

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT
April 16, 1992

TO: Robert P. Lenard, Community Development Director
FROM: Chad Brown, Assistant Planner *CB*
SUBJECT: PLANNING REVIEW OF LOT LINE ADJUSTMENT - LLA 92-04

We have reviewed the subject lot line adjustment and have found that LLA 92-04 does comply with planning Standards. Our review indicates that subject lot line adjustment is within Tract 12962 in the Bear Brand Planned Community, Area 1c and 4. Therefore the Bear Brand Planned Community development standards shall apply. Tract 12962 subdivided 83.54 acres into 7 Lots and Lots "A" and "B". Also contained in this map is a 2.35 acre parcel serving as a San Diego Gas and Electric substation and subsequently is not a part (NAP) of Tract 12962. This lot line adjustment is affecting Lot 4 (Stoney Pointe) Lot "A" (Accepted Scenic Preservation) and NAP (San Diego Gas and Electric) parcels.

The above referenced lots are referred to as Parcels in subject lot line adjustment LLA 92-04. Parcel 1 is an approved condominium use, Parcel A is an accepted Scenic Preservation lot and Parcel B is a San Diego Gas and Electric parcel. For Parcels A and B there are no development standards. However, for Parcel 1 the minimum building site area for multi-family dwellings is 5,000 square feet as set forth by the Bear Brand Planned Community Development Plans and Supplemental Text. Parcel 1 is proposed under this adjustment to be 380,848 square feet, well over the minimum. In addition the lot line adjustment proposal does comply with the Area Plan for Area 1c, in respect to the maximum density of 10.3 du/ac. The maximum site coverage of 60% will not be exceeded by this proposal either. However, there is one issue that is of concern to the Community Development Department, and that is the alteration of Lot "A" of Tract 12962. It is called Parcel A of LLA 92-04.

Parcel A, as mentioned in the previous paragraph, is an accepted lot for Scenic Preservation. Under this proposal land is not being taken from that acceptance, but land is being added to Parcel A. The additional land is being taken from Parcel 1, the condominium site, and transferred to Parcel A. The transfer is inclusive of approximately 5,714 square feet of additional land to Parcel A. This is proposed to be administered by the recording of a Grant Deed from Shea Homes to the City of Laguna Niguel after the recordation of the proposed lot line adjustment LLA 92-04.

This adjustment is not proposed to affect any existing easements other than the Scenic Preservation easement already discussed. The letter of justification stated that this

adjustment is proposed in order to properly maintain the existing slopes on-site. These proposed proceedings have been discussed with the Director of Public Works and must receive his approval in order to proceed.

After review of this proposal, staff recommends approval of Lot Line Adjustment LLA 92-04, subject to the acceptance of the proposed Grant Deed by the Director of Public Works and the Community Development Department.

CITY OF LAGUNA NIGUEL
LOT LINE ADJUSTMENT APPLICATION

LLA No. 92-04
SIGNATURE PAGE

ATTACH NOTARY ACKNOWLEDGEMENTS

Parcel 1 & A

Shea Homes Limited Partnership

Owner's Name

655 Brea Canyon Blvd.

Address

Walnut, Ca. 91789 (714)495-1900

BY: J.F. SHEA CO., INC. Daytime Phone

Signature *William L. York* L. York, V. Pres. Title

Owner's Name

Address

Daytime Phone

Signature

Title

Parcel B

San Diego Gas & Electric

Owner's Name

101 Ash

Address

San Diego, Ca. 92101 (619)696-2496

Daytime Phone

Signature *Margot Kyd* Margot Kyd, V. Pres. Title

Owner's Name

Address

Daytime Phone

Signature

Title

Prepared by:

Hunsaker & Associates Irvine, Inc.

