

## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** MATTHEW DOWNING, <sup>MD</sup> ASSISTANT PLANNER

**SUBJECT:** CONSIDERATION OF LOT LINE ADJUSTMENT NO. 14-001;  
LOCATION – 318 SHORT STREET; APPLICANT – BOB  
CHRISTIANSON; REPRESENTATIVE – GREEN LAND  
SURVEYS

**DATE:** FEBRUARY 3, 2015

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution removing the requirement for emergency access on the adjacent property for Lot Line Adjustment 14-001.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

### BACKGROUND:

Location:



On October 21, 2014 the Planning Commission adopted Resolution No. 14-2216 approving Lot Line Adjustment No. 14-001. Condition of Approval #15 of Resolution No. 14-2216 required the applicant to record an emergency access easement through Parcel 1 to allow for emergency protection of Parcel 2 from Traffic Way. The applicant has requested that condition be removed due to the burden it places on the lease and sale of the Arroyo Grande Chevrolet property.

**ANALYSIS OF ISSUES:**

During the Planning Commission's consideration of the Lot Line Adjustment (Attachment 1), several Commissioners voiced concern that the proposed condition of approval could create issues for the dealership property when it is eventually sold. Staff explained that the condition of approval was not being required by the Fire Chief and could be removed if desired, since adequate fire access and turnaround was being provided completely on Parcel 2. The Planning Commission decided at that time that they would prefer to leave the condition in place and allow the applicant to request it be removed if it proved to be too burdensome. Staff has met with the applicant who has stated that the condition encumbers the dealership properties, would create a significant issue when the property is marketed, and requested the condition be removed. Staff supports the removal of the condition based on adequate fire access being provided on Parcel 2 and the Planning Commission's previous discussion related to the condition.

**ALTERNATIVES:**

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

- Adopt the attached Resolution removing Condition of Approval #15;
- Modify and adopt the attached Resolution removing Condition of Approval #15;
- Do not adopt the attached Resolution and instead retain Condition of Approval #15; or
- Provide direction to staff.

**ADVANTAGES:**

Removal of the Condition of Approval will make it easier for the property owner to sell the car dealership properties in the future.

**DISADVANTAGES:**

Removal of the Condition of Approval will not result in a recorded emergency access easement across the car dealership properties. However, adequate fire access is provided on the residential parcel and the emergency access easement is not required.

**ENVIRONMENTAL REVIEW:**

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and determined that it is categorically exempt per Section 15305 (a) of the CEQA Guidelines.

**PUBLIC NOTICE AND COMMENT:**

Per Municipal Code Table 16.12.030-B, public hearings are not required for lot line adjustments.

The agenda and staff report were posted at City Hall and on the City's website on January 29, 2015. No comments have been received.

**ATTACHMENTS:**

1. Minutes of the October 21, 2014 Planning Commission meeting.
2. Approved Lot Line Adjustment

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE DELETING CONDITION  
OF APPROVAL #15 FOR LOT LINE ADJUSTMENT NO. 14-  
001; 318 SHORT STREET**

**WHEREAS**, the Planning Commission approved Lot Line Adjustment No. 14-001 on October 21, 2014 to adjust lot lines between four parcels, resulting in two parcels; and

**WHEREAS**, the applicant has requested that Condition of Approval #15 be removed due to the significant burden it places on Parcel 1; and

**WHEREAS**, the Planning Commission reviewed the request at its meeting on February 3, 2015; and

**WHEREAS**, the Planning Commission finds that removal of Condition of Approval #15 is consistent with the City's General Plan and Development Code.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby removes Condition of Approval #15 from Resolution No. 14-2061 related to Lot Line Adjustment 14-001, with the above findings and subject to the conditions as modified 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 3<sup>rd</sup> day of February 2015.

RESOLUTION NO.  
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ATTEST:

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DEBBIE WEICHER  
SECRETARY TO THE COMMISSION

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PRESIDING OFFICER

AS TO CONTENT:

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TERESA McCLISH  
COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBIT "A"  
CONDITIONS OF APPROVAL  
LOT LINE ADJUSTMENT 14-001  
318 SHORT STREET**

This approval authorizes a lot line adjustment between portions of APN 007-542-023 and APN 007-542-021.

**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 14-001.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of October 21, 2014 and marked Exhibit "B".
4. This approval shall automatically expire on October 21, 2016 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.

