

## Submittal Requirements for Lot Line Adjustments

Lot Line Adjustments (LLA) must be checked one or more times by the Engineering Department and any required corrections before the LLA is submitted to the Planning Commission for approval and subsequent recordation.

The following items are needed to initiate the LLA process:

1. Completed Miscellaneous Planning Actions application and all LLA forms prepared either by licensed Land Surveyor or a Civil Engineer licensed to perform the duties of a Land Surveyor.
2. Payment of the Engineering Department's checking fee as indicated in the Master Fee Schedule.
3. Payment of the Planning Divisions LLA processing fee + CEQA Exemption fee as indicated in the Master Fee Schedule.
4. Copies of the deeds for all properties involved.
5. Title Reports or Lot Book Guarantees (whichever clearly shows beneficial interests) for all properties involved.

66412. This division shall be inapplicable to:

(d) A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.

RECORDING REQUESTED BY  
CITY OF LA HABRA

WHEN RECORDED MAIL TO:  
City Clerk  
City of La Habra  
110 E. La Habra Blvd.  
La Habra, CA 90631

Space above this line for Recorder's use

EXEMPT PURSUANT TO  
GOVERNMENT CODE § 6103

# LOT LINE ADJUSTMENT

## No. 23-01

OWNERSHIP CERTIFICATE:

We hereby certify that we are the owner(s) of all parcels proposed for adjustment by this Lot Line Adjustment. We have knowledge of and consent to the preparation and filing of this application, and that the information submitted herein is true and correct.

\_\_\_\_\_  
VMJ Company LLC, a California Limited Liability Company  
Michele Cortes (Manager) \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

On \_\_\_\_\_, 20\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

(seal)

Signature: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

On \_\_\_\_\_, 20\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

(seal)

Signature: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

STATE OF CALIFORNIA }  
CITY OF LA HABRA } SS  
COUNTY OF ORANGE }

I hereby certify that this Lot Line Adjustment was presented for approval to the Planning Commission of the City of La Habra at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and that thereupon said Planning Commission did by an order duly passed and entered, approve said map.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Secretary of the Planning Commission, City of La Habra

CITY ENGINEER'S CERTIFICATE:

This lot line adjustment conforms to the requirements of Section 66412 (d) of the Subdivision Map Act and local ordinances.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Albert Mendoza, P.E.  
City Engineer / Deputy Director of Public Works, City of La Habra  
R.C.E. 90882

# EXHIBIT "A"

## LOT LINE ADJUSTMENT

### LL 23-01

### MAP

OWNERS	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
VMJ COMPANY LLC, California Limited Liability Company	298-132-01 298-132-02	PARCEL 1

SHEET 1 OF 1 SHEET

PARCEL 1

THOSE PORTIONS OF LOTS 6 AND 7 OF TRACT NO. 149, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 12, PAGE 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 7 AND THE NORTHERLY 39.00 FEET OF SAID LOT 6.

EXCEPTING THEREFROM THE EASTERLY 2 INCHES (0.17') OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 4.00 FEET OF THE WESTERLY 80.00 FEET OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THE WESTERLY 80.00 FEET OF SAID LOT 6.

ALSO EXCEPTING THE NORTHERLY 10.00 FEET OF SAID LOT 7 FOR LA HABRA BOULEVARD PER INSTRUMENT NO. 31485, IN BOOK 1220, PAGE 1280, AND INSTRUMENT NO. 31486, IN BOOK 1220, PAGE 1283, BOTH RECORDED MAY 19, 1977, OF OFFICIAL RECORDS.

CONTAINING AN AREA OF 18,241 SQUARE FEET, MORE OR LESS.  
AS MORE PARTICULARLY SHOWN ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

SUBJECT TO ALL MATTERS OF RECORD, IF ANY.

