



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land  
Helping build great communities*

|   |   |   |   |
|---|---|---|---|
| MEETING DATE<br><b>March 6, 2015</b>  | CONTACT/PHONE<br><b>Cody Scheel<br/>(805) 781-5157<br/>cscheel@co.slo.ca.us</b> | APPLICANTS<br><b>Templeton Enterprises LLC</b>          | FILE NO.<br><b>COAL 14-0111<br/>SUB2014-00034</b> |
| EFFECTIVE DATE<br><b>March 20, 2015</b>   |   |   |   |
| SUBJECT<br><b>A request by Templeton Enterprises LLC for a Lot Line Adjustment (COAL 14-0111) to adjust the shared property lot line between two parcels of 1.64 acres gross (1.31 acres net excluding access road/right-of-way easement) and 3.3 acres gross (3.16 acres net excluding access road), resulting in two parcels of 0.98 acres gross (0.75 acres net) and 3.96 acres gross (3.71 acres net). The project will not result in the creation of any additional parcels. The proposed project is within Commercial Services and Industrial land use categories and is located at 50 Abby Road, in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area.</b> |   |   |   |
| RECOMMENDED ACTION<br><b>Approve Lot Line Adjustment COAL 14-0111 based on the findings listed in Exhibit A and the conditions listed in Exhibit B</b>  |   |   |   |
| ENVIRONMENTAL DETERMINATION<br><b>A Class 5 Categorical Exemption was issued on September 24, 2014 (ED14-163)</b>   |   |   |   |
| LAND USE CATEGORY<br><b>Commercial Service &amp; Industrial</b>   | COMBINING DESIGNATION<br><b>N/A</b>   | ASSESSOR PARCEL NUMBERS<br><b>040-291-039 &amp; 040</b> | SUPERVISOR DISTRICT(S)<br><b>1</b>                |
| PLANNING AREA STANDARDS:<br><b>None applicable</b>  |   |   |   |
| LAND USE ORDINANCE STANDARDS:<br><b>L.U.O. Section 22.22.090 – Subdivision Design Standards for the Commercial Service land use category<br/>L.U.O. Section 22.22.100 – Subdivision Design Standards for the Industrial land use category</b>   |   |   |   |
| EXISTING USES:<br><b>Mini-storage facility</b>  |   |   |   |
| SURROUNDING LAND USE CATEGORIES AND USES:<br><b>North: Commercial Retail &amp; Residential Multi-Family / U.S. Post Office &amp; Residences<br/>East: Public Facilities / Undeveloped<br/>South: Commercial Services &amp; Industrial / Warehousing facilities<br/>West: Open Space / Undeveloped</b>   |   |   |   |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br><b>The project was referred to: Public Works, Templeton Community Services District (water, sewer, fire), &amp; Templeton Area Advisory Group</b>   |   |   |   |
| TOPOGRAPHY:<br><b>Nearly level to gently sloping</b>  |   | VEGETATION:<br><b>Ornamentals</b>                       |   |
| PROPOSED SERVICES:<br><b>Water supply: Templeton Community Services District<br/>Sewage Disposal: Templeton Community Services District<br/>Fire Protection: Templeton Community Services District</b>  |   | ACCEPTANCE DATE:<br><b>January 14, 2015</b>             |   |

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

**PROJECT BACKGROUND / DESCRIPTION:**

The proposed lot line adjustment is an adjustment of a shared lot line between two parcels under the same ownership. This lot line adjustment is being processed concurrently with a Minor Use Permit (DRC2013-00105) to construct a mini-storage facility on a vacant portion of the existing subject parcel to the west. There is an existing mini-storage facility located on the existing parcel 2 (to the east), adjacent to the proposed mini-storage facility site located to the west on existing parcel 1. The proposed mini-storage facility is essentially an expansion of the existing mini-storage facility. The proposed lot line adjustment would reconfigure the shared lot line which allows the existing and proposed mini-storage facility to be located on the same parcel, and to operate as one single mini-storage facility.

**ORDINANCE COMPLIANCE:**

The applicant is proposing to adjust the shared lot line between two legal parcels as follows:

| <b>EXISTING LOT SIZES (ACRES)</b> | <b>ADJUSTED PARCEL SIZES (ACRES)</b>  |
|-----------------------------------|---------------------------------------|
| 1.64 (gross)<br>1.31 (net)        | Parcel 1 = 0.98 (gross)<br>0.75 (net) |
| 3.30 (gross)<br>3.16 (net)        | Parcel 2 = 3.96 (gross)<br>3.71 (net) |

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The lot line adjustment will result in the reconfiguration of the shared property lot line which allows for a more desirable configuration given the location of the existing mini-storage facility and the location of the proposed mini-storage facility. The proposed lot line adjustment will shift the shared north-south property line to align with the existing fence line and western boundary of the proposed mini-storage facility. The adjustment would allow the existing and proposed mini-storage facility to be located on the same parcel, and to operate as one single mini-storage facility. The proposed lot line adjustment does not create more development potential than what exists today. Future development must be consistent with applicable County regulations. The project will not result in the creation of any additional parcels.

**SB 497**

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan and Land Use Ordinance, staff has concluded that the proposed adjustment is better than the existing lot line situation and is also consistent with both state and local law.

COMMUNITY ADVISORY GROUP COMMENTS:

No response.

AGENCY REVIEW:

Public Works – Recommend approval.

LEGAL LOT STATUS:

The lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Cody Scheel and reviewed by Terry Wahler.