**ENGINEERING DIVISION CONDITIONS:**

7. The applicant shall submit all information required by Municipal Code Section 16.20.140.

**RESOLUTION NO.**  
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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 prepare the Certificate of Compliance for the Lot Line Adjustment.
10. The Lot Line Adjustment shall be finalized by recording Certificates of Compliance or a Lot Line Adjustment Map, and by subsequent deed transfers.
11. A current preliminary title report shall be submitted to the Community Development Director 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. A Certificate of Compliance for Lot Line Adjustment shall be recorded with all pertinent conditions of approval satisfied prior to issuing a building permit.

**BUILDING DIVISION CONDITIONS:**

14. The project shall comply with the most recent editions of the California Codes as adopted by the City of Arroyo Grande.
15. ~~Record an emergency access easement through Parcel 1 to allow for emergency protection of Parcel 2 from Traffic Way.~~
16. The existing wood building on Parcel 2 must comply with Building Code provisions for fire rated exterior walls and distances to property lines.
17. All unpermitted structures must be removed or permitted.





PLANNING COMMISSION  
MINUTES  
OCTOBER 21, 2014

ATTACHMENT 1

**7.a. Consideration of Approval of Minutes**

Action: Approved the minutes of the Regular Planning Commission meetings of July 1, 2014 and September 2, 2014 as presented.

**8. PUBLIC HEARINGS** None

**9. NON-PUBLIC HEARING ITEM**

**9.a. CONSIDERATION OF CERTIFICATE OF COMPLIANCE NO. 14-002; LOCATION – 1051 HUASNA ROAD; APPLICANT – COASTAL COMMUNITY BUILDERS**

Associate Planner Nygaard presented the staff report recommending the Planning Commission review the proposed project and adopt a Resolution approving Certificate of Compliance No. 14-002.

Vice Chair Sperow opened the meeting to the public.

Dan Lloyd, applicant, asked the Commission to grant the Certificate of Compliance.

Hearing no further comments, Vice Chair Sperow closed the public comment period.

Action: Commissioner Keen moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CERTIFICATE OF COMPLIANCE NO. 14-002; LOCATION – 1051 HUASNA ROAD; APPLICANT – COASTAL COMMUNITY BUILDERS.”*** Commissioner Goss seconded, and the motion passed on the following roll vote:

**AYES:** Keen, Goss, George, Sperow

**NOES:** None

**ABSENT:** Russom

**9.b. CONSIDERATION OF LOT LINE ADJUSTMENT NO. 14-001; LOCATION – 318 SHORT STREET; APPLICANT – BOB CHRISTIANSON; REPRESENTATIVE – GREEN LAND SURVEYS**

Assistant Planner Downing presented the staff report recommending the Planning Commission review the proposed project and adopt a resolution approving Lot Line Adjustment 14-001.

Assistant Planner Downing responded to questions from the Commission regarding the lot line adjustment.

Vice Chair Sperow opened the meeting to members of the public.

Hearing no comments, Vice Chair Sperow closed the public comment period.

Action: Commissioner Goss moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT NO. 14-001; 318 SHORT STREET.”*** Commissioner George seconded, and the motion passed on the following roll vote:

**AYES:** Goss, George, Keen, Sperow  
**NOES:** None  
**ABSENT:** Russom

**9.c. CONSIDERATION OF PLANNING COMMISSIONER APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL**

Community Development Director McClish asked that one Commission Member and one alternate serve as a representative on the Community Service Grant Panel. Vice Chair Sperow nominated Commissioner Keen to serve on the Community Service Grant Panel. Commissioner Keen was appointed on a 4-0 voice vote. Vice Chair Sperow nominated Commissioner George as the alternate to serve on the Community Service Grant Panel. Commissioner George was appointed on a 4-0 voice vote.

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE OCTOBER 21, 2014**

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

| Case No.   | Applicant    | Address            | Description                   | Action | Planner |
|------------|--------------|--------------------|-------------------------------|--------|---------|
| TUP 14-020 | Rabobank     | 1026 E. Grand Ave. | Annual Christmas tree display | A      | H. King |
| TUP 14-021 | DPAC Dancers | 1229 E. Grand Ave. | Non-profit rummage sale       | A      | H. King |

**11. COMMISSION COMMUNICATIONS**

None

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

On motion by Commissioner Keen, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 6:38 p.m.

