

May 8, 2007

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

**Regular Meeting of
May 15, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 1245 7th PLACE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 1245 7TH PLACE,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation

To direct staff as deemed appropriate.

Background

The subject property is one large 5,000-square foot parcel comprised of two lots from the original subdivision. The property contains a single-family residence partially constructed on contiguous lots (Attachment 1). Each lot has a 25-foot wide width and a 100-foot depth, with a total lot square footage of 2,500 square feet.

Pursuant to Chapter 16.20 of the Municipal Code-Merger of Parcels, as recently revised by the City Council, the City has begun the process to determine whether these two lots that comprise the subject property will be merged. The Planning Commission is responsible for determining if the property shall be merged according to Sections 16.20.010 through 16.20.100 of the Hermosa Beach Municipal Code.

When two or more lots merge, they become a single parcel to be developed, sold, leased, or financed together. Lots may be merged when:

- The same owner holds two or more contiguous parcels of land.
- At least one of the parcels does not conform to minimum lot size requirements.
- The property is zoned R-1.
- The main structure is partially sited on the contiguous lots.

The Planning Commission holds a public hearing to determine whether or not to merge lots based on the above, and on the following criteria related to neighborhood compatibility, as set forth in Section 16.20.030:

- If the substandard lots under consideration for merger are similar or greater in size and width to more than 80% parcels fronting on the same block¹, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed.
- If the lots under consideration consist of not more than two parcels with a combined square footage of at least 7,000 square feet, then the contiguous parcels shall not be merged unless the integrity of the neighborhood will be harmed.
- Where the subject parcels are located on a block with 5 parcels or less, the 80% analysis above will be applied on a neighborhood rather than a block basis.

Analysis

The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020 and 16.20.030. The lots clearly are less than the minimum lot size (the two lots are less than 4,000 square feet) and they meet the rule that the main structures are sited on both contiguous lots.


There are twenty-seven parcels that front on 7th Place between Reynolds Lane and the Hollowell Avenue intercept. Of these twenty-seven parcels, 17 are similar in size and width. Therefore, the subject lots are greater or similar to only 62.9% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots qualify for merger.

The property is located on a block that is unusual in that the north side is characterized by a uniform pattern of 25-foot wide lots with only one 50-foot wide parcel out of eighteen. Conversely, the south side lots are 40-foot wide and are a mix of "half lots" and "through lots".

Of the eighteen lots north of 7th Place, seventeen, or 94.4%, are similar in size and width (Attachment 2). Conversely, seven of the nine lots that are south of and front 7th Place are "half-lots"; the remaining lots are "through lots" with 40'-foot widths and 139-foot depths. Given that a vast majority of the lots north of 7th Place are similar in size and width, merger of the lots may adversely impact the existing integrity of the north side of the block.

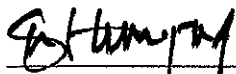
Summary

The Commission has the authority to merge the lots based on the lot merger criteria as indicated above. However, the Commission is not compelled to merge the lots. Given the high percentage of similar lots on the north side of 7th Place, merger of the lots may be inconsistent with the character of the north side of the block.



Richard Denniston
Associate Planner

CONCUR:

