

MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF LOT MERGER 15-003; LOCATION – 515 LE POINT STREET; APPLICANT – GUY TORELLI; REPRESENTATIVE – MARK VASQUEZ

DATE: DECEMBER 1, 2015

RECOMMENDATION:

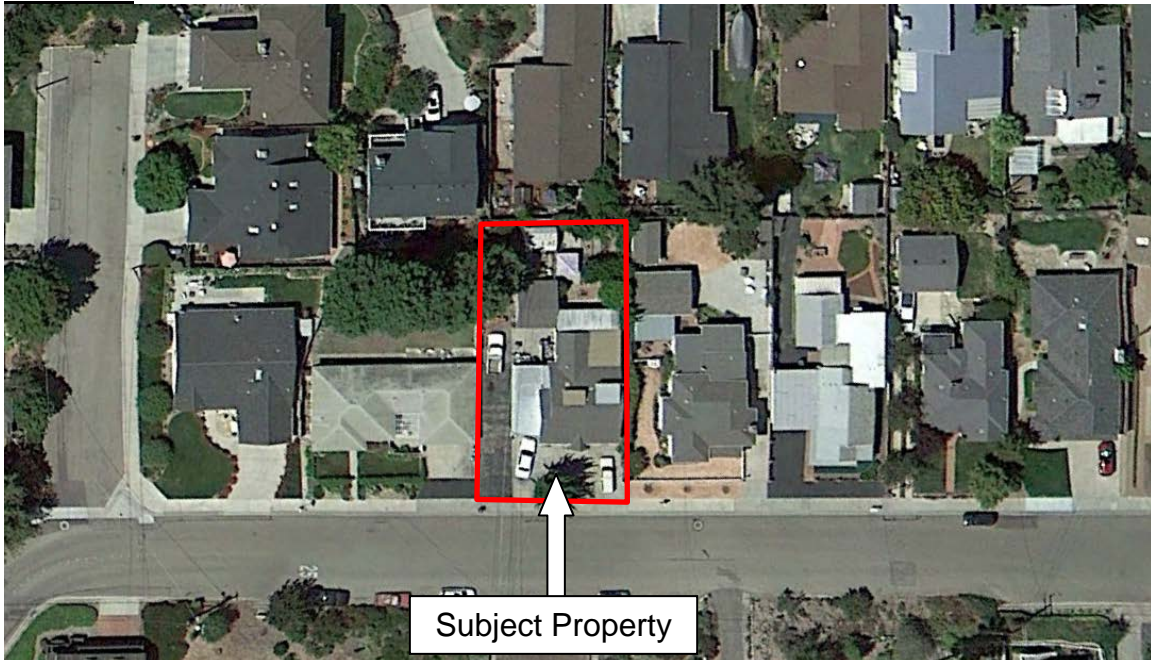
It is recommended that the Planning Commission adopt a Resolution approving Lot Merger 15-003.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location:



**PLANNING COMMISSION
CONSIDERATION OF LOT MERGER 15-003
DECEMBER 1, 2015
PAGE 2**

Project Description:

The proposed project consists of merging two (2) lots located at 515 Le Point Street into one (1) 7,475 square foot lot.

ANALYSIS OF ISSUES:

The subject property is zoned Single Family (SF) and located in the D-2.4 Historic Character Overlay District. A Lot Merger is required for the expansion of the existing carport into a two (2) car garage over the lot line. Additionally, the existing remainder lot is substandard and would be near impossible to develop without merging with the adjacent lot as proposed.

Parcels proposed for Merger

A.P.N.	Size (sf)	Lot size	Zone
007-253-014	1,725	50' x 115'	SF (D-2.4)
007-253-013	5,750	15' x 115'	SF (D-2.4)
Total	7,475	65' x 115'	

ALTERNATIVES:

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

- Adopt the attached Resolution approving Lot Merger 15-003;
- Modify and adopt the attached Resolution approving Lot Merger 15-003;
- Do not adopt the attached Resolution, provide specific findings and direct staff to return with a resolution for denial of Lot Merger 15-003; or
- Provide direction to staff.

ADVANTAGES:

The proposed merges existing substandard lots to allow for development of the site in accordance with the Municipal Code and the property owner's plans.

