

# Guadalupe City Council

## *Alvarez Lot Split* *(Tentative Parcel Map)*

Presented by

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Guadalupe City Planning Department  
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# Project Description

## *Tentative Parcel Map: 2024-004-LS*

To allow a minor subdivision (Lot Split) of a 0.22-acre (9,500 square-foot) parcel into two lots - *Lot Split Resulting in:*

- 1) *Parcel "A"* (west) = 5,000 square-feet.
- 2) *Parcel "B"* (east) = 4,500 square-feet.

# Project Setting

- 1) Property located at 4513 Eleventh Street.
- 2) Property is in the R-1 (low density) residential zoning district.
- 3) Property currently occupied by two homes.

# 4513 Eleventh Street



# Project Objective

*Subdivision would allow separate ownership of the two homes.*

- First (original) home constructed on the westerly side of property.
- A second home, constructed as an Accessory Dwelling Unit (ADU), on the east side.

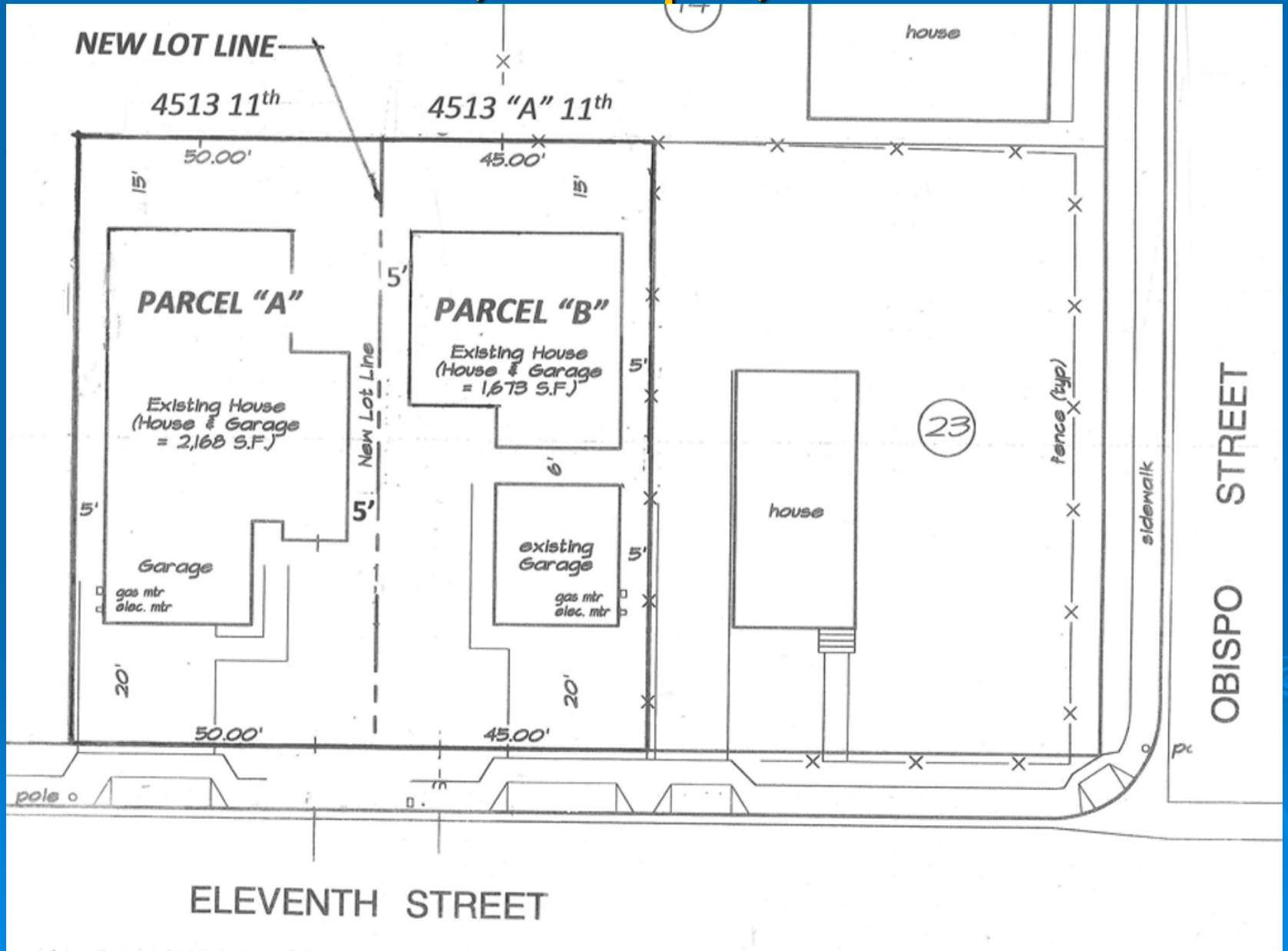
# Subdivision Ordinance

*Lot Area, depth and access specifications.*

*Section 17.32.030: Required:*

- A. The minimum area of lots shall be 3,630 square-feet with a minimum width of 45-feet...*
- B. Lots having an average depth of more than three times the average width shall not be approved.*
- C. All lots shall have vehicle access to a street.*

