

July 11, 2006

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

**Regular Meeting of
July 18, 2006**

SUBJECT: LOT LINE ADJUSTMENT – 06-1, CHARLES HEIDMAN, APPLICANT

PURPOSE: TO ADJUST THE LOT LINES OF THE PROPERTY AT 726 PROSPECT AND
1120 8TH STREET INTO THREE PARCELS FRONTING ON 8TH STREET

Recommendation

To approve the proposed lot line adjustments by minute order.

Background

The subject property is comprised of two properties with 50-feet of frontage on Prospect Avenue. The property at 726 Prospect Avenue is currently developed with a single-family home and a garage apartment, and the property at 1120 8th Street with a single-family home.

The property at 726 Prospect Avenue, is comprised of two 25-foot wide lots from the original subdivision (lots 3 & 4, Block 140 Redondo Villa Tract). The two existing lots at 726 Prospect were the subject of a lot merger hearing held by the Commission on January 17, 2006 meeting, at which, the Planning Commission voted 3:1 not to merge the two existing 25-foot wide lots. A neighbor has appealed the decision to the City Council, which considered the matter on May 23, 2006, and voted to continue the meeting until July 25, 2006. Following this hearing the owner considered other options to reconfigure his properties and revised plans to create three lots fronting on 8th Street that vary from 35 feet to 53 feet in width and from 3,544 square feet to 4, 453 square feet in area. The proposed lots are larger and much closer to current development standards of 40 feet in width and 4,000 square feet in area. The appellant reviewed the revised plan and supports the proposed changes. (Please See Attachment No. 1).

Analysis

A lot line adjustment is a procedure established in the Subdivision Map Act to allow alterations to lot lines between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created. In reviewing a request for a lot line adjustment, the approving agency is limited in its review to conformity to building and zoning ordinances and can only impose conditions as they relate to applicable zoning and building codes, and relocation of existing utilities, infrastructure or easements. Neither a subdivision map nor parcel map is required for such adjustments. (Gov. Code 66412 (d))

Since the subject properties at 726 Prospect and 1120 8th Street are adjacent and held under the same ownership, it creates an opportunity to reconfigure the entire combined property in a more efficient manner than is possible with the current configuration. The owner has worked with the City and the appellant and developed an alternative plan as a compromise solution, which creates three 35-foot wide lots on 8th Street. Each lot contains 35-feet of frontage on 8th Street, and is at least 3,500 square feet. While these lots are not consistent with current standards, (40-foot width, 4,000 square feet in area) the reconfiguration reduces the total potential lots from 4 to 3, and brings them closer to today's standards while not increasing existing nonconforming conditions.

The adjacent property to the north at 1120 8th Street, also originally comprised of two 25-foot lots (lots 1 & 2 Redondo Villa Tract), was approved for Planned Unit Development (P.U.D.) in 1978 for two dwelling units. The two-unit development was never constructed. Based on the parcel map No. 10794 approved by the City and recorded in 1978, the Assessor's map currently shows this property as containing three parcels, one for each unit that was part of the proposed P.U.D, and one parcel containing the common area.

Staff believes the proposed reconfiguration is a logical realignment of the parcels, and will allow the owner to develop three single-family homes compatible with the character of the neighborhood, and in accordance with R-1 development standards. The orientation of the lots towards 8th Street rather than Prospect Avenue, also allows for the development of single-family homes with safer access and results in a more attractive frontage along 8th Street.

In summary, the owner has decided to reconfigure his property so that it is closer to current area and width development standards. Although the matter is still under appeal to City Council, the appellant is in agreement with the proposed changes and indicates that he will withdraw his appeal subject to approval of the lot line adjustment.

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

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LEGAL DESCRIPTIONS

EXISTING:

PARCEL A:

PARCELS 1, 2 AND 3, PARCEL MAP NO. 10794, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN PARCEL MAP BOOK 102 PAGE 53 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(THIS PARCEL OF LAND IS ALSO KNOWN AS LOTS 1 AND 2, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY)

PARCEL B:

LOT 3, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

LOT 4, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED:

PARCEL A:

PORTIONS OF LOTS 1, 2, 3 AND 4, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; DESCRIBED AS FOLLOWS:

THE EASTERLY 35.44 FEET OF SAID LOTS 1, 2, 3 AND 4 MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOTS 1, 2, 3 AND 4.

PARCEL B:

PORTIONS OF LOTS 1, 2, 3 AND 4, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; DESCRIBED AS FOLLOWS:

THE WESTERLY 35.44 FEET OF THE EASTERLY 70.88 FEET OF SAID LOTS 1, 2, 3 AND 4 MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOTS 1, 2, 3 AND 4.

PARCEL C:

LOTS 1, 2, 3 AND 4, BLOCK 140, REDONDO VILLA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPT THE EASTERLY 70.88 FEET OF SAID LOTS 1, 2, 3 AND 4 MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOTS 1, 2, 3 AND 4.