



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: March 2, 2022

TO: Hearing Officer

SUBJECT: Certificate of Exception #383

LOCATION: 1541 Inverness Drive and 1530 Normandy Drive

APPLICANTS: Pearlette Michele Jura

ZONING DESIGNATION: RS-2-HD (Single Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Ivan Galeazzi

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Certificate of Exception #383 with the conditions in Attachment B.

PROJECT PROPOSAL: Certificate of Exception: A lot line adjustment between two adjacent parcels at 1541 Inverness Drive (APN 5704-009-016) and 1530 Normandy Drive (APN 5704-009-002).

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, §15301, Class 1, (Existing Facilities); and there are no features that distinguish this project from others in the exempt class, therefore, there are no unusual circumstances. Section 15301 exempts projects that involve negligible or no expansion of an existing use. The existing single-family use will remain after the lot line adjustment. This request does not result in any new construction, does not expand existing improvements, does not involve tree removal, and is limited to adjusting a property line between adjacent parcels.

Therefore, this request would have no potential for causing a significant effect on the environment.

BACKGROUND:

Site characteristics: The subject site is located on the east side of Inverness Drive and west of Normandy Drive. The property located at 1541 Inverness Drive is currently 28,194 square feet in size and developed with a 5,280 square-foot dwelling with a 650 square-foot attached garage on a site that is predominately flat and almost entirely paved. The property located at 1530 Normandy Drive is a 415,928 square-foot vacant undeveloped site, and is predominantly sloped.

Adjacent Uses: North – Residential
South – Open Space
East – Residential
West – Vacant

Adjacent Uses: North – La Canada Flintridge
South – RS-2-HD (Single Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)
East – RS-2-HD (Single Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)
West – RS-2-HD (Single Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District)

Previous Zoning Cases: None

PROJECT DESCRIPTION:

The applicant has submitted a Certificate of Exception application to allow a lot line adjustment between two adjacent parcels at 1541 Inverness Drive (Parcel 1, APN 5704-009-016) and 1530 Normandy Drive (Parcel 2, APN 5704-009-002). As a result of the lot line adjustment, the parcel at 1541 Inverness Drive will increase in size by 1,999 square feet from 28,194 square feet to 30,193 square feet. In addition, 1530 Normandy Drive will decrease by 1,999 square feet from 415,815 square feet to 413,816 square feet. The applicant requests the lot line adjustment to address existing improvements (retaining walls and planters) on Parcel 1 that are currently encroaching into Parcel 2. The subject sites are located within the RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay District) zoning district. This request does not result in any new construction, does not expand existing improvements, does not involve tree removal, and is limited to adjusting a property line between adjacent parcels.

ANALYSIS:

Certificate of Exception – Lot Line Adjustment to Adjust an Interior Lot Line

Applicants may request a Certificate of Exception application for a lot line adjustment between two or more adjacent parcels, where: 1) the land taken from one parcel is added to the adjacent parcel; and 2) a greater number of parcels than originally existed is not thereby created. The Hearing Officer may approve a Certificate of Exception provided the resulting parcels conform to the General Plan, any applicable Specific Plan, and zoning and building ordinances.

The proposed lot line adjustment would take land from Parcel 2 and add to Parcel 1, as demonstrated in the following table. Further, a greater number of parcels than originally existed is not being created.

Parcel #	Address	Assessor's Parcel Number	Existing Size (sf)	Proposed Size (sf)
1	1541 Inverness Drive	5704-009-016	28,194	30,193
2	1530 Normandy Drive	5704-009-002	415,815	413,816
Total			444,009	444,009

Minimum Lot Size (Area and Width):

In the RS-2-HD district the minimum area requirement is 40,000 square feet and the minimum width requirement is 100 feet. Parcel 1, while nonconforming in area would be enlarged as a result of the lot line adjustment and made more conforming to the minimum area requirement. The width of Parcel 1 would also be made more conforming, increasing from a width of approximately 56 feet to a width of approximately 97 feet at the front property line. Parcel 2 would continue to exceed the minimum area and width requirements.

