

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@co.el-dorado.ca.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

TO: Board of Supervisors

FROM: Lillian MacLeod, Senior Planner

DATE: September 9, 2008

RE: OR 07-0004, Lot Line Adjustment

Staff is recommending that two minor revisions be incorporated into the above ordinance prior to adoption by the Board. The proposed revisions do not change the intent of the ordinance in any way, but serve to provide consistency and clarity, as follows:

1. On page 4, under Subsection G.3, the revision of the phrase “zone district” to “zone” is being proposed for consistency with the terminology that will be used in the final updated Ordinance.

“3. Non-conforming structure on property line: Where a non-conforming structure straddles a property line between two lots under separate ownership, a lot line adjustment can be approved that reduces the size of one of the lots by greater than 10 percent of the minimum requirements of the zone ~~district~~ in order to clarify ownership of the existing structure. Any resulting non-conformance to development standards that are either created or enlarged shall be considered as legal, non-conforming.”
2. On page 5, under Subsection I.4, the cross-reference to another Subsection is incorrect as it is based on a previous numbering system. For clarity, the correction should read as follows:

“4. Final recordation of the lot line adjustment shall be stayed until the conclusion of the appeal period set forth in Subsection ~~B~~ 2 above. A properly filed appeal shall stay the recordation of the lot line adjustment until the appeal is decided.”