

September 11, 2006

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

**Regular Meeting of
September 19, 2006**

SUBJECT: SUBDIVISION 06-1 / TENTATIVE PARCEL MAP #66165

LOCATION: 590 18TH STREET AND 1775 & 1779 VALLEY DRIVE

APPLICANT: BERNARD H. MURRAY
1775 VALLEY DRIVE
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW THE SUBDIVISION OF A PROPERTY CONTAINING 16,883
SQUARE FEET INTO THREE PARCELS EACH CONTAINING AT LEAST 5,415
SQUARE FEET

Recommendation

To direct staff as deemed appropriate.

Background

ZONING:	R-1
GENERAL PLAN:	Low Density Residential
EXISTING LOT AREA:	16,883 Square Feet
EXISTING LOT WIDTH:	173 Feet
PROPOSED LOT AREAS:	5,415 square Feet 5,415 Square Feet 6,053
PROPOSED LOT FRONTAGE	57, 57, and 59 Feet
LOT DEPTH:	95 Feet

The subject property contains three detached single-family residences on one parcel. Records for the residence at 1775 Valley Drive date back to 1946, and the City's records show that residences at 590 18th and 1779 Valley Drive were structures moved onto the property in 1961. The applicant/property owner is requesting to divide the property into three separate parcels. This will allow the construction of one single home on each parcel, although the applicant indicates that his current plans are to demolish only one of the residences (The older residence at 1775 Valley Drive), and sell the other two lots with the existing residences maintained. The scope of demolition is shown on the submitted survey, and the proposed location of the new lots lines allows the two homes to be maintained in compliance with yard requirements.

Analysis

The provisions in the Subdivision and Zoning Ordinances that pertain to this proposed subdivision are as follows:

- Section 16.08.060, of the Subdivision Ordinance states that a subdivision cannot create lots smaller than a 40-foot width and having less than 4,000 square feet. Further, to approve a subdivision the Planning Commission must find that:

1. The proposed subdivision will in no way be inconsistent with the prevailing lot pattern or reduce property values in the surrounding neighborhood area.
 2. The size of the proposed lots is *not smaller than the prevailing lot size and lot frontage within the same zone and general plan designation within a 300 foot radius*; provided, however, that all such lots used in the comparison shall be in the same "neighborhood area"¹.
- Section 17.46.220 of the Zoning Ordinance pertaining to division of lots also states that the minimum lot width for a division is 40 feet and minimum lot size is 4000 square feet. The general criteria for approval of a lot division are similar to the general requirements of the Subdivision Ordinance.

The Subdivision Ordinance was amended in 1995 to specify the 300-foot radius and neighborhood area in making the determination on consistency with prevailing lots in a neighborhood. This revision was made to add more precise criteria for approving subdivisions.

The proposed lots easily meet the minimum lot size and lot width standards. With respect the neighborhood consistency criteria, staff has examined the lot width and lot sizes of the surrounding lots within a 300-foot radius within the neighborhood area as shown on the attached map and spread sheet, and found the following:

Number of Lots:	26
Average Lot Size	5,850 Square Feet
Average Lot Frontage	52.7 Feet
Median Lot Size	5,746 Square Feet
Median Lot Frontage	50 Feet

The proposed lots include two rectangular shaped lots with frontage and width of 57 feet, and size of 5,415 square feet, and a third lot at the corner of Valley Drive with frontage of 59 feet and size of 6,053 square feet. (This lot is 59-feet wide at the front, and widens to 68 feet at the back). The proposed frontages are clearly "not smaller" than the prevailing lot frontages in the area. However, two of the proposed lots are in fact smaller than both the average and median lot sizes, which is one possible way to measure "prevailing" lot size. The term "prevailing" is defined as frequent or common², so another way to look at surrounding lots is to see how the lots sizes are distributed and what lot sizes are common:

Less than 5,000 sq. ft.:	5
> 5,000 < 5,500 sq. ft.:	5
> 5,500 < 6,000 sq. ft.:	5
> 6,000 < 7,000 sq. ft.:	5
Greater than 7,000 sq. ft.:	6


Unfortunately there is no clear distribution of lots that can be characterized as a prevailing lot pattern. However 16 of the 26 lots are in fact greater than 5,500 square feet, which is arguably the *most* frequent or *most* common lot area, but given that almost 40% of the lots (10 of 26) are less than 5,500 square feet these lot sizes can also be characterized as common.

