



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Patrick Holub, Associate Planner

SUBJECT: Consideration of Lot Line Adjustment 22-002; Location – 718 Cornwall Avenue; Applicant – Hunstad Homes, Kevin Hunstad

DATE: August 2, 2022

SUMMARY OF ACTION:

Approval of the Lot Line Adjustment will relocate an existing property line between two parcels on Cornwall Avenue.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment 22-002.

BACKGROUND:

The subject properties are located at the west end of Cornwall Avenue near the intersection of North Rena Street. The existing parcel assigned Assessor's Parcel Number 006-154-032 has two underlying lots and a portion of a third which were all created with the Western Addition in 1894 (Attachment 2). The subdivision in 1894 subdivided the existing lot, among others, into a series of 25'x125' rectangular lots. These small lots have been informally combined and packaged into a series of larger lots since the original subdivision. 718 Cornwall, in its current configuration, is a collection of two of these lots and a 50'x25' portion of a third. The lots included within the parcel are lots 3 and 4 as well as the westerly 50 feet of the easterly 100 feet of lot 15 in block 9 of the Western Addition. An existing residence straddles the underlying lot line between lots 3 and 4. The proposed lot line adjustment would recognize the existing lot lines while making further development of the individual parcels possible to increase the total number of dwelling units allowed at the property. In addition to the recognition of legal, underlying

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lot lines, the proposed project would extinguish the applicant’s portion of lot 15, merging a 25’x25’ portion with both lots 3 and 4.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on July 21, 2022 and discussed issued related to the underlying lots and the property’s existing structures. Members of the SAC were supportive of the project and recommended approval to the Planning Commission.

ANALYSIS OF ISSUES:

The proposed Lot Line Adjustment will result in a modification of the number of parcels as well as their widths, depths and parcel area (Attachment 2). The existing parcel dimensions are as follows:

Table 1. Existing Parcel Sizes

Parcel Number	Lot Area	Width	Depth	Zoning
Lot 3	3,125 sf	25’	125’	SF
Lot 4	3,125 sf	25’	125’	SF
Ptn. Lot 15	1,250 sf	50’	25’	SF

A total of 1,250 square feet will be exchanged as a result of this proposal, with 625 square feet being conveyed to each of parcels 3 and 4, resulting in a final lot area of 3,750 square feet for each lot. The lot line adjustment would result in the lot sizes as shown in Table 2 below.

Table 2. Proposed Parcel Sizes

Parcel Number	Lot Area	Width	Depth	Zoning
Lot 3	3,750 sf	25’	150’	SF
Lot 4	3,750 sf	25’	150’	SF

Standards for Approval

The Municipal Code states that the Planning Commission shall approve or conditionally approve a lot line adjustment if it does not:

- Create any new lots
- Include any lots or parcels created illegally
- Impair any existing access or create a need for access to any adjacent lots or parcels
- Impair any existing easements or create a need for any new easements serving adjacent lots or parcels
- Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;

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- Require substantial alteration of any existing improvements or create a need for any new improvements; or
- Create a nonconforming lot in the development district in which it exists.

The existing structure on the property creates a non-conforming situation that will need to be rectified prior to the lot line adjustment being finalized. As a condition of approval, the applicant will be required to demolish the existing structure prior to recording the finalized lot line adjustment certificate.

ALTERNATIVES:

1. Adopt the attached Resolution approving Lot Line Adjustment 22-002;
2. Modify and adopt the attached Resolution approving Lot Line Adjustment 22-002;
3. Do not adopt the attached Resolution and instead provide direction for staff to return with an appropriate Resolution including findings for denial of Lot Line Adjustment 22-002; or
4. Provide other direction to staff.

ADVANTAGES:

Granting the lot line adjustment will allow the property owner to develop up to a total of six (6) units on the existing property that was previously only eligible to support three (3) dwelling units. The extinguishment of the portion of lot 15 at the rear of the parcel will allow for logical development on an otherwise undevelopable portion of property and will facilitate a comprehensive development project on this parcel.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and deemed categorically exempt per section 15305(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel.

PUBLIC NOTIFICATION AND COMMENTS:

Per Arroyo Grande Municipal Code Section 16.12.030 (B), a public hearing is not required for approval of a lot line adjustment. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Draft Resolution
2. APN Map
3. Proposed Lot Line Adjustment