



INFORMATION ON PROCESSING A

Lot Line Adjustment or Lot Consolidation

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 First Avenue, MS 401, San Diego, CA 92101-4101

INFORMATION BULLETIN

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A lot line adjustment provides a simple process by which owners of real property can change the ownership boundaries between lots of different adjoining owners, or multiple parcels within a single ownership. A lot line adjustment is not a subdivision of land and therefore qualifying adjustments are exempt from the Subdivision Map Act. An applicant may choose either a Lot Line Adjustment Plat or a Parcel Map to make the adjustment.

Both options will be discussed in detail below so the most appropriate instrument can be chosen. A Coastal Development Permit is required if the parcels being adjusted are within the Coastal Overlay Zone.

I. ELIGIBILITY FOR LOT LINE ADJUSTMENTS

Property lines may be adjusted or consolidated if:

1. Four or fewer existing adjoining parcels are adjusted, where land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.
2. All of the lots being adjusted are legal, buildable lots (with some exceptions). A lot line adjustment or lot consolidation cannot increase development rights unless additional approvals are obtained.
3. A lot consolidation is limited to the adjustment/consolidation of four or fewer adjoining lots or parcels into three parcels or less.
4. A Parcel Map is required to reduce the number of lots or parcels pursuant to Chapter 14 Article 4 Division 3 of the City of San Diego Municipal Code.

Documents Referenced in this Information Bulletin

- [Subdivision Map Act](#)
- [Land Surveyors Act](#)
- [Municipal Code](#)

II. LOT LINE ADJUSTMENT PLATS

A Lot Line Adjustment Plat is an unrecorded map of the requested boundary adjustment. The plat must show the location of all existing lots or parcels and the proposed new ownership lines that will result from the adjustment. The legal descriptions for the new ownership boundaries can be based upon record information.

Only the ownership lines are being adjusted so the old record lots or parcels will remain after the adjustment. This means that the legal descriptions can occasionally be complex. There is no requirement for a field survey or to set monuments for the new ownership lines. However, it is always recommended that a field survey be conducted including the setting of new parcel monuments. If a field survey is conducted, a separate Record of Survey may need to be filed with the County Recorder if required under the provisions of the Land Surveyors Act.

A Lot Line Adjustment Plat does not give constructive notice of the adjustment. The owners of the separate parcels must exchange grant deeds, as needed, to complete the adjustment. The City will issue and record a Certificate of Compliance for each parcel involved in the adjustment to document the City's official approval and give constructive notice of its completion.

A single Certificate of Compliance will be issued if all of the land is held in common ownership.

III. LOT LINE ADJUSTMENT AND CONSOLIDATION PARCEL MAPS

A Parcel Map is a superior title instrument to the Lot Line Adjustment Plat described above. A lot line adjustment Parcel Map requires no tentative map and may be prepared from record information. A field survey is recommended, but not required. No separate Record of Survey will be required if boundary monuments are set.

A consolidation Parcel Map is a special case in which four or fewer parcels or lots are reduced from what previously existed. A lot line adjustment or consolidation Parcel map re-maps the existing lots or parcels into the new adjusted parcels and the Parcel Map itself gives constructive notice with no need to record separate Certificates of Compliance. Simple quit claim deeds, based upon the newly mapped parcels, must be exchanged between different owners to complete the adjustment unless one owner owns all of the land.

The same Parcel Map may be used to grant easements, dedicate streets, and, with additional processing, vacate unneeded streets or easements.