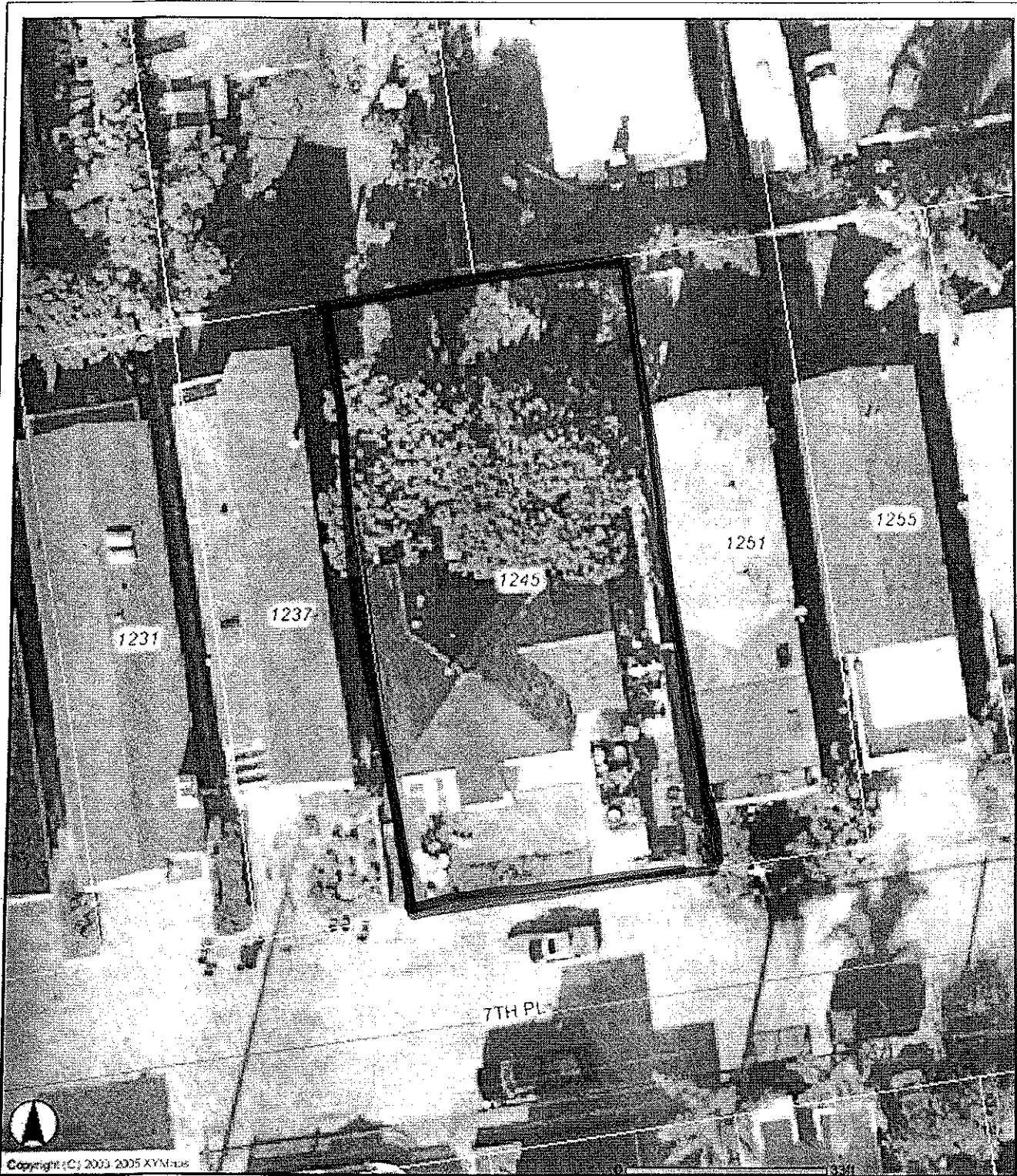


Sol Blumenfeld, Director
Community Development Department

Attachments:

1. Location Map
2. Block Exhibit
3. Aerials

¹ The term "block" shall mean both sides of a street within the same zoning district uninterrupted by an intersecting or intercepting street (not including an alley)."



1245 7th Place

1245 7th Place

Study of properties *fronting on 7th Place Avenue* with lots that are similar or greater in in size and width fronting on 7th Place.

