

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David A. Bobardt, Community Development Director  
Joseph Fiss, Principal Planner 

**DATE:** September 23, 2014 (CC Meeting of 10/15/2014)

**SUBJECT:** Consider a Request to Allow Sequential Lot Line Adjustments  
Related to Tract No. 5425 (Residential Planned Development [RPD]  
Permit No. 2010-02 Ivy Lane – Shea Homes)

**BACKGROUND**

On June 15, 2011, the City Council approved Residential Planned Development Permit No. 2010-02 for 99 single-family and duplex homes as part the Ivy Lane project by Shea Homes on the south side of Los Angeles Avenue west of Spring Road. A vesting Tentative Tract Map and Development Agreement for this project were approved on April 6, 2005.

A 1.22 acre lot, which is a portion of this subdivision, includes Fremont Street, an area for residential development, and a five to ten-foot wide strip of land on the east side of the Fremont neighborhood, extending to Los Angeles Avenue. This is a very unusual situation, which is being cleaned up by this project. Fremont Street itself will remain a private street, maintained by the Canterbury Lane/Ivy Lane Homeowner's Association and the developable land will be improved with four freestanding condominium units. The five to ten-foot wide strip of land was designed to be conveyed to the adjacent properties on Fremont Street, to extend the rear yards.

In order to effectuate this conveyance, Shea Homes is proposing the use of Lot Line Adjustments between the affected lots. A total of seven lots would be affected.

The California Subdivision Map act allows 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 created. The Map Act does not address how many times this can be done on a particular lot. When it is done, it is referred to as a "Sequential" lot line adjustment. The

Moorpark Municipal Code requires that the City Council authorize the filing of such an application to ensure that it meets the intent of the law.

## **DISCUSSION**

Shea Homes is proposing two lot line adjustments (attached) to clean up parcel lines on their Tract 5425, a condominium development, as follows:

- The first proposed lot line adjustment, first page of Attachment 2, involves four lots, and takes five feet from the Tract 5425 condominium lot (Parcel 1) and gives five feet to both Parcels 2 and 3, part of the Fremont Tract, to match an existing wall line, and also takes 10 feet from Parcel 1 and gives the 10 feet to Parcel 4.
- The second proposed lot line adjustment, second page of Attachment 2, also involves four lots, and takes five feet from the Tract 5425 condominium lot, this time labeled Parcel 4 and gives five feet to both Parcels 2 and 3, belonging to the Fremont Tract. The second lot line adjustment also takes a turnaround area from Parcel 2, part of the Fremont Tract, and gives this area to Fremont Street (Parcel 1 on this exhibit), which is a private street that is part of Tract 5425.

It should be noted that Parcel 1 in the first proposed lot line adjustment is the same Tract 5425 condominium lot as Parcel 4 in the second proposed lot line adjustment.

No new lots are being created. Each one involves four or fewer parcels. While the General Plan and Zoning for the existing Fremont Lots is Medium Density Residential and R-1, and the General Plan and Zoning for the Tract 5425 property is Very High Residential and RPD-12 units/acre, the General Plan and Zoning boundaries follow what would be the new lot lines, as shown on Attachment 3. Therefore, the lot line adjustments would be consistent with the General Plan and Zoning.

The City Attorney has reviewed these proposed lot line adjustment applications and concluded that it would be permissible for the City to process the two lot line adjustment applications as long as: (1) the City Council approves of the sequential adjustment as required by Moorpark Municipal Code Section 16.20.010; and (2) the first lot line adjustment is completed and all deeds for the adjustment of the affected parcels have been executed and recorded prior to the processing and approval of the second lot line adjustment application and the recordation of deeds involving the second adjustment. The City Engineer/Public Works Director is satisfied with this process also.

Moorpark's Subdivision Ordinance permits the processing of sequential lot line adjustments by way of Moorpark Municipal Code Section 16.20.010. That section provides that a tentative map is normally required in the situation of a lot line adjustment affecting more than four parcels even if submitted as separate lot line adjustments "unless specifically allowed under conditions of approval by the city council." By the

quoted exception, the City has allowed for sequential lot line adjustments provided that the practice is approved on a case by case basis by the City Council.

