



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** May 16, 2018

**TO:** Hearing Officer

**SUBJECT:** Certificate of Exception #353

**LOCATION:** 357 Waverly Drive

**APPLICANTS:** Dale Okuno

**ZONING DESIGNATION:** RS-4 (Residential Single-Family, 0-4 units per acre)

**GENERAL PLAN DESIGNATION:** Low-Density Residential Use

**CASE PLANNER:** Carlos Chacon

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Certificate of Exception #353 with the conditions in Attachment B.

---

**PROJECT PROPOSAL:** Certificate of Exception: To allow a lot line adjustment by eliminating the interior lot line between two existing parcels resulting in the consolidation into one legal lot.

**ENVIRONMENTAL DETERMINATION:** The Certificate of Exception for lot line adjustment has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b) (9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities, and §15305, Class 5, Minor Alterations in Land Use Limitations, and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 addresses additions to existing structures not exceeding 50% of the floor area or 2,500 square feet, whichever is less; and Section 15305 addresses minor lot line adjustments not resulting in the creation of any new parcel. The proposed project is a mapping action to consolidate two lots in order to accommodate a residential addition and remodel.

**BACKGROUND:**

**Adjacent Uses:** North – Residential Single-Family  
South – Residential Single-Family  
East – Residential Single-Family  
West – Residential Multi-Family

**Adjacent Zoning:** North – RS-4 (Residential Single-Family 0-4 units per acre)  
South – RS-4 (Residential Single-Family 0-4 units per acre)  
East – RS-4 (Residential Single-Family 0-4 units per acre)  
West – RM-16-1 (Residential Multi-Family 0-16 units per acre)

**Previous Cases:** None

**PROJECT DESCRIPTION:**

The applicant, Dale Okuno, has submitted a Certificate of Exception to allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5713-031-003) consists of a 20,698 square-foot rectangular lot. Parcel 2 (AIN 5713-031-004) consists of 14,274 square-foot lot located east adjacent of Parcel 1. The proposed Certificate of Exception would eliminate an interior lot line resulting in the consolidation of the two parcels into one legal lot. The combined lot size would be 34,972 square feet after the lot line adjustment.

**ANALYSIS:**

Certificate of Exception – Lot Line Adjustment to consolidate two parcels into one lot.

The subject properties consists of two legal parcels under one common ownership. The two existing legal parcels and building sizes are identified in the table below:

Parcel #	Address	Assessor's Parcel Number	Existing Building Size	Lot Area (Acres)
Parcel 1	357 Waverly Drive	5713-031-003	7,048 square feet	20,697.88 square feet (0.47 acres)
Parcel 2	No Address	5713-031-004	Vacant Lot	14,274.40 square feet (0.33 acres)
<b>Total</b>			7,048 square feet	34,972.28 square feet (0.80 acres)

The applicant's request to consolidate the two parcels would facilitate a proposed room addition. The applicant submitted development plans for a 168 square-foot kitchen addition. In order to increase the maximum allowable buildable floor area for the property, the applicant is required to consolidate the parcels into one legal lot. The Certificate of Exception is for the approval of the lot consolidation only. The addition is not a part of the Hearing Officer's consideration and would be reviewed through the plan check process.

## Development Standards

The approval of a Certificate of Exception must show compliance with the applicable development standards of the RS-4 (Single-family residential, 0-4 dwelling units per acre) zoning district as analyzed below.

### *Minimum Lot Size:*

Parcel 1 and Parcel 2 are located within the RS-4 zoning district. The minimum lot size in the RS-4 zoning district is 12,000 square feet. The proposed lot line adjustment would result in the elimination of the interior lot line resulting in the consolidation of the two parcels into one legal lot. This consolidation would increase the lot size of Parcel 1 by 14,274 square feet, resulting in a new combined lot size of 34,972 square feet. The lot line adjustment would comply with the minimum lot size requirement in the RS-4 Zoning District.

### *Minimum Lot Width:*

The two subject lots are contiguous. Their lot widths are 116 feet for Parcel 1 and 80 feet for Parcel 2. If approved, the proposed lot consolidation would result in a new, combined lot width of 196 feet. The proposed lot width of 196 feet complies with the minimum lot width of 75 feet as required for properties situated within the RS-4 zoning district.

### *Maximum Allowable Floor Area:*

Parcel 1 is currently developed with an existing 6,947 square foot, two-story single-family residence and a 904 square foot detached two-car garage for a total floor area of 7,851 square feet. The maximum allowable floor area in the RS-4 zoning district is 20 percent of the lot size plus 1,700 square feet for lots between 12,000 and 24,000 square feet. Based upon the combined lot size of 34,972 square feet, the maximum allowable floor area would now be equal to 25% of the lot plus 1,000 square feet or 9,743 square feet. With approval of the lot line adjustment recommended herein, the total floor area of the existing single-family residence and the proposed 168 square-foot addition would be below the allowable floor area. Any future addition to the site would be required to comply with the maximum allowable floor area requirement identified above.

