Before the Minor Subdivision Committee in and for the County of Monterey, State of California

In the matter of the application of:
JUSTIN AND LIZA ESAYIAN (PLN090424)
RESOLUTION NO. 10-006
Resolution by the Monterey County Minor Subdivision Committee:

1) Categorically exempt the project from environmental review pursuant to Section 15305 of the CEQA Guidelines; and
2) Approving the Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two legal lots of record consisting of: 24.6 acres (Parcel 1: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel 2: Assessor's Parcel Number 420-221-019-000). The adjustment would be an equal exchange of 0.43 acres between the parcels resulting in two parcels of: 24.6 acres (Parcel A: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel B: Assessor's Parcel Number 420-221-019-000).

[PLN090424, Justin and Liza Esayian, 51406 Partington Ridge Road, Big Sur, Big Sur Coast Land Use Plan (APN: 420-221-018-000 and 420-221-019-000]

The Esayian application (PLN090424) came on for public hearing before the Monterey County Minor Subdivision Committee on June 10, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Minor Subdivision Committee finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Big Sur Coast Land Use Plan,
- Big Sur Coastal Implementation Plan, Part 3,
- Monterey County Zoning Ordinance (Title 20)
- Monterey County Coastal Subdivision Ordinance (Title 19)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 51406 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-018-000 and 420-221-019-000, Big

Sur Coast Land Use Plan. The parcels are zoned "WSC/40-D(CZ)" [Watershed and Scenic Conservation, 40 acres per unit with Design Control overlay district (Coastal Zone)], which allows for lot line adjustments, the construction of accessory structures, and tree removal. Therefore, the project is an allowed land use for this site.

c) Assessor's Parcel Number 420-221-018-000 currently contains two dwelling units. The Monterey County Assessor's Office began to assess the structures on the property as of 1950. Monterey County coastal land use designations were not placed on the property until 1960. In 1960, the properties were zoned T-D-B4 (Transition with Design Control and Building Site over lay districts) and in 1963, the properties were zoned SC/10 (Scenic Conservation, 10 acres per unit). Therefore, the structures were constructed prior to requirements of planning permits.

d) The State of California enacted the California Building Standards Law in 1953 and the County of Monterey first required building permits in March 5, 1956. Therefore, the structures were constructed prior to the requirement of building permits.

e) The current zoning for Assessor's Parcel Number 420-221-018-000 requires a density of one unit per every 40 acres. Since the property is 24.6 acres and currently has two dwelling units on the property, it is considered legal non-conforming. The lot line adjustment requests the exchange of an equal amount of acreage between the properties and will result with one single family dwelling on each lot. Although the minimum density is 40 acres per unit, Section 20.17.060.A of the Monterey County Zoning Ordinance (Title 20) requires the minimum building site for each parcel to be at least once acre. Therefore, the lot line adjustment will bring both properties in conformance Title 20 requirements.

f) As the subject parcels are currently configured, there is a potential for the construction of a single family dwelling on Assessor's Parcel Number 420-221-019-000 because it is a vacant lot. However, as a result of the lot line adjustment, the potential for an additional dwelling unit will be eliminated.

g) The project planner conducted a site inspection on January 14, 2010 to verify that the project on the subject parcel conforms to the plans listed above.

h) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review on April 13, 2010. No comments were made, nor were changes to the project recommended. The LUAC recommend approval of the project with a vote of 4 to 0, with one member absent.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090424.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, California Department of Forestry, Public Works, Environmental Health Division,

and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by the Public Works Department have been incorporated.

b) Through staff's review of the proposed project and resource material (Big Sur Coastal Implementation Plan and the Monterey County Geographic Information System) no potential impacts caused by the project were identified. In addition the proposed project is found to be exempt for an environmental review (See Finding No. 5). Therefore, no reports were required to be submitted as part of the lot line adjustment application.

c) Staff conducted a site inspection on January 14, 2010 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090424.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the California Department of Forestry, the Public Works Department, the Environmental Health Division, and the Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities exist on the project site. No additional electricity facilities are required for the project.

c) The two dwelling units currently possess separate septic facilities (see Finding No. 7, Evidence g). In addition, the two units are currently being served by the Partington Mutual water system. No additional water connections will be required as a result of the proposed project.

d) Preceding findings and supporting evidence for PLN090424.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on January 14, 2010 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090424.