When the surrounding lots are examined more closely, almost all of the larger lots are not located on the same block as the proposed lots. In fact, the proposed lots are larger in both width and size than 8 of the 9 lots on the same block on 18th Street between Valley Park Avenue and Valley Drive. The existing lots on the same side of the block are 45 feet wide, and 4,275 square feet, and across the street the lots are 48.5 feet wide and 5,003 square feet. Therefore, the proposed lots are consistent with the existing lots on the block. The reason they are smaller than the average and median lot sizes and most frequently occurring lot sizes within a 300 foot radius, is because the lots on Valley Park Avenue, and 19th Street have greater depths.

In summary, the proposed lots will clearly be consistent with and larger than lots on 18th Street, and also will contain wider frontages than most lots within a 300 foot radius in the neighborhood area. However, because the lots on the south side of 18th Street are not as deep as lots on Valley Park Avenue (95 feet rather than 127 feet) or as on the 19th Street (105 feet) the proposed lots do not clearly meet the criteria of 16.08.060 that the lots not be smaller than the *prevailing* lot size and lot frontage. Therefore, to make the necessary finding for approval the Commission would have to find that the proposed lots, although smaller than the average, and smaller than the more frequently occurring lot sizes, are not smaller than prevailing lot sizes.

As an alternative, the applicant could modify the proposal to create three lots of more equal size (i.e. 5,627 square feet each) which would make all the lots closer in size to the most frequent or prevailing lot sizes in the area. However, the lots would still be smaller than the average and median lot sizes within a 300 foot radius. This alternative, depending on the where the dividing property lines are located, may create nonconforming setbacks with existing structures and if so, may require the applicant to alter the demolition plans.


Ken Robertson
Senior Planner


Sol Blumenfeld, Director
Community Development Department

Attachments

1. Neighborhood Lot Analysis
2. Location Map / Aerial Photo
3. Correspondence

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¹ "Neighborhood area" is defined as the block or group of blocks, within the same zone and general plan designated area being located within clearly defined common boundaries. Boundaries shall include arterial or collector streets, parks, or open space designated areas, or significant topographical features such as hillsides