FRANCIS K. LIN    PLS 9645  
MARCH 11, 2024



# EXHIBIT "B"

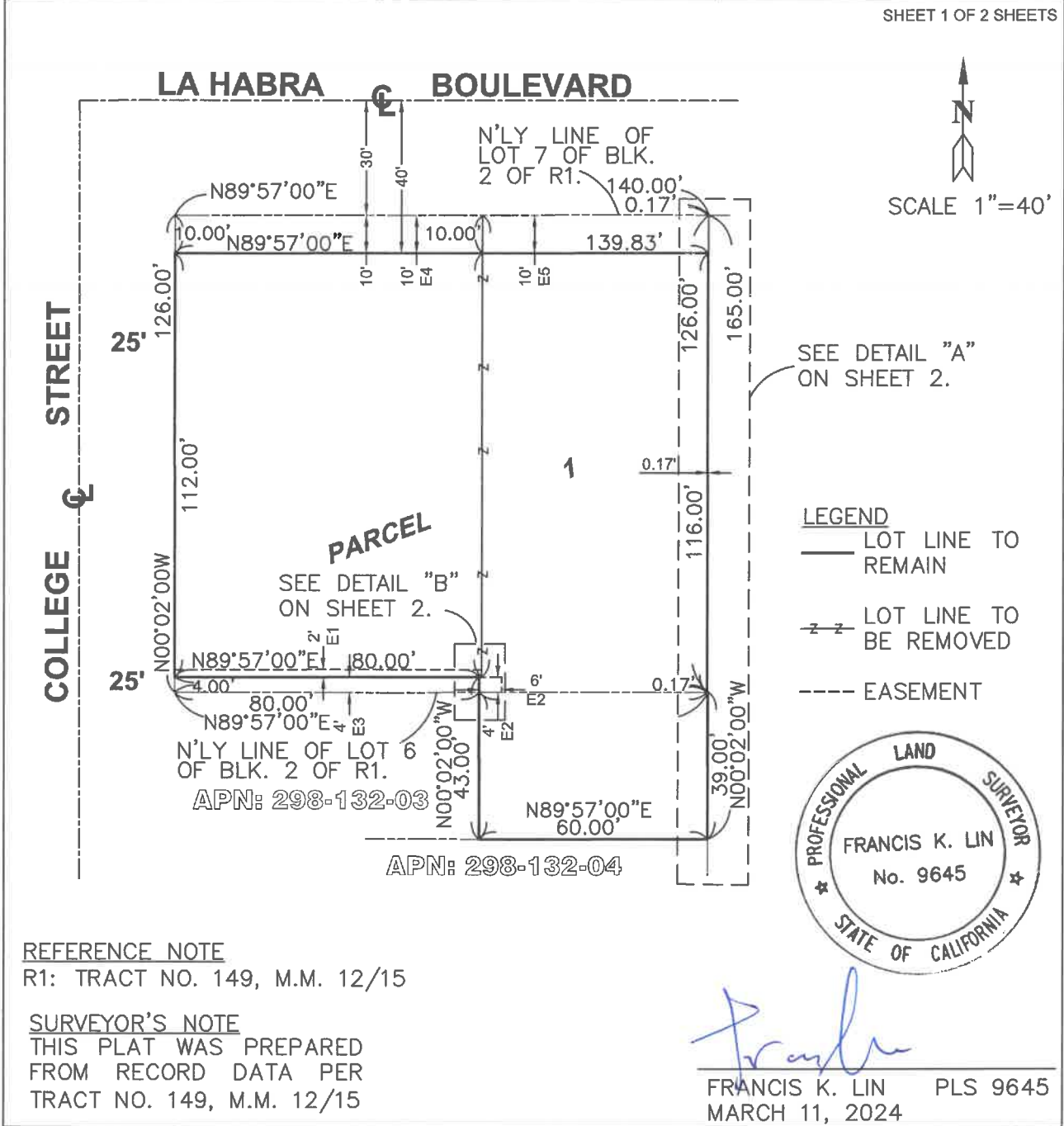
## LOT LINE ADJUSTMENT

### LL 23-01

### MAP

OWNERS	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
VMJ COMPANY LLC, California Limited Liability Company	298-132-01 298-132-02	PARCEL 1

