



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING
RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 7/31/2013

AUG - 8 2013

ROM TO: PW

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

FROM: Schani Siong, Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00004 COAL 13-0065 LARSON-Proposed lot line adjustment between 2 vacant lots off Doris Ave. in Los Osos. APNs: 074-083-002 and 009.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES
- NO

(Please go on to PART II.)
(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES
- NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

MAP IS LACKING REQUIRED INFORMATION PER 21.02.030
SEE ATTACHED CHECKLIST AND COMMENTS

Date 8/9/13

Name DAVE R.

Phone X5245

21.02.030 Lot Line Adjustment Check List

for project number

COAL 3-0065

Status	Item
✓	Title Report
	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
0	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044. <i>SCALE OF PRINTS IS NOT A COMMON SCALE</i>
0	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on <u>survey data, calculated data, or information of record</u> . If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq. <i>L indicate which</i>
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
0	Lot areas. The area of all existing and proposed parcels shall be identified and listed <u>in acres or square feet</u> . <i>? UNITS?</i>
X	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department. <i>STANDARD VACANT PROPERTY</i>
0	Streets. The locations, names, <u>county road numbers</u> , and widths of all adjoining and contiguous highways, streets and ways.
X	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
X	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
0	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
0	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
0	Property description. A description of the property as well as the <u>assessor's parcel number(s)</u> for the property. <i>ADD</i>
✓	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

- 1) Add COAL# to MAP
- 2) Add Title "Lot Line Adjustment Map"
- 3) New parcels must be designated by numbers, not letters.
- 4) Lot boundaries of parcels to be adjusted shall be distinct from other surrounding boundary lines.



{In Archive} RE: SUB2013-00004 COAL13-0065 LARSON, Coastal
E-Referral, (LLA/ Los Osos) 

Schani Siong to: Robinson, Daniel@Coastal

11/08/2013 03:04 PM

Archive:

This message is being viewed in an archive.

Hi Daniel

Apologies for taking a while to respond. I have done some research and will try to answer the questions you raised. Please see attached original deed and marked-up map for clarity.

Lot Line Adjustment COAL 13-0065 = Parcel Legality

APN: 074-083-009 The one existing parcel was legally created by a recorded map, Lot Line Adjustment COAL 72-308, Parcel #B (Book 10, Page 25 of Parcel Maps) at a time when that was a legal method of creating parcels.

APN: 074-083-002 The map of Cuesta By the Sea was filed for record October 4, 1924 in Book 3, Page 48 of Maps. The 1924 map did not create individual legal lots. So, we look at the deed history of the property to determine the parcel legality for the property. For parcels less than three (3) acres in size we need to see a deed recorded prior to October 12, 1960 (per County Ordinance 509). If all of the lots are on one deed then there is only one legal parcel. To confirm each historical lot is a separate legal parcel we would need a separate pre-October 12, 1960 deed for EACH individual historical lot. Deed history shows that all three (3) historical lots have been conveyed together on the same deed per a 1953 deed recorded in Book 729, Page 517 of Official Records. Therefore, this pre-1960 deed confirms that the APN is one legal parcel.

Number & Size of Lots

The adjustment does not create additional lots. The adjustment is between 2 vacant parcels; APN 074-083-009 (3,533 sf) and APN074-083-002 (7,265sf). After adjustments, the smaller parcel (APN 074-083-009) will increase to 6,750 sf and the larger parcel (APN074-083-002) will decrease to 4,048 sf. As per Sec23.09.060 Nonconforming Lot of Record, the ordinance allows the existing smaller parcel to be used. In this case, the adjustment swaps the parcel sizes around, and per Sec 21.02.030, the resulting parcels maintain an equal position, if not better prior to the adjustment.

We recognize that there are existing small parcels less than 6,000 sf in Los Osos. For existing lots, under Sec 23.04.044, the min site area allowable for existing Single Family Residence lots are 1,750sf when serviced by the community sewer and water district. This will be the case as the applicant only gets to build once they get the community sewer running.

I hope these will answer your questions. If you have any further questions, please do not hesitate to call or email me.



SUB2013-00004_Larson_LLA.pdf

Best regards,

Schani Siong
Department of Planning and Building
County of San Luis Obispo

976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
805.781.4374
ssiong@co.slo.ca.us



"Robinson, Daniel@Coastal" Hi Schani, could you update me on th... 10/21/2013 03:56:28 PM

From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>
To: "ssiong@co.slo.ca.us" <ssiong@co.slo.ca.us>
Date: 10/21/2013 03:56 PM
Subject: RE: SUB2013-00004 COAL13-0065 LARSON, Coastal E-Referral, (LLA/ Los Osos)

Hi Schani, could you update me on the status of this new project referral?

We were a little confused about the minimum lot size (can one be proposed below 4000 sq. ft.), and the lot legality history here. Are legal lots being created here? Is the proposal for 2 houses on 2 lots or 3 houses on 2 lots? Is that possible in the land use designation here?

Thanks for any assistance.

Daniel

From: tjamison@co.slo.ca.us [mailto:tjamison@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us
Sent: Thursday, August 01, 2013 11:37 AM
To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; Robinson, Daniel@Coastal; kbrown@co.slo.ca.us; ssiong@co.slo.ca.us; tjamison%co._slo.ca.us@co.slo.ca.us; smorrow@losososcscd.org; mfalkner@losososcscd.org; stmaturalwater@gmail.com; vickilocacchair@earthlink.net
Cc: ssiong@co.slo.ca.us
Subject: SUB2013-00004 COAL13-0065 LARSON, Coastal E-Referral, (LLA/ Los Osos)

San Luis Obispo County

Planning and Building Department

SUB2013-00004 COAL13-0065 LARSON, Coastal E-Referral, (LLA/ Los

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project, and respond to this referral within 14 days of receiving this e-mail.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

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TO: LOCAE

FROM: Schari Siong, Coastal Team/ Development Review

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 passed LOCAE consent agenda

 8/26/13
Date

 Dorrah Grisanti
Name

 534-1658
Phone