



PLANNING COMMISSION STAFF REPORT

TO: Honorable Chair & Planning Commission **DATE:** June 14, 2017
FROM: Bruce Buckingham, Community Development Director
PREPARED BY: Cassandra Mesa, Building/Planning Technician
SUBJECT: Development Application 17-10: Request for a Lot Line Adjustment to reconfigure two existing lots at 1296 Saratoga Avenue (060-114-015).

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution approving Development Application 17-10 for a Lot Line Adjustment.

BACKGROUND

Existing Site Conditions

There are two existing lots measuring 25 feet by 135 feet totaling 3,375 square feet (westerly lot or 1270 Saratoga Avenue) and 50 feet by 135 feet totaling 6,750 square feet (easterly lot or 1296 Saratoga Avenue)

There was a 475 square foot single family residence located at 1296 Saratoga Avenue, but it was demolished in February 2015. The lots are currently vacant with a temporary power pole on the east property. Overhead utility lines exist along the northerly property lines with a utility pole located in the northeast portion of the sidewalk. Public improvements (curb, gutter, and sidewalk) exist along the north street frontage, but only an asphalt berm exists along the east street frontage.

Data Summary:

Property Owner: ABG Development, Inc.

General Plan Designation: Low Density Residential

Zoning: Low Density Residential (R1)

Surrounding Zones & Existing Uses: Low Density Residential (R1); single family residences, primarily single story

Project Description

The applicant is proposing a lot line adjustment to reconfigure the two existing lots into two equal sized lots measuring 67.5 feet wide and 75 feet deep, or with each lot totaling 5,062.5 square feet in size (reference Exhibit A of Attachment 1).

The application does not propose the construction of single family homes, only the reconfiguration of the two existing. At such time the owner proceeds with construction, if the proposed residences exceed 15 feet in height, a Development Permit would be reviewed and considered by the Planning Commission. If the proposed residences were 15 feet in height or less, staff would issue a building permit.

Development Code

The Development Code describes the Low Density Residential Zone (R1) as an area of the City intended primarily for detached and attached single-family dwellings. The proposed lot line adjustment would enable single family residences to be built that would be consistent with the purpose and intent of the R1 Zone.

This project requires Planning Commission action because one of the existing nonconforming lots is being proposed to be reduced in size (Development Code Section 8.60.030.A). Below are the lot requirement development standards for the R1 Zone, the proposed lot reconfiguration, as well as two alternatives.

Low Density Residential Zone Development Standards	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Size (square feet)
<i>Code Requirement</i>	60'	90'	6,000
Existing Easterly Lot	25'	135'	3,375
Existing Westerly Lot	50'	135'	6,750
Proposed Parcel A	67.5'	75'	5,062.5
Proposed Parcel B	67.5'	75'	5,062.5
Alternative A	37.5'	135'	5,062.5
	37.5'	135'	5,062.5
Alternative B	44.5'	135'	6,000
	30.5'	135'	4,125

Both of the existing lots meet the minimum Code requirements for lot depth and the easterly lot meets the minimum lot size. The existing lot configuration would only allow a 15 foot residence on the easterly lot (25 foot lot depth less the minimum 5 foot side setbacks). Although the lot is buildable it would result in a narrow home that would be inconsistent with other residences in the neighborhood.

The applicant is proposing lots that would be 67.5 wide and 75 feet deep. This would create a buildable footprint of 57.5 feet wide (67.5 feet less the minimum 5 foot side setbacks) by 45 feet deep (75 feet deep less the minimum 20 foot front setback and minimum 10 foot rear setback) for the interior lot (Parcel B) and 52.5 feet wide (67.5 feet less the minimum 5 foot side setback and minimum 10 foot street side setback) by 45 feet deep on the corner lot (Parcel A). The proposed lot sizes are similar to the existing lots on the east side of North 13th Street that measure 60 and 75 feet wide and 50 feet deep, respectively (reference Attachment 2). The proposed lots would allow for wider building footprints that would be more compatible with the existing residences in the surrounding area. The proposed lot line adjustment would reduce the size of one lot from 6,750 square feet to 5,062.5 square feet which would make the lot nonconforming to the minimum lot size of 6,000 square feet.

Section 66412 of the State's Subdivision Map Act limits the City's review of Lot Line Adjustment to a determination that the proposed lots will conform to the City's General Plan, Development Code and Building Codes. Based on the combined area of 10,125 square feet for the two lots, it is not possible to create two lots that would conform to the City's minimum lot size of 6,000 square feet. Therefore, staff typically reviews the proposed lots to determine if the proposed

lots result in an “equal or better” lot configuration.