Glenn Showell

Company Name

Contact Person

3 Hughes, Irvine, Ca. 92718

(714)583-1010

Address

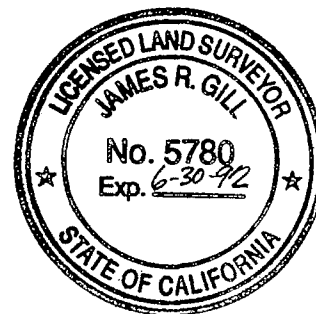
Daytime Phone

This document, consisting of _____ pages, was prepared by me or under my direction

Signature *James R. Gill* 5780 6-30-92
LS / RCE No. Expiration

Date: 4-1-92

Seal:



Seal:



Approved by:

Ken Montgomery 22402 9/30/93
City Engineer RCE No. Expiration

Subdivision Committee

Approved by:

R.P. Lund 4/24/92
Community Development Director, Chairman Date

SUBMITTALS:

Application _____
Legal Desc. (Exhibit "A") _____
Map (Exhibit "B") _____
Site Plan _____

Filing Fee _____
Receipt No. _____
Land Use _____
Prelim. Title Report _____

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

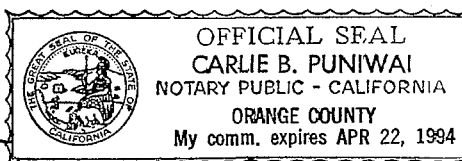
On April 8, 1992 before me, Carlie B. Puniwai,
personally appeared William L. York,
_____ personally known to me (or proved

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.

WITNESS my hand and official seal.

Signature

Carlie B. Puniwai



(This area for official notarial seal)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On April 17, 1992 before me, Stephanie E. Hitt,
personally appeared Margot Ryd,
_____ personally known to me (or 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.

WITNESS my hand and official seal.

Signature

Stephanie E. Hitt



(This area for official notarial seal)

EXHIBIT "A"

LOT LINE ADJUSTMENT No. LL 92-04

(LEGAL DESCRIPTIONS)

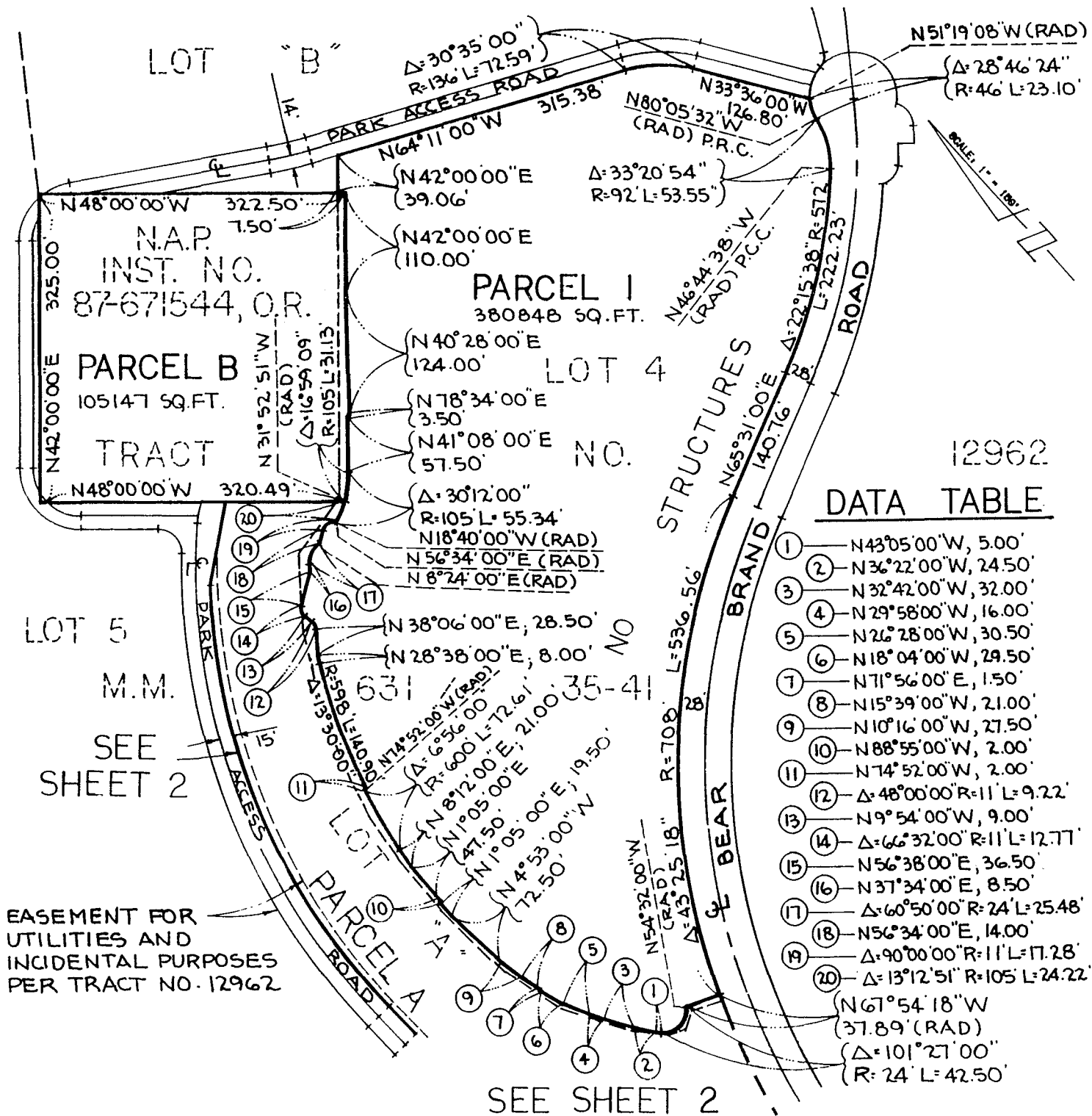
OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Shea Homes Ltd Partnership	673-641-01 & 05 (Lots 4,A)	Parcels 1 & A
San Diego Gas & Electric	673-641-06 (N.A.P.)	Parcel B

