



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 4, 2023

TO: Hearing Officer

SUBJECT: Certificate of Exception #411

LOCATION: 1133 and 1137 Arden Road

APPLICANTS: Dr. Amber Tyson

ZONING DESIGNATION: RS-4/RS-4-LD-28 (Single Family Residential, 0-4 dwelling units per acre, Landmark Overlay District)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Michael Rocque

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Certificate of Exception #411 with the conditions in Attachment B.

PROJECT PROPOSAL: Certificate of Exception: A lot line adjustment between two adjacent parcels at 1133 Arden Road (APN: 5327-012-022) and 1137 Arden Road (APN: 5327-012-023). The proposed lot line adjustment would reconfigure a shared interior lot line, removing 2,304 square feet from 1137 Arden Road and allocating it to 1133 Arden Road.

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 Alteration 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 lot line adjustments, in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The proposal will adjust an interior lot line between two adjacent parcels, will not result in a greater number of parcels than

originally existed, and does not result in any changes in land use or density. Therefore, the proposed lot line adjustment is exempted from environmental review.

BACKGROUND:

Site characteristics: The subject site is located on the north side of Arden Road between Rosalind Road and Cameron Drive. The property located at 1133 Arden Road is currently a 19,488 square-foot, rectangular shaped lot developed with a single-family dwelling. The property located at 1137 Arden Road is currently a 29,424 square-foot, flag lot which is also developed with a single-family dwelling.

Adjacent Uses: North – Institutional
South – Residential
East – Residential
West – Residential

Adjacent Zoning: North – PS (Public and Semi-Public)
South – RS-2-LD-28 (Single Family Residential, 0-2 dwelling units per acre, Landmark Overlay District)
East – RS-4 (Single Family Residential, 0-4 dwelling units per acre)
West – RS-4-LD-28 (Single Family Residential, 0-4 dwelling units per acre, Landmark Overlay District)

Previous Zoning Cases: 1133 Arden Rd.:

- 23-TTM17317 - Exception to setback zone. Denied on May 16, 1923.
- V11251 – Side yard wall height and paving in front yard. Approved on December 8, 1997
- PLN2013-00510 - Relief from replacement Building Permit requirement for demolition of a house. Approved on November 21, 2013.

1137 Arden Rd: None

PROJECT DESCRIPTION:

The applicant has submitted a Certificate of Exception application to allow a lot line adjustment between two adjacent parcels at 1133 Arden Road (Parcel A, APN 5327-012-022) and 1137 Arden Road (Parcel B, APN 5327-012-023). The proposed lot line adjustment would reconfigure the rear lot line of Parcel A from a straight property line to a “L” shaped lot line and relocate it approximately 20 feet north. The proposed lot line adjustment would remove 2,304 square feet from Parcel B and allocate it to Parcel A. As a result of the lot line adjustment, Parcel A would increase in size by from 19,488 square feet to 21,792 square feet and Parcel B would decrease from 29,424 square feet to 27,120 square feet. Parcel A is located within the RS-4-LD-28 (Single Family Residential, 0-4 dwelling units per acre, Landmark Overlay District) zoning district. Parcel B is a flag lot with the pole portion of the property located within the RS-4-LD-28 zoning district and the remainder of the flag portion of the property located within the RS-4 (Single Family Residential, 0-6 dwelling units per acre) zoning district. While Parcel A and a portion of Parcel B are located within the Landmark Overlay district, Pasadena Municipal Code Section

17.28.080.C (LD Landmark Overlay District, Development Standards) states that the development standards in the LD overlay district shall be those of the applicable base district which, in this case, is the RS-4 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:

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 B and allocate it to Parcel A, as demonstrated in the following table. Further, a greater number of parcels than originally existed would not be created.

| Parcel # | Address | Assessor's Parcel Number | Existing Size (sf) | Proposed Size (sf) |
|----------|-----------------|--------------------------|--------------------|--------------------|
| A | 1133 Arden Road | 5327-012-022 | 19,488 | 21,792 |
| B | 1137 Arden Road | 5327-012-023 | 29,424 | 27,120 |
| Total | | | 48,911 | 48,911 |

Minimum Lot Size (Area and Width):

In the RS-4 district the minimum area requirement is 20,000 square feet and the minimum width requirement is 100 feet. Parcel A, while currently nonconforming in area would be enlarged as a result of the lot line adjustment and made conforming to the minimum area requirement. However, the lot width for Parcel A would maintain its nonconforming condition at approximately 93 feet but would not be made more nonconforming as a result of the lot line adjustment. Parcel B would continue to conform with the minimum area and lot width requirements after the lot line adjustment.

