

January 8, 2007

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

**Regular Meeting
January 16, 2007**

SUBJECT: TEXT AMENDMENT 06-1 - LOT MERGERS

TO CONSIDER CLARIFICATIONS AND/OR MODIFICATIONS TO THE SUBDIVISION ORDINANCE TEXT (CHAPTER 16.20 MERGER OF PARCELS) AND DEFINITION OF "BLOCK" IN THE ZONING ORDINANCE (CHAPTER 17) PERTAINING TO THE REQUIREMENT TO MERGE ADJACENT PARCELS UNDER COMMON OWNERSHIP THAT INCLUDE SUBSTANDARD LOT SIZES OR WIDTHS, WHEN AN EXISTING BUILDING STRADDLES THE PROPERTY LINE.

THE PURPOSE OF THE AMENDMENT IS TO CLARIFY THE CIRCUMSTANCES WHERE A LOT MERGER MAY BE REQUIRED; TO EXPAND NOTICING REQUIREMENTS; AND TO CONSIDER LIMITING THE MERGERS TO R-1 ZONED PROPERTIES.

Recommendation:

To consider revisions to the lot merger ordinance, take testimony, and continue the hearing to the next meeting to ensure adequate public input on the matter.

Background:

At the August 8, 2006, City Council meeting, staff reviewed the lot merger ordinance and the history of the citywide lot merger program completed in 1989 which resulted in eventual merger of 1,100 lots into 500 parcels. At that time all surveyed lots in the program were either deemed separately developable by the Commission and City Council, or were subject to merger. The criteria for merger was also discussed at the August meeting and the City Council, by consensus, directed staff to revise the ordinance to clarify the criteria and procedures for lot mergers and bring back a report focusing initially on R-1 properties.

Staff provided a draft Ordinance, and a preliminary list of properties subject to the ordinance, that were not included in the program in 1989, for Council review at their November 14, 2006 meeting. The City Council directed staff to provide a detailed notice to all affected property owners, and referred the matter to the Planning Commission for a public hearing.

The list of affected properties was completed in December, and a detailed notice was sent to all R-1 properties that may be subject to lot merger given the possible changes to the ordinance. Staff has also met with two members of the community to discuss options for dealing with neighborhood concerns.

Analysis:

The intent of the ordinance is to ensure that development is consistent with the neighborhood and to reduce the opportunity to develop lots that do not conform to current standards for minimum lot width and area. The proposed ordinance changes clarify the process and criteria for merging property as follows:

1. Focuses on R-1 property.
2. Modifies 80% rule for mergers and allows for more Commission discretion based on neighborhood consistency.
3. Focuses on preserving neighborhood character as well as reducing the opportunity to develop substandard lots.
4. Establishes new public hearing procedures.
5. Modifies ordinance definition for block.

6. Allows for more Planning Commission discretion for lots that may be close to the required lot area and width requirements.

Existing Requirements for Lot Merger

The current ordinance requires that a lot be considered for merger if it meets all the following:

- Two or more contiguous parcels of land held by same owner.
- At least one of the contiguous parcels or units of land is substandard to the minimum parcel size of 4,000 square feet.
- The main structure is partially sited on the contiguous parcels.
- Not more than 80% of the lots on the block have already been split and developed separately.

Proposed Changes

Based on Council direction the proposed ordinance will be limited to R-1 zoned properties, and will include changes to the criteria for merger, the discretion of the Commission, and the noticing process.

1. R-1 LOT FOCUS

Staff prepared a survey of all potentially affected properties in the R-1 zone that were not merged in the late 1980's. The following summarizes the survey findings attached to the report:

- 25 parcels remain that contain substandard lots that may be potentially developed separately.
- 46 parcels remain that contain contiguous lots or units of land that include remnants (20 feet wide or less) that cannot be feasibly developed as separate parcels, but are still subject to the merger ordinance

The most important lots are those that can potentially be split and developed separately. Therefore, staff has prepared an exhibit of each one of these properties, showing the relationship between the lot subject and its surrounding block as defined by the ordinance.

2. CLARIFY 80% RULE

Staff recommends that the 80% rule be clarified, and used as a guideline rather than automatically removing a lot from consideration for merger. If the substandard lot under consideration is similar or greater in size to more than 80% of the lots on the block a public hearing shall still be held, to confirm the substandard lot will be consistent with a majority of lots on the block and the property will not be merged unless there is a compelling reason to merge the parcels to maintain neighborhood integrity. Also since the term "split" was open to interpretation, it has been dropped. To deal with the issue of blocks that have too few parcels (less than 5 lots) to make a useful calculation, criteria has been added for comparing lots on the same block with less than five lots to focus on the issue of a neighborhood compatibility beyond the block, and 80% criteria.

Therefore the proposed change to the 80% rule is as follows:

If the substandard parcel under consideration for merger is similar or greater in size and width to more than 80% of the separately identified L.A. County Tax Assessor's Parcels fronting on the same block, inclusive of the subject Assessor's Parcel, then merger of the contiguous parcels shall only be required if it is deemed necessary by the Planning Commission, after reviewing the facts of the case, to maintain the integrity of the neighborhood. However, where the subject property is located on a block with 5 parcels or less, the 80% analysis will be applied on a neighborhood rather than a block basis. For purposes of this paragraph, a "neighborhood" is a grouping of similar uses within

the same zoning district bounded by topographical or other physical features, arterials or collector streets or other characteristics that give it a separate and distinct identity.

3. PROCEDURE AND NOTICING REQUIREMENTS

The current ordinance only requires a Planning Commission hearing if the merger is appealed by the affected property owner. The proposed revision would require a Planning Commission hearing for all cases with a lot that has the potential to be developed separately. The City Council has recommended that a standard public notice be sent to all owners within 300 feet advising of the hearing and inviting testimony. The hearing should not be necessary for mergers involving remnant parcels, and would therefore apply to 25 properties. Since the process is being initiated by the City the noticing cost of approximately \$20,000 would be borne by the city. Alternative notice methods that can be considered include positing the affected properties and publishing a display ad and listing all affected properties in a local newspaper, which would defray some of this cost.

4. DEFINITION OF BLOCK

Staff is also proposing to revise the definition of block for the purposes of making the percentage calculation for lot merger determinations by clarifying that it includes as both sides of a street. This definition is currently located in the Zoning Ordinance, and it should be moved to the subdivision ordinance along with the lot merger provisions.

5. LARGE LOTS

A few lots subject to merger contain three existing lots, or are fairly large when combined, and therefore if split into two lots would not be out of character with the neighborhood. These lots, however, if less than the 8,000 square feet necessary to create two 4,000 square lots could be merged. Staff is suggesting that the Commission and/or City Council have discretion on combined parcels that are at least 7,000 square feet to consider re-dividing the combined parcel into two lots, or to not merge the lots based on neighborhood consistency.

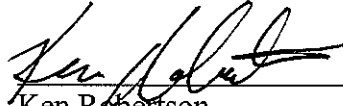
This recommendation is based on the survey which identified four cases where merging the properties and creating parcels over 7,000 square feet will result in a lot size less consistent with the neighborhood than keeping the lots unmerged, and one other case that involves merging three existing lots together where the option of re-dividing into two lots might be a better option.

- *2408 Hermosa Avenue*, comprised of two 30-foot wide lots totaling 7,632 square feet, remaining lots on the block 30-foot wide
- *1901 Manhattan Avenue*, (corner of 19th Street and Manhattan Avenue) comprised of two 45 foot wide lots containing 7600 square feet, other lots on the block 40'X 90'(3600 square feet).
- *228 22nd Street* (corner of 22nd St and Manhattan Ave) comprised of two 40-foot wide lots containing 7,490 square feet, with other lots in the area 40'X 90'(3600 square feet) or less.
- *1504 Prospect Avenue* comprised of two unequal size lots with 30 and 35 feet of frontage, totaling 7,920 square feet, several other lots on the block also 30-foot wide.
- *1225 5th Street* comprised of three 25'X 100' lots

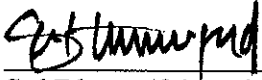
Program Implementation

If the revisions are adopted the City will proceed under its obligation in the ordinance to notify property owners of lots to be merged, hold hearings, and if lots are merged record the merger with the County Recorder. Since the intent of the merger ordinance is to merge lots to maintain their current condition, and prevent properties from being split and separately developed, the mergers will have no impact on property taxes.

It should be noted that two of the identified properties contain large holdings of the school district (the "North School" site) and of the Catholic Church (Our Lady of Guadalupe). Given the uniqueness of these properties staff recommends they be considered at a later date, after the City confers with the property owners, and legal staff, about the proper course of action.



Ken Robertson
Senior Planner



Sol Blumenfeld, Director
Community Development Department

Attachments:

1. Draft Resolution to Revise Lot Merger Provision in the Subdivision and Zoning Ordinances
2. List of R-1 properties subject to merger
3. Block exhibit of each "developable" R-1 property subject to merger

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P.C. RESOLUTION NO. 06-

**A RESOLUTION OF THE CITY OF HERMOSA BEACH,
CALIFORNIA, RECOMMENDING AMENDING THE SUBDIVISION
ORDINANCE PERTAINING TO MERGER OF PARCELS (CHAPTER
16.20) AND RECOMMENDING AMENDING THE HERMOSA BEACH
MUNICIPAL CODE**

The Planning Commission of the City of Hermosa Beach hereby resolves as follows:

Section 1. The Planning Commission held a duly noticed public hearing on January 16, 2007, to consider amending the Municipal Code pertaining to the merger of parcels.

Section 2. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that the proposed modifications to the text may have a significant effect on the environment.

Section 3. The Planning Commission finds that the amendments to the Subdivision Ordinance contained herein are consistent with the Hermosa Beach General Plan in that the proposed amendments modify and clarify the provisions that pertain to the merger of parcels, which will continue to preserve the existing character of neighborhoods, consistent with the policies of the Land Use Element.

Section 4. The Planning Commission recommends that the Municipal Code be amended as follows:

1. Amend section 17.04.010 of Title 17, Chapter 17.04 of the Hermosa Beach Municipal Code to delete Section 2 under the definition of "block."

2. Amend section 16.04 .010 of Title 16, Chapter 16.04 of the Hermosa Beach Municipal Code to add the following definition of the block:

"Block: Where the need for determination regarding lot merger under Section 16.20.030 occurs, the term "block" shall mean both sides of a street within the same zoning district uninterrupted by an intersecting or intercepting street."

3. Amend sections 16.20.020 through 16.20.120 of Title 16, Chapter 16.20 to read as follows:

"16.20. 020 Applicability.

A. The provisions set forth in this chapter for the merger of parcels shall be applicable to two or more contiguous parcels of land held by the same owner in the R-1 zone where:

1. The parcels were created under the provisions of this code regulating subdivisions or any prior state law or ordinance regulating the division of land or were not subject to any prior law regulating the division of land;

2. At least one of the contiguous parcels or units of land does not conform to standards for minimum parcel size to permit use or development under the city's zoning and/or subdivision ordinance.

16.20.030 Requirements for merger.

A. Any two or more contiguous parcels or units of land held by the same owner which are subject to the merger provisions set forth as provided in Section 16.20.020 may be merged if the following requirements are satisfied:

1. The main structure is partially sited on the contiguous parcels; and
2. The parcels are located in the R-1 zone as designated on the official Zoning Map of the City; and,
3. With respect to at least one of the affected parcels, one or more of the following conditions exists:
 - a) Comprises less than four thousand (4,000) square feet in area at the time of the determination of merger;
 - b) Was not created in compliance with applicable laws and ordinances in effect at the time of its creation;
 - c) Does not meet current standards for sewage disposal and domestic water supply;
 - d) Does not meet slope stability standards;
 - e) Has no legal access which is adequate for vehicular and safety equipment access and maneuverability;
 - f) Its development would create health or safety hazards;
 - g) Is inconsistent with the applicable general plan and any applicable specific plan, other than minimum lot size or density standards.

B. If the substandard parcel under consideration for merger is similar or greater in size and width to more than 80% of the separately identified L.A. County Tax Assessor's Parcels fronting on the same block, inclusive of the subject Assessor's Parcel, then merger of the contiguous parcels shall only be required if it is deemed necessary by the Planning Commission, after reviewing the facts of the case, to maintain the integrity of the neighborhood. However, where the subject property is located on a block with 5 parcels or less, the 80% analysis will be applied on a neighborhood rather than a block basis. For purposes of this paragraph, a "neighborhood" is a grouping of similar uses within the same zoning district bounded by topographical or other physical features, arterials or collector streets or other characteristics that give it a separate and distinct identity.

C. The requirements set forth in Subsection A of this Section shall not be applicable if any of the conditions set forth in Section 66451.11(b)(A) through (E) of the California Government Code exist.

D. If the merger of parcels results in the creation of a parcel that is at least eight thousand (8,000) square feet in size, the planning commission and/or city council, with the consent of the property owner, may process a lot line adjustment to redivide the parcel into separate parcels that are at least four thousand (4,000) square feet in size. If a merger results in the creation of a parcel of at least 7,000 square feet the planning commission or city council may process a lot line adjustment or exempt the property from merge if the resulting parcel sizes are consistent with the block or surrounding neighborhood.

16.20.040 Determination of ownership.

For purposes of determining whether contiguous parcels or units are held by the same owner, ownership shall be determined as of the date that notice of intention to determine status is recorded pursuant to Section 16.20.050.

16.20.050 Notice of intention to determine status.

Whenever the director of community development has knowledge that real property may be merged pursuant to the merger provisions of this chapter, he or she shall:

A. Mail by certified mail to the then current record owner of the property a notice of the City's intention to determine whether the affected parcels should be merged pursuant to this chapter. Such notice shall state that:

1. The affected parcels may be merged pursuant to the merger provisions of Sections 16.20.010 through 16.20.100, inclusive, of this chapter;
2. A hearing will be conducted before the planning commission regarding the proposed merger, on a date specified in the notice, not less than thirty (30) days time from the date of the notice; and
3. That the notice of intention to determine status was filed for recording with the county recorder's office on the same date such notice was mailed to the property owner.

B. Record the notice of intention with the county recorder's office on the same date that the notice is mailed to the property owner.

16.20.060 Hearing date, fee, presentation of evidence--Planning commission determination.

A. The hearing shall be conducted on the date specified in the notice of intention, but may be postponed or continued with the mutual consent of the planning commission and the property owner. If the substandard lot being considered for merger has the potential to be separately developed with an additional dwelling unit, as determined by the Community Development Director, or if an appeal hearing is requested by the property owner, notice of the hearing shall be given in accordance with Section 17.68.050.B. of this code, requiring notification to all property owners and residents within a 300-foot radius of the subject property.

B. At the hearing, the property owner and any other interested party shall be given the opportunity to present any evidence regarding the affected property's eligibility for merger pursuant to Sections 16.20.020 and 16.20.030.

C. At the conclusion of the hearing, or at a meeting thereafter, the planning commission shall by resolution make a determination as to whether the affected parcels are to be merged. A copy of the resolution shall be delivered to the owner by certified mail.

16.20.070 Appeal.

A. The property owners or any interested person may appeal a decision of the planning commission under this chapter within ten days of such decision, by filing an appeal with the city clerk of the city. No appeal fee is required. The appeal shall be scheduled for hearing before the city council within sixty (60) days of the filing of the appeal. Notice of the appeal shall be provided in Section 17.68.050.B of this code. Upon conclusion of the hearing, the city council shall by resolution make a determination as to whether the affected parcels are to be merged at a time not later than the next regularly scheduled city council meeting after the hearing is held. The city council may sustain, modify, or reject or overrule any recommendations or rulings of the planning commission and may make such findings as are consistent with the provisions of this chapter or the state Subdivision Map Act.

B. All decisions of the planning commission regarding the merger or nonmerger of parcels shall be final, unless appealed from as prescribed in this section. In the event of an appeal, the City Council's decision shall be final.

16.20.080 Recordation of Decision.

A. If the planning commission or city council on appeal determines that the affected parcels are merged, the director of community development shall within thirty (30) days of the adoption of the resolution by the final decision making body file for record with the county recorder's office a notice of merger specifying the names of the record owners and particularly describing the real property to be merged.

B. If the planning commission or city council on appeal determines that the affected parcels are not to be merged, the director of community development shall within thirty (30) days of the adoption of the resolution by the final decision making body file for record with the county recorder's office a release of the notice of intention and a notice of nonmerger. The notices shall specify the names of the record owners and particularly describe the affected real property. Copies of the notices shall be mailed to the then current owner of record.