A PROJECT IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA CONSISTING OF A LOT LINE ADJUSTMENT OF
LOTS 4 AND A OF TRACT NO. 12962 AS PER MAP FILED IN BOOK 631,
PAGES 35 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS,
TOGETHER WITH THAT CERTAIN LAND IN SAID CITY, COUNTY AND
STATE, AS GRANTED BY DOCUMENT RECORDED DECEMBER 3, 1987 AS
INSTRUMENT NO. 87-671544 OF OFFICIAL RECORDS, BOTH IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(LL#3/8.1)

EXHIBIT "B"
LOT LINE ADJUSTMENT No. LL 92 - 04
(MAP)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
SHEA HOMES LTD. Partnership	673-641-01 (LOT 4)	PARCEL 1
SHEA HOMES LTD. Partnership	673-641-05 (LOT A)	PARCEL A
S.D.G. & E.	673-641-06 (N.A.P.)	PARCEL B



LEGEND

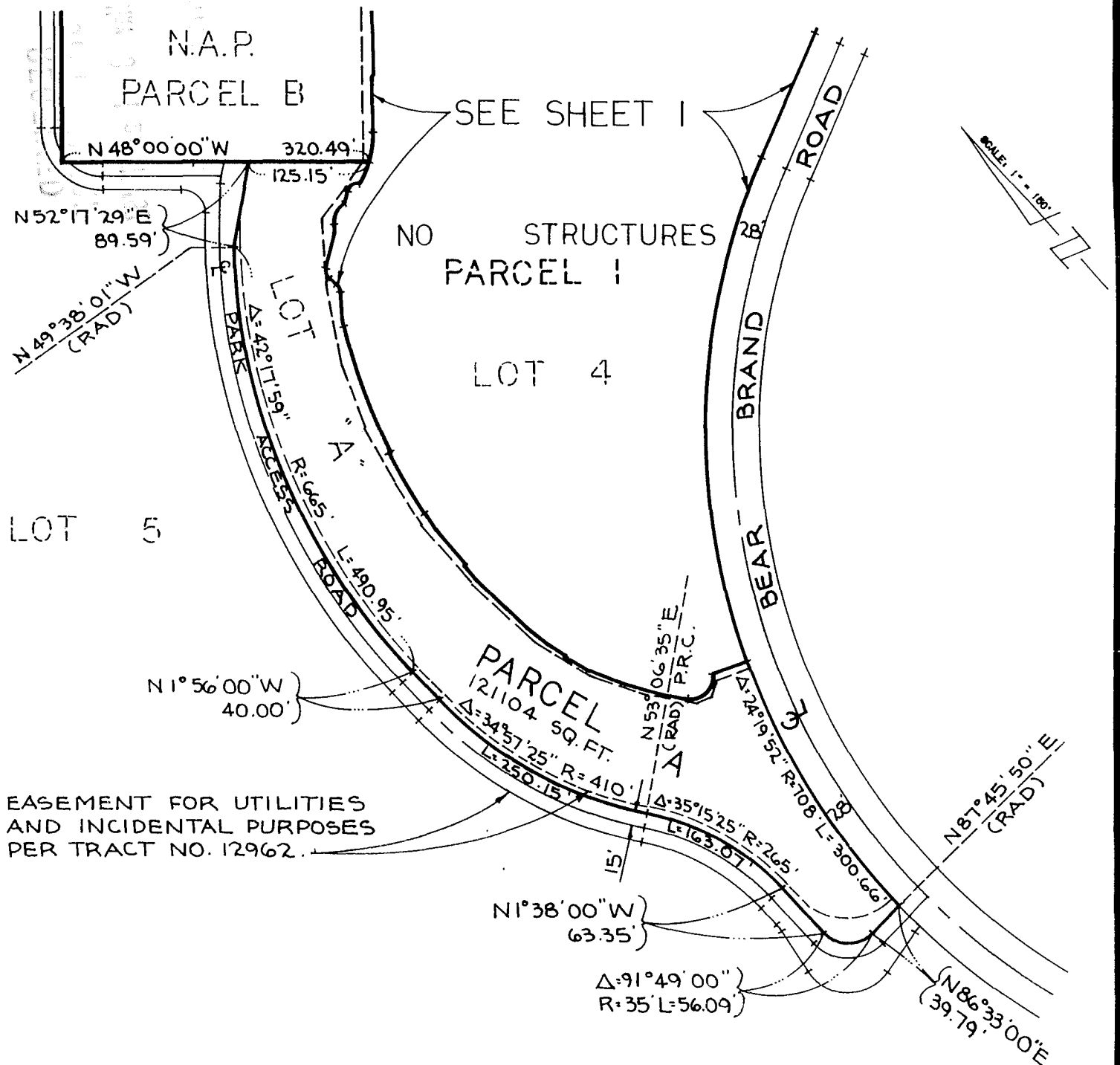
- LOT LINE TO REMAIN
- LOT LINE TO BE REVISED
- REVISED LOT LINE

EXHIBIT "B"

LOT LINE ADJUSTMENT No. LL 92 - 04

(MAP)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
SHEA HOMES LTD. Partnership	673-641-01 (LOT 4)	PARCEL 1
SHEA HOMES LTD. Partnership	673-641-05 (LOT A)	PARCEL A
S.D.G. & E.	673-641-06 (N.A.P.)	PARCEL B



LEGEND

- LOT LINE TO REMAIN
- LOT LINE TO BE REVISED
- REVISED LOT LINE

PROPERTY OWNER OF RECORD

Name: SHEA HOMESAddress: 25601 CAMINO LOS PADRESLAGUNA NIGUEL, CA.Phone () 495-1900

Authorized Agent

Name: HUNSAKER & ASSOCAddress: 3 HUGHESPhone () 983-1010

Applicant

Name: KRISTY WHEELERAddress: HUNSAKER & ASSOC

Phone () _____

For office use only

APPLICATION FOR: Fee Date Case No.

LLA 92-04

PROJECT LOCATION

Address: _____

Planning Area: _____

Assessor Parcel No.: 673-641-01, 05, 06Tract No.: 12962 Lot No.: 4, A SDSE

PROJECT DESCRIPTION

Including as appropriate: Use (existing and proposed); number (of buildings, stories, units, rooms); size (of size-acreage, building-height/square footage); phasing (if long-term development), etc.

