision Ordinance for Monterey County contained in Title 19. Title 19 establishes specific requirements, review criteria, and required findings for LLAs that are in keeping with the SMA. Findings

include the number of properties included in the Lot Line Adjustment (4 or fewer) and consistency with the applicable Land Use Plan, Zoning, and Building Ordinances. As described above, the LLA is between two legal lots, brings the parcels into conformance with zoning requirements (side yard setbacks), and will not create a greater number of parcels than originally existed. Therefore, the LLA is consistent with the SMA and Title 19 of the Monterey County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project is categorically exempt from environmental review pursuant to Section 15305 (a) of the CEQA Guidelines. Section 15305 (a) exempts minor alterations in land use limitations including Lot Line Adjustments with an average slope of less than 20%. The project is a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B). The Monterey County Geographic Information System (GIS) indicates that there are no slopes greater than 25% that are within the subject properties. Therefore, the proposed LLA would qualify for this exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway, will not impact a historical resource, and will not have a significant effect on the environment.

OTHER AGENCY INVOLVEMENT:

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

Resource Management Agency (RMA)-Public Works
Environmental Health Bureau
RMA-Environmental Services
North County Regional Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the North County LUAC for review on August 21, 2019 due to the inclusion of a Lot Line Adjustment within the Coastal Zone. The LUAC recommended approval unanimously by a 6-0 vote (**Exhibit C**).

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240

Reviewed by: Craig Spencer, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and
Development Services

The following attachments are on file with the RMA:

Exhibit A - Draft Resolution, including:

- Conditions
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - North County LUAC Minutes

cc: Front Counter Copy; Planning Commission; Brandon Swanson, Interim Chief of Planning, Craig Spencer, RMA Planning Services Manager; Jerry & Christina Gutierrez, Agent; Full Gospel Church of Las Lomas, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190131