5. **FINDING:** **CEQA (Exempt):** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a), categorically exempts minor lot line adjustments that do not result in the creation of a new parcel. The lot line adjustment proposes an equal exchange of acreage (.43 acres) between two legal lots of record. The adjustment will result with one dwelling unit on each lot (see Finding No. 1, Evidence e). This will restrict additional dwelling units between the two properties. (See Finding No. 1, Evidence e and f).

b) CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions can be made because the project will not impact an environmental resource of hazardous or critical concern; the lot line adjustment will not create a cumulative impact; the project does not have any unusual circumstance; the project will not result in the damage of a scenic resource; the subject property is not a hazardous waste site; nor is the structure to be removed a historical resource. Therefore, the proposed project is exempt from environmental review.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14, 2010.

d) See preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access has been determined to be located on the subject properties; no access through the parcel is needed; nor is access proposed with the project. Therefore, pursuant to Section 20.145.150.B of the Monterey County Coastal Implementation Plan, the requirement for public access can not be demonstrated.

b) The subject property is located an area inappropriate for shoreline access (Figure 2, Shoreline Access Plan, of the Big Sur Coast Local Coastal Program).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The subject property is located adjacent to an inland trail corridor with a public right of way along Partington Ridge Road. (Figure 3, Trails Plan, of the Big Sur Coast Local Coastal Program). However, the proposed project meets the land use compatibility criteria set forth in Policy 6.1.5.G of the Big Sur Coast Land Use Plan.

e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090424.

f) The project planner conducted a site inspection on January 14, 2010.

7. **FINDING:** **LOT LINE ADJUSTMENT** –The parcels resulting from the lot line adjustment conform to County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE: a) The parcel is zoned "WSC/40-D(CZ)" [Watershed and Scenic Conservation, 40 acres per unit with Design Control overlay district (Coastal Zone)].

b) The project area has a total of 33.7 acres and the proposed adjustment includes and equal exchange of .43 acres.

c) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.025.B.1) the lot line adjustment is between two or more existing adjacent parcels (see Finding No. 7A)

d) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.025.B.2) a greater number of parcels than originally existed will not be created as a result of the lot line adjustment. (see Finding No. 7B)

e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. Both lots meet the minimum building site required by Section 20.17.060.A of the Monterey County Zoning Ordinance (Title 20). (See Finding 1, Evidence e)

f) Section 19.09.005.B of the Monterey County Coastal Subdivision Ordinance (Title 19) states that lot line adjustments which result in the relocation of the building area shall considered major and subject to the provisions of CEQA. The proposed lot line adjustment will not include the relocation of a building site. In fact, it further restricts additional dwellings (see Finding No. 1, Evidence e and f). The project was found to be exempt from CEQA (see Finding No. 5) and therefore, no additional environmental review is required.

g) Each dwelling unit currently has its own septic system and the lot line adjustment will result with one dwelling unit and its own septic system on separate parcels. There has been no indication from the Division of Environmental Health that any additional septic facilities will be required.

h) There are no easements located within the area to be adjusted, nor will the lot line adjustment affect easements.

i) As an exclusion to the Subdivision Map Act, no tentative map, parcel map, or final map is recorded for a Lot Line Adjustment. Instead, the lot line adjustment shall be reflected in a deed or record of survey. Therefore, in order to appropriately document the boundary changes, a Certificate of Compliance for each new lot are required (**Condition 4**).

j) The project planner conducted a site inspection on January 14, 2010 to verify that the project would not conflict with zoning or building ordinances.

k) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the

proposed development are found in Project File PLN090424.

7A. **FINDING:** **LOT LINE ADJUSTMENT** – The lot line adjustment is between two or more existing adjacent parcels.

EVIDENCE: a) The lot line adjustment is between more than one and less than four existing adjacent parcels. The two adjacent lots share one property line, Assessor Parcel Number 420-221-018-000 is located towards the west and Assessor Parcel Number 420-221-019-000 is located towards the east.

b) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090424.