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHTINGER**  
**SECRETARY TO THE PLANNING COMMISSION**

\_\_\_\_\_  
**LISA SPEROW, VICE CHAIR**

(Approved at PC Mtg November 4, 2014)

**PROPERTY INFORMATION**

APN: 007542 015, 007542-021, 007542-023  
 OWNER: ROBERT C. CHRISTENSEN, SUCCESSOR TRUSTEES OF THE DONALD C. CHRISTENSEN TRUST  
 SITE ADDRESS: 303 TRAFFIC WAY, ARROYO GRANDE, CA 93420  
 PHONE: 805-878-4302  
 DATE OF PROJECT: JUNE 2014  
 PROJECT SIZE: 3.07 ACRES, 48,620 SQ FT  
 NUMBER OF LOTS: 4 EXISTING/3 PROPOSED  
 PROPOSED USAGE: PROPOSED PARCEL 1 COMMERCIAL, PROPOSED PARCEL 2 MULTI-USE/RESIDENTIAL  
**PROJECT BENCHMARK**  
 AS B.M. 8705:  
 CITY BENCHMARK BRASS CAP IN TOP OF CURB AT THE NW CORNER OF ALLEN STREET AND MASON STREET  
 ELEVATION = +114.16'  
 CITY OF ARROYO GRANDE DATUM (NGVD 29)  
**SURVEY NOTE**  
 THERE IS AN UNRECORDED 30' WIDE P.D.F. SHOWN HEREON THAT IS REFERENCED ON THE TITLE REPORT.

**EXIST UTILITY LEGEND**

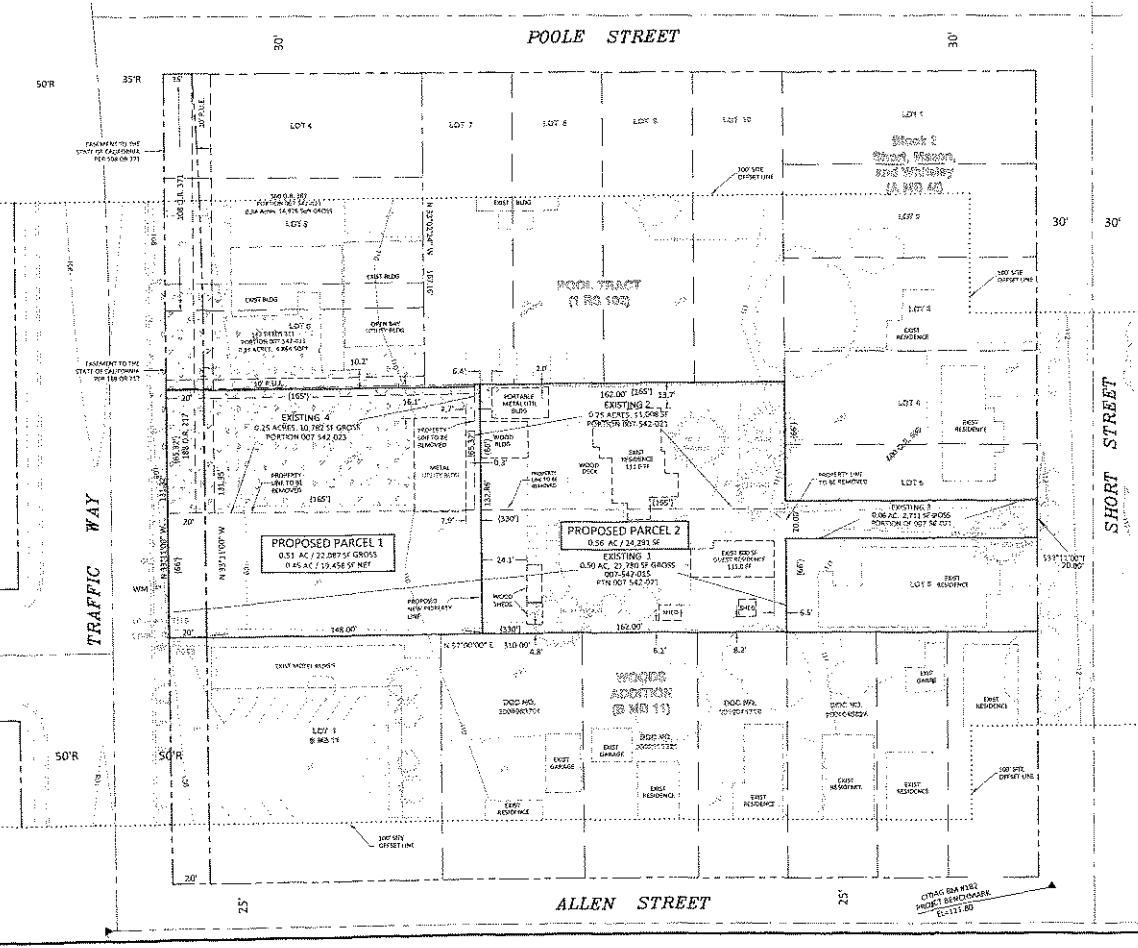
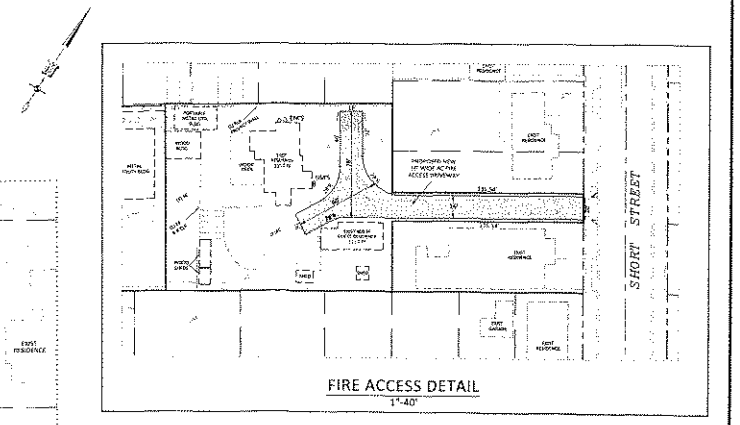
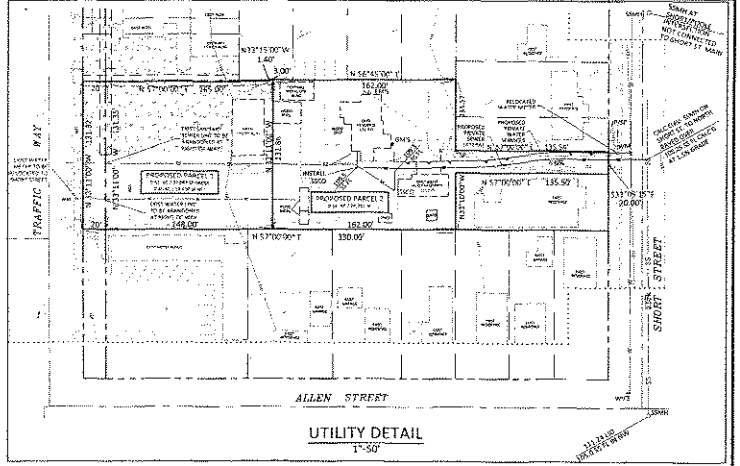
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- CLEC. TV, TEL OVERHEAD LINE
- CTV6
- DI
- △ EM
- GM
- GUIDE WIRE
- HIDE BAR
- ICB
- ICV
- IP
- IP
- SP
- SP
- PGB
- SP
- SP
- SDCD
- SMM
- TELB
- WM
- WV

