



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 5/3/2011

TO: \_\_\_\_\_

FROM: Cody Scheel, South County Team

**PROJECT DESCRIPTION:** SUB2010-00078, COAL 11-019 KOESTER- Lot line adjustment between 2 lots. Site located off Mesa View Drive in Arroyo Grande. APN: 044-272-013.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)  
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

Lot Line Adjustment

LOT-LINE ADJUSTMENT ( 2 LOTS)

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SC/ PALM

RS

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Lot Line Adjustment
- Parcel Map
- Tract Map
- Receiving Site
- Sending Site
- Road Abandonment
- Road Name
- Reversion to Acreage
- Reconsideration
- Condominium (new or conversion)
- Voluntary Merger
- Certificate of Compliance

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GEORGE KOESTER & JANICE KOESTER Daytime Phone \_\_\_\_\_  
 Mailing Address 778 MESA VIEW DR, ARROYO GRANDE Zip Code 93420  
 Email Address: \_\_\_\_\_

Applicant Name SAME Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name GEO-WEST LAND CONSULTANTS, INC. Daytime Phone 805-461-5560  
 Mailing Address 5815 TRAFFIC WAY, STE. B, ATASCADERO Zip Code 93422  
 Email Address: -OR-

## PROPERTY INFORMATION

Total Size of Site: 0.77 AC (THIS LOT ONLY) Assessor Parcel Number(s): 075-171-013  
 Legal Description: PTN. LOT 126, A/MB/65 PER DOC. # 2004-090834  
 Address of the project (if known): 778 MESA VIEW DR, ARROYO GRANDE  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101 TO HALCYON RD TO HWY 1 TO 778 MESA VIEW DR (A.K.A. HWY 1)

Describe current uses, existing structures, and other improvements and vegetation on the property:  
RESIDENTIAL USE, 2 EXISTING STRUCTURES, ATTACHED GARAGE, NATIVE VEG.

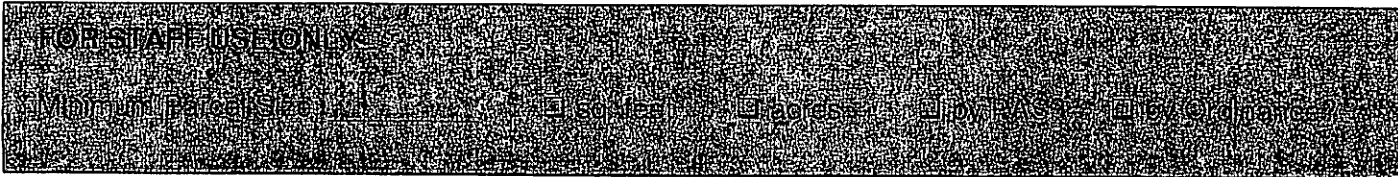
## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT BETWEEN 075-171-015 & -013 TO CONFORM TO FENCING AND MEET SETBACKS FOR BUILDINGS.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature George J Koester Date 2-28-11



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot       Lot Line Adjustment       Parcel Map       Tract Map  
 Receiving Site       Sending Site       Road Abandonment       Road Name  
 Reversion to Acreage       Reconsideration       Condominium (new or conversion)  
 Voluntary Merger       Certificate of Compliance

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name MARK KEMP & APRIL KEMP Daytime Phone 805-481-6277  
Mailing Address 975 WIGEON WAY, ARROYO GRANDE Zip Code 93420  
Email Address: \_\_\_\_\_

Applicant Name SAME Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name GEO-WEST Daytime Phone 805-481-5560  
Mailing Address 5815 TRAFFIC WAY, STE. B, ATASCADERO Zip Code 93422  
Email Address: BARAK@GEO-WEST.COM -OR- DAVID@GEO-WEST.COM

## PROPERTY INFORMATION

Total Size of Site: 0.56 AC (THIS LOT ONLY) Assessor Parcel Number(s): 075-171-015  
Legal Description: PTN. LOT 126, A1MB/65 PER DOC# 2005-046282  
Address of the project (if known): 781 HERMOSA VISTA WAY, ARROYO GRANDE  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101 TO HALCYON RD TO HWY 1 TO POQUITO PL TO HERMOSA VISTA WAY.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
RESIDENTIAL USE, RESIDENCE W/ ATTACHED DECK, NATIVE VEGETATION, LAWN.

