

## Lot Line Adjustments

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### Description:

A lot-line adjustment is required to move a property line between two or more existing adjacent lots or parcels without creating a new lot.

### The Process:

- **Submit an Application**

A lot-line adjustment application will need to be submitted. Once the application packet has been determined to be complete, most projects will take 30-45 days to process.

- **Project Review**

All application packets must be received by a Planning Technician or Planner to determine if all submittal criteria have been met. A staff member will be assigned to work with the applicant(s); the application will be reviewed for completeness and referred to pertinent agencies to determine zoning compliance.

- **Project Approval**

If the resulting lots conform to the City's zoning regulations, and if no problems are found with the agreement or property descriptions, the lot-line adjustment will be approved by Planning Divisions staff; however, documents cannot be recorded with the County Clerk-Recorder until the appeal period has passed.

## Development Resources

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### Departments & Divisions:

#### Community & Economic Development

Planning (209) 577-5267  
Building Safety (209) 577-5232  
Land Development (209) 577-5462  
Engineering  
Infrastructure Financing (209) 577-5211  
Administration

#### Fire Department

Fire Prevention (209) 571-5553

#### Parks, Recreation & Neighborhoods

Parks Planning & Development Division (209) 571-5573

#### Public Works

Main Number (209) 571-5569

### Online Development Information:

Development Center  
[www.modestogov.com/development](http://www.modestogov.com/development)

Community & Economic Development  
[www.modestogov.com/ced](http://www.modestogov.com/ced)

Fire Department  
[www.modestogov.com/mfd](http://www.modestogov.com/mfd)

Parks, Recreation & Neighborhoods  
[www.modestogov.com/prnd](http://www.modestogov.com/prnd)

Public Works  
[www.modestogov.com/pwd](http://www.modestogov.com/pwd)

City of Modesto Web Site  
[www.modestogov.com](http://www.modestogov.com)



CITY OF MODESTO  
**DEVELOPMENTCENTER**

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# Lot Line Adjustments

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[www.modestogov.com/development](http://www.modestogov.com/development)

This brochure is provided by the:  
Community & Economic Development Dept.  
1010 Tenth Street, Suite 3300  
Modesto, CA 95354  
(209) 577-5267

## What Is A Lot Line Adjustment?

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California's Subdivision Map Act and local ordinance prescribes the process for legally dividing land and creating parcels. Sometimes it is desired to rearrange the boundaries of two to four parcels without creating any new parcels. In this case, the Lot Line Adjustment process can be used.

The resulting parcels and existing structures on the property must conform to all local ordinances and policies, including the General Plan, applicable Specific Plan, Zoning, and the building codes.

If any new, additional parcel is created, or if more than four lots are involved, the Lot Line Adjustment cannot be used, and a Parcel Map (or Subdivision Map) will be necessary.

### Lot Line Adjustment Approval

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In the City of Modesto, the City Council has given the Planning Staff the authority to approve Lot Line Adjustments. If your LLA meets all applicable standards, the Adjustment can be approved by Staff.

## The Process

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Step one in considering an LLA may include a meeting with Planning staff to discuss the request and how it relates to the City's policies and requirements. You can save time by making an appointment to meet with a Planner, just call 209-577-5267 to make an appointment. A pre-application meeting is strongly encouraged.

Following the filing of a completed application, the Planning staff will review the documents and refer them to the Public Works Department and utility companies for comment. When comments are received, Staff will provide a set to the applicant. These comments may necessitate revisions to the application.

Once this initial process is complete, staff will complete and record the documents and will provide copies to the applicant and affected agencies.

This process normally takes about 6 to 8 weeks.

### Pre-application Meeting

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Prior to applying for a Lot Line Adjustment, you are invited to meet with Planning staff to discuss your proposal. You may arrange a meeting by calling 209-577-5267 or visiting the Planning Division office (you may wish to make an appointment), 1010 Tenth Street, 3rd Floor, Suite 3300, Modesto, CA 95353. Although you are not required to meet with Staff prior to submitting your application, you are strongly encouraged to do so.

## How to Apply

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In order to apply for a Lot Line Adjustment, you will need to submit the following items. For further guidance, please see the Lot Line Adjustment Submittal Requirements, which can be found online at [www.modestogov.com/development](http://www.modestogov.com/development).

- Completed application form signed by the property owner, including notarized Agreement and Legal Descriptions
- Application fee (refer to fee schedule) and Recording Fee
- 8 copies of an 8-1/2" x 11" drawing of the proposed LLA
- Supplemental materials, such as photographs, which help provide additional information to the decision making body, may also be required
- One 8-1/2 x 11 reduction of the Map
- Two copies of a current title report (no more than 30 days old at time of application)
- One CD/R containing copies of all parcel map pages in both jpeg and pdf formats
- Other technical reports as may be required by the City to process your Lot Line Adjustment

**Have questions?**  
We're here to help!  
Contact Planning at  
**(209) 577-5267**