**FISCAL IMPACT**

None

**STAFF RECOMMENDATION**

Authorize the Community Development Director to accept sequential Lot Line Applications for Tract 5425 as described in the agenda report and approve such applications, provided the first lot line adjustment is completed and all deeds for the adjustment of the affected parcels have been executed and recorded prior to the processing and approval of the second lot line adjustment application and the recordation of deeds involving the second adjustment.

Attachments:

1. Letter of Request
2. Proposed Lot Line Adjustment
3. Tract Map Detail

# SheaHomes

*Caring since 1881*

July 18, 2014

Mr. Joe Fiss  
Principal Planner  
City of Moorpark  
799 Moorpark Avenue  
Moorpark, CA 93021

RE: Request for Processing of Sequential Lot Line Adjustments

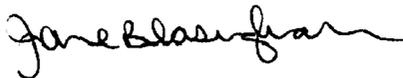
Dear Mr. Fiss:

Please accept this letter as a formal request for the City of Moorpark to sequentially process two lot line adjustment applications per Moorpark Municipal Code section 16.20.010.

The first lot line adjustment will be completed and all deeds for the adjustment of the affected parcels recorded prior to the processing and approval of the second lot line adjustment application.

If you have any questions, I may be contacted at 949-292-4977. Thank you.

Sincerely,  
Shea Homes, LP



Jane Blasingham, PMP  
Community Development Manager

1250 Corona Pointe Court  
Suite 600  
Corona, CA 92879

951.739.9700 T  
951.738.1758 F

**CC ATTACHMENT 1**

*Shea Homes Limited Partnership &  
Shea Homes Marketing Company*  
Independent member of the Shea family of companies

# EXHIBIT "B"

# LOS ANGELES AVENUE

## LEGEND

- ADJ ADJUSTMENT
- O.R. OFFICIAL RECORDS
- PCL PARCEL
- PM PARCEL MAP
- LOT LINE TO BE REMOVED

## AREA TABLE

| PCL | BEFORE ADJ  | AFTER ADJ   |
|-----|-------------|-------------|
| 1   | 2.38 AC.    | 2.33 AC.    |
| 2   | 9451 SQ FT  | 9801 SQ FT  |
| 3   | 13502 SQ FT | 14002 SQ FT |
| 4   | 7801 SQ FT  | 8401 SQ FT  |