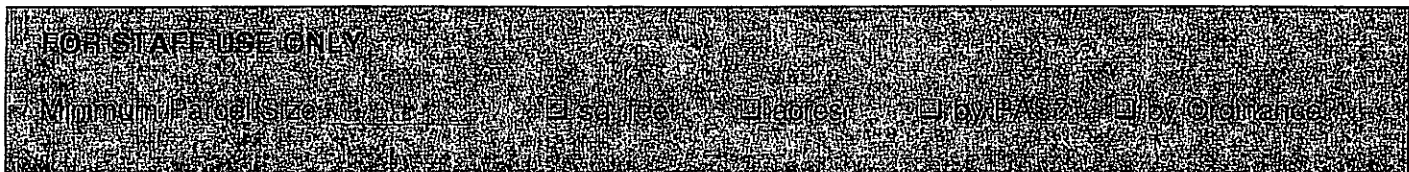
## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT BETWEEN 075-171-015 & 013 TO CONFORM TO FENCING AND MEET SETBACKS FOR BUILDINGS.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature:  Date: 



# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## LOT LINE ADJUSTMENT

### Project Information:

What is the proposed density or parcel size?: 0.56 ACRES & 0.77 ACRES  
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 0.56 / 0.77 AC  
What will the property be used for after division: RESIDENTIAL (SAME)  
Is the property part of a previous subdivision that you filed?  Yes  No  
If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_  
Have you reviewed county records to determine if the subject property has ever been the subject of:  
A recorded certificate of compliance or a recorded map?  Yes  No  
Building permits or other approval?  Yes  No  
If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required?  Yes  No

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Describe existing and future access to the proposed project site: EXISTING AND FUTURE ACCESS TO 781 HERMOSA VISTA WAY AND 778 MESA VIEW DR. TO REMAIN THE SAME.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL South: VACANT w/ DRAINAGE FEATURES  
East: HWY. 1 (MESA VIEW DR.) West: HERMOSA VISTA WAY

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Fire Agency: List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments?  Yes  No If Yes, please complete:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Parcel & site design (21.03.010(c)) | <input type="checkbox"/> Access & circulation design (21.03.010(d)) |
| <input type="checkbox"/> Flood hazard & drainage (21.03.010(e))         | <input type="checkbox"/> Water supply (21.03.010(f))                |
| <input type="checkbox"/> Sewage Disposal (21.03.010(g))                 | <input type="checkbox"/> Public Utilities (21.03.010(h))            |
| <input type="checkbox"/> Road Exception (21.03.010(d))                  |   |

Briefly describe the reasons for the request LOT LINE ADJUSTMENT ; EQUAL EXCHANGE OF LAND TO MEET BUILDING SETBACKS.

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

**LOT LINE ADJUSTMENT**

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes                       Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".



5815 Traffic Way, Suite B • Atascadero, CA 93422  
805.461.5560 • FAX 805.461.5562  
[www.geo-west.com](http://www.geo-west.com)