7B. **FINDING:** **LOT LINE ADJUSTMENT** – A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

EVIDENCE: a) The lot line adjustment is between more than one and less than four existing adjacent parcels.

b) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created. (See additional evidence for future dwelling units within Finding No. 1, Evidence e and f.)

c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090424.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Section 20.86.030 of the Monterey County Zoning Ordinance (Board of Supervisors).

b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project applied for is a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Minor Subdivision Committee does hereby:

A. Categorically exempt the project from environmental review pursuant to Section 15305 of the CEQA Guidelines; and

B. Approve the Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two legal lots of record consisting of: 24.6 acres (Parcel 1: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel 2: Assessor's Parcel Number 420-221-019-000). The adjustment would be an equal exchange of 0.43 acres between the parcels resulting in two parcels of: 24.6 acres (Parcel A: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel B: Assessor's Parcel Number 420-221-019-000), in general conformance with the attached sketch and subject to the conditions, both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th of June, 2010 upon motion of Ms. Janna Faulk, seconded by Mr. Chad Alinio, by the following vote:

AYES: Bodensteiner, McPharlin, Onciano, Faulk, Alinio
NOES: None.
ABSENT: Moss, Vandevere
ABSTAIN: None.

Jacqueline R. Onciano
JACQUELINE R. ONCIANO, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 1 8 2010

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 2 8 2010

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION No. 10-006 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: **ESAYIAN JUSTIN AND LIZA** File No: **PLN090424** APNs: **420-221-018-000 and 420-221-019-000** Approved by: **Minor Subdivision Committee** Date: **June 10, 2010**

Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		RMA – Planning Department				
1.		**PD001 - SPECIFIC USES ONLY** This Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two legal lots of record consisting of: 24.6 acres (Parcel 1: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel 2: Assessor's Parcel Number 420-221-019-000). The adjustment would be an equal exchange of 0.43 acres between the parcels resulting in two parcels of: 24.6 acres (Parcel A: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel B: Assessor's Parcel Number 420-221-019-000). The properties are located at 51406 Partington Ridge Road, Big Sur (Assessor Parcel Numbers 420-221-018-000 and 420-221-019-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(RMA-Planning Department)**	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
			Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.	RMA - Planning		
			To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	WRA RMA - Planning		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A permit (Resolution **10-006**) was approved by the **Minor Subdivision Committee** for Assessor Parcel Numbers **420-221-018-000 and 420-221-019-000** on **June 10, 2010**. The permit was granted subject to **6** conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." **(RMA-Planning Department)**	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA-Planning	Prior to the recordation of Record of Survey	
3.		**PD032(A) - PERMIT EXPIRATION** The permit shall be granted for a time period of **2** years, to expire on **June 10, 2012** unless use of the property or actual construction has begun within this period. **(RMA – Planning Department)**	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		**PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)** The applicant shall request unconditional certificates of compliance for the newly configured parcels. **(RMA – Planning Department)**	The Surveyor shall prepare legal descriptions for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A". The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the *Monterey County Recorder,* for the appropriate fees to record the certificates	Owner/ Applicant/ Surveyor	Concurrent with recording the Record of Survey	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		RMA – Public Works Department				
5.		**PW0034 – LOT LINE ADJUSTMENT** Obtain a survey of the new line and have the line monumented. **(Public Works)**	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Survey	
6.		**PW0035 – RECORD OF SURVEY** File a Record of Survey showing the new line and its monumentation. **(Public Works)**	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Surveyor	Prior to Recordation of Record of Survey	

END OF CONDITIONS
Rev. 11/21//2009

TENTATIVE MAP

PREPARED FOR: CLAUS GORGES TRUST

FOR A PROPOSED LOT LINE ADJUSTMENT FOR L1 OF SUB. 7 OF SEC. 24, T. 20 S. R.2 E., MONTEREY COUNTY RECORDS, CALIFORNIA

OWNER: (BOTH PARCELS)

JUSTIN ESAYIAN
CLAUS GORGES TRUST
18881 VON KARMAN AVE., STE 150
IRVINE, CA 92612

APN: 420-221-018 AND 420-221-019

420-221-018 EXISTING ACREAGE: 24.61 AC. +/-
PROPOSED ACREAGE: 24.61 AC. +/-

420-221-019 EXISTING ACREAGE: 9.1 AC +/-
PROPOSED ACREAGE: 9.1 AC. +/-

NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

PARENTHESES DENOTE RECORD DATA.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

CONTOUR LINES WERE TAKEN FROM USGS 7.5 MINUTE CONTOUR MAP AND ARE APPROXIMATE.

