

Exhibit B

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DISCUSSION:

Currently, the lots in question contain three single family dwellings, two sheds, a shop/barn, and a detached garage. These structures are legal non-conforming as to setback since the structures are built across property lines. The newest of the three dwellings was permitted in 1993 with a Coastal Development Permit for the dwelling unit and a Variance for lot coverage (File No: PC93045).

In 2015, Certificates of Compliance were requested for six separate lots within the 14 acre property. The six lots were granted unconditional certificates of compliance recognizing that the site was made up of separate legal lots pursuant to the Subdivision Map Act requirements. In all there are 10 lots shown on the Assessor's Parcel Map (**Exhibit E**) and in the recorded survey of Las Lomas Tract No. 6 (**Exhibit F**) that make up the 14 acre parcel. Lots 1 through 6 on these maps have been granted certificates. The lots proposed for merging and adjustment are lots 7, 8, 9 and 10 of those maps.

In reviewing the permit history at the site, it appears that the site has been developed as a single 14 acre property historically. For instance, in 1993, a Variance for the 14 acre property was granted to allow building site coverage of 18.91%. At the time the 14 acre site contained greenhouses which, together with the existing and proposed structures exceeded the maximum lot coverage of 15% in the LDR zoning district. Those greenhouses have since been demolished under permit (File No: 15CP00266). With the greenhouses having been demolished, and the lots being reconfigured, it would be ideal for the Variance to be withdrawn, but the applicant would prefer not to do that in the event it would be desirable to reconstruct the greenhouses. The applicant argues that the one way the greenhouses can be reconstructed under the variance is if all 10 parcels are involved, which is unlikely unless the property stays under one ownership.

If the project is approved, the resulting two lots would conform to the site development standards of the Low Density Residential zoning district. The proposed lots are over the one acre minimum lot size and the existing structures would conform to setbacks and lot coverage. The Lot Line Adjustment would result in two dwelling units on Parcel B but there are two dwelling units on Parcel B currently as a structure currently straddles the property line being eliminated as part of this merger. The Lot Line Adjustment rectifies the nonconforming setbacks of the existing structures and would remove the potential for construction of a fourth dwelling that may be permitted without the Lot Line Adjustment/lot merger. For this reason staff recommends approval of the Lot Line Adjustment.

The Akiyama Lot Line Adjustment is Categorically exempt from the California Environmental Quality Act pursuant to Section 15305(a) of the guidelines. Section 15305(a) of the CEQA guidelines exempts minor alterations in land use limitations which do not result in any changes in land use or density, including but not limited to minor lot line adjustments. The project involves a minor lot line adjustment that does not change the land use and accommodates the existing density.

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