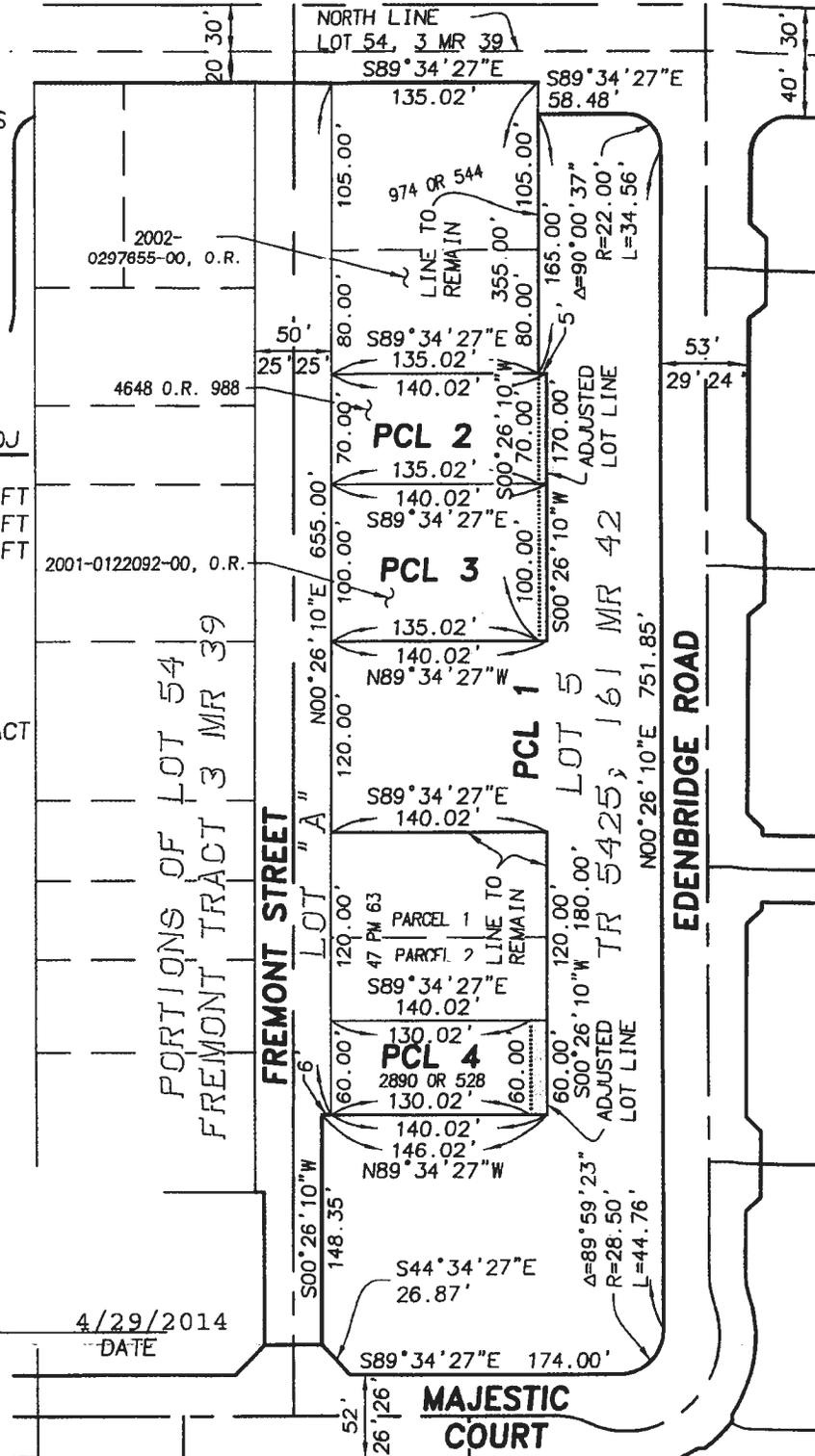
NOTE: RECORD DIMENSIONS SHOWN HEREON ARE PER TRACT NO. 5425, 161 MR 42



