



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

**SUBDIVISION REVIEW BOARD**

*Promoting the wise use of land*

<b>MEETING DATE</b> December 7, 2015	<b>CONTACT/PHONE</b> Brandi Cummings <a href="mailto:bcummings@co.slo.ca.us">bcummings@co.slo.ca.us</a> (805)781-1006	<b>APPLICANT</b> Angus & Linda Crites and Dr. Susanne Moran	<b>FILE NO.</b> COAL15-0072 SUB2015-00015
<b>SUBJECT</b> A request by <b>ANGUS AND LINDA CRITES AND DR. SUSANNE MORAN</b> for a Lot Line Adjustment (COAL15-0072) to adjust the lot lines between five (5) parcels of 3,125 square feet, 3,125 square feet, 3,125 square feet, 3,125 square feet, and 2,985 square feet each, and resulting in two (2) parcels of 10,938 square feet and 4,547 square feet, respectively. The adjustment will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category at 2701, 2711, and 2715 Richard Avenue. The project site is in the community of Cayucos within the Estero Planning Area.			
<b>RECOMMENDED ACTION</b> Approve Lot Line Adjustment COAL15-0072 (SUB2015-00015) based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A General Rule Exemption (ED15-078) was issued on October 10, 2015.			
<b>LAND USE CATEGORY</b> Residential Single Family	<b>COMBINING DESIGNATION</b> Geologic Study Area	<b>ASSESSOR PARCEL NUMBER</b> 064-211-045, 064-211-046, 064-211-063	<b>SUPERVISOR DISTRICT</b> 2
<b>PLANNING AREA STANDARDS:</b> Estero Area Plan- Cayucos Urban Area Standards			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 21.02.030 – Real Property Division Ordinance – Lot Line Adjustment Section 23.04.028 – Residential Single Family and Multi Family Categories Section 23.07.080 – Geologic Study Area			
<b>EXISTING USES:</b> Single Family Residences, Vacant.			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Rural Lands; Vacant South: Residential -Single Family; Single Family Residences Single			
East: Rural Lands; Vacant West: Residential Single Family; Family Residences			
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			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire, Cayucos Sanitary, County Service Area 10, California Coastal Commission	
TOPOGRAPHY: Steep slopes	VEGETATION: Ornamental, Open Space
PROPOSED SERVICES: Water supply: County Service Area No. 10 Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire	ACCEPTANCE DATE: September 30, 2015

**BACKGROUND**

Parcels 1, 2, and 3 are currently developed with a single family residence. Parcel 4 is vacant with scattered grasses and shrubs. Parcel 5 is developed with a single family residence.

**PROJECT DESCRIPTION**

The proposed lot line adjustment involves the reconfiguration of five (5) parcels of 3,125 square feet, 3,125 square feet, 3,125 square feet, 3,125 square feet, and 2,985 square feet each, resulting in two (2) parcels of 10,938 square feet, 5,998 square feet, and 4,547 square feet, respectively. The five existing parcels are within the Residential Single Family land use category. The adjustment will not result in the creation of any additional parcels.

**ESTERO PLANNING AREA STANDARDS**

**Cayucos Urban Area Standards**

Land Division and Land Use Permits: Application Content. All applications for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

*Staff Response: For purposes of a lot line adjustment, a preliminary intent to serve letter or will-serve letter is not necessary.*

**COASTAL ZONE LAND USE ORDINANCE STANDARDS**

The applicants are proposing to adjust the lot lines between five legal parcels as follows:

Parcel No.	EXISTING LOT SIZES (Square Feet)	ADJUSTED PARCEL SIZES (Square Feet)
1	3,125	10,938
2	3,125	4,547
3	3,125	n/a
4	3,125	n/a
5	2,985	n/a

*Parcel Design*

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 adjustment will result in the consolidation of five parcels into two parcels, which will make the parcels better than the existing situation.

*Minimum Lot Size*

Section 23.04.028 of the Coastal Land Use Ordinance establishes a minimum parcel size in the Residential Single-Family and Multi-Family land use categories based on a series of tests: Size based on lot access, slopes, and sewage disposal facilities. The minimum lot size requirement for each parcel is 15,000 square feet and this adjustment brings the parcels closer to this lot size. Prior to and following the adjustment, the parcels will be below the minimum required parcel size, however the adjustment creates larger lots for both the proposed parcels.

*Geologic Study Area*

Section 23.07.080 of the Coastal Land Use Ordinance does not apply to the proposed project because the project includes the adjustment of a lot line, without any development or increased potential for development. However, if built upon the application would be required to provide a Geologic Report.

*Government Code Section 66412(d) – Lot Line Adjustments*

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels (*Senate Bill 497*). 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 polices and requirements.

Title 21

The County's Real Property Division 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, staff has concluded that the adjustment is consistent with both state and local law.

COASTAL PLAN POLICIES:

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works:  Policy No(s): 1

Coastal Watersheds: N/A

Visual and Scenic Resources: N/A

Hazards:  N/A Policy No(s): 2, 7

Archeology: N/A

Air Quality: N/A

### **Public Works**

Policy 1: New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable.

*Staff Response: Existing water service is provided by County Service Area 10 to both 2701 and 2715 Richard Avenue. Existing sewer service is provided by Cayucos Sanitary District to both 2701 and 2715 Richard Avenue. No new development is proposed that would increase demand for water or sewer.*

### **Hazards**

Policy 2: New development shall ensure structural stability while not creating or contributing to erosion or geological instability.

*Staff Response: This proposed adjustment does not include further development on the parcels nor does it increase development potential. Future development on either of the two proposed parcels will require a geologic report that ensures the structural stability of the development.*

Policy 7: The GSA combining designation in coastal areas of the county is amended to include all coastal bluffs and cliffs greater than 10 feet in vertical relief and that are identified in the Assessment and Atlas of Shoreline Erosion (DNOD, 1977) as being critical to future or present development. Maps clearly distinguish the different geologic and seismic hazards which the county covers by the GSA combining designation. These hazards shall include steep slopes, unstable slopes, expansive soils, coastal cliff and bluff instability, active faults, liquefaction and tsunami.

*Staff Response: The project site is within the GSA combining designation due to the steeply sloping topography and land slide potential. The proposed adjustment is not proposing any new development on the parcels.*

### **LEGAL LOT STATUS:**

The five existing parcels were legally created by a recorded map, Map of Morro Strand Unit No. 5 (Book 5 of Maps, Page 11), Block 84, Lots 72, 73, and 74 (APN: 064-211-063), Lot 71 (APN: 064-211-046), and Lot 70 (APN: 064-211-045) at a time when that was a legal method of creating lots.

Staff report prepared by Brandi Cummings and reviewed by Terry Wahler.