LOTS 4, A / TR. 12962 L.H.A.

CERTIFICATION

I have read and understand the application requirements on the reverse side of this application. I certify that to the best of my knowledge the information I have presented in this form and accompanying materials is true and correct.

Shea HomesProperty Owner
of Record

Date

Authorized Agent

Date

Applicant

Date

FOR OFFICE USE ONLY
APPROVALS AND ACTIONS
Previous Related Items:

This application:

Shea Homes
RECEIVED FROM
1655 Brea Canyon
STREET
Walnut Ca. 91789
CITY
Tract 12962
JOB ADDRESS
lots 4, A, N.A.P. (SDG&E)
VALUATION

4-13-92
DATE
LLA 92-04
PERMIT NUMBERS
B.S
RECEIVED

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			LLA LLA	204.00
	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	343.00		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	204.00
						DEPOSITS		
					686.00		REFUNDABLE BONDS	
	SUBTOTAL BUILDING			SUBTOTAL ENGINEERING	343.00 *		REFUNDABLE DEPOSITS	
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		
	CR#133865 = \$547.00			SMWD		MISCELLANEOUS		
	\$343.00 Iron TOI			SDGE		TRUST		
	* Double Fee For					DEPOSITS		
	O/T Rush Per					TOTAL		
	SUBTOTAL MISC. Ken Montgomery *					890.00		
						ON ACCOUNT TRUST#		

RECORDING REQUESTED BY
& MAIL TO:

City Clerk
City of Laguna Niguel
27781 La Paz Road
Laguna Niguel, CA 92656

92-271410

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

8:00 APR 27 1992
A.M. Official Records
Orange County, California
Lee A. Branch Recorder

1	Titles	\$
@	\$	5-5-
5	Add.	\$
Pg	@	3 15-
	Lien Nt	\$
@	\$	
Other		\$
Total	Rec. Fees	\$ 20
D.T.T.		\$
PCOR		\$
SMF		\$
	DE-8	

**CITY OF LAGUNA NIGUEL
LOT LINE ADJUSTMENT
APPLICATION**

LLA No. 92-04

FOR RECORDER'S USE

PARCELS PROPOSED FOR LOT LINE ADJUSTMENT:

Existing Legal Descriptions:

Parcel 1 APN 673-641-01

Lot 4 of Tract No. 12962 in the City of Laguna Niguel, County of Orange, State of California, as per map filed in Book 631, Pages 35 through 41, inclusive, of Miscellaneous Maps in the Office of the County Recorder of said County.

Parcel A APN 673-641-05

Lot A of Tract No. 12962 in the City of Laguna Niguel, County of Orange, State of California, as per map filed in Book 631, Pages 35 through 41, inclusive, of Miscellaneous Maps in the Office of the County Recorder of said County.

Parcel B APN 673-641-06

That certain land in the City of Laguna Niguel, County of Orange, State of California, as granted to San Diego Gas & Electric Co. by document recorded as Inst. #87-671544 O.R. in the Office of the County Recorder of said County.

APN _____

The legal description is on attached Exhibit "A". Existing parcels and adjusted parcels are as illustrated on Exhibit "B". If there are any existing structures, they are as illustrated on the Site Plan.

I (We) hereby agree and 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.
3. The information submitted in connection with this application is true and correct.
4. This proposed adjustment ___ is ___ is not contained entirely within one ownership or separately assessed parcel.
5. I (We) will obtain and furnish to the City Engineer for review, prior to approval of this application, preliminary title report(s) and lot closure calculations covering all real property to be affected by the proposed adjustment.
6. I (We) will record this lot line adjustment and such other recordable instrument as necessary to cause the real property conveyance to occur immediately following approval of this application.
7. This proposed adjustment ___ will ___ will not affect the recorded security of any existing financing. I (We) will record such financing security modification documents as are necessary to assure that any or all existing financing security is modified to conform to the adjusted parcel boundaries.