General Plan Land Use Element Policy LU-3.1 indicates that “housing built within an existing neighborhood should be compatible in scale and in character with that neighborhood”. The creation of wider, more shallow lots, creates buildable areas that can accommodate wider homes as viewed from the street, which is more compatible than narrow buildable areas where all or a substantial portion of the residence would have a garage door facing the street. Therefore, staff believes the creation of wider lots, as opposed to narrow lots, are more consistent with the General Plan.

Based on the above discussion, staff is of the opinion that the proposed lot configuration would be the best option to make the properties buildable and compatible with the surrounding neighborhood, especially in light of the two similar lots that are on the east side of North 13th Street.

Staff did provide two other possible lot configurations shown above, and although Alternative B would meet the minimum lot size of 6,000 square feet, both alternative would limit the maximum building foot print width to 29.5 feet and 20.5 feet, respectively. Staff believes that both these alternatives would not create buildable areas that are compatible with the surrounding neighborhood.

Public Works Department

As previously mentioned, the Subdivision Map Act limits the ability of the City to place conditions of approval on a project. Therefore, Development Code requirements related to street improvements, undergrounding overhead utility service lines and retaining all storm water runoff cannot be conditioned on the project. However, all of these Code requirements would be required as part of building permit issuance.

Environmental Review

The project qualifies for a Class 5 Categorical Exemption in accordance with the California Environmental Quality Act (CEQA). A Class 5 exemption (Section 15305) includes minor lot line adjustments not resulting in the creation of any new parcel.

Conclusion

Staff is of the opinion that the proposed lot line adjustment would create two lots that would enable the development of residences that would be more compatible with the neighborhood and are more consistent with the General Plan.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution approving Development Application 17-10 for a Lot Line Adjustment; or
2. Direct staff to prepare a resolution denying the project with findings; or
3. Provide alternative direction to staff.

PUBLIC NOTIFICATION

On June 2, 2017, a legal ad was published in The Tribune, and the Public Hearing notice was posted on the subject property and mailed to property owners within 300 feet of the subject property. The agenda was posted in accordance with the Brown Act. A copy of this staff report and the meeting agenda was provided to the property owner and his representative.

ATTACHMENTS

1. Draft Resolution
Exhibit A: Lot Line Adjustment Plan (full-sized provided under separate cover)
2. Vicinity Map
3. Site Photos

PLANNING COMMISSION RESOLUTION NO. 17-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH
APPROVING DEVELOPMENT APPLICATION 17-10 FOR A LOT LINE ADJUSTMENT
(1296 SARATOGA AVENUE)**

WHEREAS, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Application 17-10, requesting approval for a Lot Line Adjustment to reconfigure two lots located at 1270 and 1296 Saratoga Avenue (APN 060-114-015) in the Low Density Residential (R1) zone; and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered Development Application 17-10 at a Public Hearing on June 14, 2017; and

WHEREAS, the Planning Commission for the City of Grover Beach makes the finding that the criteria in Grover Beach Municipal Code (GBMC) Article IX, Development Code Section 8.60.020 has been met:

1. *The adjustment must be made between four or fewer existing adjacent parcels.* – The requested adjustment is between two adjacent parcels.
2. *The land taken from one parcel is added to an adjacent parcel.* – The parcels are currently 3,375 and 6,750 square feet in size. Land will be taken from the smaller lot creating two parcels 5,062.5 square feet in size.
3. *A greater number of parcels than originally existed cannot be created.* – Two parcels currently exist and two parcels will exist after the lot line adjustment is complete.
4. *Lot line adjustment must be approved by the local agency or advisory agency. Action of lot line adjustments shall be administrative and shall not require Commission action except where existing nonconforming lots are proposed to be reduced in size.* – The lot line adjustment requires Planning Commission approval consistent with Development Code Section 8.60.030 because a nonconforming lot will be reduced in size.

WHEREAS, the Planning Commission for the City of Grover Beach makes the following finding in accordance with Section 66412 of the State Subdivision Map Act:

The lot line adjustment creating two lots is in conformance with the General Plan, Development Code, and Building Code as discussed in the staff report. The two reconfigured lots will allow for the development of residences that are more compatible with the existing neighborhood based on the wider buildable footprint. The reconfigured lots conform to General Plan Policy LU-3.1 based on the lots allowing for the development of single family residences that will be more compatible in scale and in character with the surrounding neighborhood than the existing lots. All future building permits issued for both lots shall comply with the City's Building Code requirements

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach **DOES HEREBY APPROVE** Development Application 17-10 for a Lot Line Adjustment, subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

- G-1. This Lot Line Adjustment shall expire if not recorded within twenty-four (24) months of the date of Planning Commission approval. A request for a time extension shall be submitted to the Community Development Department as provided in Grover Beach Municipal Code Article IX, Section 6.30.060.
- G-2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

- PW/CE-1. This approval authorizes a lot line adjustment in substantial conformance with the plan attached as Exhibit A.
- PW/CE-2. The applicant shall pay all plan check fees associated with the lot line adjustment and County recording fees.

