



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: Consideration of Lot Line Adjustment 23-001 and Finding That This Action is Exempt From Review Under the California Environmental Quality Act Pursuant to State Guidelines Section 15305; Location – 902 The Pike; Applicant – MBS Land Surveys

DATE: October 17, 2023

SUMMARY OF ACTION:

Approval of the application will relocate existing lot lines between four (4) nonconforming parcels to create two buildable parcels.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

1) Adopt a Resolution approving Lot Line Adjustment 23-001; and 2) Determine that this project is categorically exempt per Section 15305(a) of the CEQA Guidelines regarding minor alterations in land use limitations.

BACKGROUND:

The subject properties are located on The Pike and are zoned Single Family (SF) (Attachment 1). There are currently two assessor's parcel numbers for the lots that this application proposes to adjust; 077-353-014 and 077-353-015. The parcel ending in -014 has three (3) legal underlying lots. These underlying lots were established by a subdivision referred to as Beckett's Addition to Oceano, which was recorded in 1908 (Attachment 2). The underlying legal lots are approximately 25 feet wide by 152 feet deep. The parcel ending in -015 is only 10 feet wide and currently undevelopable in its current configuration. The applicant is requesting a Lot Line Adjustment to create two parcels with frontages on The Pike that are suitable for the development of single-family residences.

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Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on August 10, 2023. Members of the SAC were supportive of the project and recommended approval to the Planning Commission.

ANALYSIS OF ISSUES:

Project Description:

The proposed Lot Line Adjustment will extinguish two of the existing lots to create two buildable lots. The proposal modifies the parcel shapes, width, depth, and parcel areas (Attachment 3). The existing parcel dimensions are as follows:

Table 1. Existing Parcel Sizes

| Parcel Number | Lot Area | Max Width | Max Depth | Zoning |
|---------------|----------|-----------|-----------|--------|
| Lot 1 | 3,514 sf | 23' | 152' | SF |
| Lot 2 | 3,820 sf | 25' | 152.8' | SF |
| Lot 3 | 3,820 sf | 25' | 152.8' | SF |
| Lot 4 | 1,528 sf | 10' | 152.8 | SF |

Each of the four lots are legally nonconforming with regards to the minimum dimensions and area required for parcels in the SF zone. Arroyo Grande Municipal Code Section 16.48.110 allows adjustments to nonconforming lots to allow its size or dimensions to be brought closer to conformity with the applicable standards. The minimum width, depth, and area in the SF zone are: 70 feet wide, 100 feet deep, and 7,200 square feet in area. 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 | Max Width | Max Depth | Zoning |
|---------------|---------------|-----------|-----------|--------|
| Parcel 1 | 7,409 sq. ft. | 68.57' | 108.5' | SF |
| Parcel 2 | 7,215 sq. ft. | 68.57' | 108.5' | SF |

The resulting parcels comply with the minimum standards with regards to lot depth and area, but fail to meet the minimum width requirement. However, because the lot line adjustment proposes to bring the dimensions closer to the minimum, this application can be approved as proposed.

Access

The lots lines adjacent to The Pike will be considered the front lot line of each parcel. A single, shared driveway on Parcel 1 is proposed to provide vehicular access to both lots. An access easement will be recorded to grant legal access across Parcel 1 for the benefit of Parcel 2. There are no other known proposed easements over either property. The prepared Resolution includes a condition of approval to ensure legal access is provided.

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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;
- 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 proposed application meets the criteria for approval; therefore, staff recommends approval of the lot line adjustment.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

1. Adopt the attached Resolution approving Lot Line Adjustment No 23-001;
2. Modify and adopt the attached Resolution;
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 No 23-001; or
4. Provide other direction to staff.

ADVANTAGES:

Granting the requested lot line adjustment will extinguish two nonconforming lots and create two lots that can be developed in a manner that is consistent with the existing development patterns in this neighborhood.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The lot line adjustment is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 5 exemption, which applies to minor alterations in land use limitations in areas with an average slope of less than 20 percent where the project does not result in any changes in land use or density. The lot line adjustment will not create any new parcels, but rather establishes new lot lines that result in parcel sizes and dimensions that are consistent with other parcels in the SF zone.

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PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Resolution
2. Project Location
3. Map of Beckett's Addition to Oceano
4. Proposed Lot Line Adjustment