

CITY OF LAGUNA NIGUEL
PLANNING DIVISION
August 31, 1990

TO: William Cunningham, City Planner
FROM: Duane Morita, Planning Consultant 
SUBJECT: Lot Line Adjustment No. LL 90-02

Review of the above referenced lot line adjustment, showed that the existing lot line which separates the existing Parcel 1 and Lot A also separates the Beacon Hill PC area from the Bear Brand Hill PC area. As shown in the attached map, Parcel 1 is within the Beacon Hill PC, while Lot A is within Bear Brand Hill PC.

The proposed lot line adjustment would move the separating line into the Bear Brand Hill PC. Therefore, if approved, LL 90-02 would create a situation where a single parcel (proposed Parcel 2) would be located within two different PC areas.

It is recommended that Planning later readjust the PC boundaries in concert with LL 90-02 so as to eliminate this situation.

EXHIBIT A
LOT LINE ADJUSTMENT NO. LL 90-02
(LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
STANDARD PACIFIC L.P.	PLL1, L.L.A. #89-0065, AP 121-010-01	PLL1
TAYLOR WOODROW HOMES	LOT A, TRACT NO. 13928, A.P. 121-010-59	PLL2

PARCEL 1:

LOT A OF TRACT NO. 13928, IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 663, PAGES 34 THROUGH 40 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON A 1450.00 FOOT RADIUS CURVE THAT IS CONCAVE SOUTHWESTERLY, A RADIAL TO SAID CORNER BEARS NORTH 53° 12' 55" EAST; THENCE SOUTHEASTERLY 255.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT A THROUGH A CENTRAL ANGLE OF 10° 06' 55" TO THE TRUE POINT OF BEGINNING; THENCE NORTH 63° 19' 50" EAST 166.15 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID TRACT NO. 13928.

PARCEL 2:

PARCEL 1 OF LLA 89-065, IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER INSTRUMENT NO. 89-489228 RECORDED SEPTEMBER 13, 1989 IN OFFICIAL RECORDS OF SAID COUNTY TOGETHER WITH THE PORTION OF LOT A OF TRACT NO. 13928, AS PER MAP FILED IN BOOK 663, PAGES 34 THROUGH 40 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER THAT LIES NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON A 1450.00 FOOT RADIUS CURVE THAT IS CONCAVE SOUTHWESTERLY, A RADIAL TO SAID CORNER BEARS NORTH 53° 12' 55" EAST; THENCE SOUTHEASTERLY 255.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT A THROUGH A CENTRAL ANGLE OF 10° 06' 55" TO THE TRUE POINT OF BEGINNING; THENCE NORTH 63° 19' 50" EAST 166.15 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID TRACT NO. 13928.


