

May 24, 2007

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
June 19, 2007

SUBJECT: LOT MERGER HEARING

LOCATION: 1202 11th STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 1202 11TH STREET,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation

To not merge the lots and adopt the attached resolution.

Background

The subject property is one large 5,000-square foot parcel comprised of two lots from the original subdivision. The property contains two dwelling units partially constructed on contiguous lots (Attachment 2). 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:

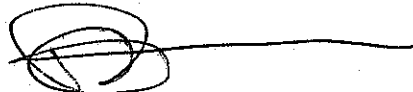
- If the substandard lots under consideration for merger are similar or greater in size and width to more than 80% parcels fronting on the same block¹, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed.
- If the lots under consideration 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

Section 16.20.030 states that 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 block, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed. Of the 32 parcels that front on 11th Street between Prospect Avenue and Reynolds Lane, 31 are similar in size and width (Attachment 4). Therefore, the subject lots are greater or similar to 96.88% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots do not qualify for merger.

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 is inconsistent with the character of the block.



Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments:

1. Resolution
2. Location Map
3. Radius Map
4. Block Exhibit

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)."

1202 11th Street

Study of properties *fronting on 11th Street* with lots that are similar or greater in in size and width fronting on 11th Street.

Book 4161

Block between Prospect Avenue and Reynolds Lane

Page Number:	Total Parcels:	# of lots the subject lot (25'x100') is similar or greater than:	# of lots the subject lot is smaller than:
26, 27	32	31	1
Total	32	31	1

31/32=96.88% Lots similar or greater in size and width to subject lot

RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO NOT MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 1202 11TH STREET, LEGALLY DESCRIBED AS LOTS 40 AND 41, BLOCK 147, REDONDO VILLA TRACT

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. A public hearing was conducted, pursuant to Chapter 16.20 of the Subdivision Ordinance, to consider whether or not to merge the two lots that comprise the subject property.

Section 2. The Planning Commission conducted a hearing on the matter on June 19, 2007, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following findings:

1. There are 32 parcels that front on 11th Street on the subject block between Prospect Avenue and Reynolds Lane of which 31 are similar in size and width.
2. The subject lots are greater or similar to 96.88% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots do not qualify for merger.

Section 4. Based on the foregoing, the Planning Commission and hereby releases from merger lots 40 and 41, Block 147 of the Redondo Villa Tract and directs staff to file for record with the County Recorder's office a release of the notice of intention and a notice for non-merger.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 07- 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 June 19, 2007.

