

PLANNING COMMISSION STAFF REPORT

July 10, 2018

**Case Type/Number:**

Lot Line Adjustment 18-01

**Applicants/Owners:**

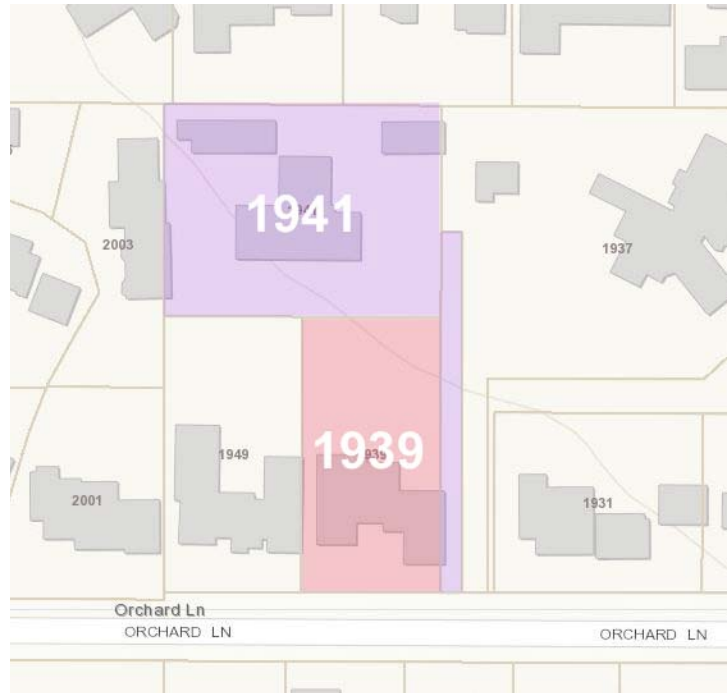
Al Salahi & Roshanak Rofagha  
1939 Orchard Lane  
La Cañada Flintridge, CA 91011  
(AIN 5806-016-002)

and

Yong Tok Chu & Kee Sook Yoon  
1941 Orchard Lane  
La Cañada Flintridge, CA 91011  
(AIN 5806-016-003 & 004)

**Project Planner:**

Harriet Harris  
Assistant Planner



**1. Request:** The request is for approval of a Lot Line Adjustment that would adjust the property lines between two lots along their common boundary and move 523 square feet of area currently part of the flag strip that serves as access for 1941 Orchard Lane to 1939 Orchard Lane while still maintaining the existing ingress and egress easements, as well as, a 10' strip that maintains frontage for the parcel at 1941 Orchard Lane.

**2. Location:** The lots are located on the north side of Orchard Lane between Palm Drive and Rosebank Drive. The 1941 Orchard Lane property is located north of the 1939 Orchard Lane property and takes access via a flag strip from the street.

**3. General Plan / Zoning / Existing Land Use:** The General Plan Land Use Map identifies both properties as Low Density Residential - Maximum 4 Dwelling Units per Acre. Both properties are zoned R-1-15,000 and are developed with single-family residences.

**4. Environmental Impact Review:** Staff has determined that the proposed Lot Line Adjustment is Categorically Exempt from the California Environmental Quality Act, under Section 15305(minor alterations in land use limitations) of the CEQA Guidelines.

**5. Previous Actions:** None

**6. Pending and Potential Actions:** Recordation of the Lot Line Adjustment.

**7. Staff Analysis:** Al Salahi & Roshanak Rofagha own 1939 Orchard Lane (Parcel 1, AIN 5806-016-002) and Yong Tok Chu & Kee Sook Yoon own 1941 Orchard Lane (Parcel 2, AIN 5806-016-003 & 004). Parcel 2 is located north of Parcel 1 and is accessed via a flag strip that is shown on the Assessor’s Map as a separate parcel, but that was previously merged and but still has a separate tax identification number.

The two parties are adjusting the property line to move 523 square feet (149.5’ x 3.5’) from the flag strip that serves Parcel 2 to Parcel 1 while still maintaining the ingress and egress easements for all parcels and a 10’ strip that provides street frontage for Parcel 2.

According to the State Subdivision Map Act, the review of a Lot Line Adjustment is limited to ensuring that the resulting parcels conform to the local General Plan and Zoning Code, and that no significant environmental problems are created.

