

## **P.C. RESOLUTION NO. 19-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A LOT LINE ADJUSTMENT BETWEEN TWO VACANT PARCELS AT 724 24<sup>TH</sup> PLACE (APN: : 4184-020-010) AND THE ADJACENT PARCEL TO THE WEST (APN: 4184-019-001); AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**Section 1.** An application for a lot line adjustment (LLA 19-1) was filed by the property owner of both parcels, Dunham Stewart, requesting to adjust the lot lines between two parcels, 720 24<sup>th</sup> Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001), as shown in Exhibit A, Exhibit B, and shown in the diagrams in Exhibit C, and Exhibit D.

**Section 2.** The Planning Commission considered the staff report, testimony and evidence, both written and oral, presented to the Commission.

**Section 3.** The project is Categorically Exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15305, Class 5, minor lot line adjustments not resulting in the creation of any new parcel or change or use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels and no new parcels will be created and the average slope of the project area is 6% from north to south and 18% from east to west and is therefore Categorically Exempt from CEQA.

**Section 4.** Based on the foregoing, the Planning Commission makes the following findings:

1. The lot line between parcels will be adjusted 31.39 feet to the east. The lot line adjustment will transfer approximately 3,394 square feet in lot area from 720 24<sup>th</sup> Place (APN: 4184-020-010) to the adjacent parcel to the west (APN: 4184-019-001).
2. 720 24<sup>th</sup> Place (APN: 4184-020-010) will measure 43.9 feet wide by 108.12 feet deep and will be approximately 4,746 square feet in lot area and will be consistent with the R-1 4,000 square foot minimum lot area standard.
3. The adjacent parcel to the west (APN: 4184-019-001) will measure 43.89 feet wide by 108.12 feet deep totaling approximately 4,745 square feet in lot area and will be consistent with the R-1 4,000 square foot minimum lot area standard.
4. Pursuant to Subdivision Map Act (California Government Code Section 66412(d)) the resulting vacant parcels are consistent with the General Plan Low Density Residential land use designation and the Single-Family residential (R-1) zone.

5. Project conditions are limited to those permitted under Section 66412 of the Government Code.
6. A greater number of parcels will not be created by the lot line adjustment.

**Section 5.** Based on the foregoing, the Planning Commission **hereby approves Lot Line Adjustment 19-1**, as described in the proposed legal descriptions attached hereto as Exhibit A and Exhibit B and shown in the diagram in Exhibit C and Exhibit D, subject to the following **Conditions of Approval**:

1. A preliminary title report, current within six months of the date of Planning Commission approval, encompassing Parcel 4184-020-010 Lots 14, 15, and 16, in Block 2, Montmarie Tract and Parcel 4184-019-001 the northeasterly twelve and one-half feet (12.5 feet) of Lot 25, in Block 2, Hermosa View Tract No. 2, shall accompany the proposed legal descriptions reflecting that easements, if any, are located, relocated or granted to facilitate the provision of utilities to both parcels. Prior to recordation of the Certificate of Compliance, any utilities that would be interrupted by the lot line adjustment shall be relocated to facilitate the provision of utilities to both parcels to the satisfaction of the City.
2. Prepayment of all taxes as required California Government Code Section 66412 and any fees required by the City shall be evidenced prior to recordation of the Certificate of Compliance.
3. A Certificate of Compliance and legal descriptions in a form approved by the City and compliant with the Subdivision Map Act shall be submitted consistent with the plans approved by the Planning Commission, approved by the Community Development Director and City Attorney, and recorded with the Office of the Los Angeles County Recorder and evidence of recording shall be submitted to the Community Development Department within one (1) year of this approval.
4. Quit claim deeds reflecting the new legal descriptions shall be concurrently recorded to conform with parcel boundaries to those approved by the City under this lot line adjustment.

**Section 6.** Each of the above conditions is separately enforceable and, if one of the conditions is found unenforceable by a court of law, all other conditions shall remain valid and enforceable.

The Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this Lot Line Adjustment. The City shall promptly notify the Permittee of any claim, action or proceeding and the City shall fully cooperate in the defense. If the City fails to promptly notify the Permittee of any claim, action or proceeding, or the City fails to cooperate fully in the defense, the Permittee shall not

thereafter be responsible to defend, indemnify or hold harmless the City.

The Permittee shall reimburse the City for any court and attorney's fees that the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the Permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action but such participation shall not relieve the Permittee of any obligation under this Lot Line Adjustment.

**Section 7.** Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:       AYES:  
              NOES:  
              ABSTAIN:  
              ABSENT:

#### CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of September 17, 2019.

---

David Pedersen, Chair

---

Ken Robertson, Secretary

---

Date