



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** November 6, 2019

**TO:** Hearing Officer

**SUBJECT:** Certificate of Exception #367

**LOCATION:** 3225 & 3235 E. Colorado Boulevard

**APPLICANTS:** Gilberto Millot, Millot Engineering

**ZONING DESIGNATION:** ECSP-CG-6 (East Colorado Specific Plan, Commercial General, The Chihuahuita area)

**GENERAL PLAN DESIGNATION:** Medium Mixed Use

**CASE PLANNER:** Abdu Lachgar

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Certificate of Exception #367 with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Certificate of Exception: To allow for a lot line adjustment between two existing legal parcels and consolidating them into one legal parcel

**ENVIRONMENTAL DETERMINATION:** This project 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, §15305, Class 5, (Minor Alterations in Land Use Limitations). Section 15305 exempts minor alterations in land use limitations, specifically minor lot line adjustments not resulting in the creation of any new parcel. The project as proposed involves only the consolidation of two existing legal parcels into one parcel. No demolition and/or new construction is proposed as part of this application.

**BACKGROUND:**

**Site characteristics:** The subject site is located on the north side of East Colorado Boulevard, west of Madre Street, and east of Kinneloa Avenue. Parcel 5754-004-010, which is addressed as 3225 E. Colorado Boulevard, is an interior lot measuring 3,249 square feet and is developed with a one-story commercial building. Parcel 5754-004-032, which is addressed as 3235 E. Colorado Boulevard, is the adjacent interior lot to the immediate east measuring 9,748 square feet and is developed with a two-story commercial building.

**Adjacent Uses:** North – Commercial  
South – Commercial  
East – Commercial  
West – Commercial

**Adjacent Zoning:** North – ECSP-CG-6 (East Colorado Specific Plan, Commercial General, The Chihuahuaita area)  
South – County of Los Angeles  
East – ECSP-CG-6 (East Colorado Specific Plan, Commercial General, The Chihuahuaita area)  
West – ECSP-CG-6 (East Colorado Specific Plan, Commercial General, The Chihuahuaita area)

**Previous Cases:** None

**PROJECT DESCRIPTION:**

The applicant, Gilberto Millot, has submitted a Certificate of Exception application to allow for a lot line adjustment between two existing legal parcels and consolidating them into one legal parcel. After the lot line adjustment is completed, the property will increase in area to 12,998 square feet. No demolition of existing structures or new construction is proposed as part of this application.

**ANALYSIS:**

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

The existing site consists of two rectangular-shaped lots under common ownership. The two existing legal parcels are identified as follows:

Parcel #	Address	Assessor's Parcel Number	Lot Area
Parcel #1	3225 E. Colorado Boulevard	5754-004-010	3,249 sf.
Parcel #2	3235 E. Colorado Boulevard	5754-004-032	9,748 sf.
Total			12,998 sf.

In the ECSP-CG-6 zoning district, the minimum lot width and minimum lot size are determined through the subdivision process. The total lot area of the new lot would be 12,998 square feet; there would be no net gain or loss of total lot square footage due to the lot consolidation.

As indicated in Section 17.24.040 of the Zoning Code, the maximum allowable floor area ratio for the subject site is 0.80. Through this Certificate of Exception process, two existing parcels would be consolidated into one legal parcel resulting in a combined lot size of 12,998 square feet. Based upon the combined lot size of the new legal parcel, the maximum allowable floor area is 10,398 square feet. The total floor area of all structures on site is 8,078 square feet, which meets the requirement.

The site plan does not indicate any new development. As a result, the proposed project will not exceed the maximum allowable floor area requirement and is in compliance with the Zoning Code development standard. No demolition or construction of existing structures is proposed as part of this application.

The Certificate of Exception, as proposed, complies with all applicable development standards of the Zoning Code and will have no impact on the development standards applicable to the zone. The property located at 3225 E. Colorado Boulevard is currently nonconforming regarding front setbacks, however no new development is proposed as part of this application, and all improvements shall exist as they currently stand. In addition, the project continues to meet all other aspects of the East Colorado Specific Plan. Future development on the lot must comply with the development standards for the ECSP-CG-6 zoning district.

#### **ENVIRONMENTAL REVIEW:**

This project 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, §15305, Class 5, (Minor Alterations in Land Use Limitations). Section 15305 exempts minor alterations in land use limitations, specifically minor lot line adjustments not resulting in the creation of any new parcel. The project as proposed involves only the consolidation of two existing legal parcels into one parcel. No demolition and/or new construction is proposed as part of this application.

#### **REVIEW BY OTHER CITY DEPARTMENTS:**

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

#### **CONCLUSION:**

It is staff's assessment that the findings for the Certificate of Exception can be made. The newly consolidated lot will not change the appearance or character of the property. The existing development will continue to be in compliance with the development standards of the ECSP-CG-6 zoning district. Conditions of approval will ensure that any future development of the site to be in conformance with the City's zoning and building ordinance. Therefore, staff recommends approval of the application with the findings in Attachment A and the recommended conditions in Attachment B.

#### Attachments:

Attachment A: Recommended Specific Findings

Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CERTIFICATE OF EXCEPTION #367**

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

*The parcel resulting from the lot line adjustment will conform to local zoning and building ordinances.* The new lot will comply with all development standards of the ECSP-CG-6 (East Colorado Specific Plan, Commercial General, The Chihuahuita area) zoning district and all applicable ordinances. The newly consolidated lot will have a total of 12,998 square feet in lot area. The resulting lot will be in conformance with the lot size requirement in the ECSP-CG-6 zoning district. As indicated in Section 17.24.040 of the Zoning Code, the maximum allowable floor area ratio for the subject site is 0.80. Based upon the combined lot size of the new legal parcel, the maximum allowable floor area is 10,398 square feet. The total floor area of all structures on site is 8,078 square feet, which meets the requirement. The property located at 3225 E. Colorado Boulevard is currently nonconforming regarding front setbacks, however no new development is proposed as part of this application, and all improvements shall exist as they currently stand. Any future development on the site is required to conform to the development standards of the underlining zoning district and Building Code.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #367**

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

General

1. The right granted under this application must be enacted within 36 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.
2. The approval of this application authorizes the consolidation of two existing parcels identified as 3225 & 3235 E. Colorado Boulevard into one legal parcel, as depicted on the approved site plan.
3. The applicant or successor in interest shall provide to the Zoning Administrator a legal description of the parcel 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.
4. 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. This lot line adjustment is not effective unless and until it is recorded with the Los Angeles County Recorder.
5. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.