# Lot Size, Shape, Access.



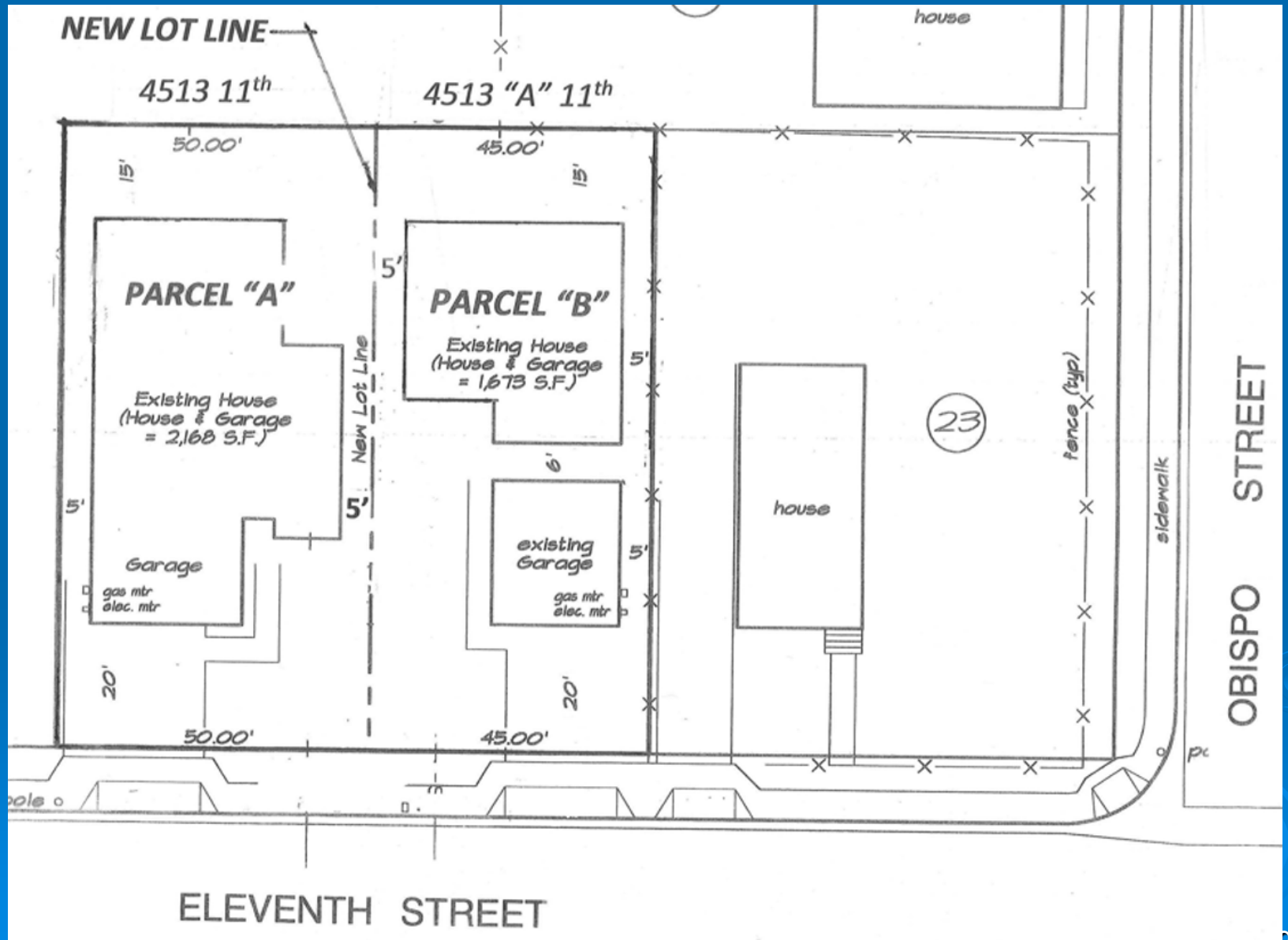
# Zoning Ordinance

## *R-1 (Low Density) Residential Zone:*

- 1) Setbacks: Front, side and rear – in compliance.*
- 2) Parking: Two off-street covered spaces – in compliance.*



# Setbacks & Parking



# Lot Split Site



# Subdivision Map 29,070

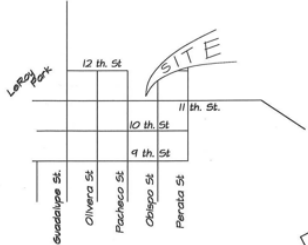
## PARCEL MAP 29,070

Lot 4, the East 20 feet of Lot 3 and the West half of Lot 20, in Block 14 in the City of Guadalupe, having been recently merged are now proposed for the 1st split as shown here on.