HARRIS E. COUTCHIE, L.S. 3118
Exp. 6/30/92

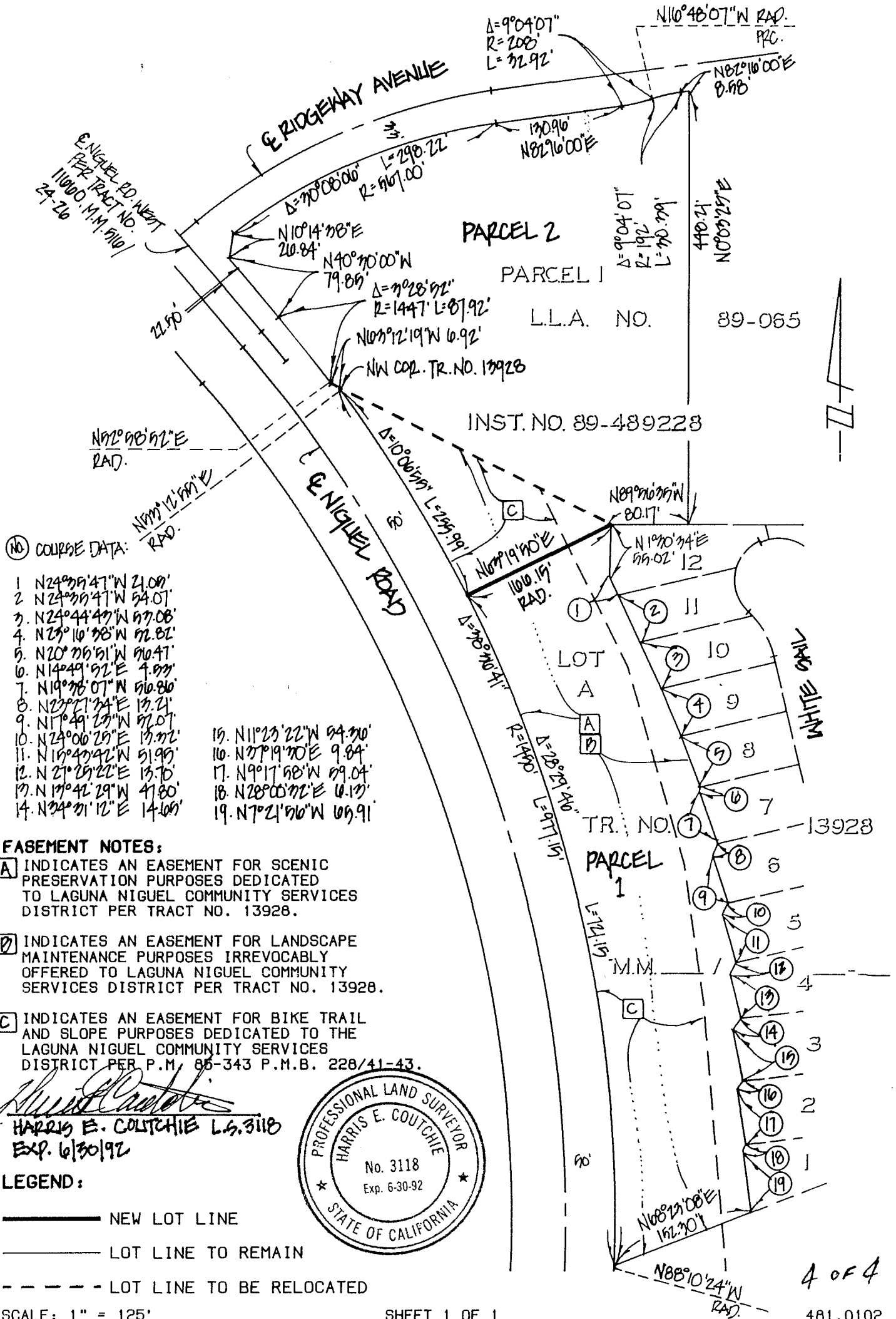


LG-325
481.0102

EXHIBIT B LOT LINE ADJUSTMENT NO. LL 90-02

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
STANDARD PACIFIC L.P.	PL 1, LLA 89-065, P.P. A.P. 1062-010-01	PARCEL 1
TAYLOR WOODROW HOMES	LOTA, TR. 13928, P.P. A.P. 121-010-59	PARCEL 2



City of Laguna Niguel
27821 La Paz Road
Laguna Niguel, CA 92656
(714) 643-1622

No 0315

Taylor Woodrow
RECEIVED FROM
3991 MacArthur Blvd.
STREET
Newport Beach
CITY

8/10/90
DATE
LLA 90-02
PERMIT NUMBERS

Diane Morita
RECEIVED

JOB ADDRESS

VALUATION

BUILDING			ENGINEERING			PLANNING		
CODE	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	AMOUNT
	BUILDING PERMITS			TRANSPORTATION PERMIT			SITE PLAN REVIEW	
	PLUMBING PERMITS			ENCROACHMENT PERMIT			DESIGN REVIEW	
	ELECTRICAL PERMITS			GRADING PERMIT			LOT LINE ADJUST.	204
	MECHANICAL PERMITS			IMPROVEMENT INSPECT			TENTATIVE TRACT MAP	
	PLAN CHECK FEE			LANDSCAPE IMP. INSPECT			NEGATIVE DECLARATION	
	PERMIT ISSUANCE FEE						PLAN CHECK FEE	
	SMIP			GRADING PLAN CHECK			AREA PLAN FEE	
	GRADING PERMIT			MAP CHECK			TENT. PARCEL MAP FEE	
	GRADING PLAN CHECK			IMP. PLAN CHECK			CONDITIONAL USE PERMIT	
	SAN JOAQUIN HILLS A			LANDSCAPE PLAN CHECK			CATEGORICAL EXEMPTION	
	SAN JOAQUIN HILLS B			SOILS REPORT CHECK			APPEAL FEE	
	FCPP - 5			STREET LIGHT ENERGY			PARK MODIFICATION	
	FCPP - 3			CASH-IN LIEU FEE			STREET NAME CHANGE	
	MOULTON SUPERSTREET			PARKLAND FEE			SUBTOTAL PLANNING	204
							DEPOSITS	
							REFUNDABLE BONDS	
							REFUNDABLE DEPOSITS	
	SUBTOTAL BUILDING			SUBTOTAL ENGINEERING				
	MISCELLANEOUS			TRUST ACCOUNTS			SUBTOTAL DEPOSITS	
CODE	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	AMOUNT	TOTALS		
	TAXABLE			SO. CALIF. GAS CO.		BUILDING		
	NON TAXABLE			TIMES MIRROR		ENGINEERING		
	BUSINESS LICENSE			PACIFIC BELL		PLANNING		
				SMWD		MISCELLANEOUS		
				SDGE		TRUST		
						DEPOSITS		
						TOTAL		
	SUBTOTAL MISC.					ON ACCOUNT TRUST#		

