

P.C. RESOLUTION NO. 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 550 21ST STREET, LEGALLY DESCRIBED AS LOTS 37 AND THE WESTERLY 27 FEET OF LOT 38, TRACT NO 1868.

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. A request for hearing was filed by Dorothy Busby, owner of real property located at 550 21st Street, comprised of 4 lots from the original tract, pursuant to Section 16.20.060 of the Subdivision Ordinance, in response to notice of intention to merge the four lots.

Section 2. The Planning Commission conducted a hearing on the matter on August 16, 2005, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following findings:

1. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures for the merger of contiguous lots;
2. The adjacent lots 37 and the westerly 27-feet of lot 38 are consistent with the criteria for mergers as set forth in Section 16.20.030 of the Subdivision Ordinance.
3. The remaining portion of the subject property, lots 35 and 36, are not consistent with criteria for mergers.

Section 4. Based on the foregoing, the Planning Commission hereby merges lot 37 with the westerly 27-feet of lot 38, and determines not to merge lots 35 and 36.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 05-50 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of August 16, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

August 16, 2005
Date

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