Setbacks

In the RS-4 zoning district 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.

The new lot lines would result in a new rear lot line for Parcel A. Since the new lot lines would relocate approximately 20 feet north, it will result in a larger rear setback for Parcel A, and the primary dwelling on Parcel A would remain in compliance with the minimum 25-foot rear setback.

The proposed lot line adjustment would create new lot lines that would serve as the side lot lines on Parcel B. The primary structure would maintain a 10-foot setback from the newly created interior side property lines in conformance with the setback requirements of the RS-4 zoning district.

The lot line adjustment would occur to the rear of the properties, therefore the front setbacks for both lots would remain unchanged.

Gross Floor Area

In the RS-4 zoning district, for lots between 12,000 square feet and 24,000 square feet the maximum allowable floor area is equal to 20% of the lot size plus 1,700 square feet. After the lot line adjustment, the maximum allowed gross floor area for Parcel 1 would increase to 6,058 square feet. The existing total residential gross floor area for Parcel A is 5,599 square feet, which complies with the maximum gross floor area requirement.

For lots greater than 24,000 square feet, the maximum gross floor area is equal to 25% of lot size plus 1,000 square feet. After the lot line adjustment, the maximum allowed gross floor area for Parcel B would decrease from 8,355 square feet to 7,780 square feet. The existing total residential gross floor area for Parcel B is 3,687 square feet, which would continue to be in compliance with the maximum gross floor area requirements.

Lot Coverage

The maximum allowed lot coverage for a lot greater than 12,000 square feet in the RS-4 district is equal to 35 percent of the lot area or 4,800 square feet, whichever is greater. Parcel A currently is developed with a primary dwelling with a building footprint of 3,796 sq. ft. After the lot line adjustment, Parcel A would have a lot size of 21,792 sq. ft. and a lot coverage of approximately 17%.

Parcel B currently is developed with a primary dwelling with a building footprint of 3,687 sq. ft. After the lot line adjustment, the lot size for Parcel B would decrease to 27,120 sq. ft. which would result in a lot coverage of approximately 13%. Both 1133 and 1137 Arden Road would continue to comply with the lot coverage requirements of the RS-4 district after the lot line adjustment.

The parcels resulting from the lot line adjustment would continue to comply with applicable development standards and provisions of the Zoning Code. Any future development on either parcel would be required to comply with applicable development standards.

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 elements of residential streets that unify and enhance the character of the neighborhood, including parkways, street trees, and compatible setbacks. Parcels A and B would continue to maintain neighborhood character elements and comply with all applicable setback requirements of the RS-4 zoning district. Additionally, the lot line adjustment would occur to the rear of the properties which would not affect the elements of the residential street; therefore, continuing to maintain the character of the neighborhood. There would be no change to the public right of way, parkways, street trees or landscaping as there would be no new development or alteration as part of this request.

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 Alteration 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 lot line adjustments, in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The proposal will adjust an interior lot line between two adjacent parcels, will not result in a greater number of parcels than originally existed, and does not result in any changes in land use or density. Therefore, the proposed lot line adjustment is exempted from environmental review.

COMMENTS FROM OTHER DEPARTMENTS:

The project was reviewed by the Fire Department, the Department of Water and Power, the Community Planning Section, the Department of Transportation, the Housing Department, the Department of Public Works, 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 reconfigure a shared interior lot line between two adjacent parcels. Land would be taken from 1137 Arden Road and allocated to 1133 Arden Road. This request would not result in a greater number of parcels than originally existed. 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 #411

Certificate of Exception – Lot Line Adjustment to Reconfigure a Shared 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, will reconfigure a shared 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 elements of residential streets that unify and enhance the character of the neighborhood, including parkways, street trees, and compatible setbacks. Parcels A and B will continue to comply with all applicable setback requirements of the RS-4 zoning district. Additionally, the lot line adjustment will occur to the rear of the properties which will not affect the elements of the residential street; therefore, continuing to maintain the character of the neighborhood. There will be no change to the parkways or street trees as part of this request.

The parcel at 1133 Arden Road will increase in size by 2,305 square feet from 19,488 square feet to 21,792 square feet. In addition, 1137 Arden Road will decrease by 2,304 square feet from 29,424 square feet to 27,120 square feet. Parcel A will continue its nonconformance with the lot width as it did before the lot line adjustment. Parcel B will remain in compliance with all the development standards of the RS-4 zoning district 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.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #411

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, October 4, 2023" 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 A (1133 Arden Road; APN 5327-012-022) and Parcel B (1137 Arden Road; APN 5327-012-023).
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.