April 12, 2011

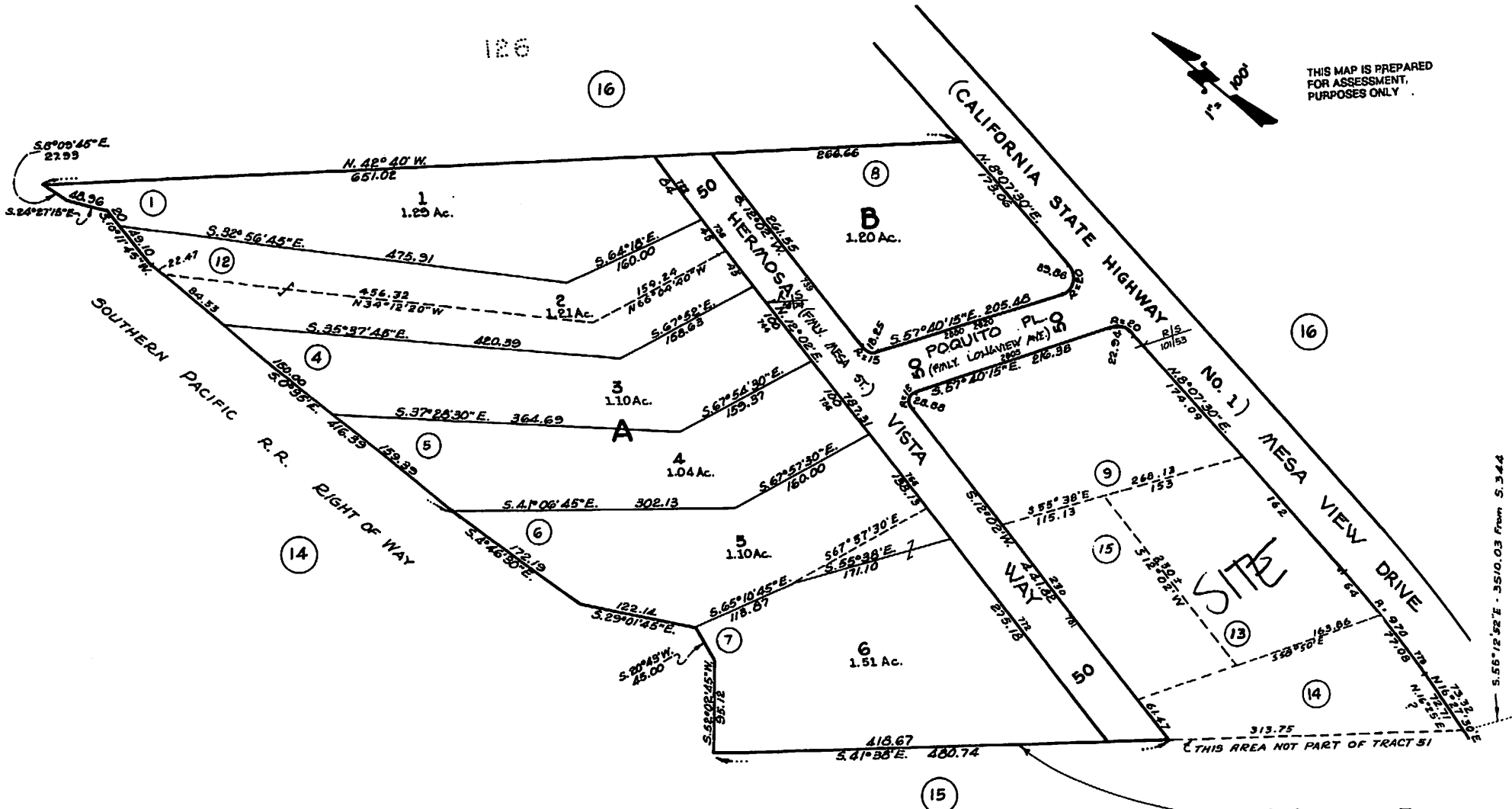
### **Lot Line Adjustment Reasons**

The lot line adjustment, numbered COAL , consists of two lots being 0.56 acres and 0.77 acres in area. The objective of the adjusted line is to achieve compatibility with existing fencing and structures and to bring structures into conformance with current setback regulations. The existing shared rear property line is currently 5' from an existing structure and runs diagonally across both yards. It is proposed to be adjusted to the approximate location of an existing fence. This will create a configuration with greater than 19 feet in distance from the adjusted shared rear line to any existing structure. The adjusted line will also accommodate the existing configuration of each yard as they have been used to date. The adjusted line would result in an equal exchange of land, being 811 square feet. The resulting lots would therefore remain 0.56 acres and 0.77 acres in area.