General Plan and Zoning Ordinance Compliance: Both parcels are in the Low Density Residential land use designation, and are zoned R-1-15,000.

As for parcel size, the lots in question are above the minimum lot size for the zone they are located within. The lot sizes before and after adjustment are as follows:

Sq. Ft.	Before	After	Difference
Parcel 1	15,050	15,573	+523
Parcel 2	25,831	25,308	-523

No development is associated with the proposed Lot Line Adjustment, only a change in land ownership. Existing structures will not be negatively impacted by the proposed Lot Line Adjustment and setbacks are not an issue. Furthermore, through the Lot Line Adjustment, the east side-yard setback for the house on Parcel 1 would be increased.

Environmental Issues: There are no environmental issues because there is no physical construction related to the adjustment, only movement of legal boundaries on paper. The use of the property will remain the same as it has existed for many years.

**8. Findings:**

- A. The proposed Lot Line Adjustment complies with all requirements of the General Plan. Each parcel has a General Plan Land Use designation of Low Density Residential (up to 4 du/acre). Each of the parcels is developed with a single-family residence and no new development is proposed in association with the Lot Line Adjustment. Therefore, there will be no increase in density (new dwelling unit) associated with the project.
- B. The proposed Lot Line Adjustment conforms to standards of the Zoning Ordinance. The net difference of modified area (523 square feet) results in Lot 1

increasing in size to 15,573 square feet and Lot 2 decreasing in size to 25,308 square feet, consistent with the minimum lot size of the R-1-15,000 zone.

- C. The proposed Lot Line Adjustment will not detrimentally affect flood water drainage control; nor require improvements to public roads, sanitary disposal facilities, water supply facilities; nor require other environmental protection measures. Each of the parcels associated with the Lot Line Adjustment have been previously developed and no new construction is associated with the request. Therefore, the request will not have any effect on existing drainage patterns and will not impact flood water drainage control. Each of the existing lots are accessed via improved public streets and are connected to existing sanitary disposal and water supply facilities. Based upon the existing public and private improvements associated with the parcels, the request will not require the construction of improvements for access, water or sanitary sewer and will not require any other environmental protection measures.

**9. Recommendation:** Based on the above discussion, staff recommends that the request be APPROVED subject to the attached resolution.

cc: Al Salahi & Roshanak Rofagha / 1939 Orchard Lane / La Cañada Flintridge, CA 91011  
Yong Tok Chu & Kee Sook Yoon / 1941 Orchard Lane / La Cañada Flintridge, CA 91011  
Janice McGlashan / 657 Foothill Boulevard / La Cañada Flintridge, CA 91011  
Randall Smith / 2935 Henrietta Avenue / La Crescenta, CA 91214

Attachments:

1. Resolution
2. Exhibit B – Lot Line Adjustment Map

**Attachment 1**

# CITY OF LA CAÑADA FLINTRIDGE

## RESOLUTION NO. 18-XX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING LOT LINE ADJUSTMENT 18-01 AT 1939 ORCHARD LANE AND 1941 ORCHARD LANE AND ADOPTING A NOTICE OF EXEMPTION PURSUANT TO SECTION 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

**WHEREAS**, a request by Al Salahi & Roshanak Rofagha and Yong Tok Chu & Kee Sook Yoon has been received for a Lot Line Adjustment between their two properties, said request attached hereto and incorporated herein by reference; and

**WHEREAS**, the request applies to two properties within the R-1-15,000 zone district, referred to on the County Assessor's roles as AIN 5806-016-002 and 5806-016-003 and 004; and

**WHEREAS**, the request proposes to modify a shared property line, transferring 523 square feet of area from 1941 Orchard Lane to 1939 Orchard Lane; and

**WHEREAS**, each of the properties that are the subject of the Lot Line Adjustment request contain an existing single-family residence and accessory structures; and

**WHEREAS**, after publication and posting of the request in the prescribed manner, the Planning Commission, on July 10, 2018, held a public hearing on the project and concluded said hearing on that date; and

**WHEREAS**, the project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15305 (Minor Alternations in Land Use Limitations); and

**WHEREAS**, the Planning Commission has reviewed the facts contained in the staff reports dated July 10, 2018 regarding the application for a Lot Line Adjustment, and heard and considered the testimony of the applicant and the public; and

**WHEREAS**, based on the evidence presented by the application materials, staff report, and public testimony, the Planning Commission hereby finds as follows:

## **Lot Line Adjustment**

A. The proposed Lot Line Adjustment complies with all requirements of the General Plan. Each parcel has a General Plan Land Use designation of Low Density Residential (up to 4 du/acre). Each of the parcels is developed with a single-family residence and no new development is proposed in association with the Lot Line Adjustment. Therefore, there will be no increase in density (new dwelling unit) associated with the project.

