



Staff Report

File #: REPORT 19-0615, Version: 1

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

LLA 19-1-- Lot Line Adjustment between a vacant parcel at 720 24th 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).

Applicant: Denn Engineers
3914 Del Amo Blvd., Suite 921
Torrance, CA 90503

Owner: 720 24th Place, LLC
C/O Dunham Stewart
200 Pier Avenue, Suite 305
Hermosa Beach, CA 90254

Recommended Action:

Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) 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).

Background:

The subject parcels are located at the northwest area of the city at the mid-block of 24th Place between Ardmore Avenue and Pacific Coast Highway. 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 August 1, 2019 and all structures were demolished, making both parcels vacant. Both parcels front on 24th Place.

Analysis:

A lot line adjustment is the process under the State Subdivision Map Act that is used to change property lines between 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.

720 24th Place is mid-block, with two parcels, which currently measure 87.79 feet wide by 108.12 feet deep and is approximately 9,492 square feet in lot area; the larger parcel to the east (APN: 4184-020-010) complies with the minimum 4,000 square feet lot size the smaller parcel to the west (APN: 4184-019-001) is substandard to the minimum 4,000 square feet lot size (1,351.5 square feet) and

currently measures 12.5 feet wide by 108.12 feet deep. The parcels were previously combined with one single-family residence. The proposal 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.

LOT AREA AND PROPERTY LINE DIMENSIONS

	Existing	Proposed
720 24th Place (APN: 4184-020-010)	8,140.35 S.F. (75.29' x 108.12')	4,746.46 S.F. (43.9' x 108.12')
Adjacent parcel to the west (APN: 4184-019-001)	1,351.5 S.F. (12.5' x 108.12')	4,745.39 S.F. (43.89' x 108.12')

The request to move the property line 31.39 feet to the east will transfer approximately 3,394 square feet in lot area from the parcel at 720 24th Place to the adjacent parcel to the west. 720 24th Place (APN: 4184-020-010) will measure 43.9 feet wide by 108.12 feet deep totaling approximately 4,746 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 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 become compliant with the R-1 zone 4,000 square foot minimum lot area, thus creating two legal lots that are conforming to R-1 standards.

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 Low 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 2.0 - 13 dwelling units per acre. The site is also located within the General Plan Greenbelt Character Area, and the future vision is to maintain the building scale and form of this neighborhood, while enhancing access to local neighborhood serving commercial uses.

The proposed lot line adjustment is consistent with the General Plan as two low density single-family parcels will be created with appropriate density ranges of 2.0 - 13 dwelling units per acre 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 in land use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels, 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.

Summary:

Staff recommends the Planning Commission approve the requested lot line adjustment between vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) 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: Christy Teague, Senior Planner
Legal Review: Lauren Langer, City Attorney
Approved: Ken Robertson, Community Development Director

Attachments:

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