



Board Report

File #: PC 20-042, Version: 1

PLN190183 - HEISLER

Public hearing to consider a Lot Line Adjustment between two existing legal lots consisting of 7.24 acres (Parcel A - APNs 241-231-001, 241-231-003, 241-231-007), and 1.63 acres (Parcel B - APN 241-231-008), resulting in two legal lots of 7.06 acres (Parcel 1), and 1.81 acres (Parcel 2) to better align with existing structures and roads on the properties.

Project Location: 215 Upper Walden Road (APNs 241-231-001-000, 241-231-003-000, 241-231-007-000) and 90 Crest Road (APN 241-231-008-000), Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Find that the project is adjustment of lot lines between two legal parcels, which qualifies as a Class 5 Categorical Exemption pursuant to Sections 15305 of the CEQA Guidelines, and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Coastal Development Permit to allow lot line adjustments between two legal parcels consisting of 7.24 acres (Parcel A - APNs 241-231-001, 241-231-003, 241-231-007), and 1.63 acres (Parcel B - APN 241-231-008) resulting in two legal parcels of 7.06 acres (Parcel 1), and 1.81 acres (Parcel 2) respectively:

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

Staff recommends approval subject to five (5) conditions.

PROJECT INFORMATION:

Project Owner: Karl F. and Michele A Heisler Trust

APNs: 241-231-001-000, 241-231-003-000, 241-231-007-000 (Existing Parcel A) and 241-231-008-000 (Existing Parcel B)

Zoning: Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone) [LDR/1.5-D (CZ)]

Parcel Size: 7.24 acres and 1.63 acres (315,374 square feet and 71,003 square feet)

Flagged and Staked: N/A

SUMMARY:

The project site is two principal parcels of 7.24 acres (Parcel A) and 1.63 acres (Parcel B). The larger parcel, Parcel A, is one legal lot with three separate APNs: 241-231-001, 241-231-003, and 241-231-007. Parcel A is currently developed with two (2) single-family dwellings, and a detached garage associated with Parcel A partially straddles the eastern property line shared with Parcel B. Parcel B is undeveloped, except for the portions of the garage associated with Parcel A. An unimproved dirt road connecting to Crest Road provides access to Parcel B, and a portion of this driveway is located on Parcel A.

The proposed lot line adjustment would reconfigure the lots in a way that locates the detached garage wholly on new Parcel 1 and the road serving Parcel B wholly on new Parcel 2. The proposed lot line adjustment would result in two principal parcels: Parcel 1 (7.06 acres, 215 Upper Walden Road) which includes the two single family homes and detached garage. All existing structures and the septic system will meet minimum setbacks

after the adjustment, and the reconfigured lot will comply with lot coverage and floor area ratio. The nearest property line to the residential development is approximately 90 feet; the nearest proposed property line is approximately 190 feet. The detached garage would be approximately 67-1/2 feet from the proposed property line and approximately 50 feet from the nearest property line. The existing septic system is over 200 feet from the nearest property line; Section 15.20.070 requires a leach field setback of 10 feet from a property line. There is approximately 4,000 square feet of building coverage on Parcel A, or lot coverage of approximately 1.3 percent. The proposed lot line adjustment would increase Parcel 2 (90 Crest Road) from approximately 1.63 acres to approximately 1.81 acres, which is currently vacant. Both principal parcels would comply with the minimum parcel size established for the zoning district. Potable water is provided to Parcel 1 by the Carmel Highlands Water District (Cal Am). Parcel 1 wastewater is processed through an on-site septic system.

There is currently no application to develop Parcel 2 with a single-family dwelling. However, it is reasonably foreseeable in the near future since the applicant has a separate application submitted to RMA for a test-well located on Parcel 2 to determine if there is adequate potable water.

DISCUSSION:

Development Standards

Pursuant to the development standards for the LDR zoning district, identified in Monterey County Code (MCC) Section 20.14.060, and as proposed, the lot line adjustment would meet minimum lot size and density standards. Both parcels are zoned Low Density Residential with a maximum density of 1 acre per unit in the Coastal Zone. The present configuration of the two principal parcels complies with the zoning designation. Staff reviewed the application and found it consistent with the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20) and Monterey County Coastal Subdivision Ordinance (Title 19).

