



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: February 19, 2020

TO: Hearing Officer

SUBJECT: Certificate of Exception #373

LOCATION: 506 & 510 N. El Molino Avenue

APPLICANT: Calland Engineering, Jack C. Lee

ZONING DESIGNATION: RM-12 (Residential Multi-Family, two dwelling units per lot)

GENERAL PLAN DESIGNATION: Low Medium Density Residential

CASE PLANNER: Kent Lin

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Certificate of Exception #373 with the conditions in Attachment B.

PROJECT PROPOSAL: Certificate of Exception: To allow a lot line adjustment that would consolidate two adjacent parcels (AIN 5731-017-019 and 5731-017-038) into a single 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), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20 percent, specifically minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment is a mapping action between two existing parcels. There is no new parcel created with this application.

BACKGROUND:

Site characteristics: The subject site consists of two separate parcels. Parcel 1 is developed with a single-family residence. Parcel 2 is located directly behind Parcel 1 and is a vacant lot. Parcel 1 fronts onto El Molino Avenue and Parcel 2 is located behind Parcel 1 and does not have any street frontage. Parcel #1 (AIN 5731-017-019) is 4,282 square feet, and Parcel #2 (AIN 5731-017-038) is 4,150 square feet, located to the rear of Parcel 1. The combined lot size would be 8,432 square feet after the lot consolidation.

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

Adjacent Zoning: North – RM-12 (Residential Multi-Family, two units per lot)
South – RM-12 (Residential Multi-Family, two units per lot)
East – RM-12 (Residential Multi-Family, two units per lot)
West – RM-12 (Residential Multi-Family, two units per lot)

Previous Zoning Cases on this Property: None

PROJECT DESCRIPTION:

The applicant, Jack C. Lee, has submitted a Certificate of Exception application to allow a lot line adjustment between two adjacent (AIN 5731-017-019 and 5731-017-038) properties, where Parcel 2 is located to the rear of Parcel 1, and does not have any street frontage. The proposal would formally consolidate the two parcels, which have historically functioned as one continuous residential lot, into a single parcel. The parcel resulting from the boundary adjustment would have a lot size of 8,432 square feet.

The lot line adjustment would facilitate development of a project consisting of two new residential dwelling units on one legal parcel in compliance with RM-12 zone development standards. The project currently in building permit plan check review (BLD2019-00866 and BLD2019-00867). The lot consolidation is required in order for the project to comply with setbacks, floor area, and lot coverage requirements of the RM-12 zoning district. This application only concerns an adjustment to the existing lot boundaries, no demolition or new construction is proposed as part of this application.

ANALYSIS:

A Certificate of Exception is necessary for a lot line adjustment between two or more adjacent parcels, where: 1) the land taken from one parcel is added to an adjacent parcel; and 2) a greater number of parcels than originally existed does not result. The Hearing Officer may approve a Certificate of Exception provided the resulting parcel(s) meet the necessary finding where it can be shown the adjustment would conform to the General Plan, any applicable Specific Plan, and zoning and building ordinances.

The applicant's proposal would consolidate the two parcels into a single parcel, resulting in fewer parcels than currently exist. The analysis that follows discusses the proposed parcels consistency with applicable provisions of the Zoning Code, based on the lot consolidation of the two parcels, whose sizes before and after are shown immediately below.

Parcel	Address	Assessor's Parcel Number	Existing Lot Area
Parcel 1	506 N. El Molino Avenue	5731-017-019	4,282 sf
Parcel 2	510 N. El Molino Avenue	5731-017-038	4,150 sf
Total			8,432 sf

Development Standards:

Zoning District:

In order to support a lot line adjustment request, both parcels are required have the same zoning designation as determined by the Zoning Map. Parcel 1 and Parcel 2 are both located within the RM-12 (Residential Multi-Family, two units per lot) zoning district. Parcel 1 is currently developed with a single-family residential structure and Parcel 2 is a vacant lot. The proposed application would eliminate the interior lot line resulting in the consolidation of Parcel 1 and Parcel 2 into one legal parcel, with a combined lot size of 8,432 square feet. Any future project would be subject to the applicable development standards of the RM-12 zoning district in compliance with the Zoning Code.

