

October 10, 2005

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
October 18, 2005**

SUBJECT: LOT LINE ADJUSTMENT – 05-1

APPLICANT: DOROTHY BUSBY, AS TRUSTEE OF LUTHER W. BUSBY JR. TRUST

PURPOSE: TO ADJUST THE LOT LINES OF THE PROPERTY AT 550 21ST STREET,  
NOW COMPRISED OF THREE LOTS, TO CREATE EQUAL SIZED 49-FOOT  
WIDE LOTS

**Recommendation**

To approve the proposed lot line adjustments by minute order.

**Background**

At the August meeting, in consideration of merging the 4 lots that comprised subject parcel, the Planning Commission merged only lots 37 with 38 (the 27-foot wide lot). This resulted in three unequal sized parcels: one parcel of 67' X 100' feet, and two with dimension of 40' X 100'.

A neighbor appealed the Commission's decision and then withdrew the appeal, and the City Council sustained the Commission's decision at their September 27, 2005 meeting. Now that it is confirmed the property consists of three lots, the owner, is processing a lot line adjustment to make the lots equal in size so that each measures 49' X 100'.

**Analysis**

The proposed adjustments in the lot lines, is a logical realignment of the parcels, and will allow the owner to develop three single-family homes in accordance with R-1 development standards. The proposed lot line adjustments are also consistent with the provisions of the City's subdivision ordinance with respect to lot mergers, and the State subdivision map act.

CONCUR:

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Ken Robertson  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

**Attachments**

1. Certificate of Compliance
2. Property survey with adjusted lot lines

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