

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT NO. 22-002; LOCATED AT 718 CORNWALL AVENUE; APPLIED FOR BY KEVIN HUNSTAD

WHEREAS, the applicant has filed Lot Line Adjustment No. 22-002 to adjust three (3) underlying lot lines on the parcel located at 718 Cornwall Avenue, resulting in a total of two (2) 25'x150' rectangular parcels; and

WHEREAS, the proposed Lot Line Adjustment meets the standards identified in the Municipal Code; and

WHEREAS, Municipal Code Table 16.12.030 (B) requires that lot line adjustments be reviewed by the Planning Commission; and

WHEREAS, the Planning Commission reviewed the project at its meeting on August 2, 2022; and

WHEREAS, the Planning Commission finds that this project is consistent with the City's General Plan and Development Code; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;
2. Include any lots or parcels created illegally;
3. Impair any existing access or create a need for access to any adjacent lots or parcels;
4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;
5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;
6. Require substantial alteration of any existing improvements or create a need for any new improvements;
7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110.

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NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Lot Line Adjustment No. 22-002 as set forth in Exhibit "B" attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On a motion by Commissioner _____, seconded by Commissioner _____ and by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 2nd day of August, 2022.

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GLENN MARTIN,
CHAIR

ATTEST:

PATRICK HOLUB,
SECRETARY TO THE COMMISSION

AS TO CONTENT:

BRIAN PEDROTTI
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT "A"
CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT 22-002
718 CORNWALL AVENUE

This approval authorizes a lot line adjustment between the underlying lot lines on the parcel located at 718 Cornwall Avenue (APN 006-154-032).

GENERAL CONDITIONS

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Lot Line Adjustment 22-002.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of August 2, 2022 and marked Exhibit "B".
4. This approval shall automatically expire on August 2, 2024 unless the lot line adjustment is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
5. Future development shall conform to the applicable zoning district requirements except as otherwise approved.
6. The applicant agrees to indemnify, defend, and hold harmless at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of this approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations.
7. The applicant shall submit all information required by Municipal Code Section 16.20.140.
8. The applicant shall pay processing and plan check fees at the time they are due.
9. The applicant shall have a licensed land surveyor in the State of California

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prepare the Lot Line Adjustment on City-approved forms.

10. The Lot Line Adjustment is preferred to be finalized by recording a Lot Line Adjustment Map, and by subsequent deed transfers.
11. A current preliminary title report shall be submitted to the Community Development Department prior to checking the final documents.
12. The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
13. The applicant shall obtain a demolition permit, and demolish the existing structure prior to final recordation of the lot line adjustment certificate.