*Matthew J. Vernon*

MATTHEW J. VERNON, PLS

4/29/2014  
DATE



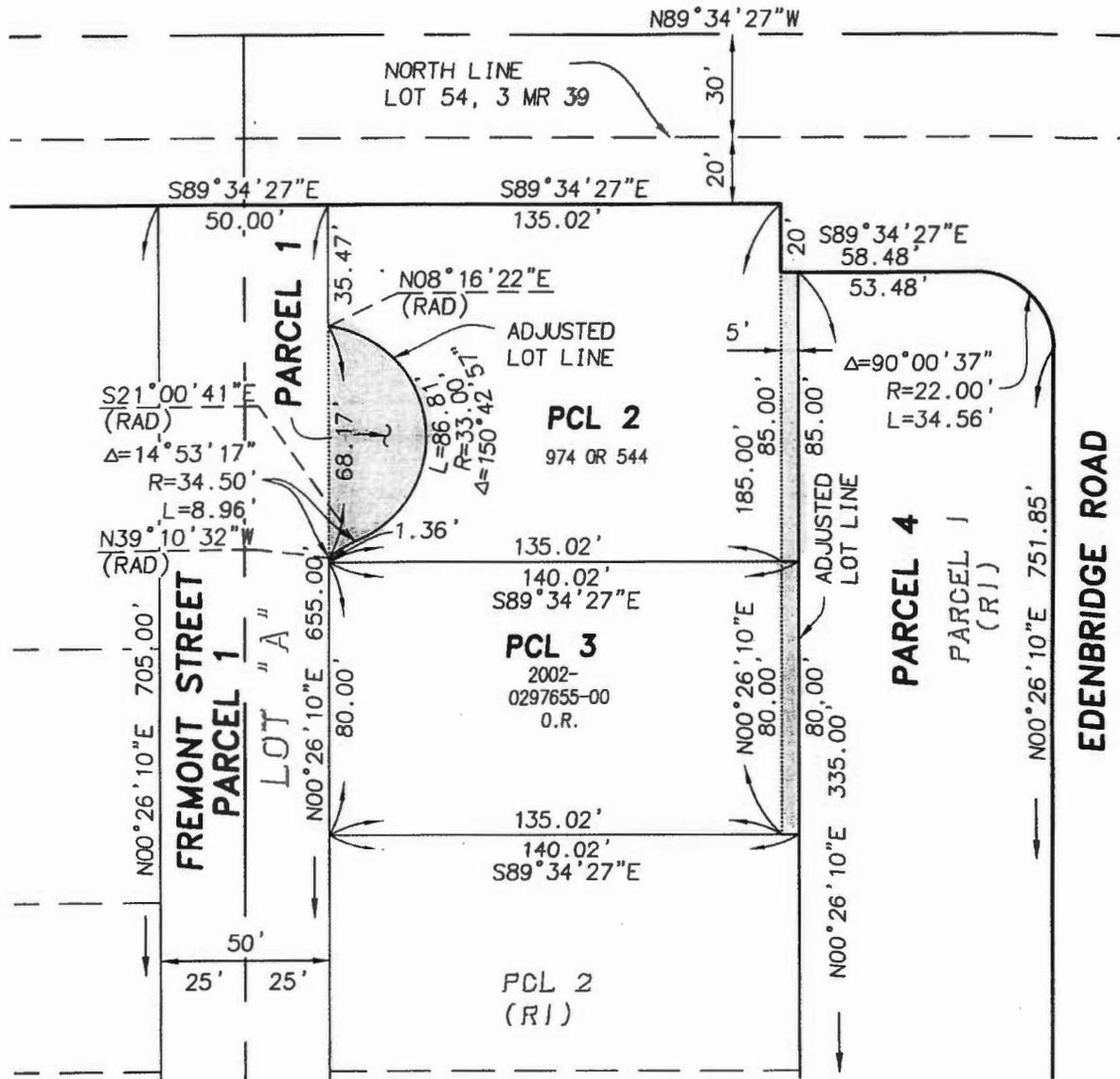
**RBF** PLANNING ■ DESIGN ■ CONSTRUCTION  
 5051 VERDUGO WAY, SUITE 300  
 CAMARILLO, CALIFORNIA 93012  
 FAX 805.883.3371 www.RBF.com

LLA 2014-#  
 LOT 54, 3 MR 39  
 LOT 5, 161 MR 42  
 CITY OF MOORPARK  
 COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE: 4/25/14  
 SCALE: 1"=110'  
 SHEET: 1 OF 1  
 CAD: JM  
 CHK'D: MJV