Kent Allen, Chairman

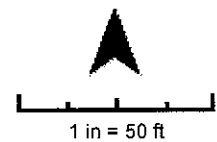
Ken Robertson, Secretary

June 19, 2007

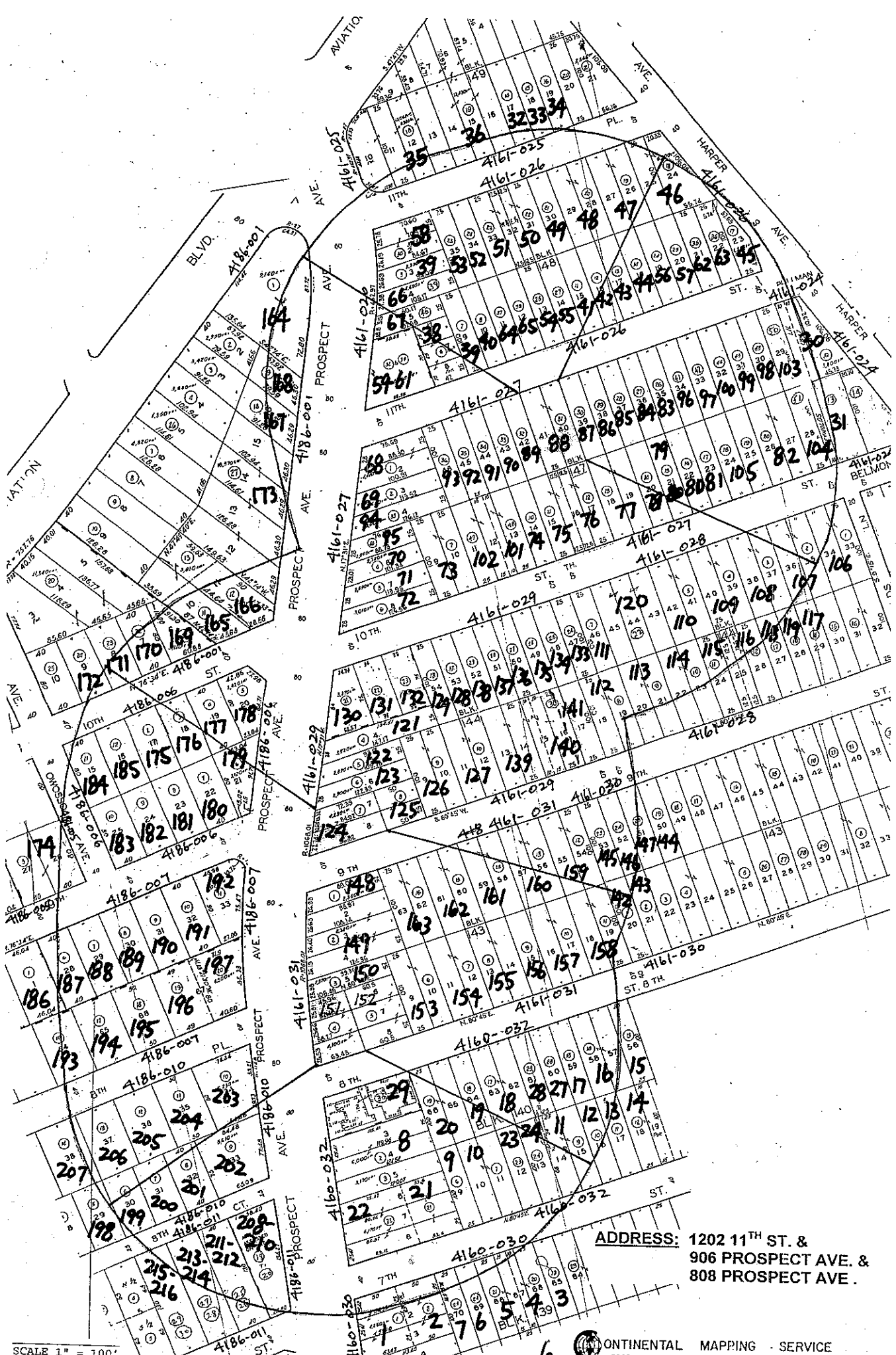
Date



1202 11th Street
 City of Hermosa Beach




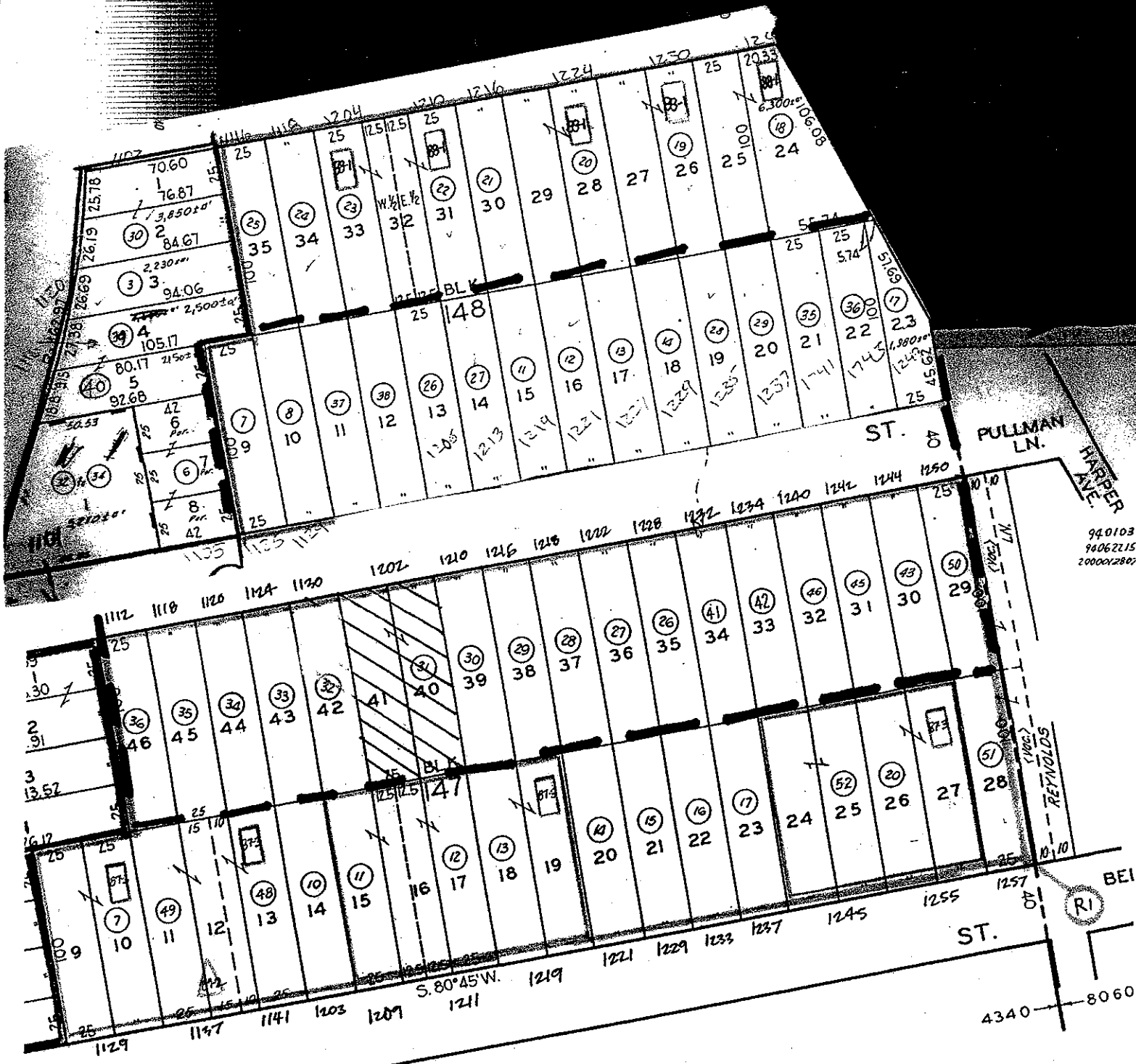
Date Printed: 5/23/2007



ADDRESS: 1202 11TH ST. &
 906 PROSPECT AVE. &
 808 PROSPECT AVE.

SCALE 1" = 100'

6  CONTINENTAL MAPPING SERVICE
 6325 Van Nuys Boulevard, Van Nuys, CA 91401
 (818) 787-1663



940103
94062215
2000022802

1202 11th Street

4161-027-031



Property Subject To Merger



Block Boundary

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