DISADVANTAGES:

None identified by staff.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, staff has reviewed the proposed project and determined that it is categorically exempt per Section 15305 of the Guidelines regarding minor alterations to land use limitations.

PUBLIC NOTICE AND COMMENT:

Per Municipal Code Section 16.12.030 (B), a public hearing is not required for approval of a lot merger. The agenda and staff report were posted at City Hall

**PLANNING COMMISSION
CONSIDERATION OF LOT MERGER 15-003
DECEMBER 1, 2015
PAGE 3**

and on the City's website on November 25, 2015. No comments were received prior to agenda packet distribution.

ATTACHMENT:

1. Lot merger exhibit

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ARROYO GRANDE APPROVING LOT
MERGER 15-003; LOCATION – 515 LE POINT STREET;
APPLIED FOR BY GUY TORELLI**

WHEREAS, the applicant proposes to merge two (2) lots located at 515 Le Point Street;
and

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

WHEREAS, the Planning Commission reviewed the project at its meeting on December
1, 2015; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the
following circumstances exist and are consistent with the City's General Plan and
Development Code:

Lot Merger Findings:

1. Merged lots should comply wherever feasible with the minimum lot
size, lot width, and lot depth requirements of the zoning district in
which it is located.

*The proposed project would merge two (2) lots into one (1) and the
new lot would be conforming to the SF zoning district development
standard for size, lot width, and lot depth.*

2. Adequate access and placement of easements shall be provided.

*Access to the new lot will be accommodated from Le Point Street and
no additional easements are necessary for the site.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of
Arroyo Grande hereby approves Lot Merger 15-003 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 1st day of December 2015.

**RESOLUTION NO.
PAGE 2**

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION**

LAN GEORGE, CHAIR

AS TO CONTENT:

**TERESA McCLISH
DIRECTOR OF COMMUNITY DEVELOPMENT**

EXHIBIT "A"
CONDITIONS OF APPROVAL
LOT MERGER 15-003

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 Merger 15-003.
3. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The developer shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fee's 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 the developer of his/her obligations under this condition.
4. The applicant shall comply with all provisions of Municipal Code Section 16.20.150.
5. The applicant shall pay all applicable fees at the time they are due.
6. A current preliminary title report shall be submitted to the Community Development Director prior to checking the final merger documents.
7. 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.
8. A Notice of Merger shall be recorded with all pertinent conditions of approval satisfied prior to issuing a building permit.

