

CITY OF REDONDO BEACH
PLANNING DIVISION

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DATE RECEIVED:

2/21/2020

APPLICATION FOR LOT LINE ADJUSTMENT

Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Lot Line adjustments(s) on the property described below.

PART I - GENERAL INFORMATION

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| A | APPLICANT INFORMATION | |
| | STREET ADDRESS OF PROPERTY: 1731 ARMOUR LANE | |
| | EXACT LEGAL DESCRIPTION OF THE PROPERTY: APN: 4160-009-029 LOT 40 and the West 5 feet of Lot 41 BLOCK: 125 TRACT: Redondo Villa Tract APN: 4160-009-030 LOTS 41 and 42, Except from Lot 41 the West 5 feet thereof BLOCK: 125 TRACT: Redondo Villa Tract | ZONING: R-3 |
| | RECORDED OWNER'S NAME: LA19A, LLAC, A CALIFORNIA LIMITED LIABILITY COMPANY TAYLOR CARLSON, AUTHORIZED SIGNER MAILING ADDRESS: 26880 Aliso Viejo Parkway, #100 Aliso Viejo, CA 92656 TELEPHONE: 949-481-7026 | AUTHORIZED AGENT'S NAME: SROUR & ASSOCIATES ATTN: STACY STRAUS MAILING ADDRESS: 1001 6 th Street, Ste 110 Manhattan Beach, CA 90266 TELEPHONE: 310-372-8433 |
| B | SHOWINGS: <i>It shall be shown that the following circumstances are found to apply. Give full and complete answers</i> | |
| | <p>1. Indicate the present use of the property and buildings thereon (if any) and the expectable future use of the parcel or parcels which would be altered by the proposed Lot Line Adjustment:</p> <p>The applicant currently owns lots 40, 41, and 42 in Block 125 of the Redondo Villa Tract, where two structures, each of which is used as a single family residence, exists. The applicant seeks to realign the lot lines and restore the lots to their original configuration, when the City was subdivided, and create three legally conforming parcels, eligible for separate ownership. The applicant proposes to build three single family residences on the newly created lots in this R1 zone, conforming to all City zoning requirements that are code compliant.</p> | |

2. Indicate how the proposed adjusted parcel or parcels will front on, or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the land use district in which they are located:

The project site is located on a fully improved public street and will provide adequate visibility, driveway access and turn-around to allow vehicles to safely enter and exit driveway and parking areas. Development plans include modifications to existing curbcut to reduce the size and realign in order to achieve necessary access for the three homes. There will be no change to traffic patterns or pedestrian access. Access to the parcels will not be affected by the lot realignment.

3. Indicate how the proposed Lot Line Adjustment will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located:

The realignment of the lots will create three lots consistent with all other lots in this tract, and meet minimum lot size as required by the City, as well as consistent with the prevailing lot distribution of the area.

4. Indicate how the revision of the proposed parcel(s) would be in conformance with the intent and purpose of the Comprehensive General Plan for the City of Redondo Beach;

The realigned lots will be restored to the intended 25 x 100' (approximately) lot configuration and will not result in any limitation on current use of the adjacent property or potential development of the subject property pursuant to Code provisions within the R-1A, Single Family Residential of 14.6 DU/Acre zone.

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed Parcel Map. Use reverse of this sheet if more space is needed.

| NAME | ADDRESS | LOT | BLOCK | TRACT |
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OWNER'S AFFIDAVIT

Project address: 1731 – 1735 ARMOUR LANE, RB 90278

Project description: Lot Line Adjustment to create three conforming lots

I, Taylor Carlson, being duly sworn, depose and say I am the owner of all of the property involved and that this application has been prepared in compliance with the requirements printed herein. I further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my knowledge and belief.

Signature(s): 

Taylor Carlson, Authorized Signer
LA19A, LLAC
A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS:
26880 Aliso Viejo Parkway, #100
Aliso Viejo, CA 92656

TELEPHONE:
949-481-7026

Subscribed and sworn to (or affirmed) before me this 19th day of February, 20 20,
by Taylor Carlson, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.


FILING CLERK OR NOTARY PUBLIC

State of California)
County of Orange) ss

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