LEGEND

ADD TO PARCEL -018

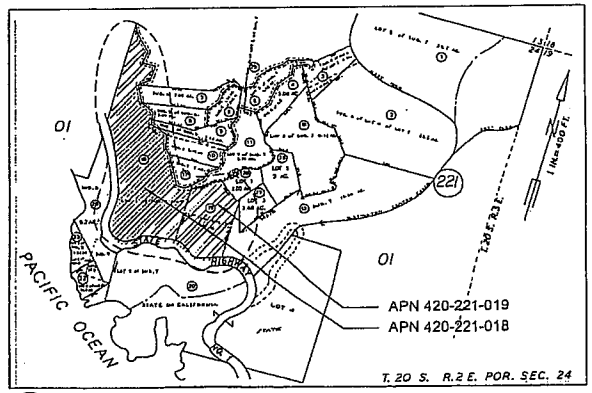
ADD TO PARCEL -019

EXISTING

PROPOSED

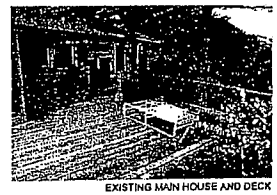
EXISTING PROPERTY LOOKING NORTH

EXISTING PROPERTY LOOKING SOUTH

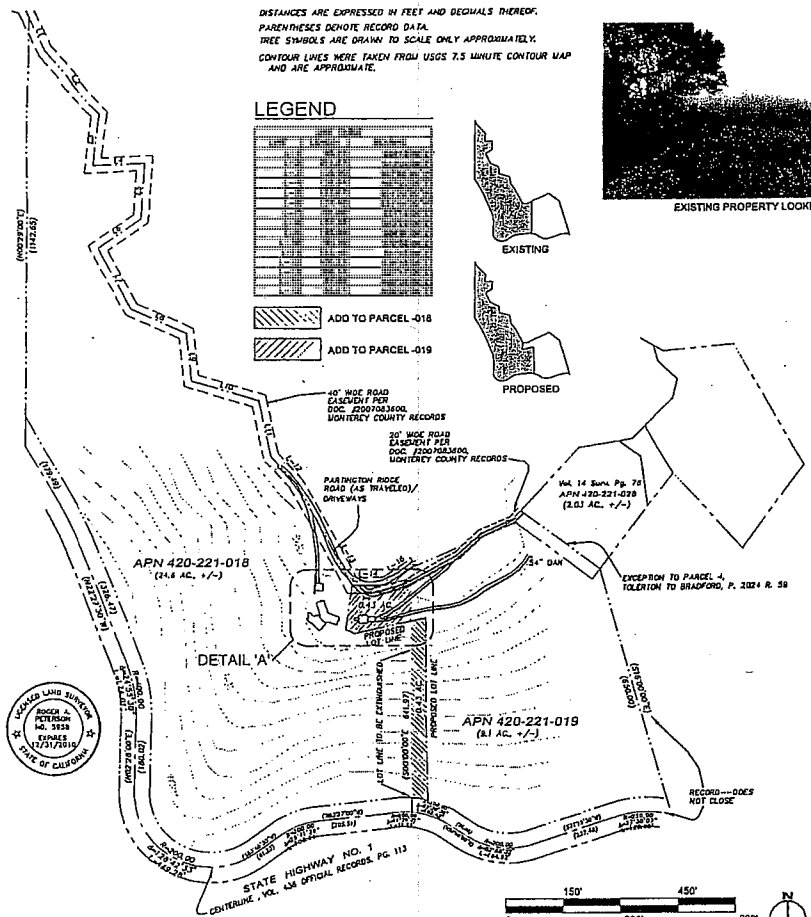


3 VICINITY MAP
SCALE: NOT TO SCALE

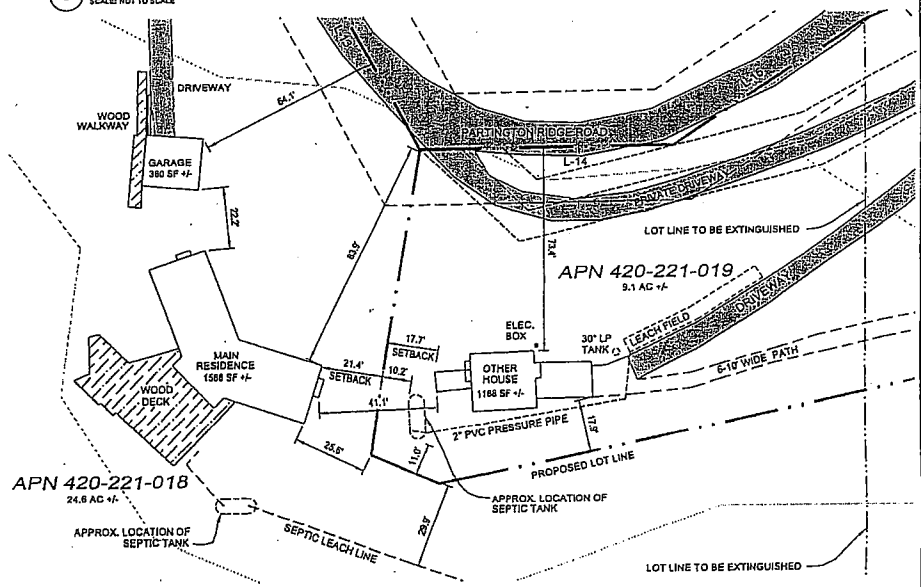
EXISTING PROPERTY FROM HIGHWAY ONE



EXISTING MAIN HOUSE AND DECK



1 PROPOSED PARCEL MAP
SCALE: 1" = 150'



NOTE: ALL IMPROVEMENTS ARE EXISTING. SEPTIC SYSTEM SHOWN AS LOCATED BY PSTS.

2 DETAIL 'A'
SCALE: 1" = 20'

RASMUSSEN LAND SURVEYING, INC.
P.O. BOX 3135
MONTEREY, CALIFORNIA 93942
(831)375-7240 (831)375-2545 FAX

DATE OF SURVEY: FEB. 28 & 29, 2008
DRAWING SCALE: AS NOTED
DRAWN BY: TAH/BC
REVISED: JUNE 13, 2008

GORGES TRUST
LOT LINE ADJUSTMENT
PARTINGTON RIDGE RD
BIG SUR, CA

REVISIONS DATE

SITE PLAN
LOT LINE ADJUSTMENT

Scale: AS NOTED
Drawn by: AJ
Job: 0816

A1.1

02-10-2010

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Big Sur

Please submit your recommendations for this application by: April 13, 2010

Project Title: ESAYIAN JUSTIN & LIZA
File Number: PLN090424
File Type: MS
Planner: QUENGA
Location: 51406 PARTINGTON RIDGE RD BIG SUR
Project Description:
Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of: 24.6 acres (Parcel 1: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel 2: Assessor's Parcel Number 420-221-019-000). The adjustment would be an equal exchange of 0.43 acres between the parcels resulting in two parcels of: 24.6 acres (Parcel A: Assessor's Parcel Number 420-221-018-000) and 9.1 acres (Parcel B: Assessor's Parcel Number 420-221-019-000). The properties are located at 51406 Partington Ridge Road, Big Sur, Big Sur Coast Land Use Plan Area, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

PUBLIC COMMENT: NONE

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

RECEIVED
APR 2 8 2010
MONTEREY COUNTY
PLANNING & BUI...

