

MONTEREY COUNTY PLANNING COMMISSION

Meeting: March 11, 2009. 10:30 a.m.	Agenda Item No.: 5
Project Description: Abandonment of a portion of the intersection of Hatton Road and Mountain View Avenue Abandonment	
Project Location: Hatton Road and Mountain View Avenue, Carmel	APN: 009-211-009-000
Planning File Number: PD080767	Name: Lawrence and Cristina Biegel, Property Owners
Plan Area: Carmel Land Use Plan	Flagged and staked: N/A
Zoning Designation: MDR/2-D (CZ) Medium Density Residential -2 units per acre maximum Design Control Review required. (Coastal Zone))	
CEQA Action: Categorically Exempt per Sections 15301; 15305; and 15061 (b)(3)	
Department: RMA – Public Works Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Find abandonment to be categorically exempt under the CEQA Guidelines. (15301 – existing facilities; 15305 – minor alterations in land use limitations; and 15061 (b) (3) - common sense exemption)
- 2) Find that the abandonment of the 2,141 square feet of the northeast corner of Hatton Road and Mountain View Avenue, is not inconsistent with the Monterey County General Plan and Carmel Land Use Plan and recommend said abandonment to the Board of Supervisors.


PROJECT SUMMARY/DISCUSSION:

The Department of Public Works received a petition to abandon a portion of the right-of-way on the northeast corner of Hatton Road and Mountain View Avenue adjacent to the southwest corner of Assessor's Parcel number 009-211-009-000. The right-of-way proposed to be abandoned is excess right-of-way and is not needed for present or future use.

The Department of Public Works has reviewed this abandonment and determined that it is categorically exempt under CEQA Guidelines (15301 – existing facilities; 15305 – minor alterations in land use limitations; and 15061 (b) (3) - common sense exemption). Upon abandonment of this portion of the intersection of Hatton Road and Mountain View Avenue, the Department will prepare and file the appropriate Notice of Exemption with the County Clerk.

OTHER AGENCY INVOLVEMENT:

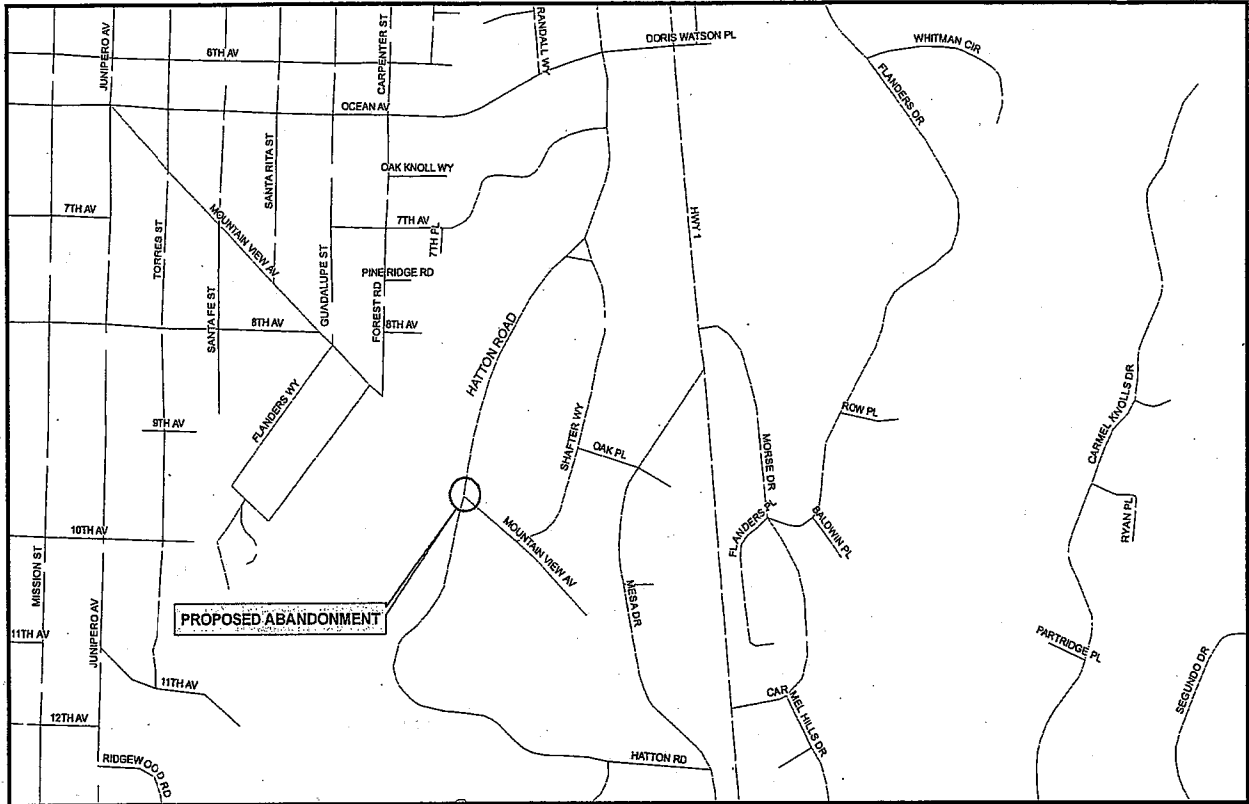
This abandonment has been reviewed by Public Works Department, Assessors Office, Planning Department, AT&T, Pacific Gas & Electric (PG&E), Carmel Area Wastewater District, and California American Water. All recommended in favor of the abandonment.