Minimum Lot Size (Area and Width):

Pursuant to the Zoning Code Section 17.22.040 (RS and RM-12 Residential Districts General Development Standards), Table 2-3, the minimum lot size for a lot in the RM-12 zone is 7,200 square feet, and the minimum lot width is 55 feet. The proposed lot line adjustment would result in a new lot size of 8,432 square feet in compliance with minimum lot size requirement, and would also be consistent with the range of lot sizes in the surrounding area. Although the existing lot width of 41 feet 6 inches is non-conforming, it would remain unchanged.

Floor Area Ratio:

Zoning Code Section 17.22.040, Table 2-3 states that the maximum allowable floor area for the RM-12 zone lot is 35 percent of the lot size, plus 500 square feet per dwelling unit. Based upon the combined lot size of 8,432 square feet, the maximum allowable floor area would be 3,951 square feet. The total floor area of all existing structures on site is 1,607 square feet, which complies with the maximum allowable floor area requirement. Any future project would be subject to this requirement.

Lot Coverage:

Zoning Code Section 17.22.040, Table 2-3 states that the maximum allowable lot coverage for the RM-12 zone lot is 35 percent of the lot size for two-story structure and 40 percent of lot size for single-story structure. Based upon the combined lot size of 8,432 square feet, the maximum allowable lot coverage is 2,951 square feet for a two-story structure and 3,373 for a single-story structure. The total lot coverage of all existing structures on site is 1,607 square feet, which complies with the maximum lot coverage requirement. Any future project would be subject to this requirement.

GENERAL PLAN CONSISTENCY:

The proposed project, a mapping action consolidating two parcels into one, does not conflict with the Land Use Diagram in the Land Use Element of the General Plan, which designates the site as Low Medium Density Residential, which is intended to support development of two units on one lot. As proposed, the intensity of development on the subject properties would end up being reduced, from a total of four units (two per lot) to a total of two units on the consolidated property.

Further, the lot line adjustment is consistent with the General Plan Objectives and Policies, specifically Policy 1.2 (Targeted Growth), by creating a project site that is more suitable for development that would target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces. The mapping action would be consistent with Policy 2.1 (Housing Choices) by providing opportunities for a full range of housing types, densities, locations to address community's housing needs.

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), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20 percent, specifically minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment is a mapping action between two existing parcels. There is no new parcel created with this application.

COMMENTS FROM OTHER DEPARTMENTS:

The project was reviewed by the Departments of Public Works, Transportation, Fire, Building and Safety Division, and Design and Historic Preservation Section. No comments were received on this application.

CONCLUSION:

It is staff's assessment, based on the analysis of the project, that the findings necessary for approving the Certificate of Exception can be made as included in Attachment A of this report. The proposed lot line adjustment would consolidate two parcels into one parcel. Any future development on the subject parcel would be required to conform to the applicable development standards and the Building Code requirements 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 #373

Certificate of Exception

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 consolidating two parcels into one, does not conflict with the Land Use Diagram in the Land Use Element of the General Plan, which designates the site as Low Medium Density Residential, which is intended to support development of two units on one lot, duplex residential use. As proposed, the intensity of development on the subject properties would end up being reduced, from a total of four units (two per lot) to a total of two units on the consolidated property.

Further, the lot line adjustment is consistent with the General Plan Objectives and Policies, specifically Policy 1.2 (Targeted Growth), by creating a project site that is more suitable for development that would target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces. The mapping action would be consistent with Policy 2.1 (Housing Choices) by providing opportunities for a full range of housing types, densities, locations to address community's housing needs.

The proposed lot line adjustment would result in a parcel with an area of 8,432 square feet, while maintaining a lot width of 41.50 feet along El Molino Avenue. The resulting lot area will be within the range of sizes in the surrounding area. The proposed lot line adjustment will comply with minimum lot size requirement and any future project proposal will comply with all applicable development standards of the RM-12 zone.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #373

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

General

1. The site/floor plans submitted for building permits and/or future development shall substantially conform to the site/floor plans submitted and stamped "Approved at Hearing, February 19, 2020," except as modified herein.
2. 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.
3. The approval of this application authorizes the consolidation of parcels 5731-017-019 and 5731-017-038 into one parcel.
4. The applicant or successor in interest shall provide to the Zoning Administrator a legal description and plan exhibit of the parcels resulting from this Lot Line Adjustment. The legal description and plan exhibit shall be prepared by a licensed civil engineer or land surveyor and shall include the wet stamp and signature of the author.
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 furnishing a Grant Deed containing a legal description matching the legal description contained in the Certificate of Exception. This lot line adjustment shall not be effective until recorded with the Los Angeles County Recorder.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.