SHEET 1 OF 2 SHEETS



**REFERENCE NOTE**  
 R1: TRACT NO. 149, M.M. 12/15

**SURVEYOR'S NOTE**  
 THIS PLAT WAS PREPARED  
 FROM RECORD DATA PER  
 TRACT NO. 149, M.M. 12/15

FRANCIS K. LIN    PLS 9645  
 MARCH 11, 2024

# EXHIBIT "B"

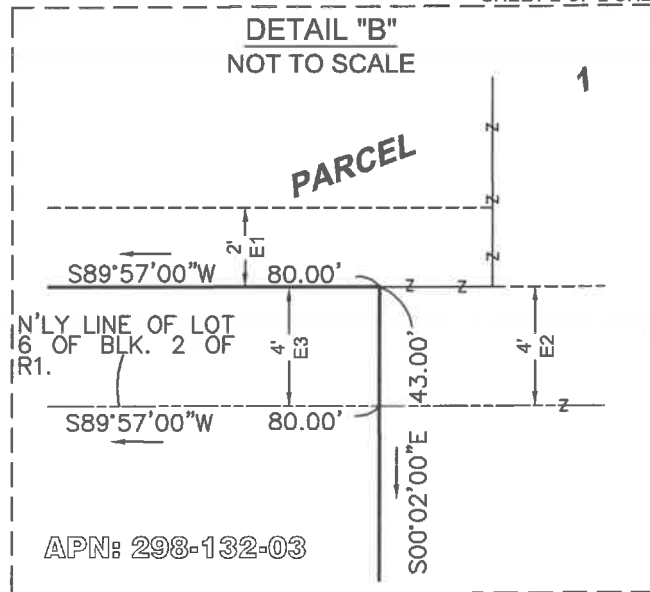
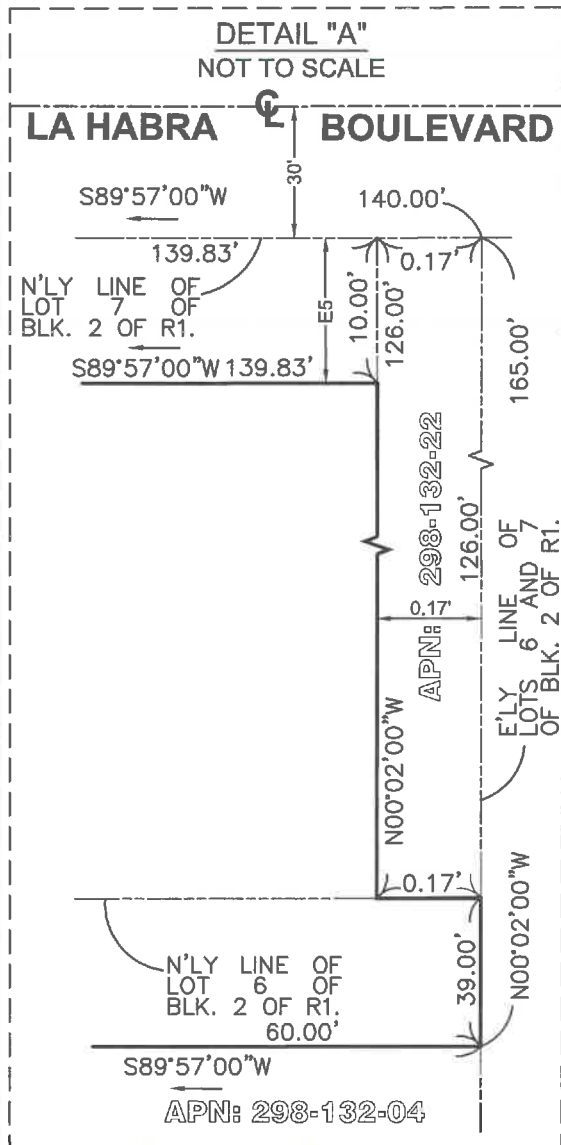
## LOT LINE ADJUSTMENT

### LL 23-01

### MAP

OWNERS	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
VMJ COMPANY LLC, California Limited Liability Company	298-132-01 298-132-02	PARCEL 1

SHEET 2 OF 2 SHEETS




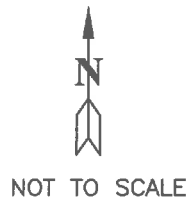
**EASEMENT NOTES:**

- E1 EASEMENT FOR SEWER LINE PURPOSES PER BOOK 2528, PAGE 289, O.R.
- E2 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BOOK 3917, PAGE 294, O.R.
- E3 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BOOK 3893, PAGE 577, O.R.
- E4 EASEMENT FOR STREET AND HIGHWAYS PURPOSES PER INST. NO. 31485, BOOK 12201, PAGE 1280, O.R.
- E5 EASEMENT FOR STREET AND HIGHWAYS PURPOSES PER INST. NO. 31486, BOOK 12201, PAGE 1283, O.R.

**LEGEND**

- LOT LINE TO REMAIN
- - - LOT LINE TO BE REMOVED
- - - EASEMENT

  
 FRANCIS K. LIN PLS 9645  
 MARCH 11, 2024





## APPLICATION FOR MISCELLANEOUS PLANNING ACTIONS

City of La Habra Planning Department  
110 East La Habra Blvd., La Habra Ca 90631  
Phone: (562) 383-4100 Fax: (562) 383-4476

Action #  
\_\_\_\_\_

Property Owner	Name of Representative
Name <u>VMJ Company LLC</u>	Name _____
Address <u>2651 Saturn St., Brea, CA 92821</u>	Address _____
Phone: Home ( ) _____	Phone ( ) _____
Work ( ) <u>714-528-2900</u>	Fax: ( ) _____
Fax ( ) _____	E-mail _____
E-mail _____	

Location of Property 110 & 114 S. College Street and 828 E. La Habra Boulevard, La Habra

Legal Description of Property \_\_\_\_\_ Tract No. 149 Lot No. 6 & 7 or See Attached Legal Description

Assessors Parcel Number 298-132-01 and 298-132-02

Check One:

<input type="checkbox"/> Modification	<input type="checkbox"/> Transportation Demand Mgmt. Plan (Staff Review)
<input type="checkbox"/> Time Extension	<input type="checkbox"/> Transportation Demand Mgmt. Plan (Commission
<input type="checkbox"/> Continuance (Applicant)	<input type="checkbox"/> Staff Research
<input type="checkbox"/> Continuance (Staff)	<input type="checkbox"/> Commission Interpretation
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Lot Line Adjustment	

**Explanation of Proposal:**

Adjust lot line for future development

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I, (We) VMJ Company LLC, being duly sworn, depose and say that I am (we are) the owner (s) of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge.

PROPERTY OWNERS SIGNATURE \_\_\_\_\_

Name: VMJ Company LLC  
Michele Cortes (Manager)

Date: \_\_\_\_\_

**FOR OFFICE USE ONLY:**

Application and Fee received by \_\_\_\_\_

Date \_\_\_\_\_ Amount \$ \_\_\_\_\_