



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: December 7, 2022

TO: Hearing Officer

SUBJECT: Certificate of Exception #404

LOCATION: 226 N. Holliston Avenue & 231 N. Hill Avenue

APPLICANT: Hill & Holliston LLC

ZONING DESIGNATION: CG (Commercial General), RM-32 (Multi-Family Residential, City of Gardens)

GENERAL PLAN DESIGNATION: Low Commercial

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Certificate of Exception #404 with the conditions in Attachment B.

PROJECT PROPOSAL: Certificate of Exception: To allow a lot line adjustment that would consolidate two adjacent parcels (AIN 5738-016-101, 5738-016-102) 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. Section 15305 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments. This request is limited to adjusting the property lines between adjacent parcels on a site with an average slope of less than 20 percent.

BACKGROUND:

Site characteristics: The subject site consists of two separate parcels that are currently vacant. These parcels front onto Hill Avenue to the east and Holliston Avenue to the west. Access to the parcels is provided via an existing drive approach from Holliston Avenue.

Adjacent Uses: North – Single- and multi-family residential, medical office
South – Vehicle services
East – Vehicle services
West – Multi-family residential, vehicle services

Adjacent Zoning: North – RM-32 (Multi-Family Residential, City of Gardens), CG (Commercial General)
South – CG (Commercial General)
East – CG (Commercial General)
West – RM-32 (Multi-Family Residential, City of Gardens), CG (Commercial General)

Previous Zoning Cases on this Property: Tentative Parcel Map #60412: To allow a vacant 24,000 square-foot parcel to be subdivided into two 12,000 square foot parcels. Approved December 10, 2003.

PROJECT DESCRIPTION:

The applicant, Hill & Holliston LLC, has submitted a Certificate of Exception application to allow a lot line adjustment between two adjacent parcels (AIN 5738-016-101, 5738-016-102). The proposal would consolidate two existing parcels into a single parcel. The parcel resulting from the boundary adjustment would be 24,019 square feet.

The lot line adjustment would facilitate development of a single-room occupancy project consisting of 58 units that is currently under review for a building permit. The development project previously completed the Design Review process. The lot consolidation is required in order to apply the floor area ratio singly across the one project site. This application only concerns an adjustment to the existing lot boundaries, no demolition or new construction is proposed as part of this application.

ANALYSIS:

Applicants may request a Certificates 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 table below summarizes the existing parcels sizes.

Address	Assessor's Number	Existing Lot Area
226 N. Holliston Avenue	5738-016-101	12,019 sf
231 N. Hill Avenue	5738-016-102	12,000 sf
Total		24,019 sf

The applicant's proposal would take land from one parcel and add to the adjacent parcel, consolidating all into a single parcel. A greater number of parcels than currently exists would not be created. The analysis that follows discusses the proposed parcels consistency with applicable provisions of the Zoning Code.

Minimum Lot Size (Area and Width):

The subject parcels are located within two zoning districts, CG and RM-32. Pursuant to Table 2-6 (Commercial and Industrial District General Development Standards), Zoning Code Section 17.24.040 (Commercial and Industrial District General Development Standards), the minimum lot size (area and width) is determined through the subdivision process, consistent with the General Plan. Pursuant to Table 2-4 (Multi-Family Residential District Development Standards), Zoning Code Section 17.22.060 (RM District General Development Standards), the minimum lot area is 10,000 square feet and the minimum width is 60 feet.

The proposed lot line adjustment would result in a parcel with an area of 24,019 square feet and a width of 60 feet. The consolidation of two parcels would not change the existing width of the site along each street frontage. The portion of the site located within each zoning district would also remain the same after the consolidation. The resulting lot area and width would be within the range of sizes in the surrounding area. More importantly, the proposed lot size would not conflict with the CG or RM-32 zoning districts. The minor lot line adjustment would also not conflict with any improvements existing on-site because the site is undeveloped.

GENERAL PLAN CONSISTENCY:

The proposed project, a mapping action consolidating two parcels into one, does not conflict with the General Plan. The General Plan Land Use Diagram prescribe standards for density and intensity for development sites. Intensities and densities after the lot line adjustment would remain the same as before the adjustment. The minor boundary adjustment would not conflict with the applicable land use designation, Low Commercial. The consolidation of the parcels would promote conformance with the applicable designation by providing a single lot area that could provide for shared open spaces, extensive landscaping, and separations between buildings. 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 enable Pasadena's residents to live close to businesses, employment, and education, increasing non-auto travel, and interact socially.

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. Section 15305 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density, including but not limited to minor lot line adjustments. This request is limited to adjusting the property lines between adjacent parcels in an area with an average slope of less than 20 percent. Therefore, the proposed boundary adjustment qualifies for the Class 5 exemption.

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 #404

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 General Plan. The General Plan Land Use Diagram prescribe standards for density and intensity for development sites. Intensities and densities after the lot line adjustment would remain the same as before the adjustment. The minor boundary adjustment would not conflict with the applicable land use designation, Low Commercial. The consolidation of the parcels would promote conformance with the applicable designation by providing a single lot area that could provide for shared open spaces, extensive landscaping, and separations between buildings. 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 enable Pasadena's residents to live close to businesses, employment, and education, increasing non-auto travel, and interact socially. The proposed lot line adjustment would result in a parcel with an area of 24,019 square feet, a width of 60 feet. The resulting lot area and width would be within the range of sizes in the surrounding area. More importantly, the proposed lot size would not conflict with the CG or RM-32 zoning districts. The minor lot line adjustment would also not conflict with any improvements existing on-site because the site is undeveloped.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #404

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, December 7, 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 the consolidation of parcels 5738-016-101 and 5738-016-102 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. Prior to recordation of the Certificate of Compliance, the applicant or successor in interest shall demonstrate the parcels involved are under common ownership in the same entity or entities.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.