

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: LD-02 (Lot Line Adjustments)
Effective Date: 06/30/06
Originally Issued: 06/30/06 (LD-02 replaces a portion of LD-01)

Question:

What standards are applied when processing Lot Line Adjustments?

**Applicable Ordinance Section(s)
and/or General Plan/LUP Policy(ies)**
§13.10.673; §14.01.105-L; §14.01.107.4

Interpretation:

In addition to the regulations found in the County Code Sections listed above, the following standards will be applied to Lot Line Adjustment applications:

1. Maximum number of parcels. Lot line adjustments shall involve four or fewer parcels, in conformance with Senate Bill 497. Adjustments of five or greater parcels require Tentative and Final Maps;
2. Proximity of parcels. The parcels must be adjoining, i.e. touching, and not merely adjacent or nearby, in conformance with Senate Bill 497;
3. Additional Building Sites. No additional building sites may be created by a lot line adjustment. A lot must be buildable before a lot line adjustment can be approved, except where the entirety of the unbuildable lot will become part of one or more buildable, legally created parcels. A lot that is not buildable for whatever reason (lack of access, unstable slopes, inadequate sewage disposal, etc.) cannot be made buildable by means of a lot line adjustment.
4. Parcel Legality. A vacant parcel involved in a lot line adjustment must be shown to be a legal parcel before the lot line adjustment can be approved, except where the entirety of the vacant parcel will become part of one or more existing legally created parcels.
5. Minimum Parcel Size. The required minimum parcel size as it applies to lot line adjustments means net site area (gross parcel area minus vehicular rights-of-ways) rather than net developable area.

Tom Burns, Planning Director

Date

For the purpose of lot line adjustments, minimum parcel size is as shown in the following table.

Zone District	Minimum parcel size (net site area)
R-1-X, RM-X (Where x = a density designation)	The density designation (e.g., 9,000 square feet for a parcel zoned R-1-9 or 3,000 square feet for a parcel zoned RM-3)
RB	4,000 square feet
RA or RR	One acre
TP (Outside of the coastal zone)	40 acres
TP (Inside the coastal zone)	160 acres
CA or AP	The minimum size as determined by APAC
PA, VA, CT, C-1, C-2, C-4	10,000 square feet
M-1	10,000 square feet
M-2	One acre
M-3	The minimum economic unit for mineral extraction
PR	20 acres
PF	That necessary to accommodate the use
A or SU	The highest end of the density range allowed by the General Plan density designation (no matrix calculation is required)

2. **The above stated minimum parcel sizes do not apply and no Site Area Variance is required where:**
 - a. **The lot line adjustment is to cure a structural (or road/driveway) encroachment otherwise lawfully developed where the resulting lot line meets the required minimum setbacks from the encroaching structure, or any approved variance therefrom (Section 14.01.105-L(a)); or**
 - b. **The lot line adjustment results in an equal exchange of land and each resulting parcel is the same size after the lot line adjustment as before (Section 14.01.105-L(b)); or**
 - c. **All parcels are designated for commercial use and are located within a Village/Community Plan area.**