Book 4160

Block between Reynolds Lane and the Hollowell Avenue Intecept

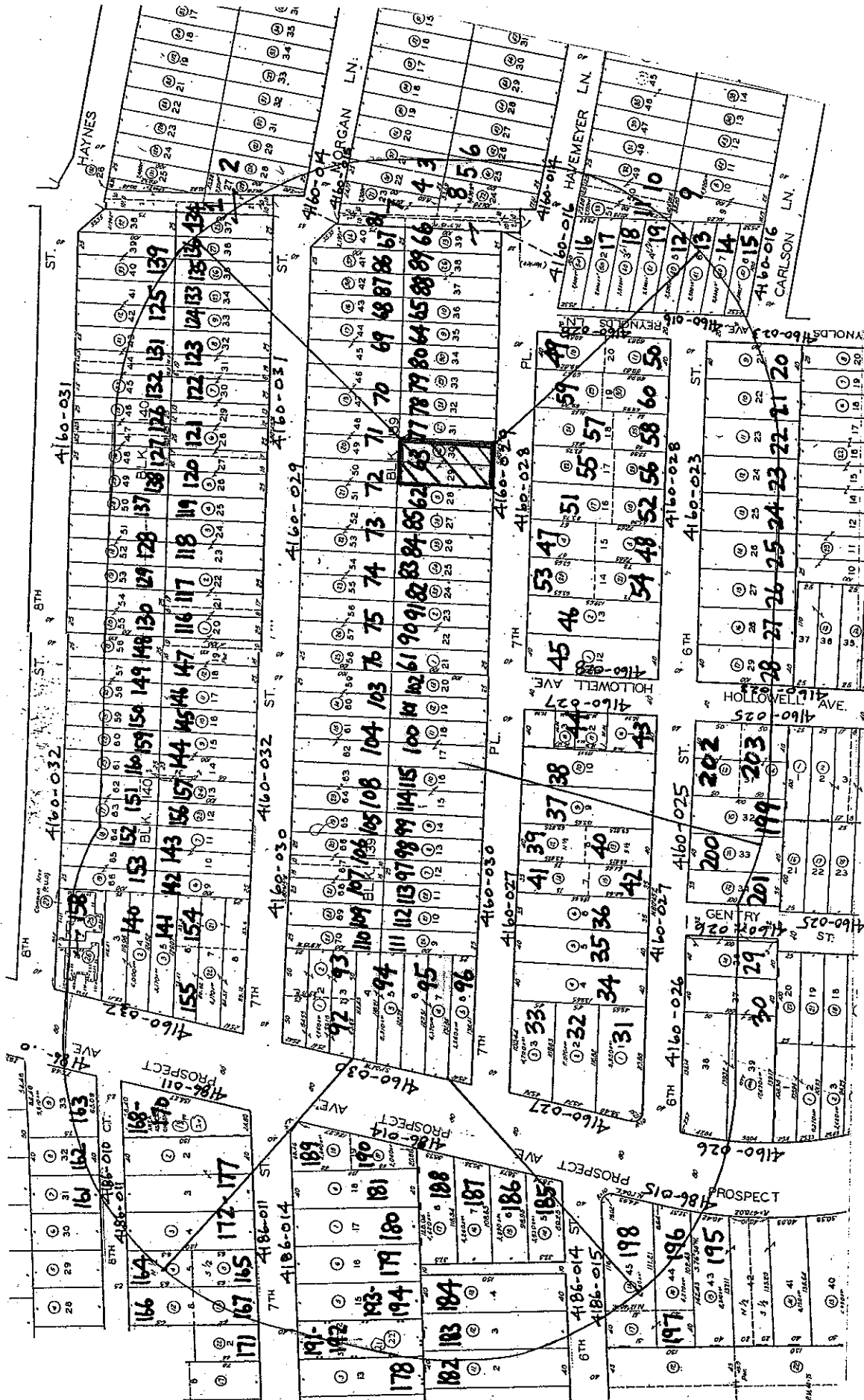
Page Number:	Total Parcels:	# of lots the subject lot (25'x100') is similar or greater than:	# of lots the subject lot is smaller than:
29	27	17	10
Total	27	17	10