When recorded mail to:

90-454696

CITY ENGINEER
CITY OF LAGUNA NIGUEL
27781 LA PAZ ROAD
LAGUNA NIGUEL, CA. 92656

APPLICATION FOR

LOT LINE ADJUSTMENT LL 90 - 02

Recorded at the request of
FIRST AMER. TITLE INS. CO.

8:00 AUG 27 1990
A.M. Official Records
Orange County, California
Lee A. Branch Recorder

RECORDED OWNERS: PARCEL 1

STANDARD PACIFIC, L.P.,
a Delaware limited partnership

\$11.00
C13

BY: STANPAC CORPORATION,
a Delaware corporation,
its managing general partner
NAME: 1565 W. MacArthur Blvd.
ADDRESS:

Costa Mesa, Ca. 92626

DAYTIME
PHONE: (714) 668-4300

PARCEL 2

Taylor Woodrow Homes, California Limited
3991 MacArthur Blvd.

Newport Beach, Ca. 92660

(714) 752-7363

NAME:
ADDRESS:

DAYTIME
PHONE:

(I/We) hereby certify that: 1) (I am/we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/we) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

Signature(s) of owner(s) of
Parcel 1

Robert T. Shiotan, Authorized Representative

Carol J. Kahn, Authorized Representative

Signature(s) of owner(s) of
Parcel 2

R. Gordon Craig

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE INSURANCE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO
ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

CONTACT PERSON: Mark K. Wingard

ADDRESS: Fuscoe, Williams, Lindgren & Short, Inc., 2500 Redhill, #100, Santa Ana, Ca.

92705

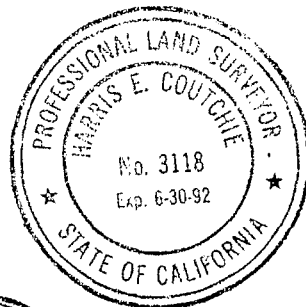
DAYTIME
PHONE: (714) 250-1500

THIS DOCUMENT CONSISTING OF FOUR PAGES
WAS PREPARED BY ME OR UNDER MY DIRECTION.

Harris E. Coutchie /L.S. 3118

Harris E. Coutchie

MY REGISTRATION/LICENSE EXPIRES June 30, 1992



EXAMINED AND APPROVED AS TO CONTENT BY

KENNETH H. ROSENFELD
CITY ENGINEER, CITY OF LAGUNA NIGUEL

SIGNATURE *Kenneth H. Rosenfeld* DATE 8/16/90
RCE NO. 33496, EXP. 6/30/94



RECEIVED
EFFREY J. PROSTOR
JUN 19 1990

DATE FILED

8-16-90

ZONING APPROVED

Cunningham

SUBDIVISION COMMITTEE ACTION
APPROVED 8-16-90

Cunningham
K.H. Rosenfeld

10K4

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE

On July 19, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT T. SHIOTA and CAROL J. KAHN, personally known to me (or proved to me on the

basis of satisfactory evidence) to be the persons who executed the within instrument as Authorized Representative and Authorized Representative, on behalf of StanPac Corp., a Delaware corporation, the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being known to me to be the general partner of STANDARD PACIFIC, L.P., a Delaware limited partnership, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.



Signature Karen Blyth

(This area for official notarial seal)

STATE OF CALIFORNIA } ss.
COUNTY OF Orange

On July 23, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared R. Gordon Craig and Vice, personally known to me (or proved to me on the

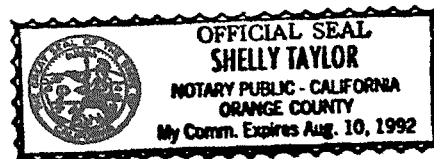
basis of satisfactory evidence) to be the persons who executed the within instrument as Woodrow Jones Calif. Ltd.

Vice President and Taylor Secretary, on behalf of

Woodrow Jones Calif. Ltd.

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Signature Shelly Taylor

(This area for official notarial seal)