

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

Interpretation No.: LD-03 (Lot Line Adjustments – split zoning)

Effective Date: August 16, 2010

Revised: none

Question

Is a lot line adjustment resulting in a parcel or parcels with split zonings allowed?

Applicable Ordinance Section(s)

13.10.673

14.01.107.4(c)3

14.01.105-L

18.10.131(f)

INTERPRETATION:

A lot line adjustment resulting in a parcel or parcels with split zoning is allowed, subject to compliance with the required findings for lot line adjustments under Section 14.01.107.4(c) and Section 13.10.673, if applicable, which includes consistency with the General Plan/ LCP policies, the Zoning Ordinance, and Building Standards. Additionally, the following requirements apply specifically to lot line adjustments resulting in split zonings:

1. A parcel with a net size reduction may not be reduced or further reduced below the minimum size required by the zone district (see 14.01.107(c)3 and Policy Interpretation LD-02). Special requirements apply to reducing the size of a parcel with a Timber or Agricultural General Plan designation (see 13.10.673 (b) and (c)).
2. Any existing use on the portion of land being annexed by another parcel must be consistent with the uses allowed for the zone district of the receiving parcel, in accordance with the applicable uses chart for the zone district. Additionally, when a parcel of land is subject to a discretionary permit, any change to the property such as the addition or loss of land or structures may require amendment to the discretionary permit (see 18.10.131(f)).
3. For parcels within the Urban Services Line, a lot line adjustment between parcels with different zonings that reduces the overall residential development density potential will be evaluated to determine whether it complies with General Plan and County Code policies requiring development at or above the minimum General Plan Density in urban areas.

Reason

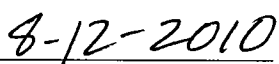
Parcels with split zoning are allowed in Santa Cruz County. There are circumstances under which split zoning of a parcel is appropriate, such as on larger parcels with varied environmental or other conditions supporting different types or intensities of land use. Additionally, there are no regulations specifically prohibiting lot line adjustments resulting in a parcel or parcels with split zoning. However, lot line adjustments resulting in parcels with split zonings must conform to all regulations pertaining to lot line adjustments, and to relevant General Plan/ LCP policies, and zoning and building standards.

This interpretation highlights those policies and regulations that pertain specifically to lot line adjustments resulting in parcels with split zoning. Within the Urban Services Line, lot line adjustments resulting in split zoning that would reduce the potential number of residential units that may be constructed will be evaluated to determine if they comply with policies in the General Plan and County Code requiring development at the minimum General Plan density. Maintaining the minimum General Plan densities for residential development is essential to ensuring the development of sufficient housing to meet local housing needs. The importance of this policy is underscored by Section 18.10.140(b), which states that any proposed development on a site with the potential for 3 or more units that is below the minimum General Plan density requires approval by the Board of Supervisors.

An application for a lot line adjustment resulting in a parcel or parcels with split zoning that is found to be inconsistent with County Policies pertaining to lot line adjustments may be subject to conditions to bring the project into conformance, may require concurrent rezoning, or may be denied. Approval by the County of a lot line adjustment resulting in split zoning does not confer a pre-approval for any future rezoning.



Kathy M. Previsich, Planning Director



Date