# EXHIBIT "B"

## LOS ANGELES AVENUE



### AREA TABLE

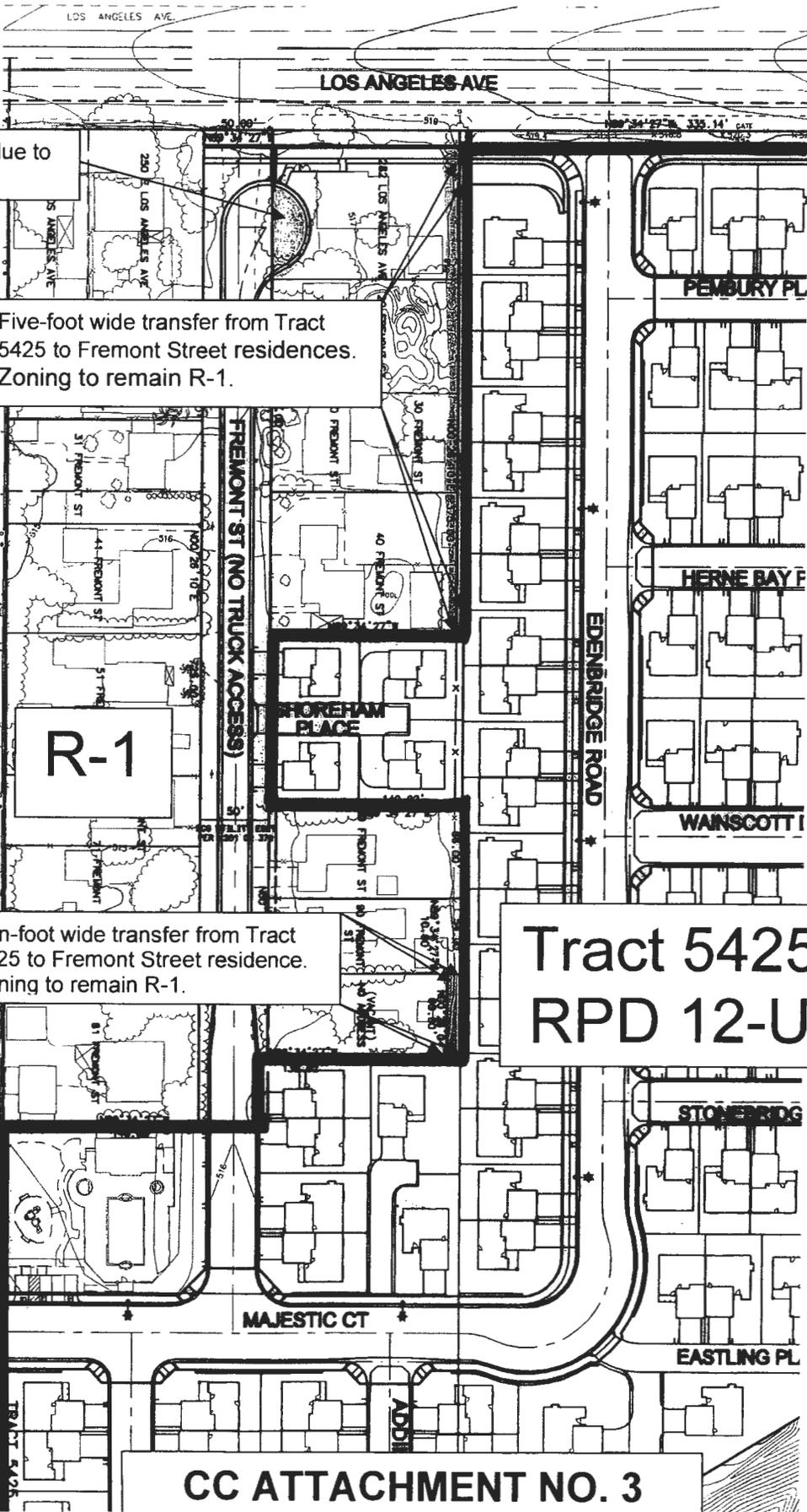
| PCL | BEFORE ADJ   | AFTER ADJ    |
|-----|--------------|--------------|
| 1   | 38,687 SQ FT | 40,110 SQ FT |
| 2   | 14,177 SQ FT | 13,180 SQ FT |
| 3   | 10,801 SQ FT | 11,202 SQ FT |
| 4   | 2.33 AC      | 2.33 AC      |

NOTE: RECORD DIMENSIONS SHOWN HEREON ARE PER TRACT NO. 5425, 161 MR 42 AND R1

**RBF** PLANNING ■ DESIGN ■ CONSTRUCTION  
 5051 VERDUGO WAY, SUITE 300  
 CAMARILLO, CALIFORNIA 93012  
 FAX 805.863.3371 www.RBF.com

LLA 2014-#  
 LOT 54, 3 MR 39  
 LOT 5, 161 MR 42  
 CITY OF MOORPARK  
 COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE: 4/25/14  
 SCALE: 1"=110'  
 SHEET: 2 OF 2  
 CAD: JM  
 CHK'D: MJV



Elimination of "bulb" due to wall realignment

Five-foot wide transfer from Tract 5425 to Fremont Street residences. Zoning to remain R-1.

R-1

Ten-foot wide transfer from Tract 5425 to Fremont Street residence. Zoning to remain R-1.

Tract 5425  
RPD 12-U