16.20.090 Effect of Nonmerger

In the event of a final decision of nonmerger, the affected parcels shall no longer be subject to merger under this chapter.

16.20.100 Development involving contiguous parcels subject to merger.

If a property meets the requirements for lot merger pursuant to this chapter, it shall be prohibited to separately sell or separate the two or more contiguous lots owned by the same person or legal entity that are subject to merger unless the property is released and cleared from lot merger pursuant to Section 16.20.080. No permits for the demolition, construction or addition to the structure or improvements on the property shall be issued by the Community Development Department until the lot merger hearing process pursuant to this chapter has been concluded.”

VOTE: AYES:
 NOES:
 ABSENT:
 ABSTAIN:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 06- 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 2007.

Kent Allen, Chairman

Sol Blumenfeld, Secretary

Date _____

R-1 Lots Subject to Merger with "Developable Lots"

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTIONS/NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER*
1	4182-021-002	530 24th St	Anello, Mark and Denise	530 24th Street	Hermosa Beach, CA 90254	Two @ 50' x 75'	Yes	56%	No	Yes	Yes
2	4160-023-023	1225 5TH Street	Roman Catholic Archbishop of LA	3424 Wilshire Blvd.	Los Angeles, CA 90010	3 Lots	Yes	60%	Yes	Yes	Yes**
3	4160-026-006	401 Gentry Street	Dickinson, Elizabeth A.	401 Gentry Street	Hermosa Beach, CA 90254	2 Lots	Yes	0% - size 91% - width	No	Yes	Yes
4	4160-026-015	444 Prospect Avenue	Borunda, Alicia G. TR Alicia G. Borunda	446 Prospect Avenue	Hermosa Beach, CA 90254	2 Lots	Yes	0% - size 88% - width	No	Yes	Yes
5	4160-029-006	1245 7th Place	Papalas, Christina	1245 7th Place	Hermosa Beach, CA 90254	2 Lots	Yes	63%	No	Yes	Yes
6	4160-030-003	636 Prospect Avenue	Bliss, Jack L.	1024 Crenshaw Blvd.	Torrance, CA 90501	2 Lots	Yes	33%	Yes	Yes	Yes
7	4160-030-004	628 Prospect Avenue	Kalfin, Harry TR Harry Klfin Trust	4639 Vallecito Drive	Yorba Linda, CA 92886	2 Lots	Yes	33%	Yes	Yes	?***
8	4160-030-011	1161 7th Place	Tuttle, Donald B. and Claudine L.	1139 7th Place	Hermosa Beach, CA 90254	2 Lots	Yes	53%	No	Yes	Yes
9	4161-027-031	1202 11th Street	Curtis, Jack H. CO TR Curtis Family TR	527 Penn Street	El Segundo, CA 90245	2 Lots	Yes	96%	No	Yes	No
10	4161-029-007	906 Prospect Avenue	Kolvoord Timothy G. & Banks, Jennifer L.	1119 9th Street	Hermosa Beach, CA 90254	2 Lots	Yes	0% - size 75% - width	No	Yes	Yes
11	4161-031-004	808 Prospect Avenue	Hulme, Thomas L. & Judith A.	808 Prospect Avenue	Hermosa Beach 90254	3 small Lots (25' Wide)	Yes	0% - size 83% - width	No	Yes	Yes
12	4181-019-012	230 Longfellow Avenue	Lawrence Eric P.	230 Longfellow Avenue	Hermosa Beach, CA 90254	1 1/2 Lots, (1/2 depth - L shaped)	Yes	20%	No	Yes	Yes
13	4182-002-002	2408 Hermosa Avenue	Niven, Michael C. CO TR Lucy D. Washing	136 El Camino Drive	Beverly Hills, CA 90212	2 Lots	Yes	83%	No	Yes	Yes**

R-1 Lots Subject to Merger with "Developable Lots"

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTORS/ NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER*
14	4182-008-001	1901 Manhattan Avenue	Mercer, Robert T. and Carole F.	1901 Manhattan Avenue	Hermosa Beach, CA 90254	2 Lots	Yes	0%, only lot on block	Yes	Yes	Yes**
15	4182-009-012	228 22nd Street	Lee, Shi J. and Jenny	1002 11th Street	Manhattan Beach, CA 90266	2 Lots	Yes	75%, 3 of 4	Yes	Yes	Yes**
16	4182-014-032	302 25th Street	Baskerville, David E. and Susan B.	302 25th Street	Hermosa Beach, CA 90254	2 Lots	Yes	0%	No	Yes	Yes
17	4182-023-014	2441 Valley Drive	Atwell, Rex and Priscilla	2441 Valley Drive	Hermosa Beach, CA 90254	Odd-shaped 2300 Sq Ft	Yes	0%	No	Yes	Yes
18	4184-016-008	707 24th Place	Lindberg, James and Joann	707 24th Place	Hermosa Beach, CA 90254	2 and 1/2 lots	Yes	27%	No	Yes	Yes
19	4185-008-013	925 14th Street	Waideck, Patricia L.	P.O. Box 90459	Long Beach, CA 90809	1 1/2 lots (25' wide)	Yes	6%	No	Yes	Yes
20	4185-010-009	1021 14th Street	Clark, Russell J. & Hansen, Robert A.	1021 14th Street	Hermosa Beach, CA 90254	2 1/2 lots-37' x 47'	Yes	0%	No	Yes	Yes
21	4185-019-014	1504 Prospect Avenue	Janus, Sophie B.	1932 Voorhees Avenue	Redondo Beach, CA 90278	2 Lots	Yes	44%	No	Yes	Yes**
22	4186-024-016	1115 2nd Street	Vargas, Senaio D. & Erminia	1159 Magnolia Avenue	Manhattan Beach, CA 90266	2 Lots	Yes	33%	No	Yes	Yes
23	4188-025-028	516 3rd Street	Beck, Ashley D.	516 3rd Street	Hermosa Beach, CA 90254	Two lots	Yes	89%	No	Yes	No
24	4160-022-046	320 Massey Street	Archdiocese of LA Educ and Welfare Our Lady of Guadalupe	3424 Wilshire Blvd	Los Angeles, CA 90010	28 lots, Church	Yes	Varies for each frontage	No	Yes, but not all lots	?
25	4182-028-900	Hermosa Beach School District	Hermosa Beach School District			Several lots, unclassified zone	Yes	Varies	No	Yes	?

*All mergers subject to Planning Commission review

**Pending Planning Commission consideration because of large lot and/or need for neighborhood analysis

***Pending review by City Attorney of previous City approval for two lots

R-1 Lots Subject To Merger with Remnant Parcels (Not "Developable")

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTIONS/NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER
1	4161-027-049	1137 10th Street	Zimnoch, Chris & Lory	1137 10th Street	Hermosa Beach, CA 90254	15' Remnant	No	0%	No	Yes	Yes
2	4181-003-012	514 31st Street	Sanchez, Alma	514 31st Street	Hermosa Beach, CA 90254	1 1/2 Lots-15' remnant	No	0%	No	Yes	Yes
3	4181-003-015	3022 Ingleside Drive	Holzman, Constance S.	P.O. Box 1880	Redondo Beach, CA 90278	1 1/2 Lots-15' remnant	No	0%	No	Yes	Yes
4	4181-004-001	501 Gould Avenue	Paluch, Monica C.	3768 Linden Avenue	Long Beach, CA 90807	Two 20' Remnants	No	0%	No	Yes	Yes
5	4181-004-003	505 Gould Avenue	Pedersen Carol A. TR Pedersen Family	3768 Linden Avenue	Long Beach, CA 90807	1 1/2 Lots, 10' remnant	No	0%	No	Yes	Yes
6	4181-006-028	461 Gould Avenue	Loman Mark & Kwan Tak K.	461 Gould Avenue	Hermosa Beach, CA 90254	1 2/3 Lots, 20' remnant	No	0%	No	Yes	Yes
7	4181-019-023	256 Longfellow Avenue	Hurock-Jones Ian	256 Longfellow Avenue	Hermosa Beach, CA 90254	1 2/3 Lots-20' remnant	No	0%	No	Yes	Yes
8	4181-020-003	3020 Manhattan Avenue	McIntosh James S. & Rosemarie	3020 Manhattan Avenue	Hermosa Beach, CA 90254	Half Lots	No	0%	No	Yes	Yes
9	4181-020-004	3030 Manhattan Avenue	McIntosh James S. & Rosemarie	3030 Manhattan Avenue	Hermosa Beach, CA 90254	Half Lots	No	0%	No	Yes	Yes
10	4181-035-020	3033 The Strand	Etinger, Gayle TR	3033 The Strand	Hermosa Beach, CA 90254	15' Remnant	No	0%	No	Yes	Yes
11	4181-035-021	3031 The Strand	Rexcal LLC	504 Tustin Avenue	Newport Beach, CA 92663	15' Remnant	No	0%	No	Yes	Yes
12	4182-008-004	1947 Manhattan Avenue	Lifland Ira S. and Villalobos Lifland	1947 Manhattan Avenue	Hermosa Beach, CA 90254	1 1/2 Lots-10' remnant	No	0%	No	Yes	Yes
13	4182-012-017	2525 Manhattan Avenue	Hartz, John K.	2525 Manhattan Avenue	Hermosa Beach, CA 90254	1 1/2 Lots-16 x 30 remnant	No	0%	No	Yes	Yes
14	4182-012-027	2546 Manhattan Avenue	Thomton Liam L. and Felicia D.	2647 E Plateau Drive	Boise, ID 83712	6' Remnant	No	0%	No	Yes	Yes
15	4182-012-036	126 26th Street	Pow, Rance T. CO TR Pow Family	10516 Troon Avenue	Los Angeles, CA 90064	1 1/2 Lots-10' x 30' remnant	No	0%	No	Yes	Yes

R-1 Lots Subject To Merger with Remnant Parcels (Not "Developable")

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTIONS IN NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER
16	4182-014-031	312 25th Street	T Trotter, Elaine M. TR Trotter Family	P.O. Box 252	Hermosa Beach, CA 90254	Half Lots	No	0%	No	Yes	Yes
17	4182-014-038	315 24th Street	Harrell, Roger H. and Margaret B.	514 24th Street	Hermosa Beach, CA 90254	20' Remnant	No	0%	No	Yes	Yes
18	4182-015-021	2464 Silverstrand Avenue	Cousins, Deryl	2464 Silverstrand Avenue	Hermosa Beach, CA 90254	Just over 1 Lot	No	0%	No	Yes	Yes
19	4182-016-004	2216 Monterey Blvd.	Hennis, Lee A. and Theresa R.	2216 Monterey Blvd.	Hermosa Beach, CA 90254	5' Remnant	No	0%	No	Yes	Yes
20	4182-021-001	2301 Power St	Robertson, Agnes TR	2301 Power Street	Hermosa Beach, CA 90254	40' x 50' but Landlocked	No	0%	No	Yes	Yes
21	4182-023-001	575 24th Street	Milsted, Timothy	575 24th Street	Hermosa Beach, CA 90254	Odd Remnant (1600 Sq Ft)	No	0%	No	Yes	Yes
22	4182-023-002	569 24th Street	Defterios, Foti Tr	569 24th Street	Hermosa Beach, CA 90254	3400 Sq Ft Landlocked	No	0%	No	Yes	Yes
23	4182-023-013	2431 Valley Drive	Tracy, Alvin Tr	2431 Valley Drive	Hermosa Beach, CA 90254	50' x 56' Landlocked	No	0%	No	Yes	Yes
24	4182-024-023	512 24th Place	Clifton, Andrew and Leanne Trs	525 24th Place	Hermosa Beach, CA 90254	20' Remnant	No	0%	No	Yes	Yes
25	4182-025-006	511 24th Place	Kendall, Randolph and Kellie	511 24th Place	Hermosa Beach, CA 90254	10' Remnant	No	0%	No	Yes	Yes
26	4182-025-009	482 25th Street	Tanner, Carol Tr	2134 Circle Drive	Hermosa Beach, CA 90254	20' Remnant	No	0%	No	Yes	Yes
27	4182-025-014	2456 Park Avenue	Bradley Sam and Hunkin, Dawn	2456 Park Avenue	Hermosa Beach, CA 90254	Odd Remnant	No	0%	No	Yes	Yes
28	4182-025-016	413 24th Place	Daniels, Lawrence and Paula	415 24th Place	Hermosa Beach, CA 90254	Odd Remnant	No	0%	No	Yes	Yes
29	4183-023-020	2017 Power Street	Holmes, Keith & S. Fam Trust	2017 Power Street	Hermosa Beach, CA 90254	20' Remnant	No	0%	No	Yes	Yes
30	4184-006-024	2027 Harper Avenue	Folsom, Jean	2027 Harper Avenue	Hermosa Beach, CA 90254	25' x 50' Landlocked Remnant	No	0%	No	Yes	Yes

R-1 Lots Subject To Merger with Remnant Parcels (Not "Developable")

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTIONS IN NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER
31	4182-027-054	2524 Morningside Dr.	Dunbar, Terry and Elizabeth	2524 Morningside Dr.	Hermosa Beach, CA 90254	10' Remnant	No	0%	No	Yes	Yes
32	4182-027-055	2520 Morningside Dr.	Wolf, Lawrence and Jocelyn	1050 Duncan Avenue	Manhattan Beach, CA 90266	10' Remnant	No	0%	No	Yes	Yes
33	4182-027-056	2526 Morningside Drive	Nelson, Karen and Gilbert	400 Via La Selva	Redondo Beach, CA 90277	Odd Remnant	No	0%	No	Yes	Yes
34	4185-019-002	1562 Prospect Avenue	Bodnar, Louis & Hopkins, Karen M.	1562 Prospect Avenue	Hermosa Beach, CA 90254	1 1/2 lots-15' remnant	No	0%	No	Yes	Yes
35	4185-019-003	1556 Prospect Avenue	Fortunato, Robert & Monica J	1556 Prospect Avenue	Hermosa Beach, CA 90254	1 1/2 lots-15' remnant	No	0%	No	Yes	Yes
36	4185-019-006	1546 Prospect Avenue	Lingier Robert & Carolyn TRS Lini	1932 Voorhees Avenue	Redondo Beach, CA 90278	1 1/3 Lots-10' remnant	No	0%	No	Yes	Yes
37	4185-019-030	1550 Prospect Avenue	Haggerty Donald & Susan	1550 Prospect Avenue	Hermosa Beach, CA 90254	1 2/3 Lots-20' remnant	No	0%	No	Yes	Yes
38	4185-023-029	1254 19th Street	Fagan, Michael L. & Louella TRS Faga	57762 San Andreas Road	Yucca Valley, CA 92284	1 1/2 Lots-25' x 53'	No	0%	No	Yes	Yes
39	4185-023-030	1861 Harper Avenue	Geppert, Germain & Gail TRS Geppert	606 Penn Street	El Segundo, CA 90245	1 1/2 Lots-25' x 46' Land-locked	No	0%	No	Yes	Yes
40	4186-004-024	840 10th Street	Oh, Karen	840 10th Street	Hermosa Beach, CA 90254	20' Remnant	No	0	No	Yes	Yes
41	4186-009-035	925 8th Court	Sugimoto, Grant	925 8th Street	Hermosa Beach, CA 90254	2 half lots-20' wide	No	40%	No	Yes	Yes
42	4186-009-036	927 8th Court	Kaplan, Dave H.	927 8th Street	Hermosa Beach, CA 90254	2 half lots-20' wide	No	40%	No	Yes	Yes
43	4186-025-057	902 3rd Street	McDonald, Mark & Jennie	902 3rd Street	Hermosa Beach, CA 90254	1 1/2 Lots-45' x 40' landlock	No	0%	No	Yes	Yes
44	4188-021-028	110 Hill Street	Del Monte, Jeffrey and Mary	110 Hill Street	Hermosa Beach, CA 90254	25' remnant, not lot 23, landlock	No	0%	No	Yes	Yes

R-1 Lots Subject To Merger with Remnant Parcels (Not "Developable")

NO.	APN	ADDRESS	OWNERS NAME	MAILING ADDRESS	MAILING CITY	DESCRIPTIONS/NOTES	DEVELOPABLE LOT?	PERCENT ON BLOCK SIMILAR IN SIZE AND WIDTH	5 LOTS OR LESS ON BLOCK?	STRUCTURES STRADDLING PROPERTY LINE	PROPOSED MERGER
45	4188-021-029	135 Ardmore Ave	Wallendar, Timothy and Lisa	1141 Highland Ave	Manhattan Beach, CA 90266	25' remnant, landlock	No	0	No	Yes	Yes
46	4188-026-020	326 Cochise Avenue	Mance, Anna TR James A. And Anna Mance	2820 Via Neve	Palos Verdes Peninsula, CA 90274	25' x 30' Landlocked Remnants	No	0	No	Yes	Yes