115-041-024  
4513 & 4513 A, 11th Street

Owner: Gustavo Alvarez, et ux.  
PO Box 668  
Guadalupe, CA, 93424  
g.alvarez123@gmail.com  
Phone (805) 714-7205

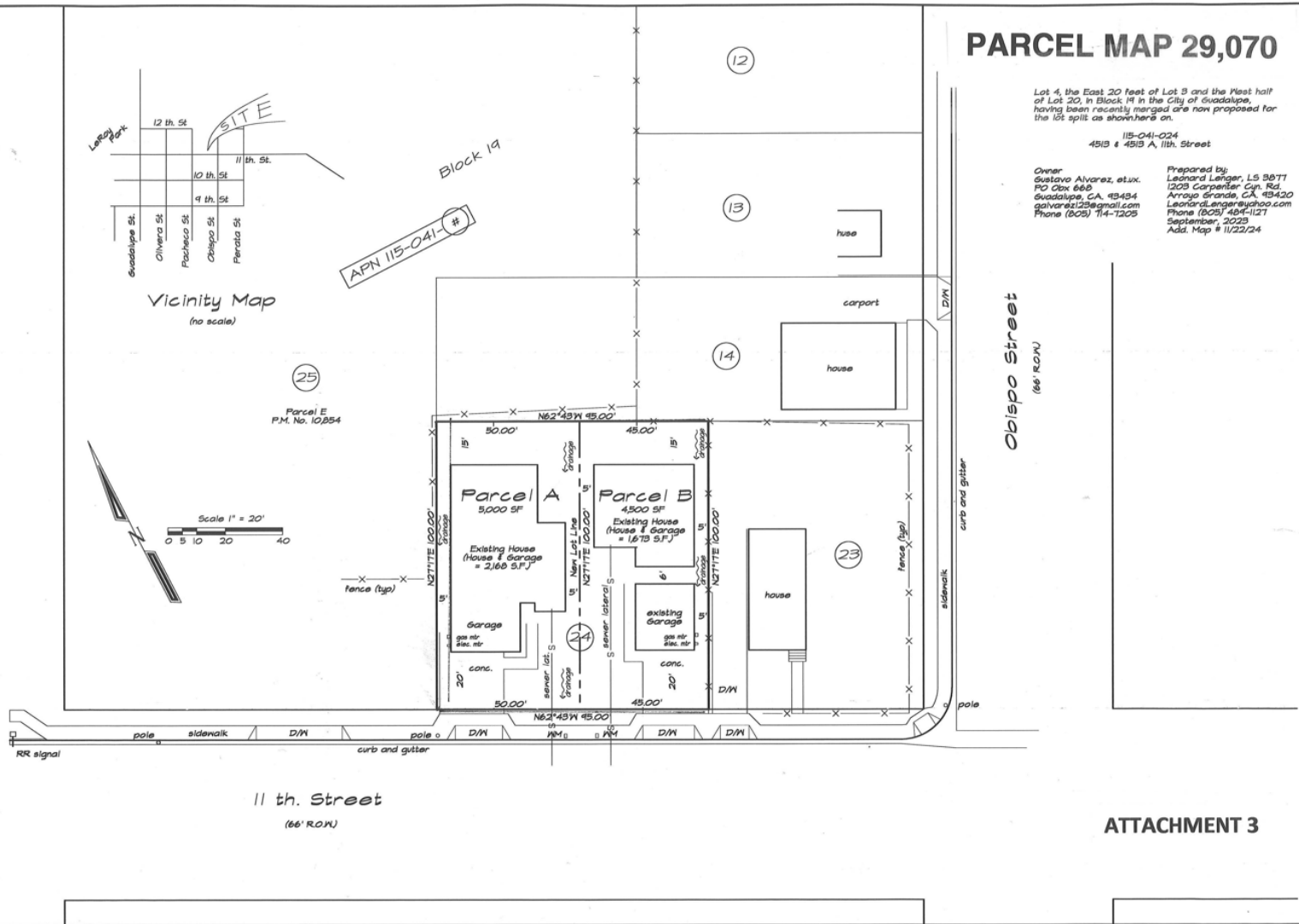
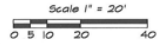
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September, 2023  
Add. Map # 1123/24



Vicinity Map  
(no scale)

APN 115-041-#

Parcel E  
P.M. No. 10,254



ATTACHMENT 3

# CEQA Review

Class 15 Exemption:

➤ *Applies to Minor Land Divisions.*

# Conclusion

## In summary:

- **Both lots:** meet Subdivision Ordinance lot design standards.
- **Both lots:** meet Zoning Ordinance land use, setback and off-street parking standards.
- **Lot Split:** meets the General Plan density (1-12 units per acre); and
- **Lot Split:** fulfills the applicant's objective to permit separate ownership of the two homes.

# Recommendation

Adopt Resolution No. 2024-77 approving Tentative Parcel Map 29,070 (2024-004-LS) and the CEQA Exemption for for the Alvarez Lot Split.

# Questions?