² Definition from Wikipedia: "*pre-vail-ing* (prĭ-vā'ī-ŋg) *adj.*

1. Most frequent or common; predominant.
2. Generally current; widespread.

Synonyms: prevailing, prevalent, current

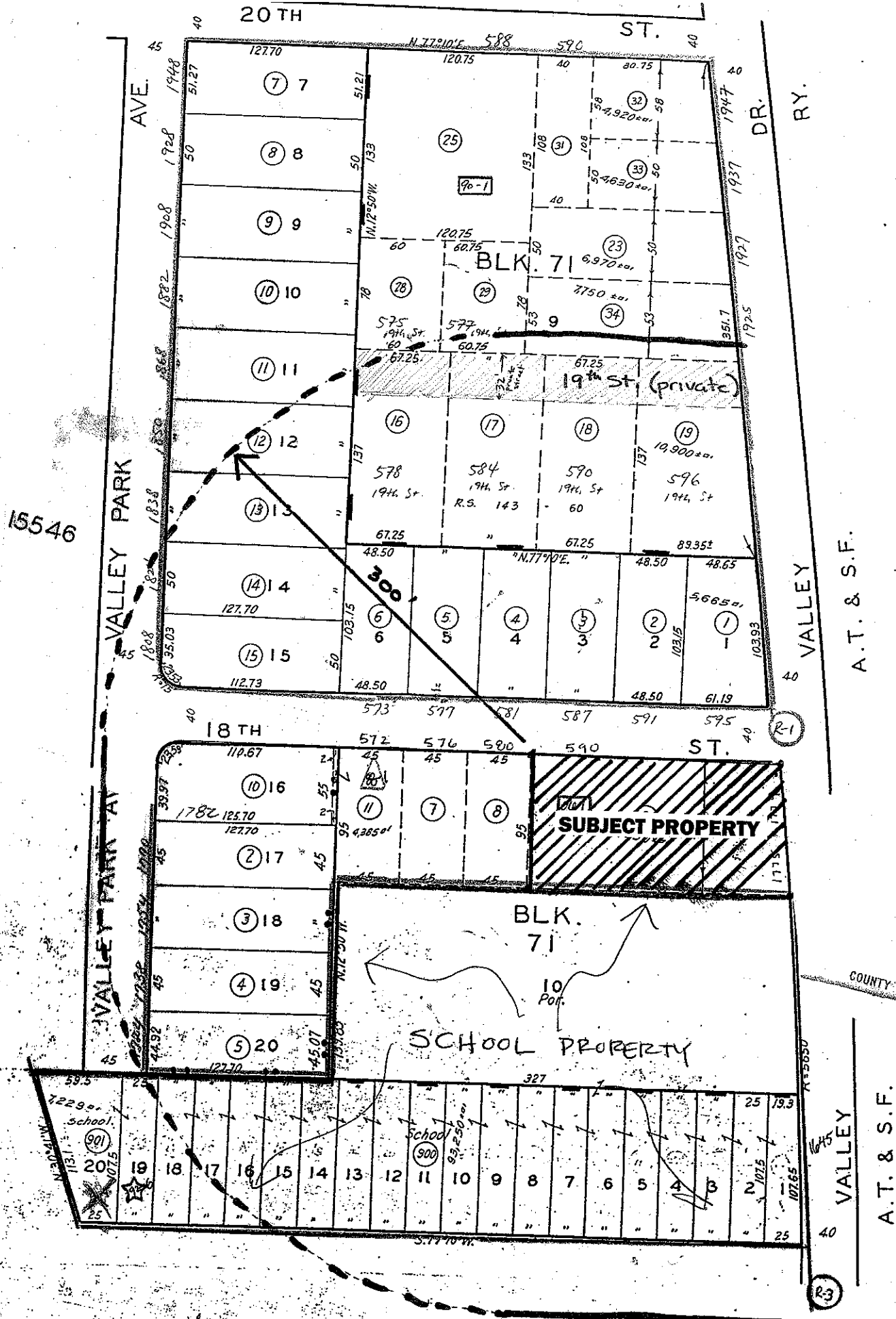
These adjectives denote what exists or is encountered generally at a particular time. *Prevailing* applies to what is most frequent or common at a certain time or in a certain place: *took a poll to find the prevailing opinion.*

Prevalent suggests widespread existence or occurrence but does not imply predominance: *a belief that was prevalent in the Middle Ages.*

Current often stresses the present time and is frequently applied to what is subject to frequent change: *current psychoanalytic*