**EXISTING AND PROPOSED LOT AREA TABLE**

|   |              |
|---|--------------|
| EXISTING 1 TITLE REPORT PARCEL 1 (FRAC 831)   | 21,780 SQ FT |
| EXISTING 2 TITLE REPORT PARCEL 2 (FRAC 831)   | 12,206 SQ FT |
| EXISTING 3 TITLE REPORT PARCEL 3 (FRAC LOT 5) | 2,713 SQ FT  |
| EXISTING 4 TITLE REPORT PARCEL 4 (FRAC 831)   | 30,787 SQ FT |
| PROPOSED PARCEL 1                             | 22,180 SQ FT |
| PROPOSED PARCEL 2                             | 24,781 SQ FT |

**LEGEND**

- PROPOSED NEW LOT LINE
- PROPERTY LINE - STREET RIGHT OF WAY
- PROPERTY LINE - EXIST LOT LINES
- BUILDING LINE
- CENTERLINE
- FENCE LINE (FBI)
- CONCRETE EDGE
- EDGE OF PAVEMENT (EPS)
- WHEELLINE
- ASPHALT
- CHAIN LINK FENCE
- CONCRETE
- DRIVE WAY
- FINISHED FLEDS
- EXISTING LOT DIMENSIONS



**Green Land Surveys**  
 P.O. Box 107, Grove Beach, CA 93483  
 723 E. Grand Ave., Arroyo Grande, CA 93420  
 Ph: 805-481-0330 / greenlandsurveys.com

Professional seal for Robert C. Christensen, Licensed Professional Surveyor, No. 11112, State of California, Commission No. 1786.

Scale: 1 INCH = 40 FEET

Being a portion of Lot 83 of the Map of Parts of the Ranchos Corral de Piedra Plismo and Bolsa de Charnisal (A MB 55) together with a Portion of Lot 5 in Block 3 of the Short, Mason and Whiteley Tract (A MB 48)

City of Arroyo Grande  
 State of California  
 SEPT 2014

SHEET 1 OF 1  
 GLS JOB# Christ14001