17/27=62.96% Lots greater or similar in size and width to subject lot

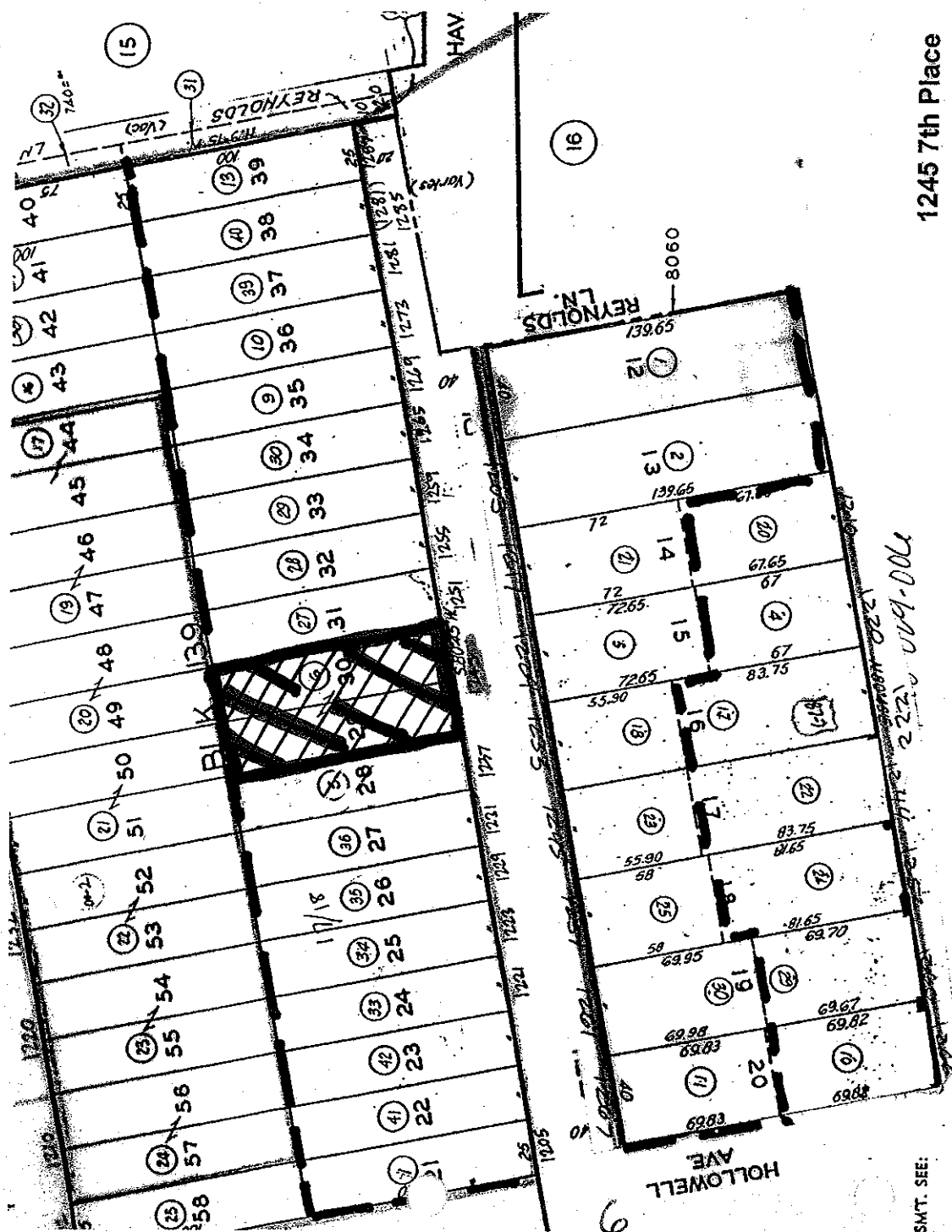
Block between Reynolds Lane and the Hollowell Avenue Intecept (North Side Only)

Page Number:	Total Parcels:	(25'x100') is similar or	smaller than:
29	18	17	1
Total	18	17	1

17/18=94.44% Lots greater or similar in size and width to subject lot





LOT MERGER GROUP 1
628 & 636 PROSPECT AVENUE
1161 & 1245 7TH PLACE



SMT. SEE:

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%)



City of Hermosa Beach
1245 7th Place

7



1245 7th Place