 Chad Alinio, Civil Engineer
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 March 2, 2009

EXHIBIT A

VICINITY MAP



LEGAL DESCRIPTION

Being portions of the road right-of-ways for Hatton Road and Mountain View Avenue as shown on the map of "Hatton Fields Tract No. 1", filed for record December 7, 1925 in Volume 3 of "Cities & Towns" at Page 31, Official Records of Monterey County, and being more particularly described as follows:

Beginning at a point on the Easterly line of Hatton Road, said point being South $11^{\circ}10'00''$ West, 27.00 feet from the Northwesterly corner of Lot 8 as shown on said map; thence along said Easterly line of Hatton Road,

1) Southeasterly along a curve, concave to the Northeast, the center of which bears South $78^{\circ}50'00''$ East, 150.00 feet, through a central angle of $58^{\circ}29'56''$, a distance of 153.15 feet; thence along the Northeasterly line of Mountain View Avenue,

2) South $47^{\circ}20'00''$ East, 86.30 feet to a point of cusp, said point being North $55^{\circ}00'30''$ West, 25.18 feet from the Southeasterly corner of said Lot 8; thence departing said Northeasterly line,

3) Northwesterly along the arc of a curve, concave to the Northeast, the center of which bears North $34^{\circ}59'30''$ East, 650.00 feet, through a central angle of $7^{\circ}00'00''$, a distance of 79.41 feet; thence,

4) Northwesterly along the arc of a tangent reverse curve, concave to the Southwest, having a radius of 450.00 feet, through a central angle of $8^{\circ}26'33''$, a distance of 66.31 feet; thence,

5) Northwesterly along the arc of a tangent reverse curve, concave to the East, having a radius of 25.00 feet, through a central angle of $67^{\circ}36'33''$, a distance of 29.50 feet; thence tangentially,

6) North $11^{\circ}10'00''$ East, 83.75 feet to the Point of Beginning.

Containing 2,141 square feet, more or less.



EXHIBIT D
ABANDONMENT FACT SHEET

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: September 26, 2008

To: Planning Commission Members

From: Steve Mason, Assistant Planner

Subject: Road Abandonment: Hatton Rd & Mountain View Ave - Northeast corner
Planning Project # PD080767

1. Area Plan: Carmel Land Use Plan
2. Zoning Designation: MDR/2-D (CZ) Medium Density Residential – 2 units per acre maximum with Design Control Review required. Coastal Zone.
3. Easement location: Southwest of Assessor's Parcel Number 009-211-009-000/Northeast corner Hatton Rd & Mountain View Ave intersection, Carmel
4. Development Incentive Zone: None
5. Land Use Served Benefiting General Public: None
6. Relation to Circulation Element: None
7. Potential for Low-Moderate Income Housing on Site: None
8. Potential for Legal Building Site: None
9. Potential for Adverse Effects on Agriculture in the Area: None
10. Potential for Recreation: None

Consistency Status: Based on the above-listed data, the proposed road abandonment is consistent with the Monterey County General Plan and the Carmel Land Use Plan