

April 12, 2007

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

**Regular Meeting of
April 17, 2007**

SUBJECT: UPDATE ON LOT MERGER PROGRAM IMPLEMENTATION

Recommendation:

That the Planning Commission receive and file this report.

Background:

On January 16, 2007 the Planning Commission recommended approval of a text amendment to the Lot Merger Ordinance. On February 27, 2007 the City Council approved the text amendment and directed that staff proceed with implementing a lot merger program for the affected R-1 properties.

Analysis:

Staff has identified 25 developable lots that are candidates for merger. The process for considering lot mergers is as follows:

1. An affected property owner is notified by certified mail of a proposed lot merger with a Notice of Intent to Merge Lots. A copy of the notice is sent on the same date as notification to the L.A. County Recorder's office for recordation.
2. Within 30 days of notice, the matter is set for public hearing using the city's standard notification process.
3. The Planning Commission conducts a public hearing and based upon the testimony and evidence presented relative to the requirements for merger, renders a decision by adoption of a resolution.
4. All decisions of the Planning Commission are final unless appealed to the City Council. In the event of a decision of lot merger, the Director within 30 days of adoption of the resolution, files a Notice of Lot Merger with the L.A. County Recorder's Office, specifying the names of the record owners and the real property involved.
5. In the event of a final decision of nonmerger, the affected property is no longer subject to merger and the Director within 30 days of adoption of the resolution, files a Notice of Release of Merger with the L.A. County Recorder's Office.

Staff has organized the lot merger implementation program into developable and nondevelopable or remnant parcels. A series of lot merger hearings for developable parcels are scheduled to begin in May and will continue over the next several months during regularly scheduled Planning Commission meetings. With approximately four lot merger hearings per meeting, the hearing process is expected to take six months. The remnant lot mergers will start thereafter.



Sol Blumenfeld, Director
Community Development