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS NONE

RECOMMENDATION:

Motion by: Callihan (LUAC Member's Name)

Second by: Priano (LUAC Member's Name)

xx Support Project as proposed

_____ Recommend Changes (as noted above)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

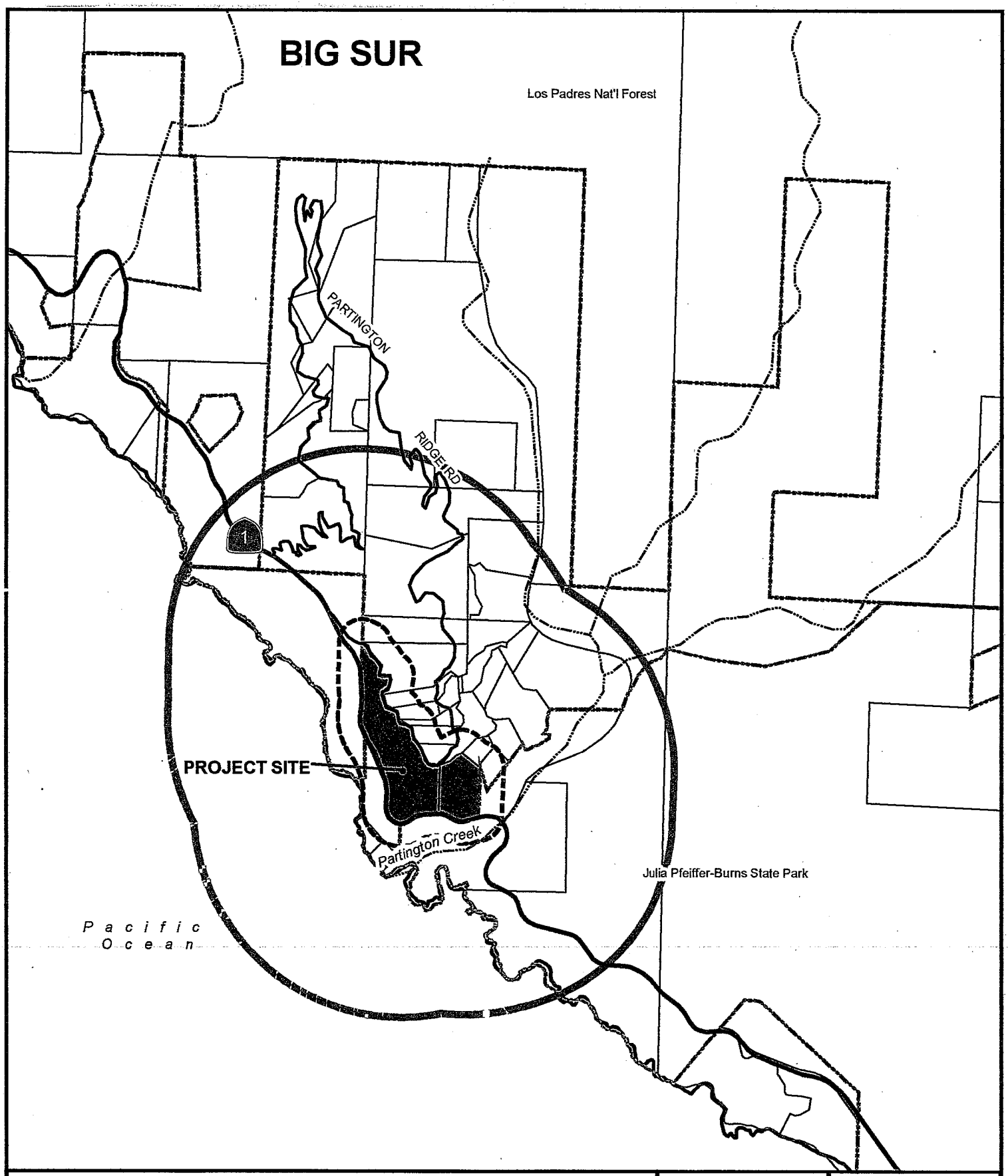
AYES: ~~5~~ 4

NOES: 0

ABSENT: 1

ABSTAIN: ~~0~~

RECEIVED
APR 28 2010
MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.



APPLICANT: ESAYIAN

APN: 420-221-018-000 & 420-221-019-000 **FILE #** PLN090424

300' Limit | 2500' Limit | City Limits | Water

N

0 1,000 Feet

MONTEREY COUNTY CALIFORNIA 1850