

Exhibit A

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DISCUSSION

The subject application consists of a minor lot line adjustment to adjust a property line between two legal lots of record. The properties are zoned “RDR/5 (CZ)” or Rural Density Residential, 5 acres per unit. The purpose of the lot line adjustment is to adjust the property lines on Parcel B in order for the existing residential structure and accessory structure to meet the required setbacks of the Rural Density Residential zoning district.

Parcel A (Sheppard), currently has an existing storage shed/carport with attached deck, and a septic tank. Based on staff’s research of County land use and building records, in 2014, Sheppard received a County Construction Permit No: 14CP01303 to: 1) demolish the existing non-conforming shed; 2) construct a new 20’ by 24’ shed, and; 3) replace the existing concrete foundation for the shed, carport, and manufactured home. The manufactured home has been removed, and the remaining shed/carport with attached deck remain on the site is a legal conforming structure. Parcel B (Goldberg) currently has an existing residence and a detached art studio. In 1992, a Coastal Development Permit (PC-92006) and Building Permit (BPH046388) was issued for the construction of a residence with an attached garage. In 2006 a Construction Permit (13CP01479) for a 224 square foot storage structure was issued for a 192 square foot addition conversion of the storage structure to a 416 square foot art studio with plumbing and electrical service.

Therefore, staff concludes that all structures are legal and the proposed lots after the adjustment will be the same, because the proposed lot line is an equal area exchange, both parcels will comply with the site development standards of the RDR zoning district.

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