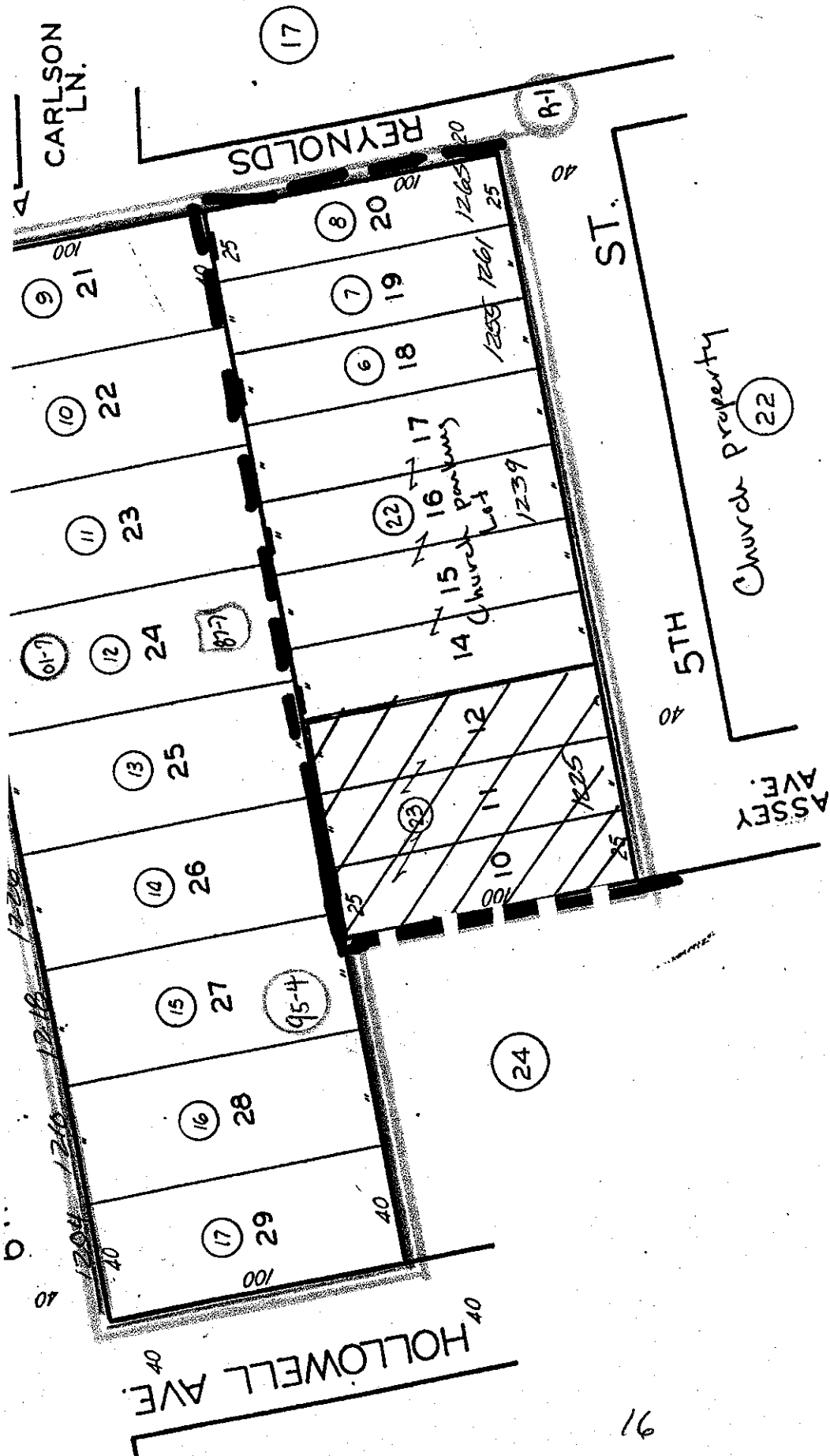
530 24th St

4182-021-002



Property Subject To Merger

Block Boundary

13 of 24 Assessor's Parcels ≤ Size of Lot Subject to Merger (56%)



1225 5th Street 4160-023-023

-  Property Subject To Merger
-  Block Boundary

3 of 5 Assessor's Parcels ≤ Size of Lot Subject to Merger (60%)

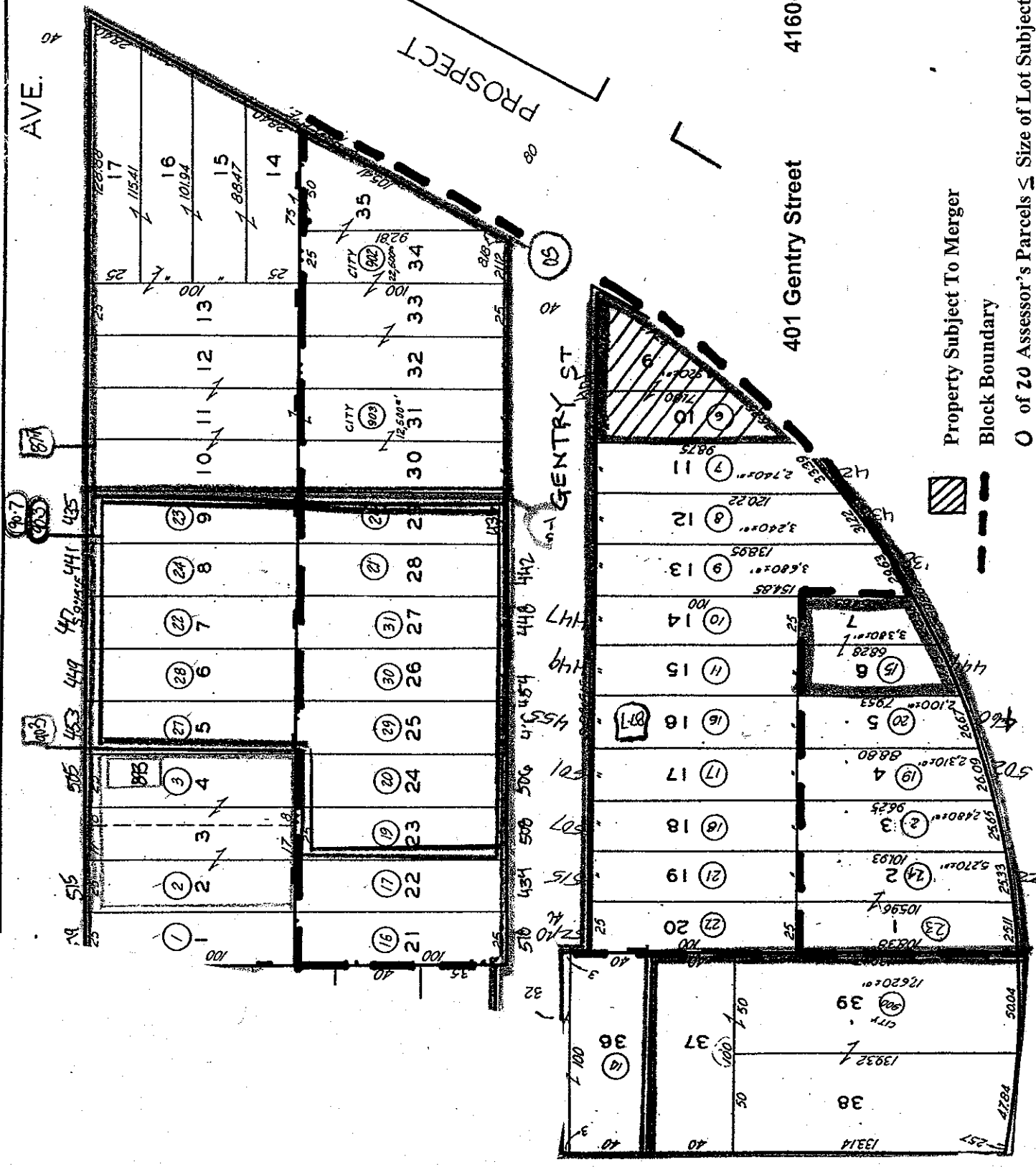
(This property owned by the Church, and is the "factory" building)

AVE.

PROSPECT

4160-026-006

401 Gentry Street



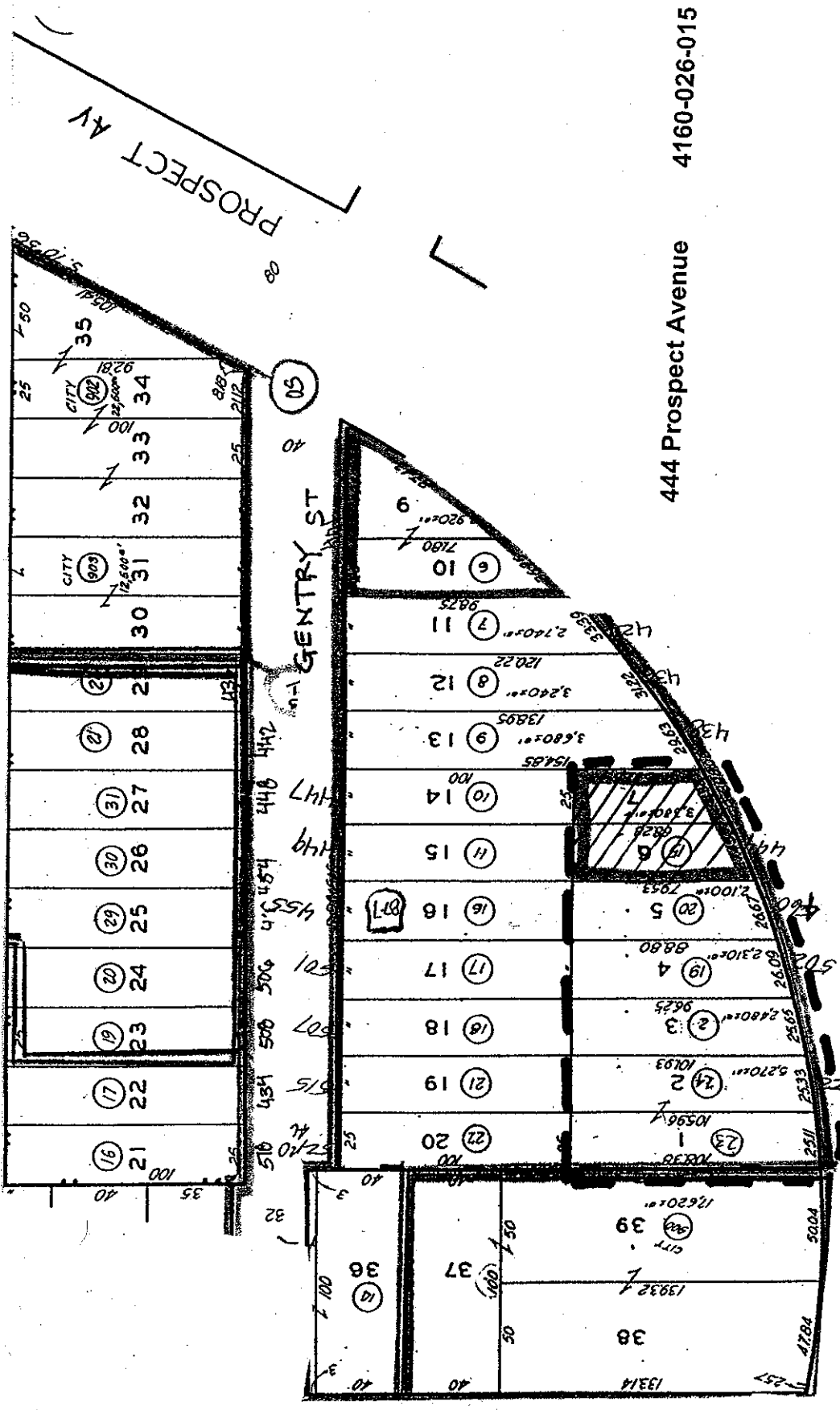
Property Subject To Merger

Block Boundary

○ of 20 Assessor's Parcels ≤ Size of Lot Subject to Merger (0 %)

although 19 of 20 similar lot width.

3



Property Subject To Merger

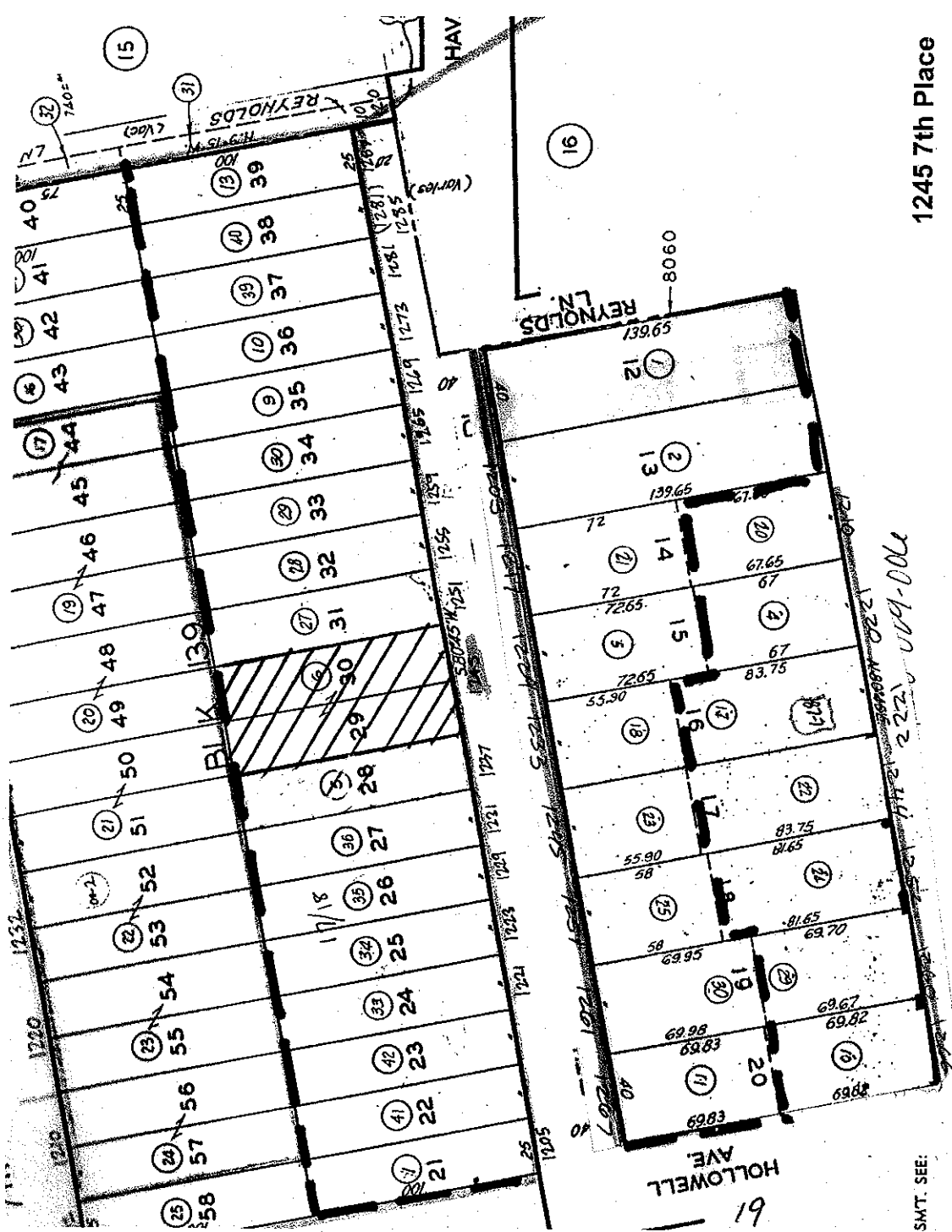
Block Boundary

○ of 6 Assessor's Parcels ≤ Size of Lot Subject to Merger (%)



