

Chapter 16.53 LOT LINE ADJUSTMENTS

16.53.010 Purpose.

The purpose of this chapter is to permit minor changes in parcel lines without requiring the processing of an entire subdivision map. (Ord. 4074 §1 (part), 1989)

16.53.015 Exception to the Subdivision Map Act.

Pursuant to Government Code section 66412(d), the requirements of the Subdivision Map Act do not apply to 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 a greater number of parcels is not created. No tentative map, parcel map or final map shall be required as a condition to the approval of a lot line adjustment. (Ord. 4074 §1(part), 1989)

16.53.020 Approval of Lot Line Adjustments.

A lot line adjustment shall not be permitted without the approval of the planning director and the county surveyor. For adjustments between parcels owned by different individuals, the lot line adjustment shall be approved if:

- A. The real property taken from a parcel is added to an adjacent parcel of real property; and
- B. A greater number of parcels than originally existed is not thereby created; and
- C. Real property taxes are current on all parcels involved in the proposed boundary line adjustments; and
- D. All record title interest holders have consented to the adjustments; and
- E. The resulting parcels conform to local zoning and building ordinances; and
- F. A sufficient legal description is provided by the parties desiring the lot line adjustments.

For adjustments between parcels with common ownership, the lot line adjustment shall be approved if:

- A. The real property taken from a parcel is added to an adjacent parcel of real property; and
- B. A greater number of parcels than originally existed is not thereby created; and

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- C. Real property taxes are current on all parcels involved in the proposed lot line adjustments; and
- D. All record title interest holders have consented to the adjustments; and
- E. The resulting parcels conform to local zoning and building ordinances;
- F. A map, for which a tentative map is not required, delineating the resulting internal boundary lines shall be submitted to the county surveyor for checking and filed with the county recorder. (Ord. 4074 §1(part), 1989)

16.53.025 Recording.

A lot line adjustment shall be reflected in a deed and a record of survey shall be filed with the county recorder unless the new boundary line appears on a final map, parcel map, official map or record of survey map previously filed with the county recorder. (Ord. 4074 §1(part), 1989)

16.53.030 Exactions and Conditions.

No conditions or exactions shall be imposed as a condition of approval of a lot line adjustment except to conform to local zoning and building ordinances or to facilitate the relocation of existing utilities, infrastructure or easements. (Ord. 4074 §1(part), 1989)

16.53.035 Mobile Homes.

This chapter does not apply to mobile home parks lot line adjustments that are subject to the requirements of Health and Safety Code section 18610.5. (Ord. 4074 §1(part), 1989)