Minimum Building Site

The minimum building requirement is one (1) acre as it relates to subdivision of land. The project proposal lot line adjustment is between two existing principal parcels of approximately 7.24 acres and 1.63 acres. The lot line adjustment would result in two principal parcels of approximately 7.06 acres and 1.81 acres. Thus, the lot line adjustment would continue to comply with the minimum one (1) acre minimum size for subdivision or lot line adjustment standard. The proposed lot line adjustment would not create any new parcels.

Slopes

Parcel 2 is currently undeveloped, but it is reasonable to anticipate future development. The topography of Parcel 2 is characterized by slopes of varying degrees. Slopes of less than 20 percent make up the majority the site and are centrally located on the parcel. They offer the best opportunities for any possible future development. There are instances of slopes of 30 percent or greater on Parcel 2, but these slopes are located closer to the parcel boundaries. The proposed lot line adjustment would not increase the development potential of the parcel. Along the northeastern property line is a seasonal drainage feature that has slopes exceeding 30 percent. This lot line adjustment will not create future conflict if/when Parcel 2 is developed with a single-family dwelling.

Existing Development

Currently, Parcel A is developed with two single-family residences and a detached garage and has approximately 4,000 square feet of lot coverage, or approximately 1.2 percent lot coverage. Parcel B is undeveloped but does contain a large portion of the detached garage for Parcel A. There is a crude dirt road connecting Crest Road to Parcel B, which would likely serve as a driveway in the future. A portion of this dirt

road transects Parcel A. The proposed lot line adjustment would reconfigure the two parcels. After reconfiguration, the detached garage would be located entirely on Parcel 1 and the dirt road would be located fully on Parcel 2. The property is currently served by the Carmel Highlands Water District. Once the lot line adjustment is completed, the residential development on Parcel 1 would continue to be served by the water district. Sanitary service is currently provided by an on-site septic system. The proposed lot line adjustment would not interfere with the operation of the existing septic system. The septic system would continue to meet setback requirements found in Title 15 regarding sewage disposal.

County staff has reviewed the project plans to confirm the existing site development and analyze potential future development alternatives. Based on plans submitted, the proposed lot line adjustment would not create any conflicts with Title 20 development standards for the existing residences and would allow the existing detached garage to comply with the setback requirements of the LDR zone district.

ESHA:

The proposed lot line adjustment is not located in an area of Native Monterey Pine Forest specifically designated as ESHA in the County GIS maps or the Carmel Area Use Plan. The Land Use Plan recognizes that not all Monterey pine forest areas are ESHA and that a determination is made on a case-by-case basis; the proposed lot line adjustment would not impact the determination of the existence of ESHA on the site. The proposed lot line adjustment is in an area that is developed with sing-family residences. The area does contain pine forestation, but the forestation is fragmented by the residential development in the area. Additionally, the lot line proposal does not include any proposal for development. No technical reports, including archaeological or biological were prepared for the lot line adjustment because no development is proposed.

LUAC:

The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review because the Lot Line Adjustment does not involve any conflicts as outlined in the Board adopted LUAC guidelines.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15305, Class 5, categorically exempts minor lot line adjustments that do not result in the creation of any new parcel. The proposed lot line adjustment is between two existing parcels. The lot line adjustment would change the configuration of the two parcels in such a way as to allow an existing detached garage to be wholly located on Parcel 1 (Reconfigured Parcel A) that meets setback requirements of the LDR zone district and would allow for the location of a dirt road to be located wholly on Parcel 2 (Reconfigured Parcel B). The lot line adjustment would not create any new parcels.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

RMA-Public Works

RMA-Environmental Services

Environmental Health Bureau

Carmel Highlands Fire Protection District

Prepared by: R. Craig Smith, Associate Planner, x6408

Reviewed by: Brandon Swanson, RMA Planning Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community
Development and Acting Chief of Planning

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Proposed Lot Line Adjustment Map

Exhibit C - Health Department Memo

Exhibit D - Vicinity Map

cc: Front Counter Copy; Carmel Highlands FPD (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; R. Craig Smith, Associate Planner; Brandon Swanson, RMA Planning Manager; Karl F. and Michele A Heisler Trust, owner; Lynn Kovach, Agent; California American Water; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN190183