although 5 of 6 similar in lot width

no lots fronting on opposite side of Prospect Av

Prospect Av



1245 7th Place 4160-029-006

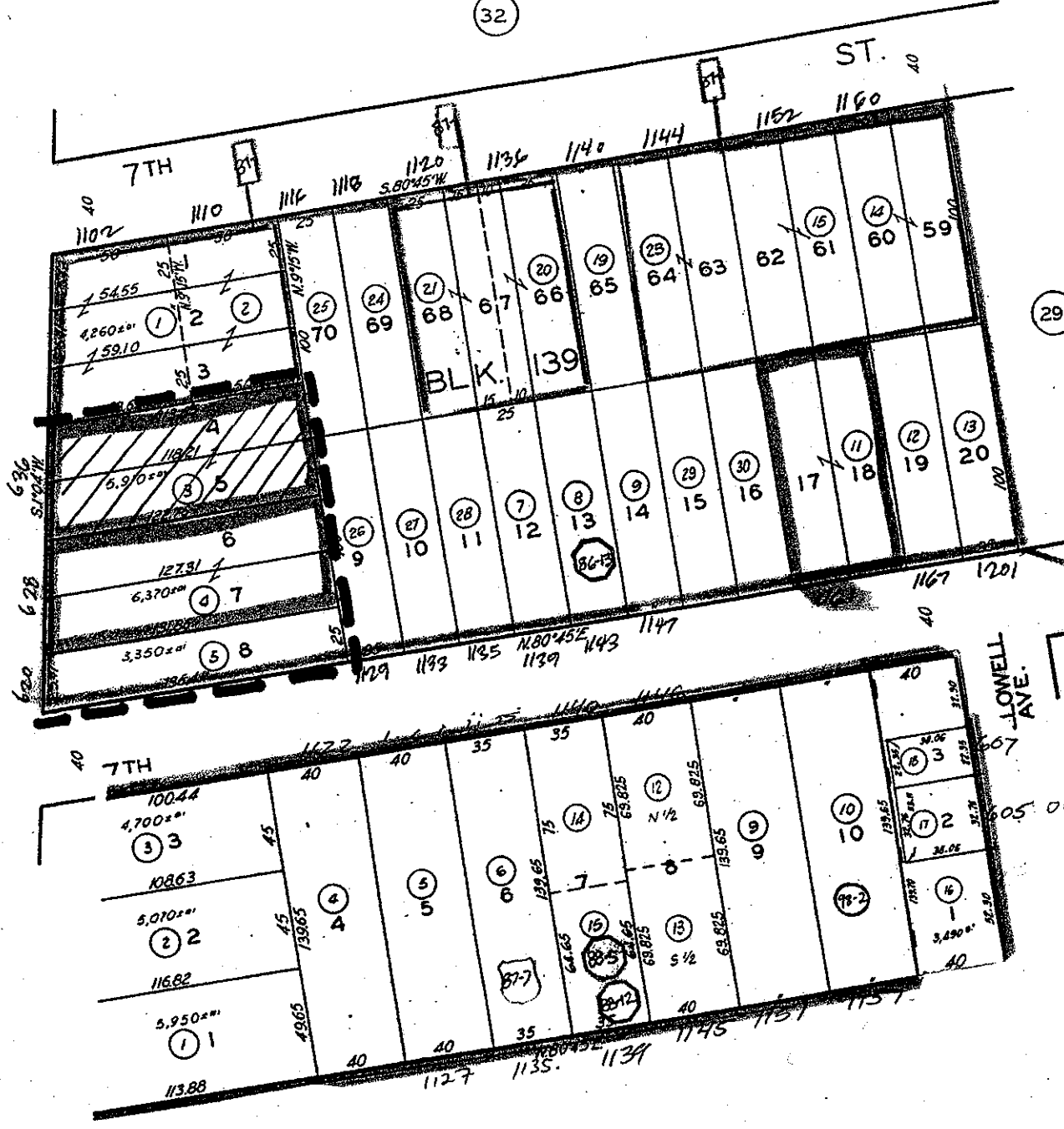
-  Property Subject To Merger
-  Block Boundary

17 of 27 Assessor's Parcels \leq Size of Lot Subject to Merger (63%)

SMT. SEE:

HOLLOWELL AVE 19

PROSPECT AVE.



636 Prospect Avenue 4160-030-003



Property Subject To Merger

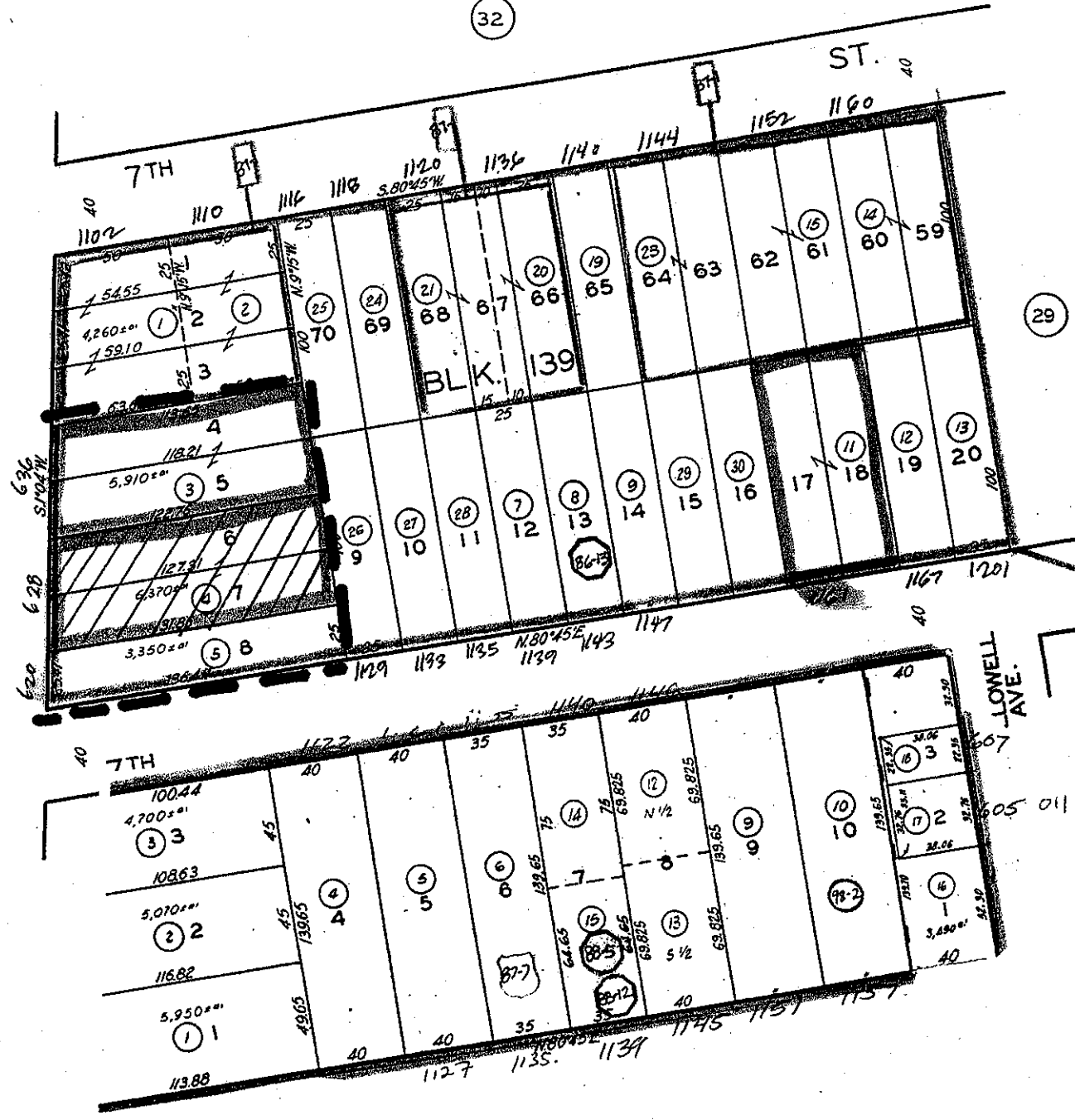


Block Boundary

1 of 3 Assessor's Parcels ≤ Size of Lot Subject to Merger (33%)

PROSPECT AVE.

Lots
1 opposite
side do
not front
Prospect
Zoned P-2B)



628 Prospect Avenue

4160-030-004



Property Subject To Merger



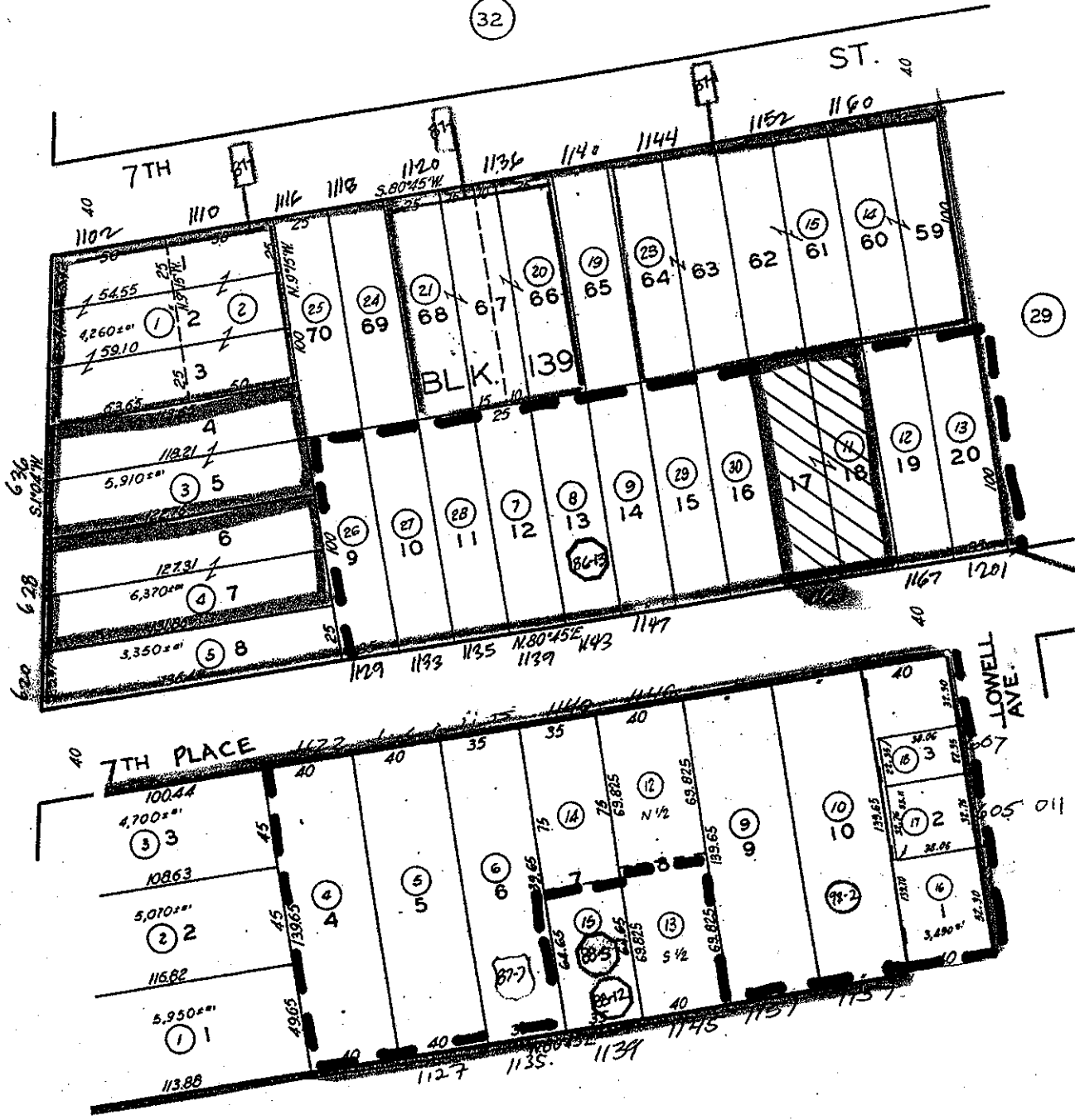
Block Boundary

1 of 3 Assessor's Parcels ≤ Size of Lot Subject to Merger (33%)

PROSPECT AVE.

80

80



1161 7th Place

4160-030-011

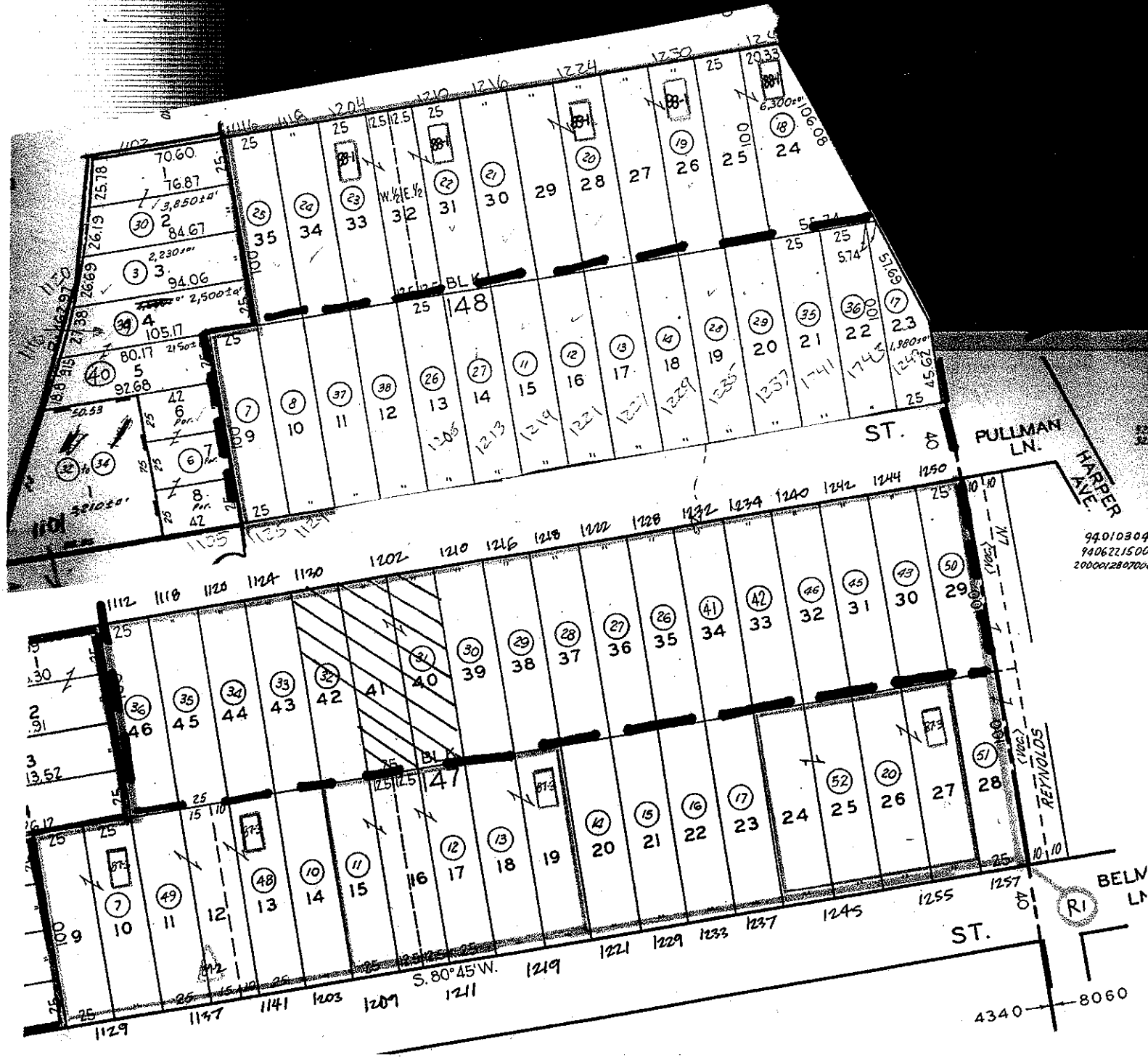


Property Subject To Merger



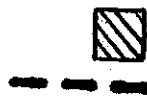
Block Boundary

10 of 19 Assessor's Parcels ≤ Size of Lot Subject to Merger (53%)



