



Staff Report

File #: REPORT 19-0031, Version: 1

Honorable Chairman and Members of the Hermosa Beach Planning Commission Regular Meeting of January 15, 2019

Lot Line Adjustment (LLA 18-1) between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Donald A. Dieser
5155 West Rosecrans #238
Hawthorne, CA 90250

Recommended Action:

Staff recommends that the Planning Commission:

1. Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Executive Summary:

The request is to move the property line between the two vacant parcels to the west in order to enlarge the east property to facilitate development of single-family residences on each parcel.

Background:

The subject parcels are located in the northeast area of the city at the northeast corner of Longfellow Avenue and Tennyson Place. The applicant owns both parcels which are zoned single-family residential (R-1) with a General Plan Land Use designation of Low Density Residential. A demolition permit was issued on November 26, 2018, and all structures were demolished making both parcels vacant. Both parcels front on Longfellow Avenue with alley access available from Boundary Place.

Analysis:

A lot line adjustment is the process under the State Subdivision Map Act that is used to change property lines of existing parcels. The process can be used to do a number of things, such as: combine up to four (4) adjacent parcels into one (1) parcel, alter the boundary between up to four (4) parcels, or reconfigure the shapes of up to four (4) parcels.

701 Longfellow Avenue is a corner parcel and currently measures 50 feet wide by 100 feet deep and is approximately 5,000 square feet in lot area. The parcel complies with Hermosa Beach Municipal Code (HBMC) Section 17.08.030.I. requiring a minimum 4,000 square foot lot area in the R-1 zone. The adjacent parcel to the east (APN: 4169-028-018) is substandard in lot size (2,500 square feet)

and currently measures 25 feet wide by 100 feet deep.

LOT AREA AND PROPERTY LINE DIMENSIONS

	Existing	Proposed
701 Longfellow Avenue (APN: 4169-028-019)	5,000 S.F. (50' x 100')	4,000 S.F. (40' x 100')
Adjacent parcel to the east (APN: 4169-028-018)	2,500 S.F. (25' x 100')	3,500 S.F. (35' x 100')

The request to move the property line 10 feet to the west will transfer approximately 1,000 square feet in lot area from the parcel at 701 Longfellow Avenue to the adjacent parcel to the east. 701 Longfellow Avenue will then measure 40 feet wide by 100 feet deep totaling approximately 4,000 square feet in lot area and will remain compliant with the R-1 zone 4,000 square foot minimum lot area. The adjacent parcel to the east (APN: 4169-028-018) will then measure 35 feet wide by 100 feet deep totaling approximately 3,500 square feet in lot area. While this parcel will remain substandard to the R-1 zone 4,000 square foot minimum lot area, it will come closer to conforming and will facilitate wider side yard setbacks, greater maneuvering area for vehicles, and the opportunity for more open space.

Findings:

Pursuant to the state Subdivision Map Act (California Government Code Section 66412(d)), a tentative map, parcel map, or final map shall not be required as a condition to the approval of a lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the City.

The City must limit its review and approval to a determination of whether the parcels resulting from the adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. Conditions and exactions placed on approval must be limited to those necessary to comply with the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. In addition, the City cannot require a record of survey for a lot line adjustment unless otherwise required by law.

General Plan Consistency:

The site is located within the General Plan Density Residential Land Use area, the purpose of which is to provide for the retention, maintenance, and investment in single-family residential neighborhoods. Attached or detached single-family dwellings are appropriate land uses. The density range is 2 - 13 dwelling units per acre. The site is located within the General Plan Hermosa View Neighborhood Character Area, and the future vision is to preserve the low-density residential pattern through the retention of larger lot sizes, building orientation towards the street, and wider setbacks that provide room for parkways and sidewalks.

The proposed lot line adjustment is consistent with the General Plan as two low density single-family parcels will be maintained with appropriate density ranges of 10.89 and 12.45 dwelling units per acre respectively for the parcels. Future development will be required to comply with the R-1 development standards and other relevant provisions of the Hermosa Beach Municipal Code.

California Environmental Quality Act:

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 of 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 3% from north to south and 10.15% from east to west and is therefore Categorically Exempt from CEQA.

Summary

Staff recommends the Planning Commission approve the requested lot line adjustment between vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Respectfully Submitted by: Nicole Ellis, Associate Planner

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director

Attachments:

1. Proposed Resolution
2. Zoning Map and Aerial Photo
3. Site Photos and Public Notice Posters
4. Assessor Map
5. Applicant Submittal Including Lot Exhibits