**Lot sizes and widths within 300-foot radius
590 18th Street and 1775 & 1779 Valley Dr**

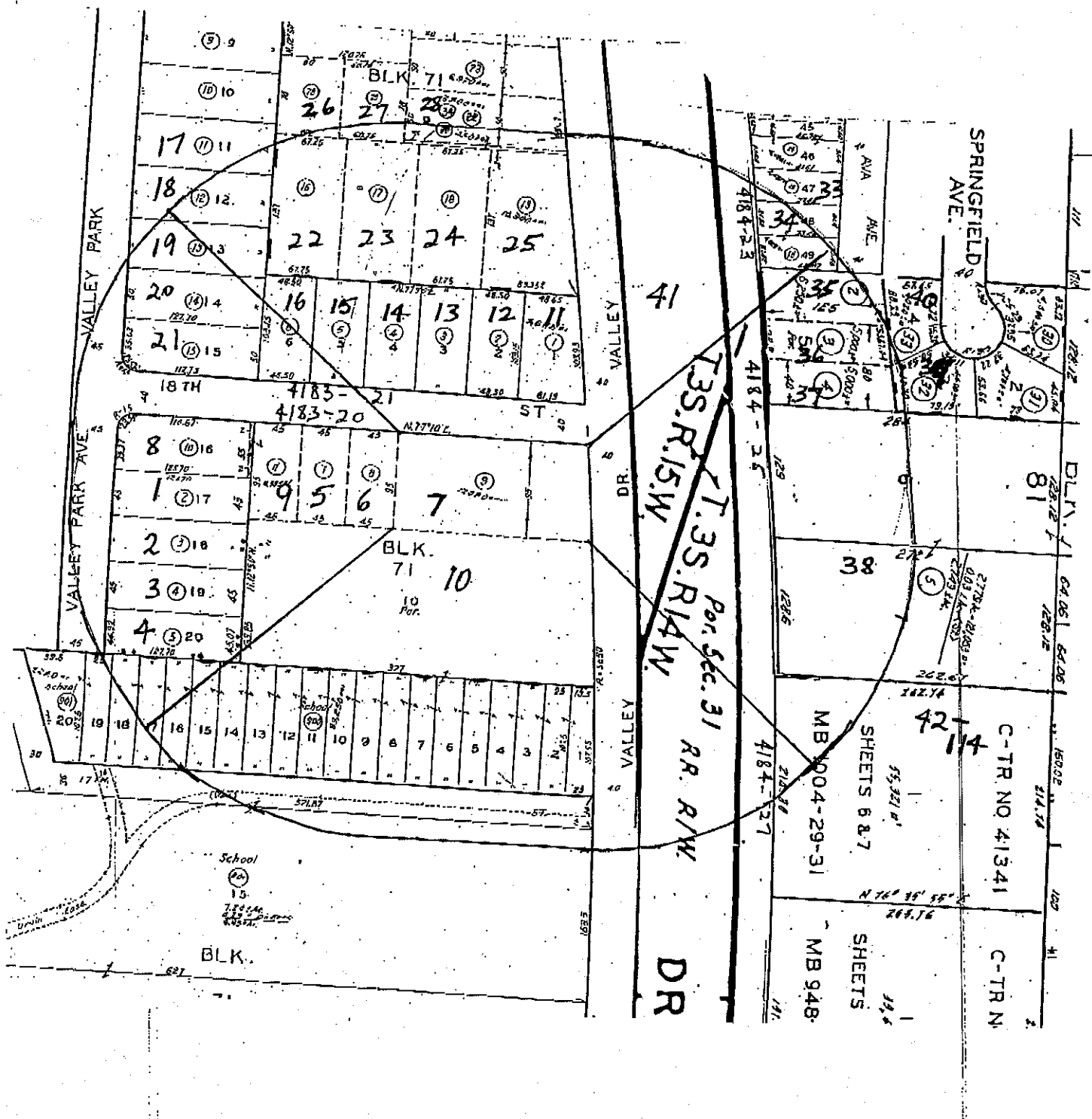
Parcel No.	Address	Width	Depth	Square Feet	Notes
4183-020-011	572 18th Street	45	95	4,275	
4183-020-007	576 18th Street	45	95	4,275	
4183-020-008	580 18th Street	45	95	4,275	
4183-021-006	573 18th Street	48.5	103.15	5,003	
4183-021-005	577 18th Street	48.5	103.15	5,003	
4183-021-004	581 18th Street	48.5	103.15	5,003	
4183-021-003	587 18th Street	48.5	103.15	5,003	
4183-021-002	591 18th Street	48.5	103.15	5,003	
4183-021-001	595 18th Street	54.9	103.15	5,663	corner lot
4183-020-005	1724 Valley Park Av	45	127.7	5,747	
4183-020-004	1738 Valley Park Av	45	127.7	5,747	
4183-020-003	1754 Valley Park Av	45	127.7	5,747	
4183-020-002	1770 Valley Park Av	45	127.7	5,747	
4183-020-010	1782 Valley Park Av	55	127.7	7,024	corner lot
4183-021-015	1808 Valley Park Av	50	127.7	6,385	
4183-021-014	1824 Valley Park Av	50	127.7	6,385	
4183-021-013	1838 Valley Park Av	50	127.7	6,385	
4183-021-012	1850 Valley Park Av	50	127.7	6,385	
4183-021-011	1868 Valley Park Av	50	127.7	6,385	
4183-021-034	1925 Valley Dr	53	146	7,738	
4183-021-016	578 19th Street	67.25	105	7,061	excl. easement for private street
4183-021-017	584 19th Street	67.25	105	7,061	excl. easement for private street
4183-021-018	590 19th Street	67.25	105	7,061	excl. easement for private street
4183-021-019	596 19th Street	80	105	8,400	excl. easement for private street
4183-021-028	577 19th Street	60	78	4,680	
4183-021-029	575 19th Street	60	78	4,680	
Average		52.775	111.65	5850.69	
Median		50	105	5746.5	



TRACT

NO. 1554

SECOND ADDITION
HERMOSA



1775 & 1779 VALLEY DRIVE
590 18TH STREET



590 18TH , 1775 & 1779
Valley Dr