1202 11th Street

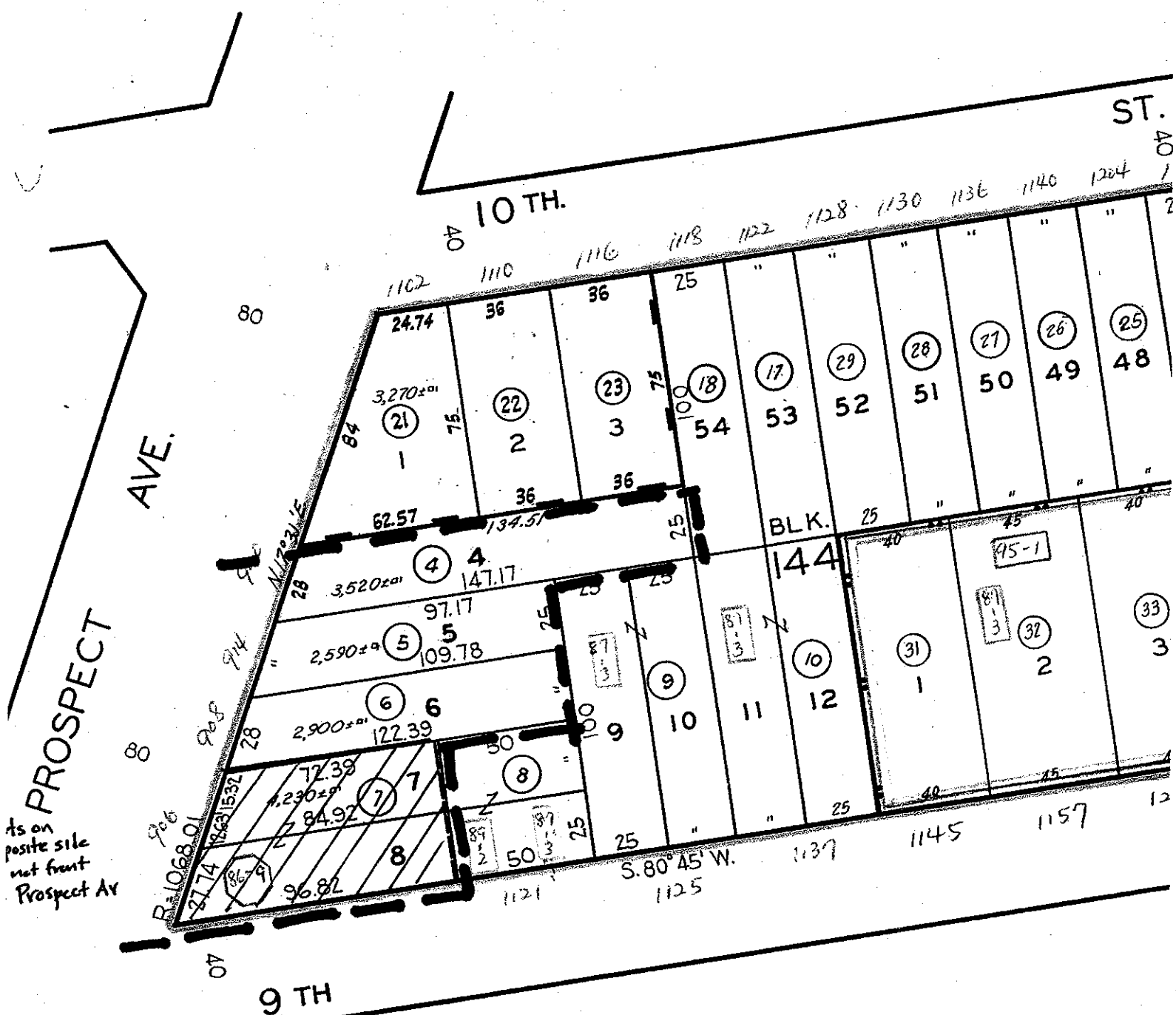
4161-027-031



Property Subject To Merger

Block Boundary



31 of 32 Assessor's Parcels \leq Size of Lot Subject to Merger (96 %)



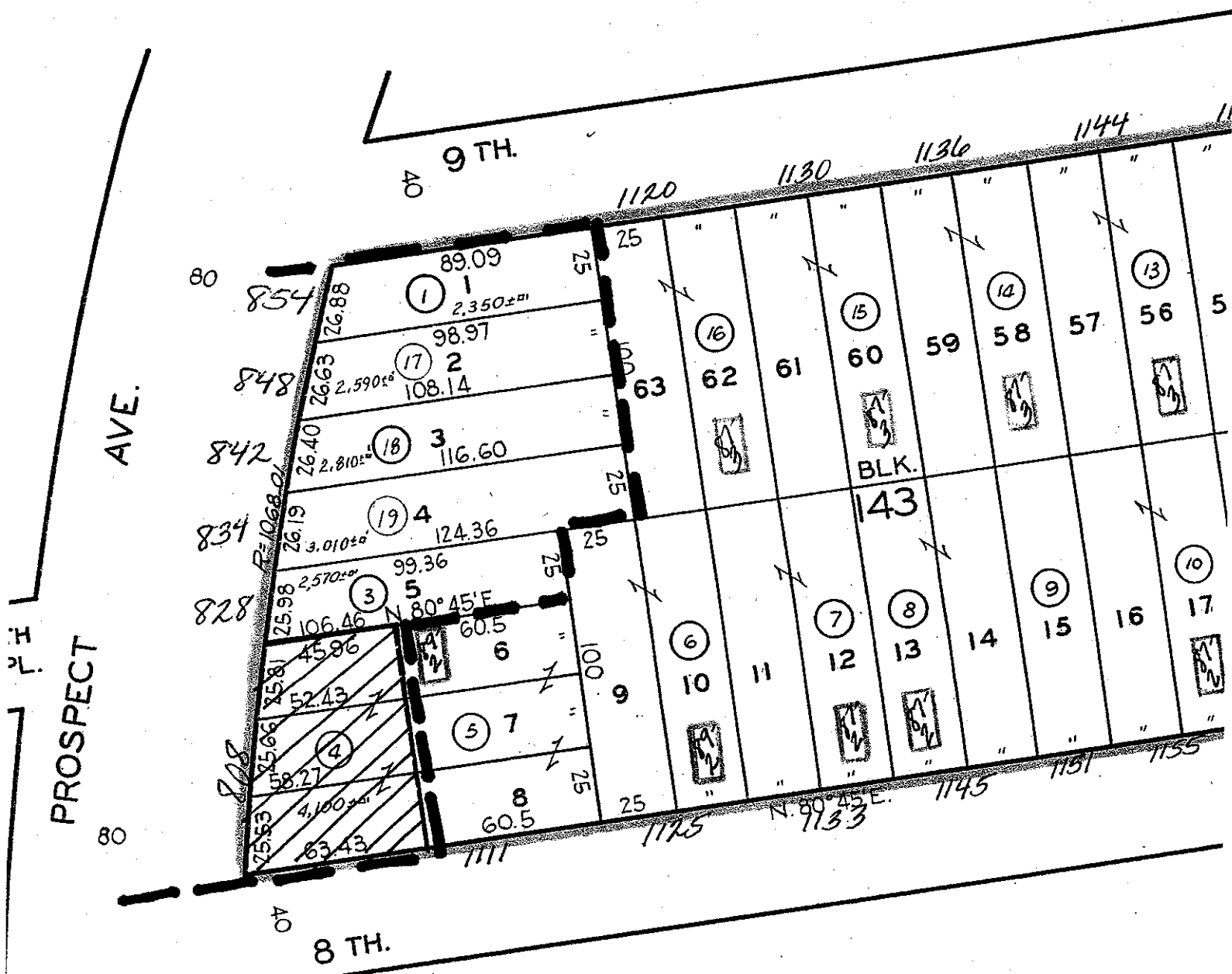
As on
posite side
not front
Prospect Av

906 Prospect Avenue 4161-029-007

F. SEE:

-  Property Subject To Merger
 -  Block Boundary
 - 3 of 4 Assessor's Parcels \leq ^{Width} Size of Lot Subject to Merger (75%)
 - 0 of 6 \leq size
- 24

L
26



808 Prospect Avenue

4161-031-004



Property Subject To Merger



Block Boundary

ASSMT. SEE:

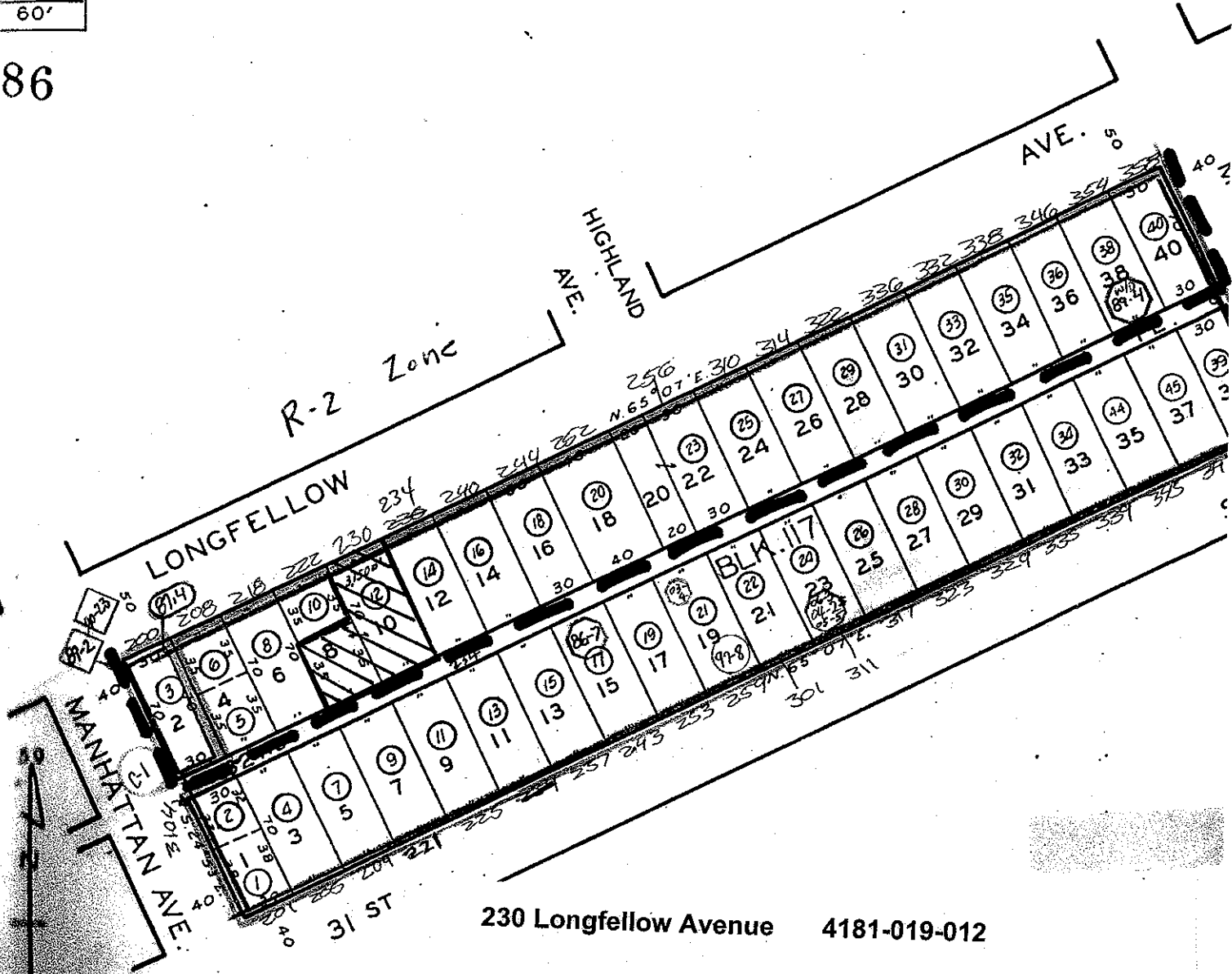
0 of 6 Assessor's Parcels \leq Size of Lot Subject to Merger (0%)

5 of 6 \leq width

25

15
60'

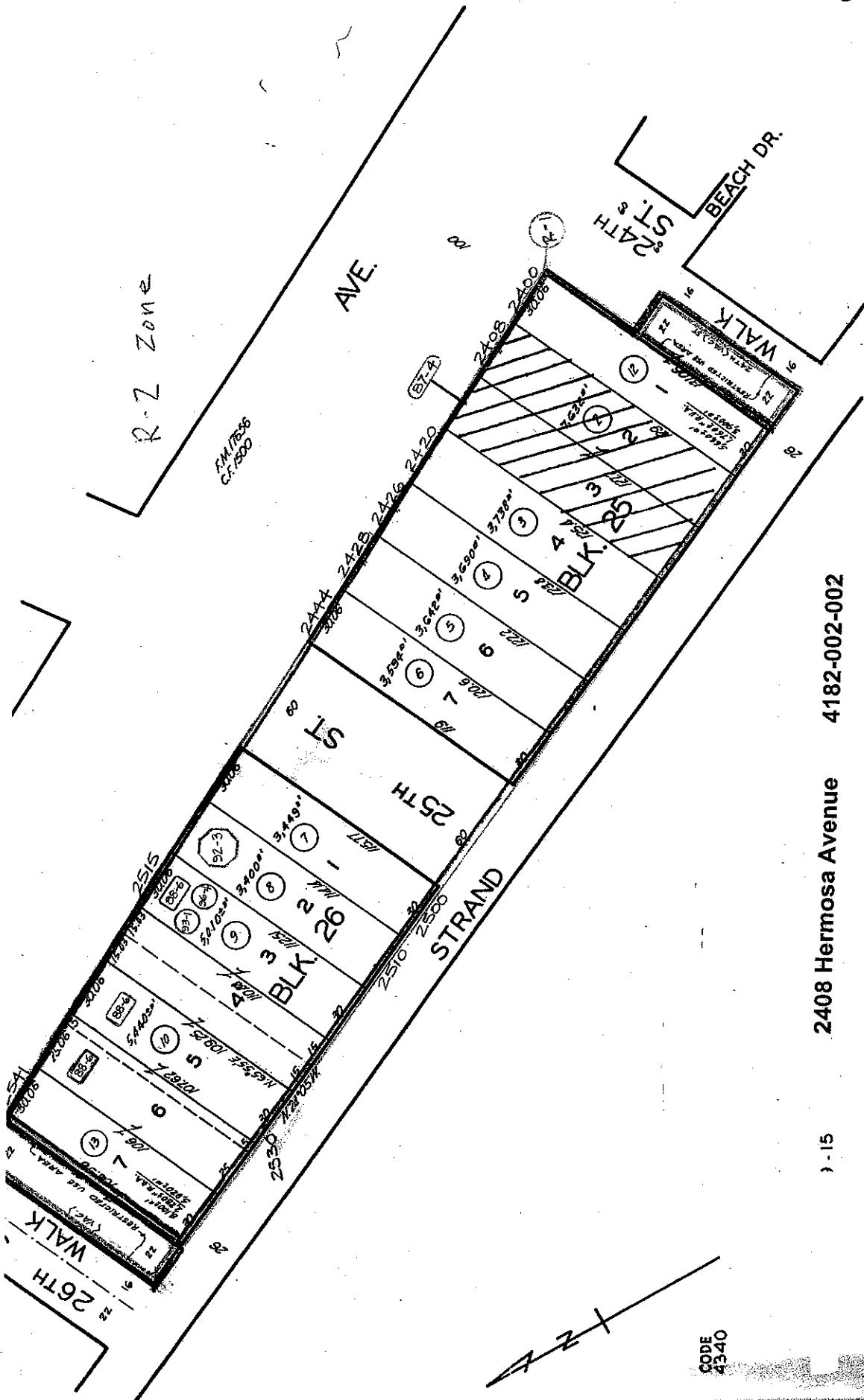
986



Property Subject To Merger

Block Boundary

3 of 20 Assessor's Parcels ≤ Size of Lot Subject to Merger (15%)



R-2 ZONE

FM 17336
OF 1500

AVE

24TH ST

BEACH DR.

