



## DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land - Helping to Build Great Communities

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
OFFICE MEMORANDUM

DATE: April 15, 2014  
TO: Planning Department Hearing Officer  
FROM: Schani Siong, Current Planning  
SUBJECT: Amendment to Samerjan Lot Line Adjustment SUB2013-00040  
COAL 13-0098 (Planning Department Hearing April 18, 2014 - Item #1)

Based on recent review and discussions between County planning staff and the applicant, staff is providing a modified staff report, findings, conditions of approval and lot line adjustment map to reflect the two amendments as listed below:

1. *Removal of item 11 in Exhibit B: Conditions of Approval for an access easement to provide access to proposed Parcel 1 over proposed Parcel 2;*

Staff is recommending removing the access easement because an existing driveway from Toro Creek Road to the proposed Parcel 1 was identified and noted on the revised lot line adjustment map, prepared by Omni Design Group on April 9, 2014. The changes are shown on the revised Exhibit B: Conditions of Approval (Attachment 2) and revised lot line adjustment map (Attachment 3).

2. *Removal of the defined building envelope on proposed Parcel 2 and maintaining a 75' setback from creek centerline and 25' setback from tree dripline*

Staff is recommending removal of the building envelope on proposed Parcel 2. Instead, development would be subject to a 75' minimum setback to the creek and 25' minimum setback to the riparian dripline as shown on the revised lot line adjustment map. After consulting with the applicant, staff determined the proposed setbacks would achieve the same objective in the environmental review of the lot line adjustment. Removing the envelope will allow for more flexibility when siting future development on proposed Parcel 2, and the proposed setbacks will ensure future development will be sited with adequate distance from the riparian corridor. Future development on the site may be subject to further environmental review. The changes are shown on the revised Exhibit A: Findings (Attachment 1), the revised lot line adjustment map (Attachment 3) and the revised staff report.

*Attachments:*

1. *Revised Findings*
2. *Revised Conditions of Approval*
3. *Revised Lot Line Adjustment Map*
4. *Revised Staff Report*