Setbacks

In the RS-2-HD the minimum front and rear setback requirement is 25 feet. The minimum side setback is equal to 10 percent of the lot width, with a minimum requirement of five feet and a maximum requirement of 10 feet. In this case, the current side yard setback requirement is approximately six feet, based on the current 56-foot lot width. The existing garage, at its closest point, is located at the south side property line, nonconforming to the current side setback requirement. The proposed lot line adjustment would shift the south property line of Parcel 1 12 feet south (at the narrowest portion). The lot line adjustment would result in a lot width of approximately 97 feet at the front property line, and in a required side yard setback of 10 feet. After the boundary adjustment, the south side setback between the garage and the adjusted property line would be 12 feet and comply with the side setback requirement. The front (west), side (north), and rear (east) setbacks would remain unchanged.

Gross Floor Area

Calculating the maximum allowed gross floor area in the Hillside Overlay District is a multi-step process. The intent of the process is to consider the steepness or topography of a property when determining the size of a development; a steeper property may provide less land area suitable for development. The Zoning Code considers this with respect to maximum allowed floor area.

In the RS-2-HD zoning district, the maximum allowable gross floor area is equal to 22.5 percent of the lot area, plus 500 square feet. Gross floor area generally includes all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space. For lots 10,000 square feet or more in the Hillside Overlay District, any portion equal to or greater than 50 percent slope, or any access easement on the lot must be deducted from the lot area when calculating the maximum allowable gross floor area. In cases where the average slope (excluding areas sloping equal to or greater than 50 percent and the pole portion) across the lot exceeds 15 percent, the maximum allowable gross floor area is further reduced using a formula specified in Zoning Code Section 17.29.060.A.4 (Building Design Standards – Maximum Floor Area).

Based on the existing slope analysis, Parcel 1 measures 28,194 square feet in area with 1,779 square feet sloping 50 percent or more. The average slope is approximately ten percent. The resulting maximum gross floor area is 6,443 square feet. After the lot line adjustment, the maximum gross floor area increases to 6,893 square feet. The existing structures on-site have a gross floor area of approximately 5,930 square feet, which complies with the maximum gross floor area requirement.

Parcel 2 measures 415,815 square feet in area with 239,691 square feet sloping 50 percent or more. The average slope equates to approximately 35 percent. The resulting maximum gross floor area is 36,155 square-feet. After the lot line adjustment, the maximum gross floor area would remain the same. The site is presently vacant, and therefore remains compliant with the maximum gross floor area requirement.

Lot Coverage

The maximum allowed lot coverage is equal to 35 percent of the lot area. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard generally evaluates the percentage of land area covered by development. In this case, the existing lot coverage on Parcel 1 is approximately 21 percent, where 35 percent of the existing lot size (28,194 square foot) is 9,868 square feet. After the lot line adjustment the maximum allowed lot coverage on Parcel 1 is 10,568 square feet. Parcel 2 is undeveloped, but the 35 percent of the existing lot size (415,815 square-foot) equates to 145,535 square feet. After the lot line adjustment, the maximum lot coverage on Parcel 2 is 144,835 square feet. Both 1541 Inverness Drive and 1530 Normandy Drive comply with the maximum allowed lot coverage.

GENERAL PLAN CONSISTENCY:

The proposed project, a mapping action to adjust a lot line between two adjacent parcels, is consistent with the policies contained in Goal 21, Desirable Neighborhoods, of the General Plan Land Use Element (GPLU). GPLU Policy 21.3, Neighborhood Character, is achieved by maintaining standardized elements of residential streets, such as setbacks. By allowing the lot area to be transferred, Parcel 1 will be brought into compliance in terms of setbacks for the existing developments, as are other properties in the immediate vicinity. No change from the public right of way will occur, as there will be no new development or alteration to the landscaping.

