

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING LOT LINE ADJUSTMENT 22-01 FOR THE PROPERTIES AT 2200 WEST IMPERIAL HIGHWAY AND 1240 SOUTH BRASS LANTERN DRIVE, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

The Planning Commission of the City of La Habra does hereby resolve as follows:

Section 1. The Planning Commission does hereby find and determine that:

- a. On May 3, 2022, Green Hills Baptist Church filed an application requesting Lot Line Adjustment 22-01 to move an interior lot line between 2200 West Imperial Highway (Parcel 1) and 1240 South Brass Lantern Drive (Parcel 2).
- b. This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant Section 15305, Class 5: "Minor Alterations in Land Use Limitations" of the California Environmental Quality Act Guidelines.
- c. The proposal was reviewed pursuant to the requirements of the National Discharge Elimination System (NPDES) and the Local Implementation Plan (LIP). The requested action is to adjust a lot line between two parcels. This specific action does not result in the disturbance of any soil. Thus, this request is exempt from the requirements of NPDES.
- d. The Planning Commission held a hearing on August 8, 2022, to consider the Applicant's request of Lot Line Adjustment 22-01. The Planning Commission, after considering all the written and oral evidence offered, including the staff report, and all attachments, approves the request to move an interior lot line.

Section 2. The Planning Commission further finds and determines that:

- a. The Applicant has succeeded in meeting their burden of providing evidence to support the granting of the Lot Line Adjustment application pursuant to Chapter 17.20 of the La Habra Municipal Code.
- b. The Planning Commission hereby makes the following required findings for a Lot Line Adjustment per Section 17.20.030 of the La Habra Municipal Code:
 1. The Lot Line Adjustment does not create an additional lot.

In accordance with the Subdivision Map Act, Title 17 of the La Habra Municipal Code (Chapter 17.20 -- Lot Line Adjustment), and the La Habra General Plan 2035, the proposed LLA 22-01 modifies the size of two lots but does not create an additional lot.

2. The Lot Line Adjustment will not reduce the area or width of any lot in any zone below the minimum area or width required by the Zoning Ordinance applicable to the property.

Each of the proposed lots will continue to exceed the minimum required lot size in the R-1c zone of 5,500 square feet with Parcel 2 at 9,639 square feet and Parcel 1 at 145,283 square feet. While a newly created lot is required to provide 60 feet of frontage, this request involves in two legally established lots, whereby the width of Parcel 2 was previously approved at 55.38 feet. The proposed LLA will not result in any further adjustment to the width of Parcel 2. The existing frontage of Parcel 2 will remain at 55.38 feet.

3. The Lot Line Adjustment does not cut off any lot from any frontage on a public street or alley access to a public utility easement, or create a need for utility easements.

The existing frontages for Parcel 1 and Parcel 2 will remain the same after approval of LLA 22-01. There are existing sewer and utility easements which traverse Parcels 1 and 2 along the easterly edge of the properties bordering the Orange County Flood Control District Channel. There are also existing easements for power pole lines and conduits along the south property line of Parcels 1 and 2. The proposed LLA 22-01 will not change any of these existing easements. Nor will LLA 22-01 create the need for any new utility easements. Moreover, the City's Public Works Department evaluated LLA 22-01 and verified that there will be sufficient access to all public utility easements.

4. The Lot Line Adjustment does not cut off any lot from any utility service available immediately prior to the Lot Line Adjustment.

As previously noted, there is a two-foot public utility easement for power lines along the South side of Parcel 2. This easement would remain in place following the proposed LLA 22-01.

5. The Lot Line Adjustment does not cause an existing building to be in violation of the zoning regulations of Title 18 of the La Habra Municipal Code, the Building Code, or State Housing law by reason of its proximity to, or encroachment on a proposed new lot line.

The proposed LLA 22-01 does not cause either Parcel 1 or 2 to be in violation of existing codes. The proposed Parcel 2, the parcel developed with a single-family dwelling which is being reduced in size, will continue to meet the required front yard setbacks, rear yard setbacks, and usable yard area requirements. The front yard of Parcel 1 will remain unaffected by the lot line adjustment with the setback remaining at 20 feet from the front property line. In the rear yard, the single-family residence will be 43.3 feet from the rear property line. This exceeds the City's minimum code requirement of 25 feet for the R-1c Zone. As for the usable yard area, the requirement is a minimum of 1,000 square feet, and the proposed LLA 22-01 will leave Parcel 2 with 4,294 square feet of usable yard area.

6. The Lot Line Adjustment does not create a new key lot.

Per the definitions contained in the City of La Habra Municipal Code, a key lot is defined as the first interior lot to the rear of a reversed corner lot. The proposed LLA 22-01 involves the movement of a shared side lot line and thus no new key lot is created.

7. The Lot Line Adjustment does not create or require a new public street or easement, or the extension of any existing public street or easement, or will require any public improvements.

The proposed LLA 22-01 will expand the size of Parcel 1 to allow for new parking spaces to be added in the future. It will also result in a smaller sized Parcel 2, but will still comply with the minimum setbacks and usable area requirements for the R-1c zone. Each parcel will continue to retain its existing access points. The proposed LLA 22-01 does not affect any public streets or require any modification to public streets or easements.

Section 3. The Planning Commission further finds and determines that:

- a. This action is subject to the following conditions:

General conditions:

Standard Condition 1.1 CODE COMPLIANCE

The Applicant shall comply with all applicable City of La Habra Municipal Codes and Ordinances.

Standard Condition 1.4 LOS ANGELES COUNTY FIRE
DEPARTMENT

The Applicant shall comply with the County of Los Angeles Fire Code and the Los Angeles County Fire Department requirements, as applicable.

Standard Condition 1.6 APPROVED PLANS (modified)

This approval is for the draft plans date stamped April 4, 2022 which was reviewed and approved by the City of La Habra Planning Commission at its meeting of August 8, 2022. A copy of said map shall be maintained in the files of the City of La Habra Planning Division. The final plans shall be approved by the City Engineer and submitted to the Orange County Tax Assessor prior to the issuance of any building permits.

Standard Condition 1.27 DIVISION OF LAND

The Applicant shall meet all provisions of Title 17 (Subdivisions) of the La Habra Municipal Code as they relate to the division of land.

Section 4. Based upon the foregoing, the Planning Commission of the City of La Habra approves Lot Line Adjustment 22-01. The Planning Commission Secretary shall certify to the adoption of this resolution and transmit a copy to the Applicant.

Said motion CARRIED by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Dated: August 8, 2022

ATTEST: _____ APPROVED: _____
Veronica Lopez, Secretary Manuel Munoz, Chair