B. The proposed Lot Line Adjustment conforms to standards of the Zoning Ordinance. The net difference of modified area (523 square feet) results in Lot 1 increasing in size to 15,573 square feet and Lot 2 decreasing in size to 25,308 square feet, consistent with the minimum lot size of the R-1-15,000 zone.

C. The proposed Lot Line Adjustment will not detrimentally affect flood water drainage control; nor require improvements to public roads, sanitary disposal facilities, water supply facilities; nor require other environmental protection measures. Each of the parcels associated with the Lot Line Adjustment have been previously developed and no new construction is associated with the request. Therefore, the request will not have any effect on existing drainage patterns and will not impact flood water drainage control. Each of the existing lots are accessed via improved public streets and are connected to existing sanitary disposal and water supply facilities. Based upon the existing public and private improvements associated with the parcels, the request will not require the construction of improvements for access, water or sanitary sewer and will not require any other environmental protection measures.

## **Notice of Exemption**

a. All aspects of the project were reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the extent of the project, it has been determined that the project is Categorically Exempt pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and that none of the exceptions to the exemptions contained within Section 15300.2 are applicable. Therefore, the Planning Commission hereby adopts a Notice of Exemption for Lot Line Adjustment 18-01.

b. The custodian of records for the Notice of Exemption and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, is the Director of Community Development of the City of La Cañada Flintridge. Those documents are available for public review in the Planning Department of the City of La Cañada Flintridge located at 1327 Foothill Boulevard, La Cañada Flintridge, California, 91011, telephone (818) 790-8881.

**NOW, THEREFORE,** Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves the Lot Line Adjustment between 1939

Orchard Lane and 1941 Orchard Lane subject to the conditions listed in Exhibit "A", attached to this Resolution.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of July, 2018.

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Chair of the Planning Commission

ATTEST:

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Secretary to the Planning Commission

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL  
LOT LINE ADJUSTMENT 18-01  
1939 ORCHARD LANE AND 1941 ORCHARD LANE**

1. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plot plan submitted, labeled LLA 18-01.
2. Within 30 days hereof, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgement of the conditions stated herein on forms provided by the Planning Department.
3. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
4. Unless recordation is achieved not later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will automatically become null and void. However, if the zoning ordinance and land use provisions are unchanged as they affect this project, the Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval.
5. All applicable requirements of any law, ordinance, or regulation of the State of California, City of La Cañada Flintridge, and any other governmental entity shall be complied with.
6. This approval is subject to the applicant paying all fees and assessments to the City of La Cañada Flintridge, as required by Ordinance.
7. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
8. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this Lot Line Adjustment. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

# # #



**Attachment 2**

# EXHIBIT "B"

## LOT LINE ADJUSTMENT MAP

PREPARED BY:

**CALIFORNIA SURVEYING SERVICE**

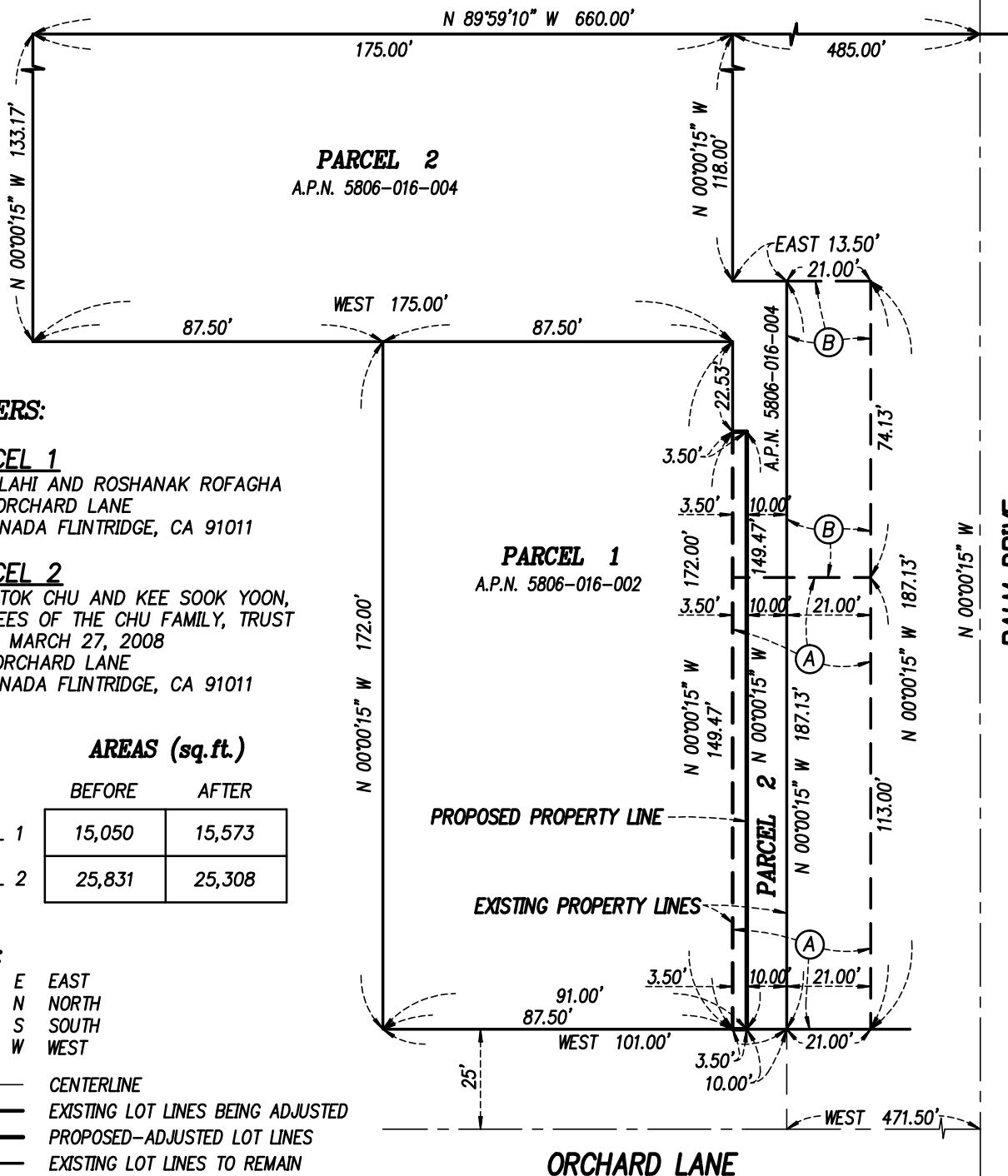
A PORTION OF LOTS 2 & 3 OF TRACT NO. 18445, M.B. 455, PG. 50

R.J. Smith - L.S. 5189  
 Phone: (818) 957-3345  
 Email: randall2741@att.net  
 Date: February 26, 2018  
 Job No. 2553



1" = 40'

- (A) EASEMENT FOR INGRESS & EGRESS IN FAVOR OF PARCEL 1
- (B) EASEMENT FOR INGRESS & EGRESS IN FAVOR OF PARCEL 2



**OWNERS:**

**PARCEL 1**

AL SALAHI AND ROSHANAK ROFAGHA  
 1939 ORCHARD LANE  
 LA CANADA FLINTRIDGE, CA 91011

**PARCEL 2**

YONG TOK CHU AND KEE SOOK YOON,  
 TRUSTEES OF THE CHU FAMILY, TRUST  
 DATED MARCH 27, 2008  
 1941 ORCHARD LANE  
 LA CANADA FLINTRIDGE, CA 91011

**AREAS (sq. ft.)**

	BEFORE	AFTER
PARCEL 1	15,050	15,573
PARCEL 2	25,831	25,308

**LEGEND:**

E EAST  
 N NORTH  
 S SOUTH  
 W WEST

- CENTERLINE
- - - EXISTING LOT LINES BEING ADJUSTED
- PROPOSED-ADJUSTED LOT LINES
- EXISTING LOT LINES TO REMAIN