WALK

ST

25TH



STRAND

BLK 25

BLK 26

2408 Hermosa Avenue 4182-002-002

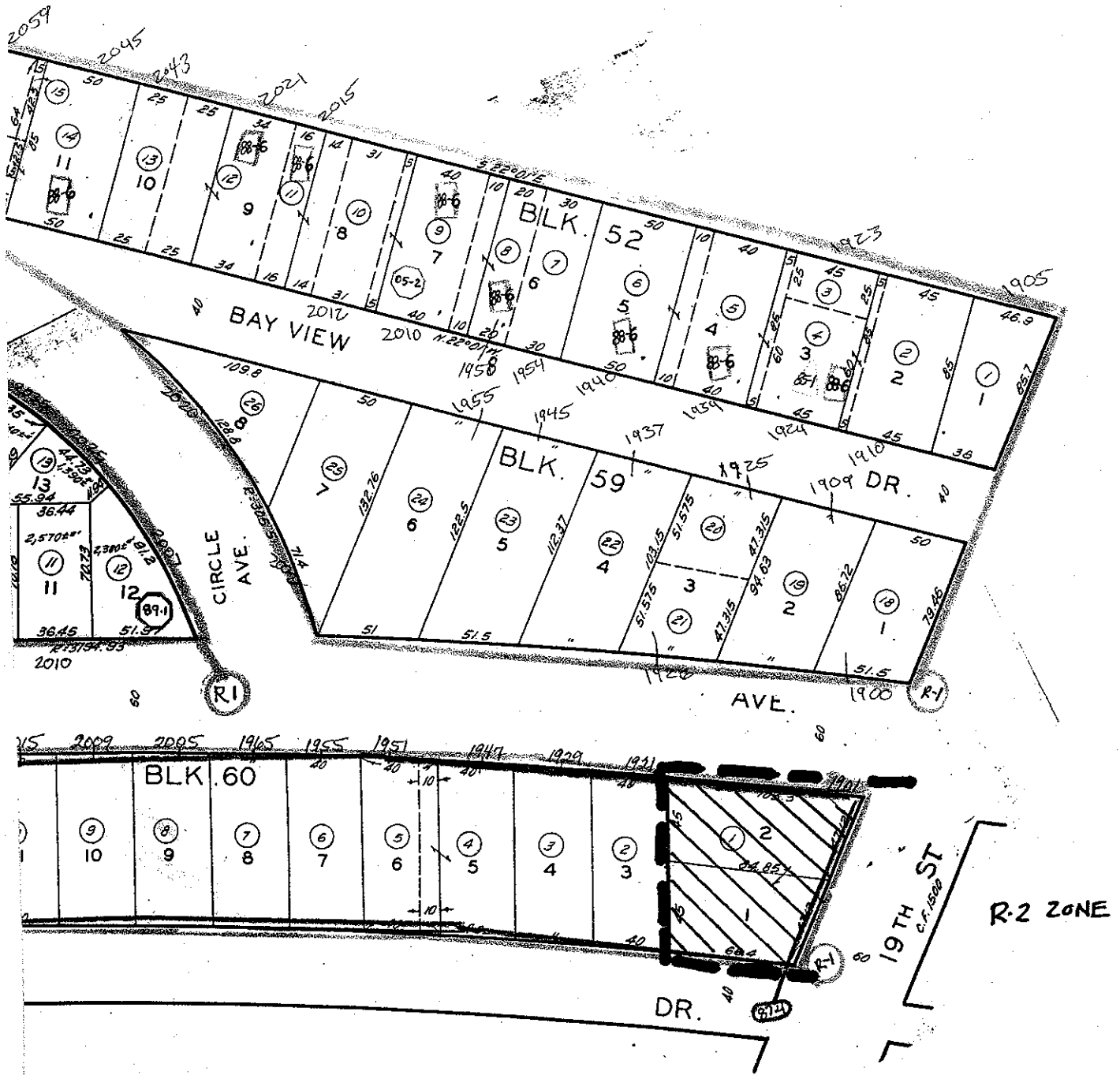
1-15

-  Property Subject To Merger
-  Block Boundary

5 of 6 Assessor's Parcels ≤ Size of Lot Subject to Merger (83%)

CODE
4340

LE



1901 Manhattan Avenue 4182-008-001

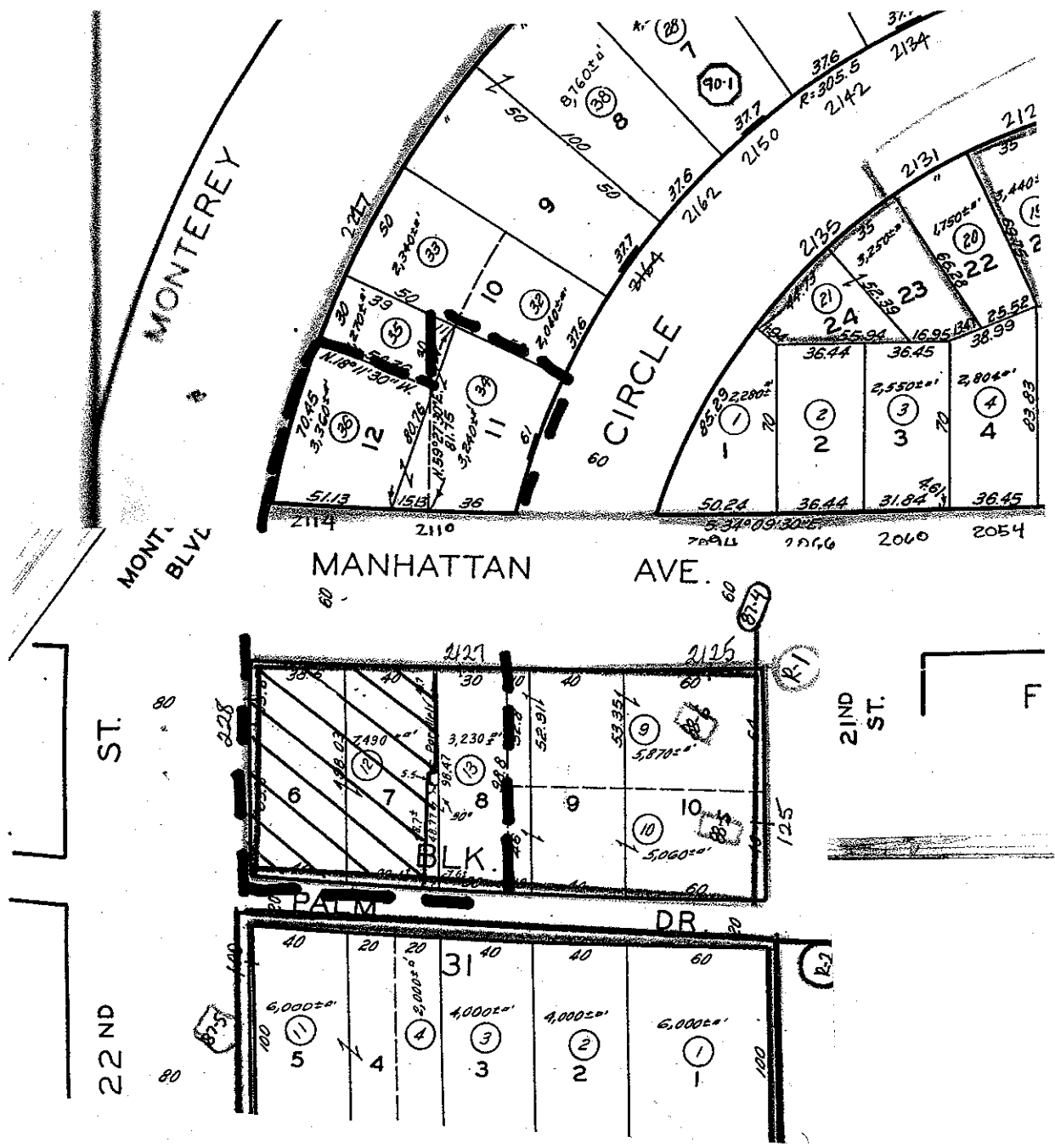


Property Subject To Merger



Block Boundary

○ of 1 Assessor's Parcels ≤ Size of Lot Subject to Merger (○ %) will require a neighborhood analysis.



228 22nd Street

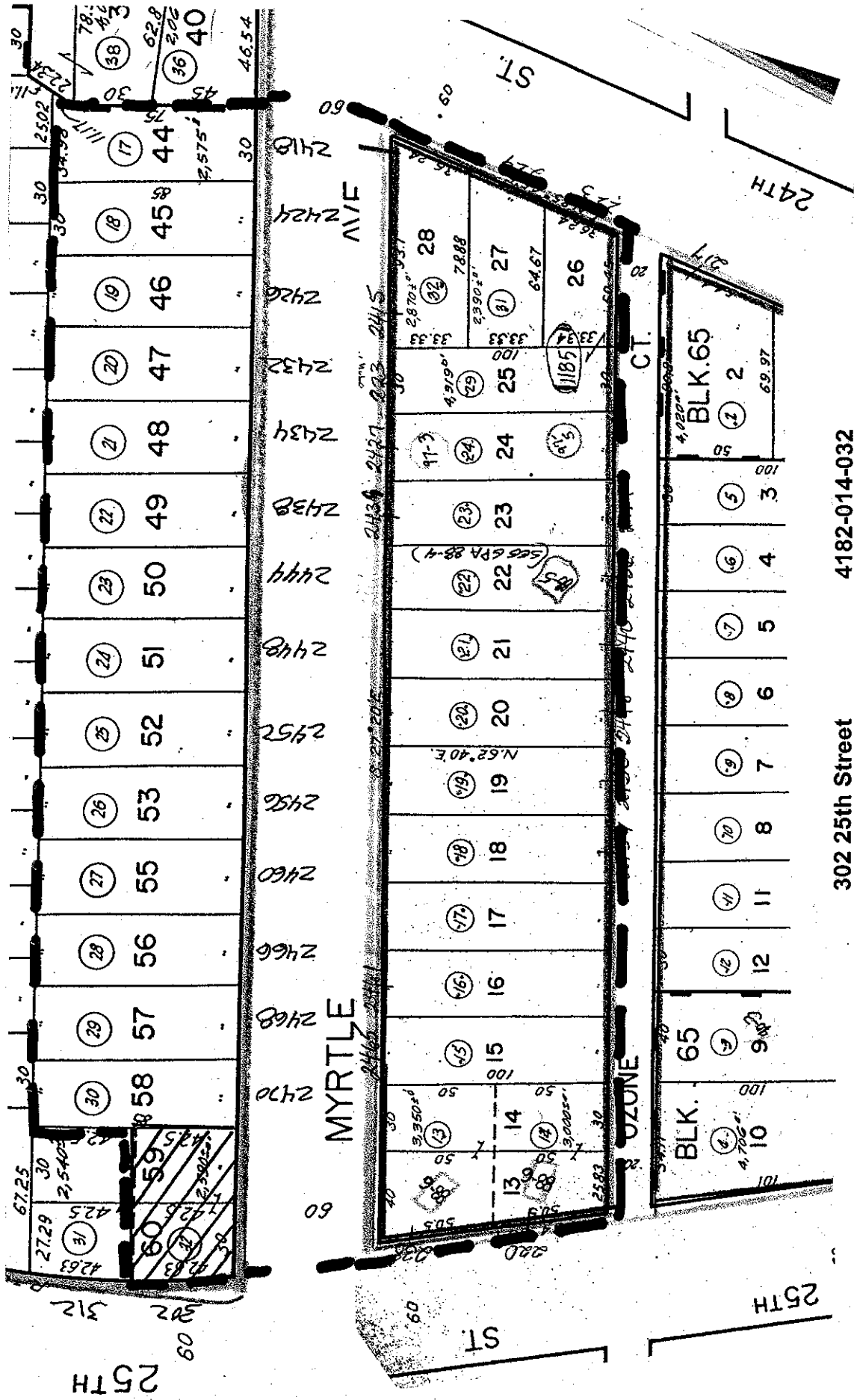
4182-009-012





Property Subject To Merger

Block Boundary

3 of 4 Assessor's Parcels ≤ Size of Lot Subject to Merger (75%)



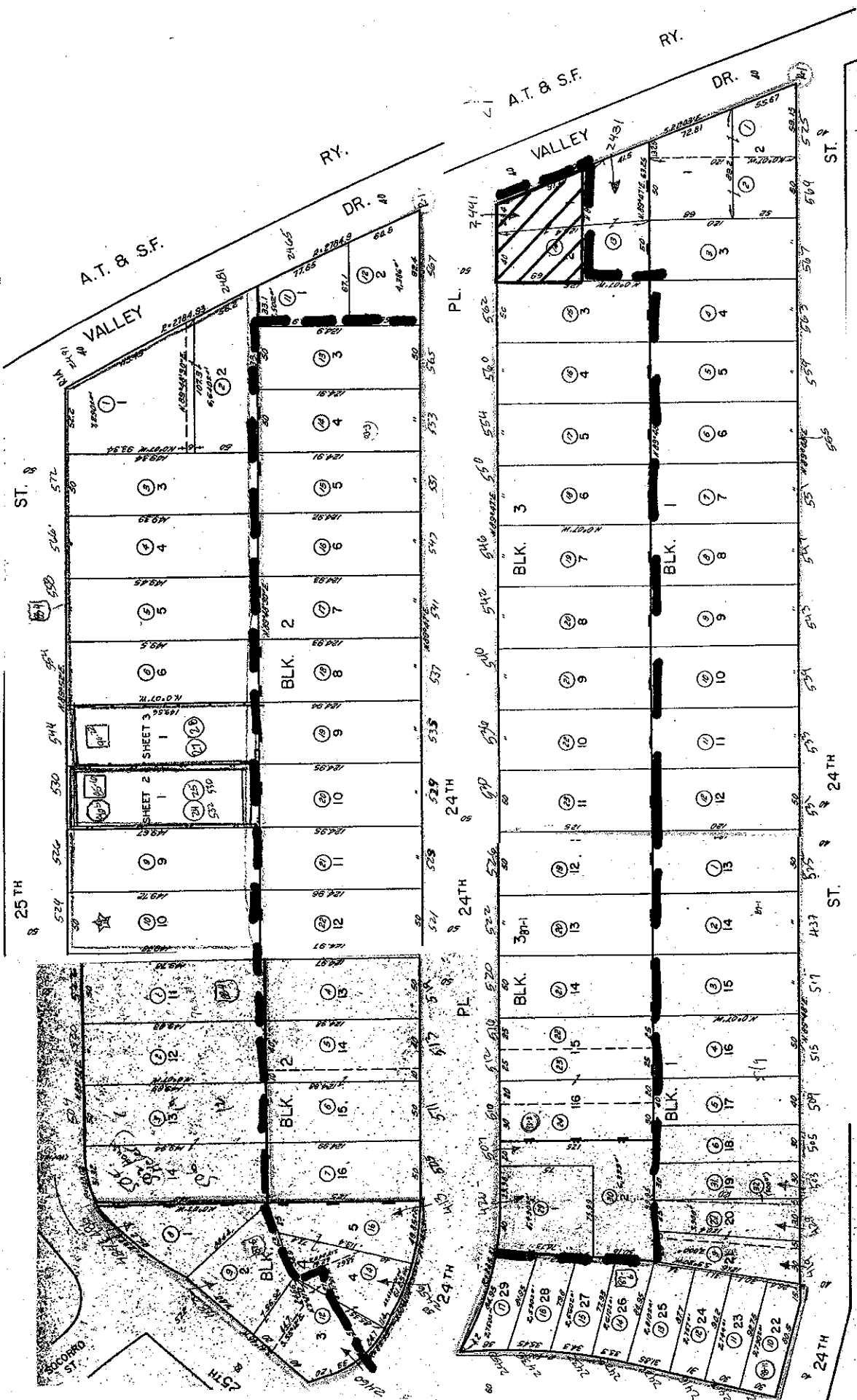
302 25th Street 4182-014-032

-  Property Subject To Merger
-  Block Boundary


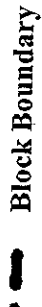
O of 26 Assessor's Parcels ≤ Size of Lot Subject to Merger (0%)