### *Maximum Lot Coverage:*

The maximum lot coverage in the RS-4 zoning district is 35% of the lot size or up to 40%, provided any additional coverage over 35% shall be single-story only. Based on the combined 34,792 square foot-lot, the maximum allowable lot coverage is 12,240 square feet. Based on a combined lot size of 34,792, the total lot coverage of the existing two-story residence and detached garage, is 4,591 square feet or 13 percent, which is below the maximum lot coverage of 35 percent and in compliance with the zoning code. Inclusive of the proposed 168 square-foot kitchen addition, the project would continue to be below the maximum allowable lot coverage. Any future addition to the site would be required to comply with the maximum total lot coverage requirement analyzed above.

### *Setbacks:*

The required rear yard setback from the primary structure is 25 feet. The required side yard setback for the primary structure is 10 percent of lot width, with a minimum of five feet and a maximum 10 feet. The existing residence has a 77-foot rear yard setback and is in compliance with the above code requirement. The existing residence which is located on Parcel 1, has an

existing side yard setback of 33 feet along the west side property line and a one-foot nonconforming side yard setback along the east side property line. The proposed lot consolidation would eliminate the interior lot line between Parcels 1 and 2, which would create a new 79-foot side yard setback at the eastern boundary for the new lot. Any future addition to the site would be required to comply with all setback requirements.

*Parking:*

Two covered parking spaces are required for a single-family residential use in the RS-4 zoning district. The subject site has an existing detached 904 square foot two-car garage on site, which is in compliance with the zoning code.

The Certificate of Exception, as proposed, complies with all applicable development standards of the Zoning Code. Any future development on the lot must comply with all applicable development standards for the RS-4 zoning district.

**GENERAL PLAN CONSISTENCY**

The requested lot line adjustment would be consistent with the Land Use Element of the General Plan. Specifically, the proposal complies with Policy 21.5 (Housing Character and Design) of the City's General Plan that encourages the renovation of existing housing stock in single- and multi-family neighborhoods in a manner that reflects the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks. Waverly Drive has a variety of lot sizes and shapes, and the proposal would result in a lot that is consistent with the larger lots on the block. The lot line adjustment is consistent with Policy 21.5 and the Land Use Element of the General Plan.

**ENVIRONMENTAL REVIEW:**

The Certificate of Exception for lot line adjustment has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b) (9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities, and §15305, Class 5, Minor Alterations in Land Use Limitations, and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 addresses additions to existing structures not exceeding 50% of the floor area or 2,500 square feet, whichever is less; and Section 15305 addresses minor lot line adjustments not resulting in the creation of any new parcel. The proposed project is a mapping action to consolidate two parcels in order to accommodate a residential addition and remodel.

**COMMENTS FROM OTHER DEPARTMENTS:**

The Department of Public Works, Department of Transportation, Building and Safety Division, Design and Historic Preservation Section, and the Fire Department reviewed the project, who expressed no concerns with the application. Planning Division conditions of approval are attached to the report (Attachment B).

## **CONCLUSION:**

It is staff's assessment, based on the analysis of the issues, that the finding necessary for approving the Certificate of Exception can be made as included in Attachment A of this report. The elimination of the interior lot line resulting in the consolidation of the two existing parcels into one legal lot would result in the compliance with all applicable development standards of the RS-4 zoning district. Any future development on the subject property would be required to conform to the development standards of the underlining zoning district and the Building Code in place at the time of any construction activity. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the recommended Conditions of Approval in Attachment B.

### Attachments:

Attachment A: Recommended Specific Findings

Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CERTIFICATE OF EXCEPTION #353**

Certificate of Exception – Per Section 66412(d) of California Government Code, a local agency shall find that:

1. *The parcel resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.* The proposed project, a mapping action between two lots, is consistent with the General Plan Objectives and Policies, specifically Policy 21.5 (Housing Character and Design) of the City's General Plan that encourages the renovation of existing housing stock in single- and multi-family neighborhoods in a manner that reflects the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks. Waverly Drive has a variety of lot sizes and shapes, and the proposal would result in a lot that is consistent with the larger lots on the block. The lot line adjustment is consistent with Policy 21.5 and the Land Use Element of the General Plan. The lot line adjustment would result in compliance with applicable development standards of the RS-4 zoning district. The proposal does not impact existing access to any lots. Any future construction will be required to comply with all applicable zoning and building ordinances through the building permit plan-check process.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #353**

The applicant or successor in interest shall meet the following conditions:

General

1. The plans submitted for recordation shall substantially conform to the plans stamped "Approved, May 16, 2018," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
3. The approval of this application authorizes the elimination of the interior lot line resulting in the consolidation of two existing parcels identified as 5713-031-003 and 5713-031-004 into one legal parcel, as depicted on the property survey plan submitted.
4. The applicant or successor in interest shall provide to the Zoning Administrator a legal description of the parcel and survey resulting from the Lot Line Adjustment. The legal description shall be prepared by a licensed civil engineer or land surveyor and shall include the wet stamp and signature of the author. The legal description shall substantially conform to the plans submitted with this application.
5. The applicant or successor in interest shall be responsible for recording with the Los Angeles County Recorder a Certificate of Compliance that has been approved by the Zoning Administrator, and a grant deed containing a legal description matching the legal description contained in the Certificate of Exception, prior to the issuance of a Certificate of Occupancy. This lot line adjustment (Lot Merger) is not effective unless and until it is recorded with the Los Angeles County Recorder.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.