On motion by _____, seconded by _____, and on the following roll-call vote, to wit:

AYES:	Commissioners –
NOES:	Commissioners –
ABSENT:	Commissioners –
ABSTAIN:	Commissioners –

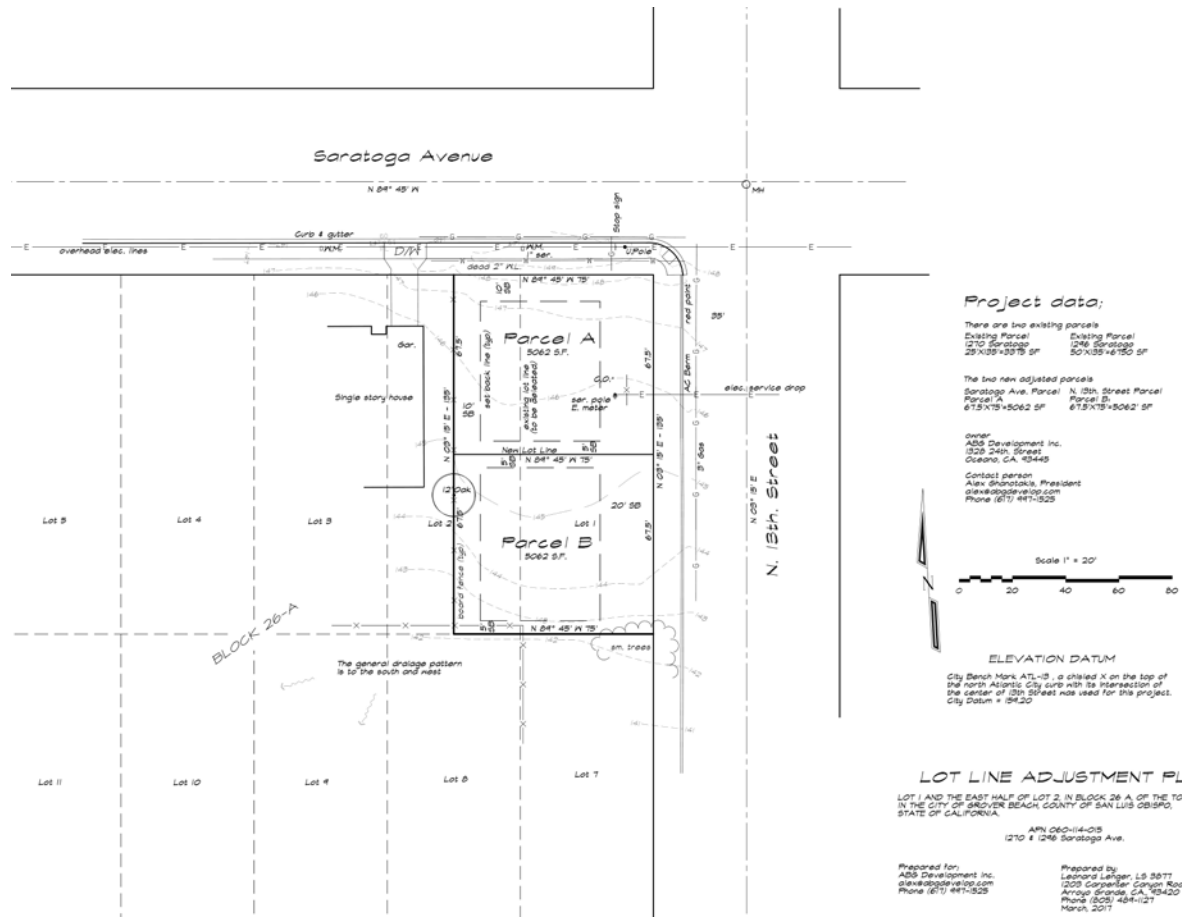
the foregoing RESOLUTION NO. 17-___ was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City of Grover Beach Planning Commission on this 14th day of June, 2017.

JOHN LAFERRIERE, CHAIR

Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT A



SITE PHOTOS



View of Site from the North



View of Site from the East



Houses to the East of 1296 Saratoga Avenue



Houses to the North of 1296 Saratoga Avenue