17

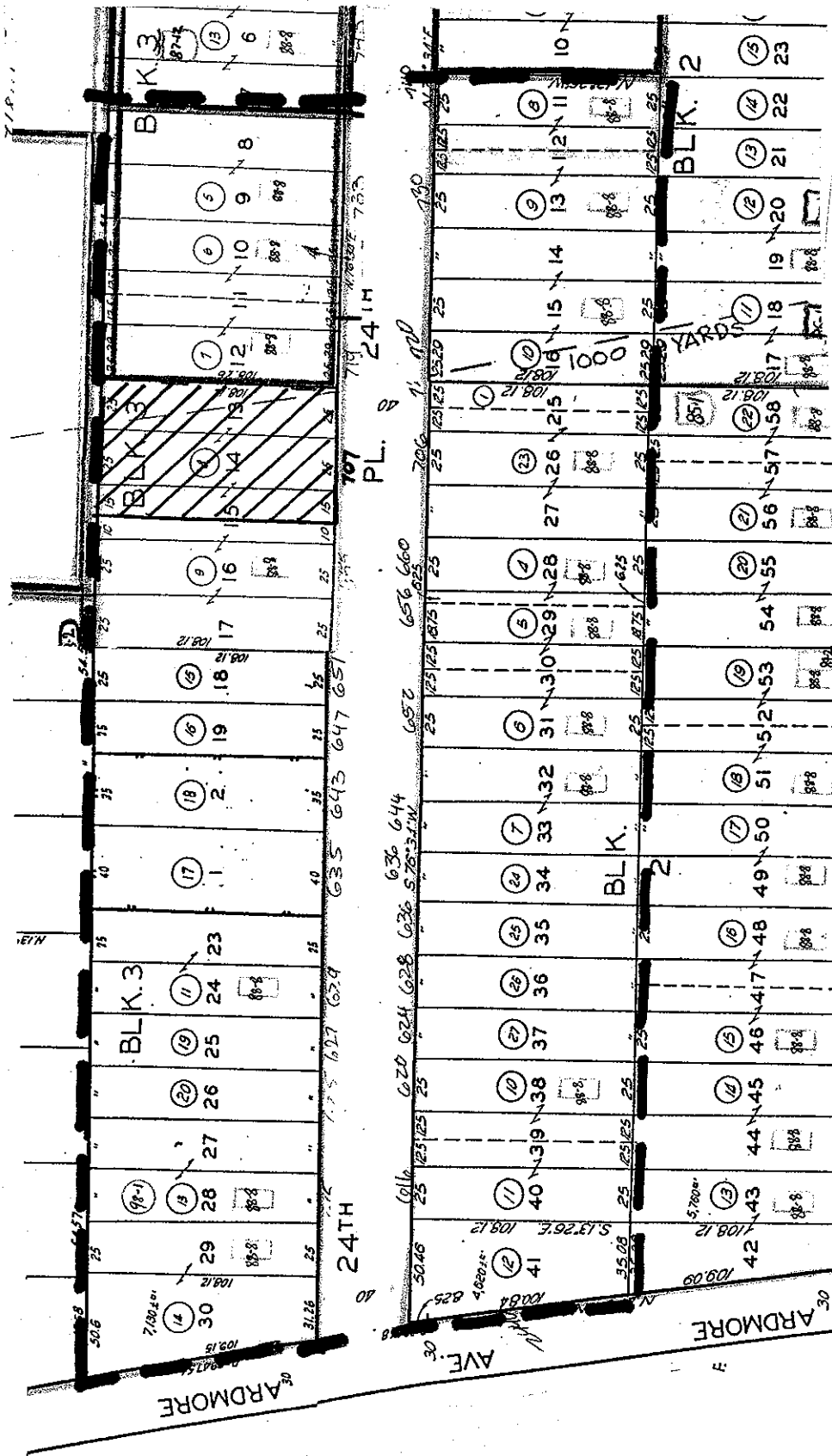
13



2441 Valley Drive
 4182-023-014

-  Property Subject To Merger
-  Block Boundary

○ of 34 Assessor's Parcels ≤ Size of Lot Subject to Merger (0 %)



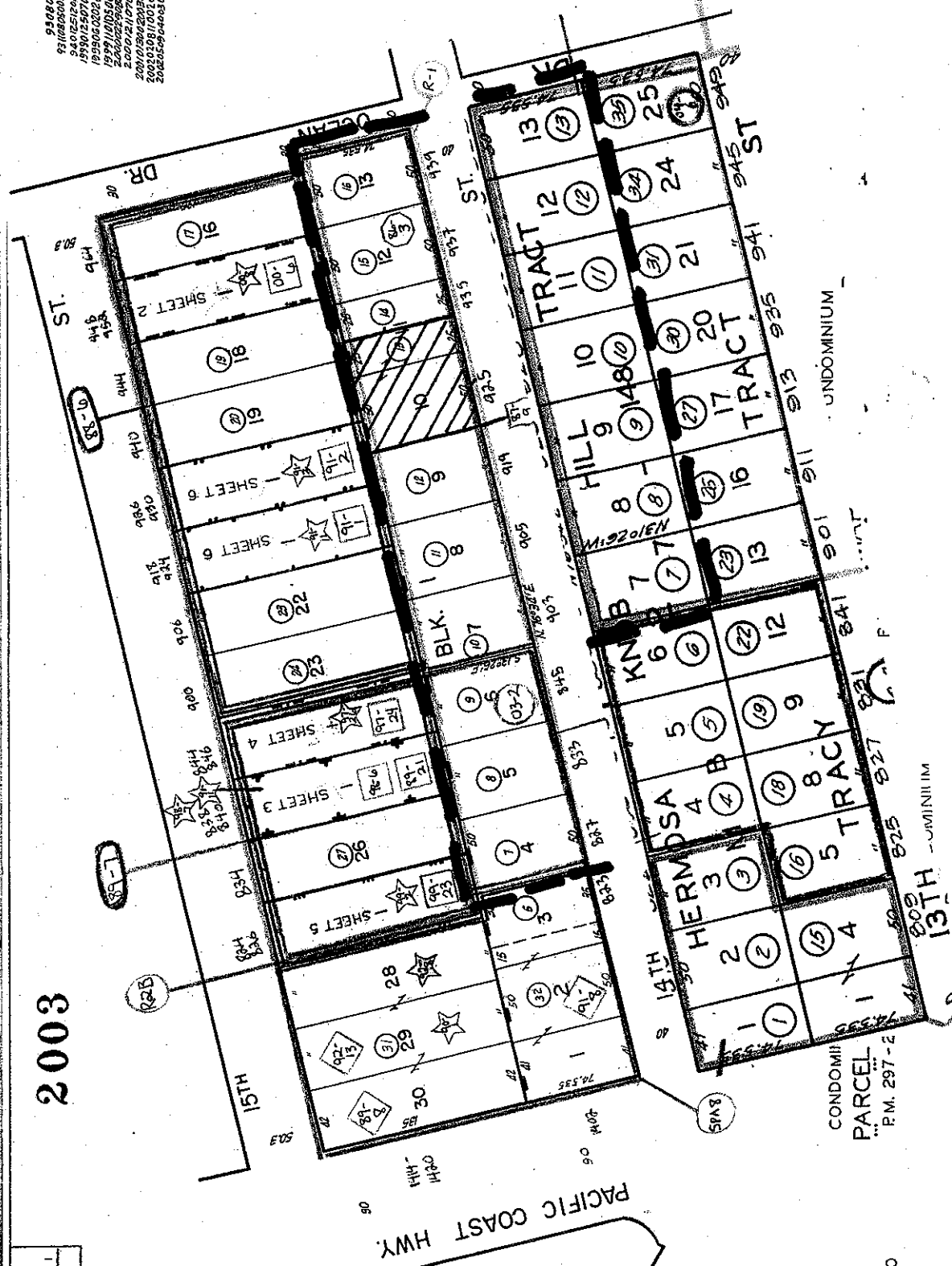
707 24th Place

4184-016-008

REVISED
 #5021673-05
 #5000609 005 001-14
 93 (08) 002 007-14
 94 (02) 002 007-14
 95 (08) 002 007-14
 96 (02) 002 007-14
 97 (08) 002 007-14
 98 (02) 002 007-14
 99 (08) 002 007-14
 2000 (02) 002 007-14
 2001 (08) 002 007-14
 2002 (02) 002 007-14
 2003 (08) 002 007-14

2003

SHEET I
 60'



FOR PREV. ASSMT. SEE: 160-29 & 30

CODE
 4340

925 14th Street 4185-008-013



Property Subject To Merger



Block Boundary

1 of 17 Assessor's Parcels \leq Size of Lot Subject to Merger (6%)

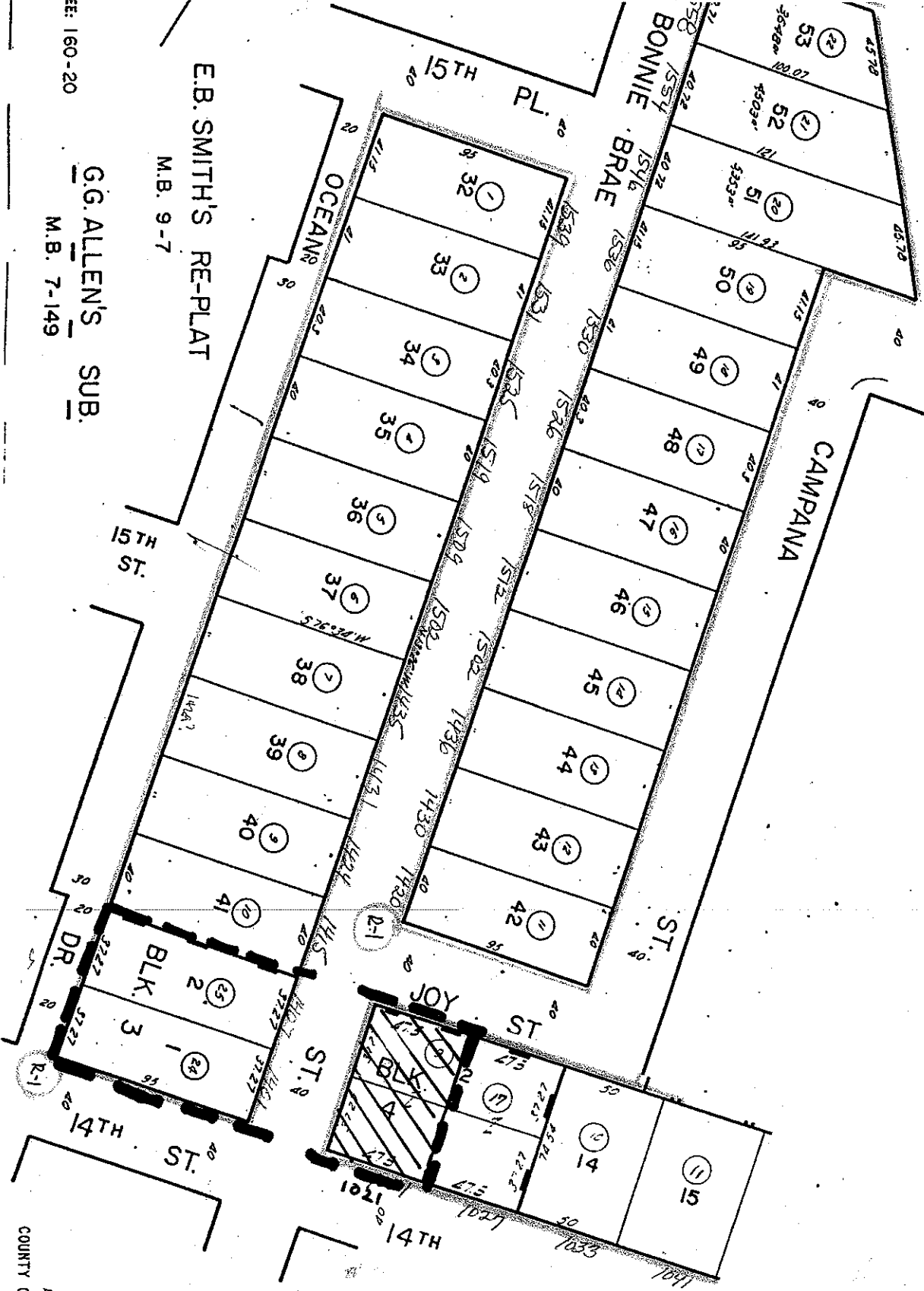
PROSPECT AVE.

E.B. SMITH'S RE-PLAT

M.B. 9-7

EE: 160-20

G.G. ALLEN'S SUB.
M.B. 7-149



1021 14th Street

4185-010-009

ASSESSOR'S
COUNTY OF LOS ANGE

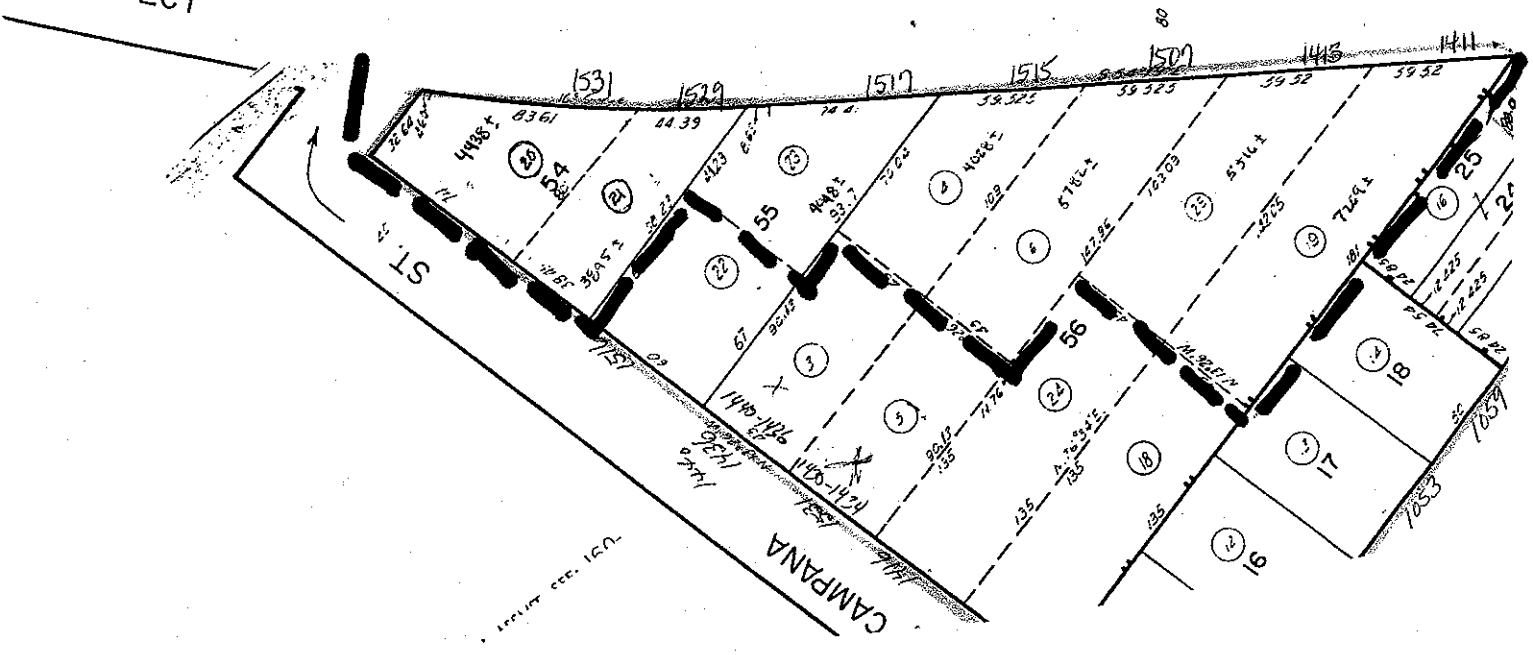
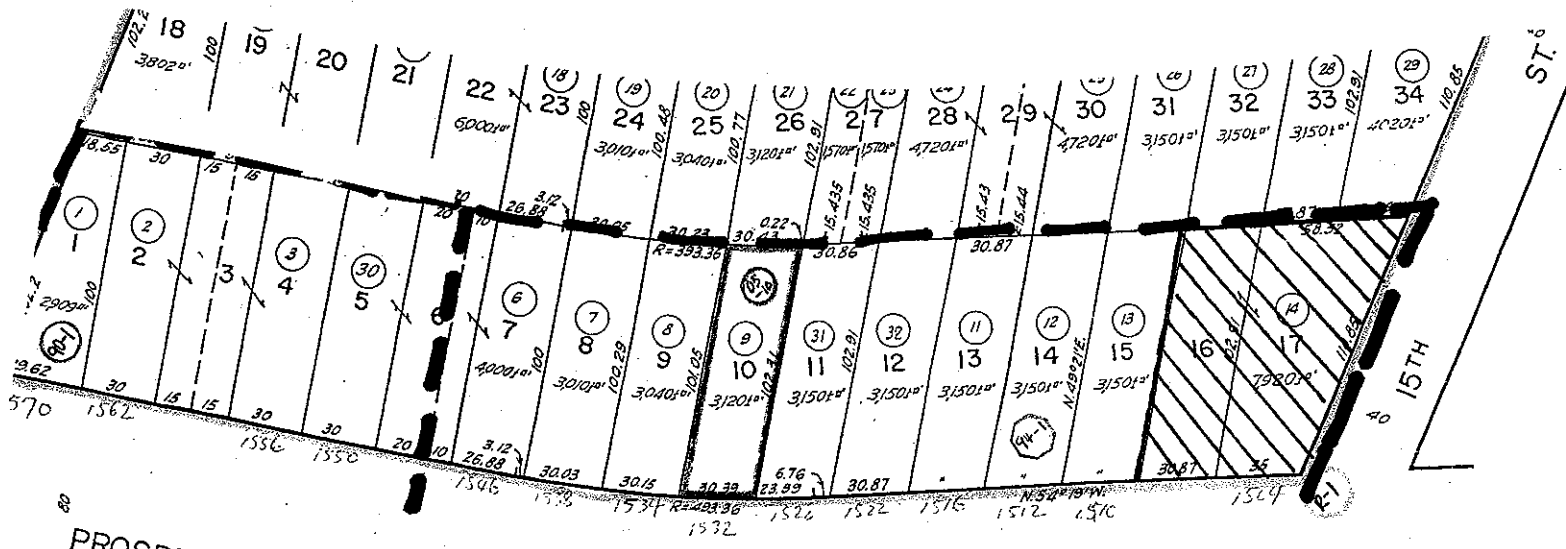