515 LE POINT STREET, ARROYO GRANDE VOLUNTARY LOT MERGER

ATTACHMENT 1

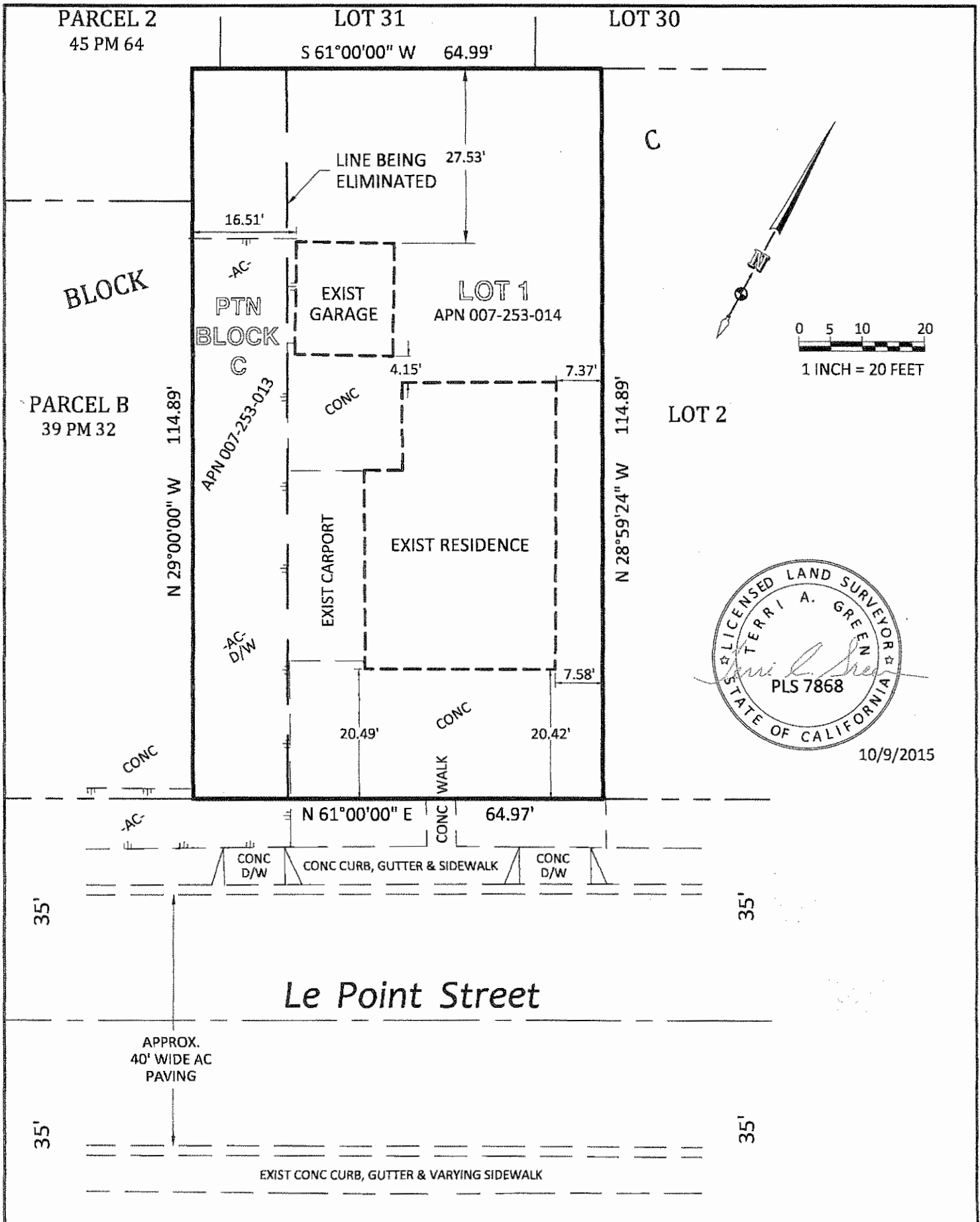


EXHIBIT A
LEGAL DESCRIPTION

VOLUNTARY NOTICE OF MERGER

APN: 007-253-013
APN: 007-253-014

CITY FILE # _____

LOT 1 IN BLOCK C OF LE POINT ADDITION, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MARCH 2, 1903 IN BOOK B AT PAGE 7 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY,

TOGETHER WITH A PARCEL OF LAND IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF CROWN TERRACE AND THE NORTHWESTERLY LINE OF LE POINT STREET, AS SAID INTERSECTION IS SHOWN ON THE MAP OF LE POINT ADDITION TO THE TOWN OF ARROYO GRANDE, FILED IN BOOK B, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LE POINT STREET, NORTH 61° EAST, 150 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, NORTH 29° WEST, 115 FEET;

THENCE, NORTH 61° EAST, 15 FEET;

THENCE, SOUTH 29° EAST, 115 FEET TO THE NORTHWESTERLY LINE OF SAID LE POINT STREET;

THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 61° WEST, 15 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 7,475 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION

Terrri A. Green

10/13/2015



EXHIBIT B
REFERENCE MAP

VOLUNTARY NOTICE OF MERGER

APN: 007-253-013
APN: 007-253-014

CITY FILE # _____

PARCEL 2
45 PM 64

LOT 31
S 61°00'00" W 65.00'

LOT 30

LEGEND

- NEW PARCEL BOUNDARY
- - - LOT LINE BEING ELIMINATED



0 10 20
1 INCH = 20 FEET

BLOCK

PTN
BLOCK

LOT 1

PARCEL B
39 PM 32

N 29°00'00" W 115.00'

APN 007-253-013

APN 007-253-014

LOT 2

N 28°59'24" W 115.00'

LINE BEING
ELIMINATED

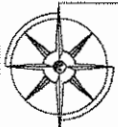


10/8/2015

N 61°00'00" E 65.00'

35'

35'



Green Land Surveys

P.O. Box 107, Grover Beach Ca 93483
723 E. Grand Ave, Arroyo Grande Ca 93420
Ph: 805-481-0330 / greenlandsurveys.com

GLS JOB# VASQUEZ15001

Le Point Street