

RESOLUTION NO. *****

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF REDONDO BEACH APPROVING AN EXEMPTION
DECLARATION AND LOT LINE ADJUSTMENT TO RESTORE
THREE LEGAL LOTS LOCATED WITHIN A SINGLE FAMILY
RESIDENTIAL (R-1A) ZONE AT 1731-1735 ARMOUR LANE**

WHEREAS, an application was filed on behalf of the owners of property located at 1731-1735 Armour Lane for approval of an Exemption Declaration and consideration of a Lot Line Adjustment on properties located within a Single Family Residential (R-1A) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21st day of May, 2020 with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. The lot line adjustment conforms to the City of Redondo Beach Zoning Ordinance and is consistent with the Comprehensive General Plan.
2. The proposed parcels meet the minimum size, width, and depth as outlined in Section 10-2.1528.
3. The lot line adjustment will result in lots of sufficient size that can be properly developed in accordance with the standards of the Zoning Ordinance.
4. The lot line adjustment will result in lots of a size commensurate and compatible with the size of existing lots in the immediate vicinity.
5. The lot line adjustment will preserve property values.
6. The parcels would not be detrimental to the surrounding subdivision pattern, orientation, or configuration and/or be smaller than the prevailing parcel size in the surrounding area.

7. The lot line adjustment does not directly or indirectly result in the creation of a parcel that would be inappropriate in size and/or configuration to the development standards contained in the Zoning Ordinance.
8. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15315 of the Guidelines of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and Lot Line Adjustment pursuant to the plans and application considered by the Planning Commission at its meeting of the 21st day of May, 2020.

Section 2. The approved lot line adjustment shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 3. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2020.

Planning Commission Chair
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. ***** was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office