Property Subject To Merger

Block Boundary

0 of 3 Assessor's Parcels ≤ Size of Lot Subject to Merger (0 %)

34



1504 Prospect Avenue

4185-019-014

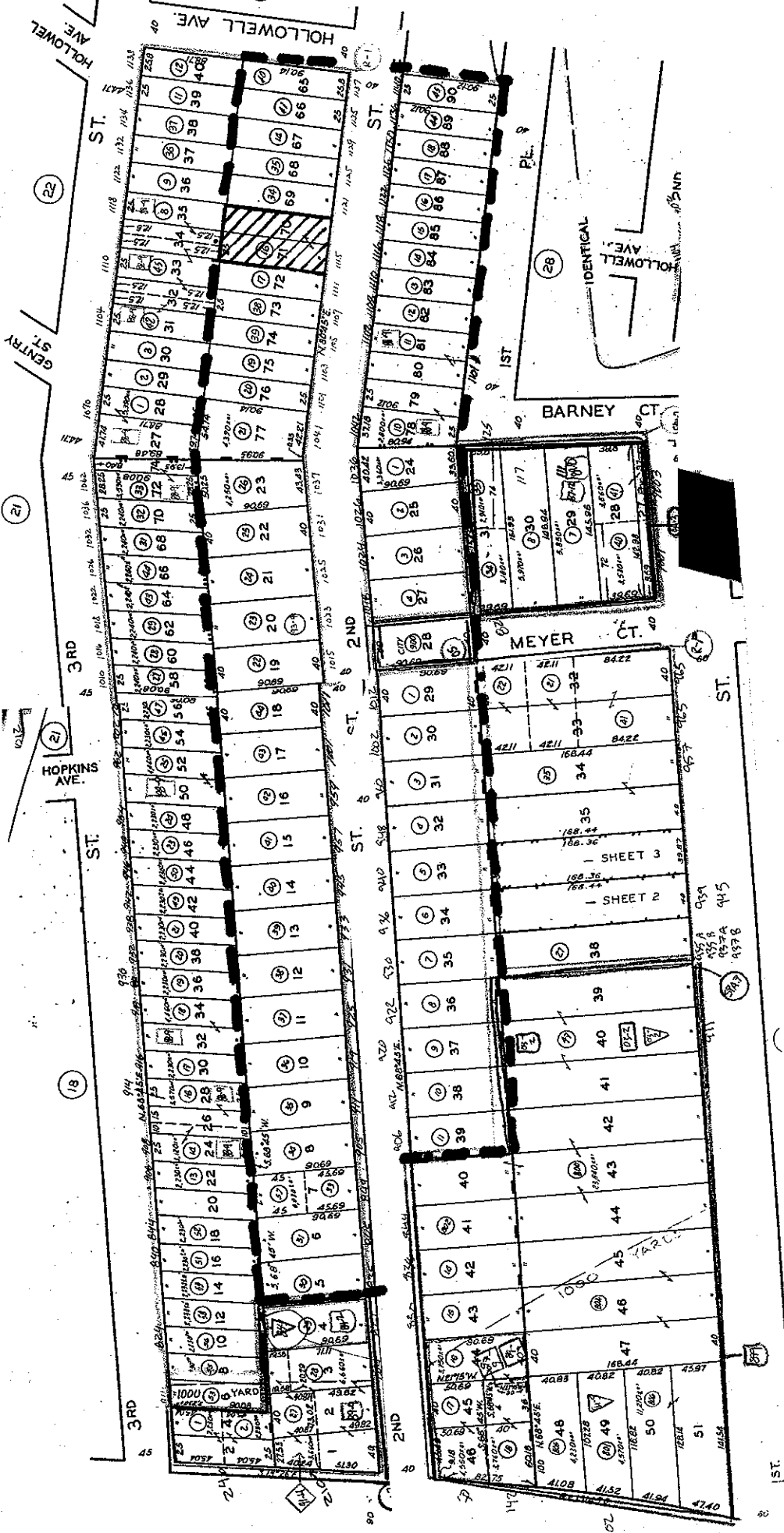


Property Subject To Merger





Block Boundary

8 of 10 Assessor's Parcels ≤ Size of Lot Subject to Merger (44%)

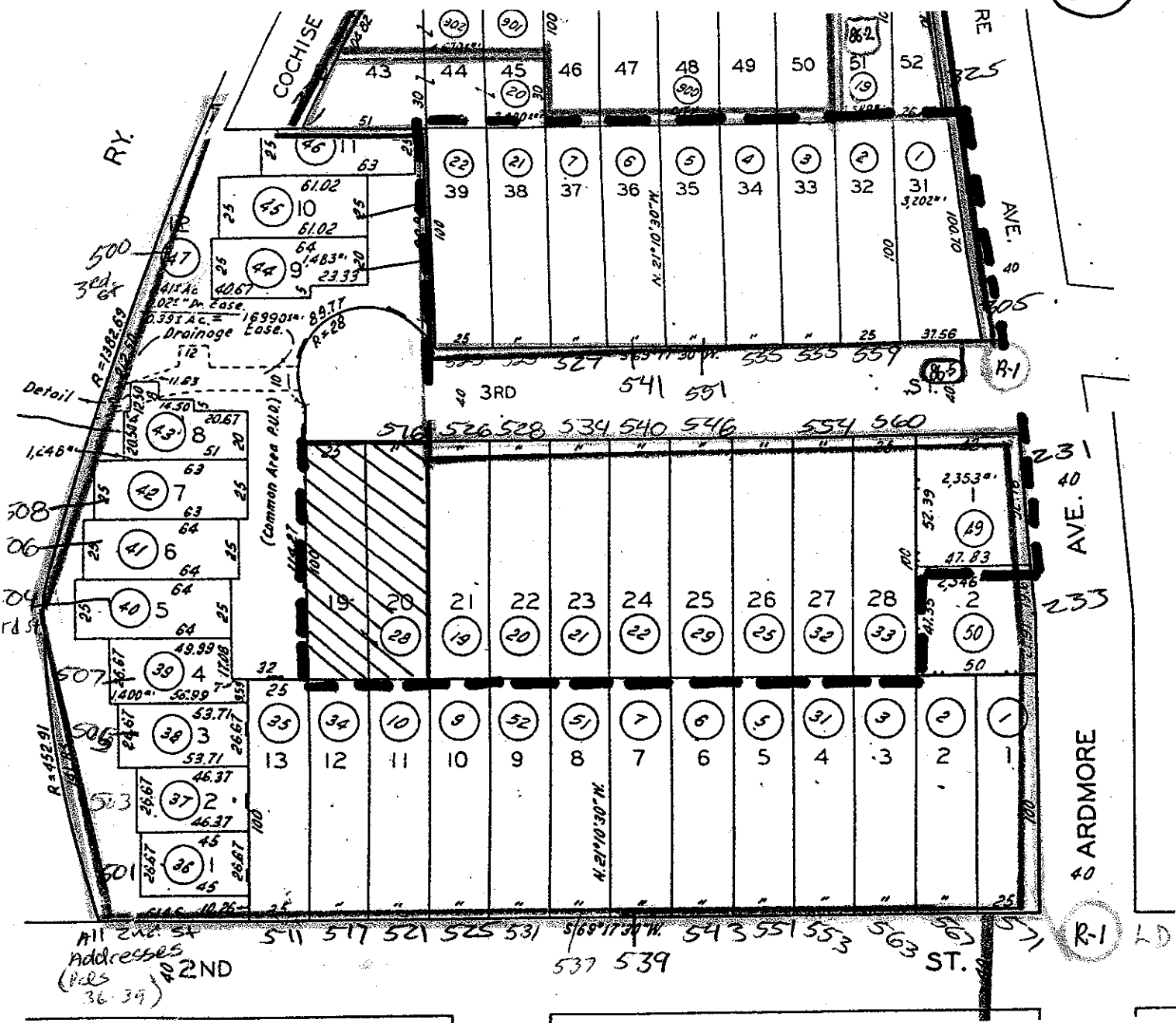


1115 2nd Street

4186-024-016

-  Property Subject To Merger
-  Block Boundary



19 of 57 Assessor's Parcels ≤ Size of Lot Subject to Merger (33%)



All 2nd St
Addresses
(Pars
36-39)
40 2ND

516 3rd Street

4188-025-028

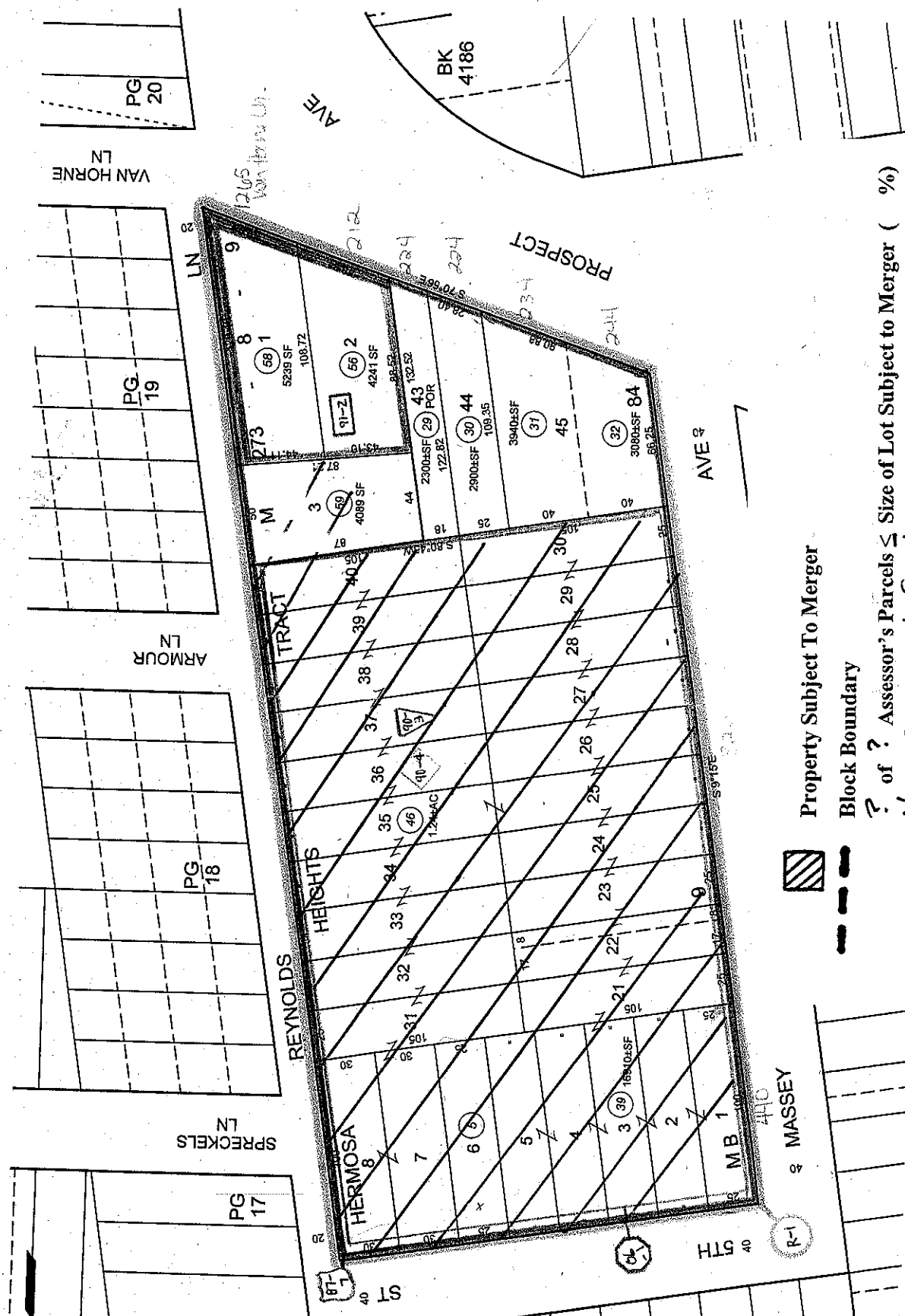
-  Property Subject To Merger
-  Block Boundary

17 of 19 Assessor's Parcels ≤ Size of Lot Subject to Merger (89%)

P.A. 4160-22
 SHEET 22
 TRA 4340
 REVISED 2001103007005001-14
 2004092203003003-14
 SEARCH NO S
 OFFICE OF THE ASSESSOR
 COUNTY OF LOS ANGELES
 COPYRIGHT © 2000

005

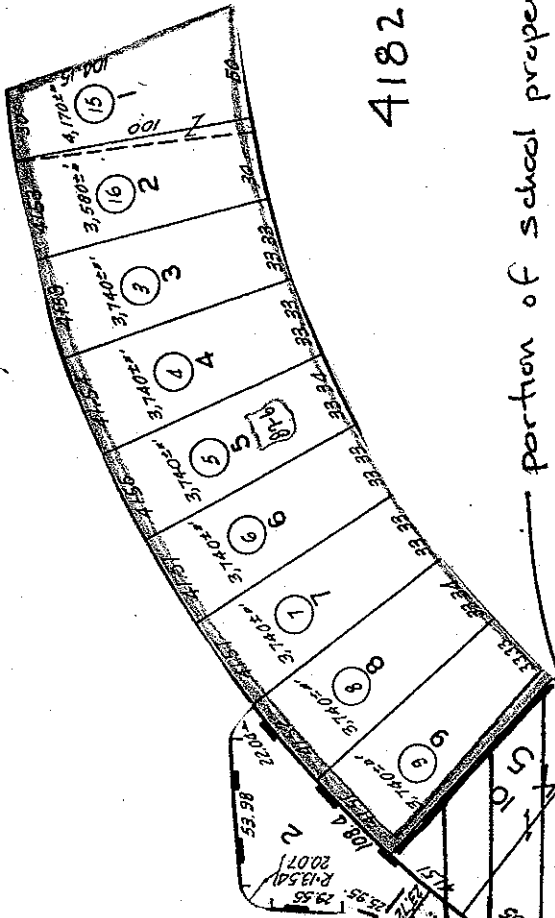
MAPPING AND GIS
 SERVICES
 SCALE 1" = 50'



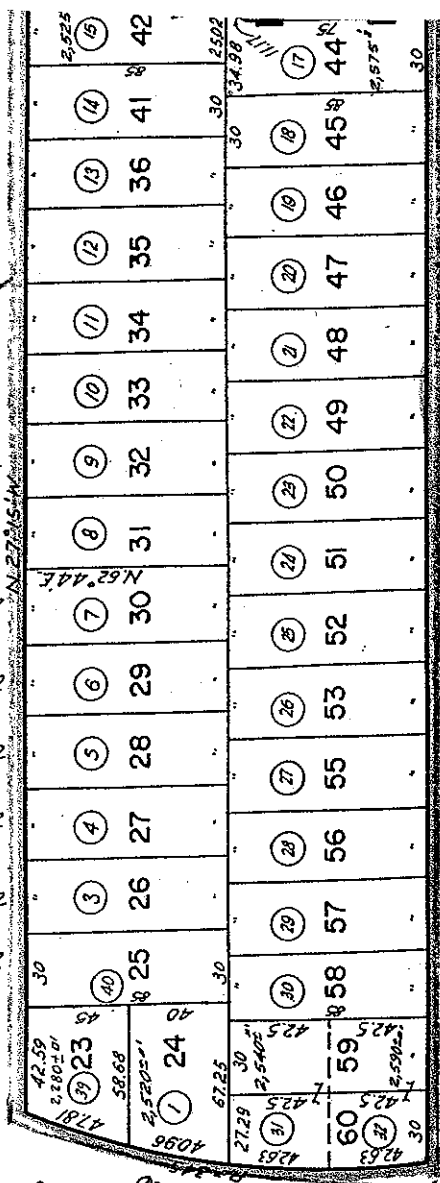
Property Subject To Merger
 Block Boundary
 ? of ? Assessor's Parcels ≤ Size of Lot Subject to Merger (%)
 Varies on each frontage

4182-028-900

portion of school property with structures over property lines



SILVERSTRAND



MYRTLE AVE.

