



County of Monterey Planning Commission

Item No.4

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

Agenda Item No. 4

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Matter Type: Planning Item

PLN220359 - CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS)

Public hearing to consider a coastal permit to allow a lot line adjustment between two legal lots of record consisting of Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

Project Location: 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

RECOMMENDATIONS

It is recommended that the Planning adopt a resolution to:

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Joel Panzer

Property Owner: Casa Ondulado LLC

APN: 008-441-033-000 & 008-441-035-000

Parcel Size: 5.24 acres & 1.11 acres

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

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Christina Vu, Assistant Planner

(831) 755-5139 or vuc@countyofmonterey.gov

SUMMARY

Located approximately 0.15 miles from the coast and over 0.25 miles from Pebble Beach Resort,

the project site is located at 1451 Ondulado Road (Parcel 1) & 1467 Padre Lane (Parcel 2) in Pebble Beach within the Del Monte Forest Land Use Plan. The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Parcel 1 (5.24 acres) and Parcel 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Parcel 1) and 1.33 acres (adjusted Parcel 2). The purpose of the LLA is to reconfigure the parcel lines to allow direct access from Padre Lane to 1467 Padre Lane. In accordance with Title 20 section 20.14.050, the resulting lots would remain consistent with applicable policies, regulations, and development standards in the Del Monte Forest Land Use Plan (DMF LUP), the Del Monte Forest Coastal Implementation Plan (DMF CIP), and Title 20.

DISCUSSION:

The lot line adjustment would not create new lots (i.e., would not subdivide either of the existing parcels), and would not intensify the combined level of development allowed on the parcels. Parcel 1 is developed with one single-family dwelling, and parcel 2 is current undeveloped.

Necessary public facilities are available to serve both properties. Both of the referenced properties have a verified connection to the Pebble Beach Community Service District for public sewer utilities. As a result of the LLA, Parcel 1 would retain direct access to Ondulado Road and Parcel 2 would be granted direct access to Padre Lane.

Both properties are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or “LDR/1.5-D(CZ)” and is currently in compliance with the applicable development standards under Title 20 section 20.14.060 and would remain in compliance after the lot line adjustment. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum building site coverage in LDR district is 15 percent while the maximum floor area ratio in LDR/1.5 districts is 17.5 percent. Lot 1 is currently developed with approximately 3.9 percent site coverage and approximately 5.4 percent floor area ratio while Lot 2 is currently undeveloped. Lot 1 will be transferring 0.22 acres to Lot 2, slightly changing the allowable site coverage and floor area ratio. The Adjusted Lot 1 will have a total site coverage of approximately 4 percent and a floor area ratio of approximately 5.6 percent, which will conform to zoning district standards. Additionally the proposed LLA will not affect the setbacks of the existing single family dwelling on Lot 1.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines, “Minor Alterations to Land Use Limitations”. The Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%. This project qualifies for Class 5 exemptions because it includes a minor lot line adjustment between two legal lots of records. All the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2; the proposed Lot Line Adjustment will not occur in an area with an average slope of 20% or greater, successive projects would not contribute to a significant cumulative impact, there are no unusual circumstances regarding this project that would cause a significant impact to the environment, the proposed development would not result in damages to scenic resources and the project site is not located on or near any hazardous waste sites.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Service District

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 6, 2024 and voted unanimously to support the project as proposed. There were no public comments made at this meeting and none have been received by the county regarding this project.

Prepared by: Christina Vu, Assistant Planner, x5139
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner
Approved by: Melanie Berreti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - LUAC Meeting Minutes

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Casa Ondulado LLC, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN220359.