



Administrative Report

I.1., File # PC20-0934

Meeting Date: 5/21/2020

To: PLANNING COMMISSION
From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

Consideration of an Exemption Declaration and Lot Line Adjustment to restore three underlying lots to the original subdivision configuration, creating three legal conforming parcels on properties located in a Single-Family Residential (R-1A) zone.

PROPERTY OWNER: LA19A,LLC
APPLICANT: Same as owner
LOCATION: **1731-1735 Armour Lane**
CASE NO: LLA-2021-01
RECOMMENDATION: Adopt resolution approving the Exemption Declaration and Lot Line Adjustment subject to the findings and conditions contained therein.

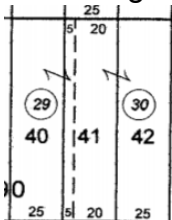
DEPARTMENT'S RECOMMENDATION:

The Planning Division recommends that the Planning Commission makes the findings as set forth in the staff report and attached resolution, approve the Lot Line Adjustment, and adopt the Exemption Declaration subject to the plans and applications submitted.

BACKGROUND

The project includes three lots that currently function as two building sites. The existing sites are 1731 and 1735 Armour Lane. Each site has an existing one-story single-family residence built by the same owner in 1957.

The three underlying lots are all 100 feet deep, however, the lot widths vary. 1731 Armour Lane includes Lot 40 and five feet of Lot 41. At some point, the five feet was deeded to Lot 40 for an adjusted lot width of 30 feet. Prior to the Subdivision Map Act, it was common for property owners to deed portions of their lots to adjacent properties. 1735 Armour Lane includes Lot 42 and is tied to the remaining 20 feet of Lot 41, for a total tied width of 45 feet.



When the existing building at 1735 Armour Lane is demolished, the lot tie ceases to exist. Thus, Lot 42 remains 25 feet in width and Lot 41 is left with only 20 feet in width. The applicant wishes to

restore Lot 41 to the standard R-1A Zone lot width of 25 feet. This adjustment will bring all three lots back to their original configuration with 25 feet of street frontage for each site.

DETAILED DESCRIPTION OF REQUEST:

The application requests that the two building sites go back to being three separate 25-foot wide lots. In order to restore the original lot widths, the five feet deeded to Lot 40 needs to be returned to Lot 41. Technically, no adjustments need to be made to Lot 42. Once the lot tie is broken through the demolition of the existing house, the original underlying 25-foot wide lot remains intact. Lot 41, however, is left with a substandard width at 20 feet and Lot 40 is left a larger than standard width at 30 feet.

The applicant has provided a conceptual site plan as well as a conceptual front elevation, all reflecting the intent to build one new home on each parcel. Lot line adjustment exhibits have also been prepared reflecting the existing lot configurations and the proposed lot configurations.

EVALUATION OF REQUEST:

Pursuant to Code Section 10-1.1101 the purpose of reviewing lot line adjustments is to ensure that the new lot lines "provide code-conforming parcels consistent with all property development standards". Per Code Section 10-1.1111, "[t]he Commission shall approve the lot line adjustment unless it finds the adjustment will not conform to the zoning and building ordinance of the City or will be contrary to the General Plan".

The minimum lot size in the R-1A Zone is 2,500 square feet per Section 10-2.1528. This section also defines the minimum width as 25 feet and the depth as 100 feet. Lot 41 is currently 20 feet in width and 100 feet in depth resulting in only 2,000 square feet in overall size. Per the Development Standards outlined in Code Section 10-2.504, the required side yard setback is 3 feet which would result in a building width of only 14 feet. The typical R-1A Zone house is 19 feet in width and this barely accommodates a standard two-car garage. If left with only 14 feet of buildable width, Lot 41 would not be able to construct the required two-car garage. The required rear setback for an R-1A lot is 16 feet and the related outdoor living space is 400 square feet. The required 400 square feet of outdoor living space is comprised of that rear 16 feet multiplied by the width of the lot at 25 feet. If the lot is only 20 feet in width, then the outdoor living space within the 16-foot rear yard would only be 320 square feet. Lot 41 would ultimately need an increased rear yard setback, further reducing the size of the buildable house, in order to meet the outdoor living space requirements. The requested lot line adjustment would restore Lot 41 to its standard lot width, providing a fully buildable lot consistent with the Development Standards.

Based upon the evidence provided, the proposed adjustment appears to comply with the Zoning Ordinance in relationship to lot width and size. Lots 40 and 41 would each be returned to the standard width of 25 feet which will not only be Code-compliant, but will ensure that both lots are fully buildable.

ENVIRONMENTAL STATUS:

The proposed lot line adjustment is Categorically Exempt from further environmental analysis pursuant to Section 15315 of the Guidelines to the California Environmental Quality Act (CEQA).

ATTACHMENTS

Exemption Declaration

Draft Resolution

Application

Lot Line Adjustment Exhibits A and B

Conceptual Drawings