GPLU Police 21.9, Hillside Housing, is achieved by maintaining appropriate scale, massing and access to the existing residential structure within hillside areas. After the lot line adjustment, the proposed density remains unchanged and is within the maximum density allowed for the Low Density Residential land use designation of the General Plan. Furthermore, the proposed lot configuration is consistent with the lot size and character of other residential lots in the vicinity of the site. The proposal does not impact existing access to any lots. There would be no change to front setbacks and, although there would be a change to the side setback requirement, as it is calculated due to changing lot widths, the proposed lot line adjustment brings Parcel 1 into compliance with the required side yard setback.

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, §15301, Class 1, (Existing Facilities); and there are no

features that distinguish this project from others in the exempt class, therefore, there are no unusual circumstances. Section 15301 exempts projects that involve negligible or no expansion of an existing use. The existing single-family use will remain after the lot line adjustment. No construction, demolition, or tree removal is proposed as part of this application. This request does not result in any new construction, does not expand existing improvements, does not involve tree removal, and is limited to adjusting a property line between adjacent parcels. Therefore, this request would have no potential for causing a significant effect on the environment.

COMMENTS FROM OTHER DEPARTMENTS:

The project was reviewed by the Departments of Public Works and Transportation, the Building and Safety Division, and the 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 finding necessary for approving the Certificate of Exception can be made as included in Attachment A of this report. The proposal would be limited to relocating the interior lot line between two adjacent parcels. Land would be taken from one parcel and added to an adjacent parcel, and a greater number of parcels than originally existed would not be created. Any future development on either parcel would be required to conform to the applicable development standards 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: Specific Findings for Approval
- Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CERTIFICATE OF EXCEPTION #383

Certificate of Exception – Lot Line Adjustment to Adjust an Interior Lot Line

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, would adjust an interior lot line between two adjacent parcels, and will conform to the General Plan. Land will be taken from one parcel and added to an adjacent parcel, and a greater number of parcels than originally existed will not be created.

The proposed lot line adjustment is consistent with the policies contained in Goal 21, Desirable Neighborhoods, of the General Plan Land Use Element (GPLU). GPLU Policy 21.3, Neighborhood Character, is achieved by maintaining standardized elements of residential streets, such as setbacks. By allowing the lot area to be transferred, Parcel 1 will be brought into compliance in terms of setbacks for the existing developments, as are other properties in the immediate vicinity. No change from the public right of way will occur, as there will be no new development or alteration to the landscaping.

GPLU Policy 21.9, Hillside Housing, is achieved by maintaining appropriate scale, massing and access to the existing residential structure within hillside areas. After the lot line adjustment, the proposed density remains unchanged and is within the maximum density allowed for the Low Density Residential land use designation of the General Plan. Furthermore, the proposed lot configuration is consistent with the lot size and character of other residential lots in the vicinity of the site. The proposal does not impact existing access to any lots. There would be no change to front setbacks and, although there would be a change to the side setback requirement, as it is calculated due to changing lot widths, the proposed lot line adjustment brings Parcel 1 into compliance with the required side yard setback.

The parcel at 1541 Inverness Drive will increase in size by 1,999 square feet from 28,194 to 30,193. In addition, 1530 Normandy Drive will decrease by 1,999 square feet from 415,815 square feet to 413,816 square feet. The property located at 1541 Inverness Drive will remain consistent with parcel sizes in the vicinity, while 1530 Normandy Drive will slightly decrease, remaining as one of the larger parcels in the vicinity. As such, the lot line adjustment will not result in either parcel being significantly smaller or larger than those surrounding, when compared to each of the two parcels prior to the adjustment.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #383

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

General

1. The plan set submitted for building permits and/or future development shall substantially conform to the site/floor plans submitted and stamped "Approved at Hearing, March 2, 2022" 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 a renewal is approved in compliance with Section 16.18.060 of the Pasadena Municipal Code
3. The approval of this application authorizes a lot line adjustment between two adjacent parcels at Parcel 1 (1541 Inverness Drive; APN 5704-009-016) and Parcel 2 (1530 Normandy Drive; APN 5704-009-002).
4. 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.
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. This lot line adjustment 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.