



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JULY 23, 2025

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: EVA CHOI, SENIOR PLANNER

SUBJECT: LOT LINE ADJUSTMENT 2024-03 - DOWNING

APPLICANT: **Monte Downing**
18351 Buena Vista Avenue
Yorba Linda, CA 92886

CEQA STATUS: Categorical Exemption (Class 5, Minor Alterations in Land Use Limitations)

RELATED ITEMS: N/A

REQUEST: A request to reconfigure the common property line(s) between two existing parcels, thereby modifying their sizes, for the properties located on the north side of Buena Vista Avenue and east of Lakeview Avenue. (APN: 343-611-18 & 19).

PROJECT DATA

Project Address: 18351 Buena Vista Avenue & 18361 Buena Vista Avenue
APN: 343-611-18 & 19
General Plan: Residential Medium Low (R-ML)
Zoning: Residential Estate (RE)

BACKGROUND & DISCUSSION

The subject properties are interior lots located on the north side of Buena Vista Avenue between Imperial Highway and Lakeview Avenue. The applicant is requesting Planning Commission approval of a lot line adjustment to modify the common interior property lines to enlarge the 18351 Buena Vista Avenue parcel (depicted as "Parcel A") and reduce the size of the 18361 Buena Vista Avenue parcel (depicted as "Parcel B") to generally be limited to a sloped area of approximately 932 square feet. The proposed lot line adjustment allows the Parcel A owner to maintain the upward sloped landscape area that is currently between the two parcels.

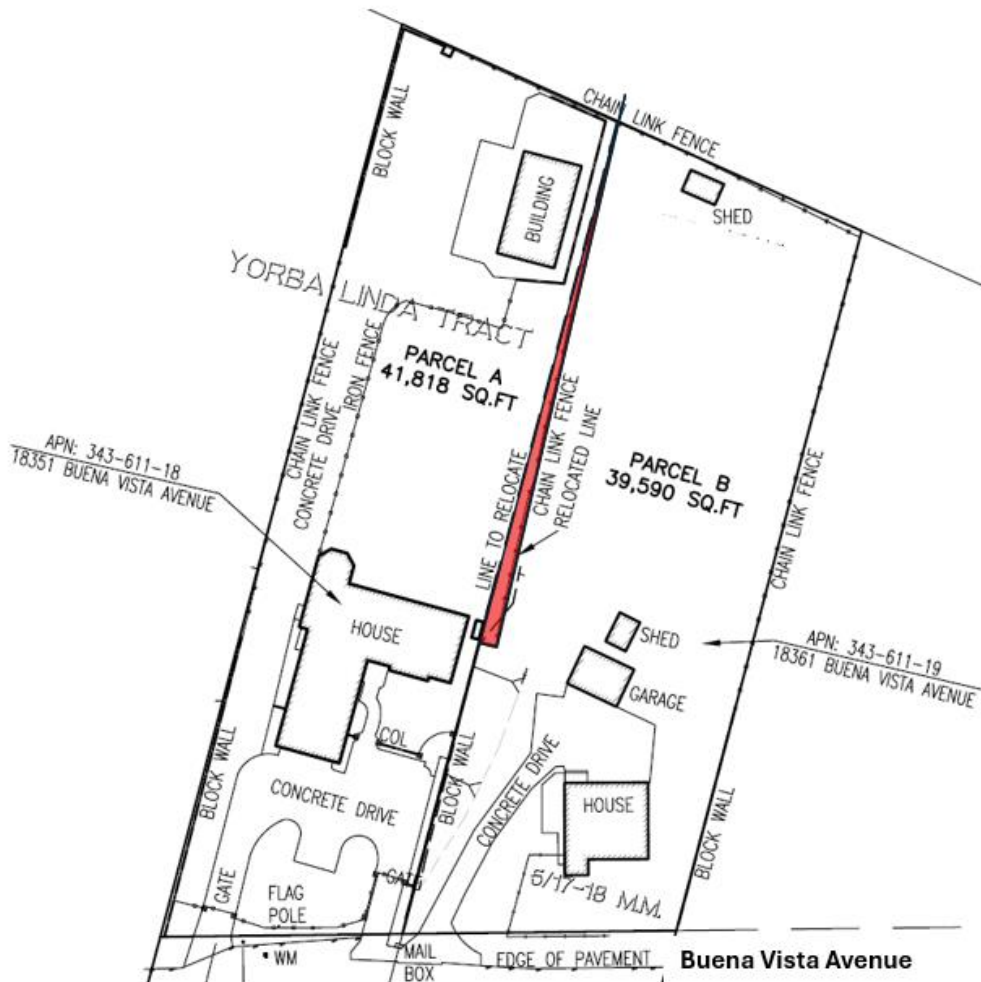


Figure 1: Exhibit depicting proposed area in red to be dedicated to Parcel A (18351 Buena Vista Avenue).

Per Section 66412(d) of the Subdivision Map Act, a lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a created number of parcels than what originally existed is not thereby created, provided the lot line adjustment is approved by the Planning Commission, shall not be subject to the requirements of the Subdivision Map Act.

The proposed lot line adjustment is intended to facilitate ongoing maintenance access to a sloped landscaped area along the shared property line. The adjustment would result in an increase of 932 square feet to Parcel A and a corresponding decrease to Parcel B. Upon review, staff has not identified any concerns with the proposal. Furthermore, the resulting parcel sizes are consistent with the development standards of the Residential Estate zone, including minimum lot size and required building setbacks; therefore, staff is supportive of the applicant's request.

CEQA COMPLIANCE

The project constitutes a Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemption and is therefore exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations Section 15305.

RECOMMENDATION

It is recommended that the Planning Commission adopt the attached resolution approving Lot Line Adjustment 2024-03 – Downing.

ATTACHMENTS

1. Locator Map
 2. Exhibit “A” – Existing and Proposed Legal Descriptions
 3. Exhibit “B” – Lot Line Adjustment Map
 4. Exhibit “C” – Lot Line Adjustment Site Plan
 5. Resolution
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