Sincerely,

Barak J. Miles, PLS 7835





THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REV. 1-22-82

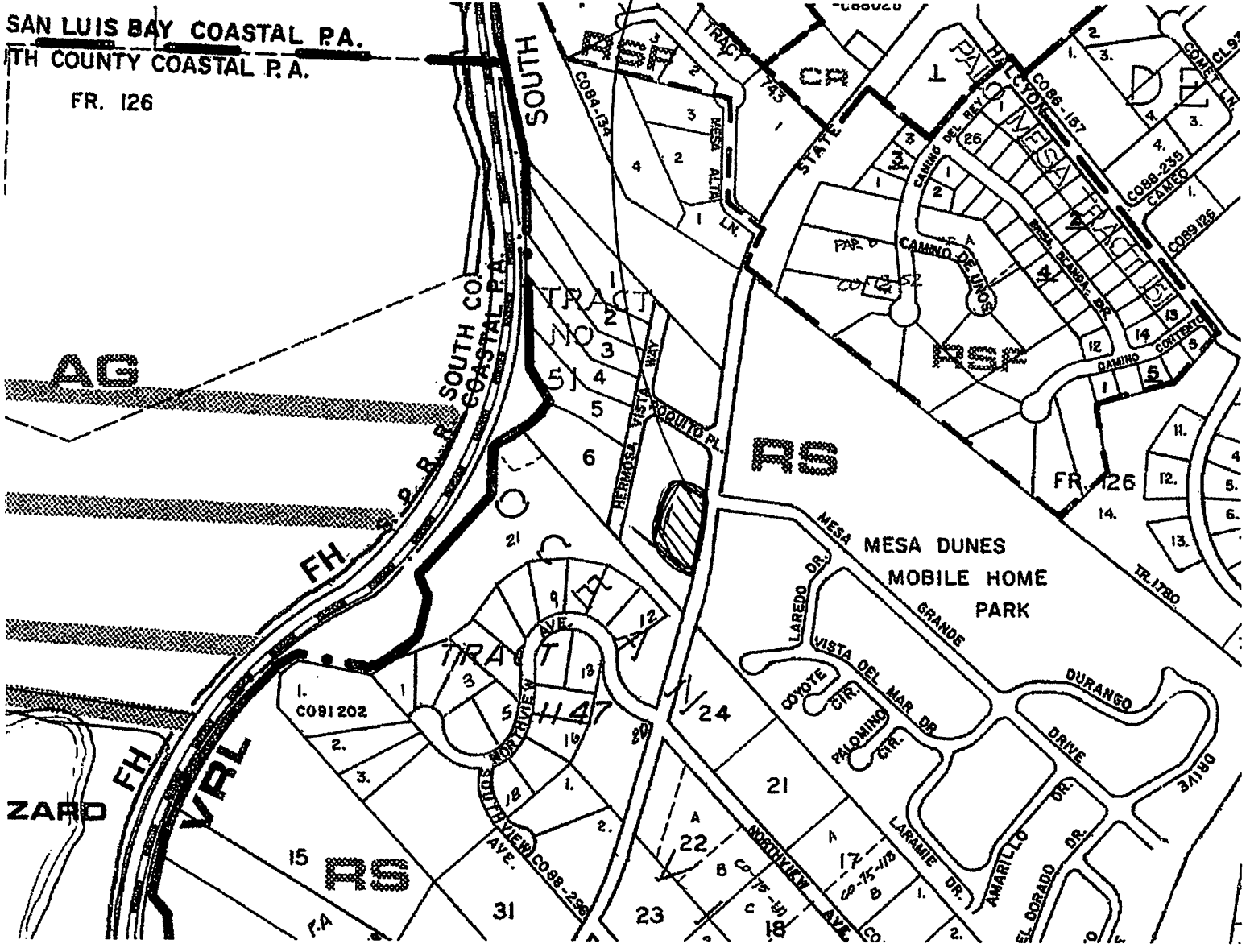
NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

**TRACT 51**  
 A Portion, Lot 126 C-de-P,  
 SAN LUIS OBISPO COUNTY  
 CALIFORNIA

S. 55° 12' 52" E. - 3510.03 From S. 344

SITE

SAN LUIS BAY COASTAL P.A.  
SOUTH COUNTY COASTAL P.A.  
FR. 126









# Parcel Summary Report For Parcel # 075-171-013

4/25/2011  
4:00:56PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    KOESTER GEORGE F  
          778 MESA VIEW DR ARROYO GRANDE CA 93420-6502

OWN    KOESTER JANICE R

### Address Information

#### Status            Address

P            00778 MESA VIEW DR PALM

P            00784 MESA VIEW DR PALM

### Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
RHOCORDP	0000	126P	Palo Mesa	South County	RS			Y	VP	E970228L

### Parcel Information

#### Status    Description

Active    RHO COR DE P ETAL    PTN LT 126

### Notes

#### Tax Districts

LUCIA MAR UNIFIED SCHOOL  
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
 ARROYO GRANDE CEMETERY  
 COASTAL SAN LUIS RESOURCE CONSV.  
 SAN LUIS PORT & HARBOR  
 NO. 04 ROAD-CO/SUPVR  
 AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 075-171-013

4/25/2011  
4:00:56PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

84213 FNL Primary Parcel

**Description:**

EXTEND LEACH FIELD

E970228 RES Primary Parcel

**Description:**

FURNITURE BUS. N/A

P940089P APP Primary Parcel

**Description:**

CREATIVE WOOD/ARTS

RECYCLE OLD FURNITURE

PMT2004-03597 FNL Primary Parcel

**Description:**

SECONDARY DWELLING W/ATT GARAGE

SUB2010-00078 REC Primary Parcel

**Description:**

LOT-LINE ADJUSTMENT ( 2 LOTS)