Lot/Parcel Mergers
Property Owner
Application Process

City of Santa Maria
Community Development Department

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Lot/Parcel Mergers

Two or more contiguous parcels held by the same owner may be merged into one parcel if one of the parcels does not conform to the minimum lot size requirements of a particular zone as set forth in Title 12 of the Municipal Code (Zoning), and if the following two requirements are met:

1. At least one of the affected parcels does not contain any structure for which a building permit was issued, or for which a building permit was not required at the time of construction, or is developed only with accessory structure(s), or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous parcel.

2. With respect to any affected parcel, one or more of the following conditions exists:
   A. The parcel is less than 5,000 square feet in size at the time of determination of merger.
   B. The parcel was not created in compliance with applicable laws and ordinances in effect at the time of its creation.
   C. The parcel does not meet current standards for sewage disposal and domestic water supply.
   D. The parcel does not meet slope stability standards.
   E. The parcel has no legal access which is adequate for vehicular and safety equipment access and maneuverability.
   F. Development of the parcel would create health or safety hazards.
   G. The parcel is inconsistent with the General Plan and applicable specific plan, other than in terms of minimum lot size or density standards.

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1. Property owner submits a signed and notarized “Property Owner Initiated Merger, Waiver of Right of Hearing and Notice” form, the filing fee ($137.60), and grant deeds or title reports for the properties to be merged (or another legal document that contains the legal description of the properties).

2. The Community Development Department fills out the necessary paperwork (Notice of Intention to Determine Status and Notice of Merger forms) and transmits these documents to the City Clerk.

3. The City Clerk will contact the property owner to collect the necessary recording fees (typically $20 to $30). Once these fees are paid, the City Clerk will transmit the merger documents to the County Recorder’s Office for recordation.

4. A lot/parcel merger becomes effective when the Notice of Merger is recorded.

Property shall be considered as contiguous parcels only if such parcels are adjoining, but not if such parcels are separated by roads, streets, alleys, or other features deemed to be similar to these by the Director of Community Development.

For purposes of determining whether contiguous parcels are held by the same owner, ownership shall be determined as of the date that the Notice of Intention to Determine Status is recorded.