

June 12, 2007

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

**Regular Meeting of
June 19, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 906 PROSPECT AVENUE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 906 PROSPECT AVENUE,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation:

To adopt the attached resolution to merge the subject lots.

Background:

The subject property is a 4,230-square foot parcel, comprised of two lots from the original subdivision (lots 7 and 8, Block 144). Each lot is 25-foot wide with varying depths. The property contains a single family residence which straddles between the lot lines.

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 block, 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:

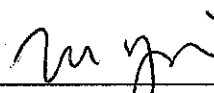
The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020 and 16.20.030. The lots clearly are less than the minimum lot size (the two lots are less than 4,000 square feet) and they meet the rule that the main structure is sited on both contiguous lots.

The subject property is one of only four parcels on this block fronting Prospect Avenue (Attachment 2), based on the definition of block for determination regarding lot merger¹. Therefore, according to Section 16.20.030, the 80% analysis must go beyond the limits of the block and consider the neighborhood. "Neighborhood" is specifically defined for the purposes of the lot merger determination as "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."

Given that Prospect Avenue is a defining boundary, the neighborhood includes all R-1 zoned properties east of Prospect Avenue and west of Reynolds Lane between 7th Street and 11th Place (Attachment 3). There are 240 R-1 zoned parcels within this neighborhood of which 135 are similar in size and width to the subject lots. Therefore, the subject lots are greater or similar to 56.3% of the lots in the neighborhood as defined by the lot merger ordinance. Based on this analysis, the lots qualify for merger.

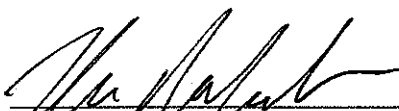
Summary:

The Commission has the authority to merge the lots based on the evaluation of the neighborhood as indicated above. However, the Commission is not compelled to merge the lots. Given the high percentage of larger lots in the immediate neighborhood, staff believes merging these lots will protect the neighborhood integrity, and therefore recommends that the lots be merged.



Eva Choi, Planning Assistant

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments

1. Location Map
2. Block Map
3. Exhibit showing Prospect Lots
4. Tabulations
5. Aerial Photo

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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)."

906 Prospect Avenue

Study of properties within Neighborhood (East of Prospect Avenue, between 8th Street and 11th Place).*

Total Parcels	# of lots the subject lot (25'x80') is similar or greater than**:	# of lots the subject lot is smaller than:
240	135	105

The subject lot is similar or greater in size and width than $135/240=56.3\%$

*Excluding Commercially and Multiple Family Zone Lots

** Similar lots include 25' wide that are close in area (i.e. may not actually contain less area)

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RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 906 PROSPECT AVENUE, LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 144, 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. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures and requirements for the merger of contiguous lots;
2. The adjacent lots 7 and 8, Block 144 of the Redondo Villa Tract meet the requirements for merger as set forth in Section 16.20.030 of the Subdivision Ordinance.

Section 4. Based on the foregoing, the Planning Commission and hereby merges lot 6 with lot 7 and lot 8, Block 143 of the Redondo Villa Tract and directs staff to file for record with the County Recorder's office a Notice of Lot 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

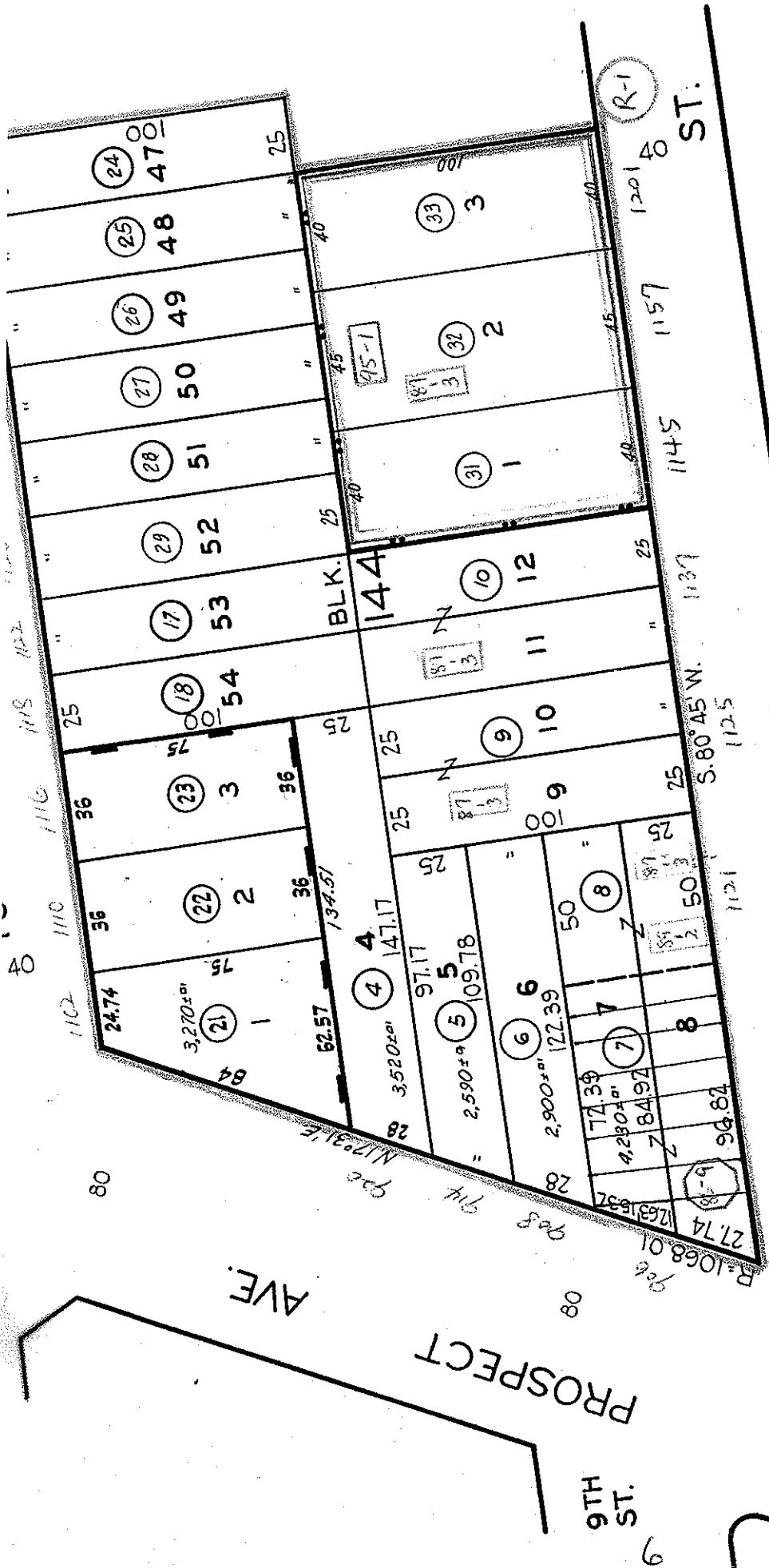
Date



SCALE 1" = 100'

ADDRESS: 1202 11
906 PR
808 PR

ONTINENTAL MAPPING
6325 Van Nuys Boulevard, Van Nuys, CA





REDONDO VILLA TRACT PARCEL MAP
 M. B. 10-90-91 P. M. 269-94

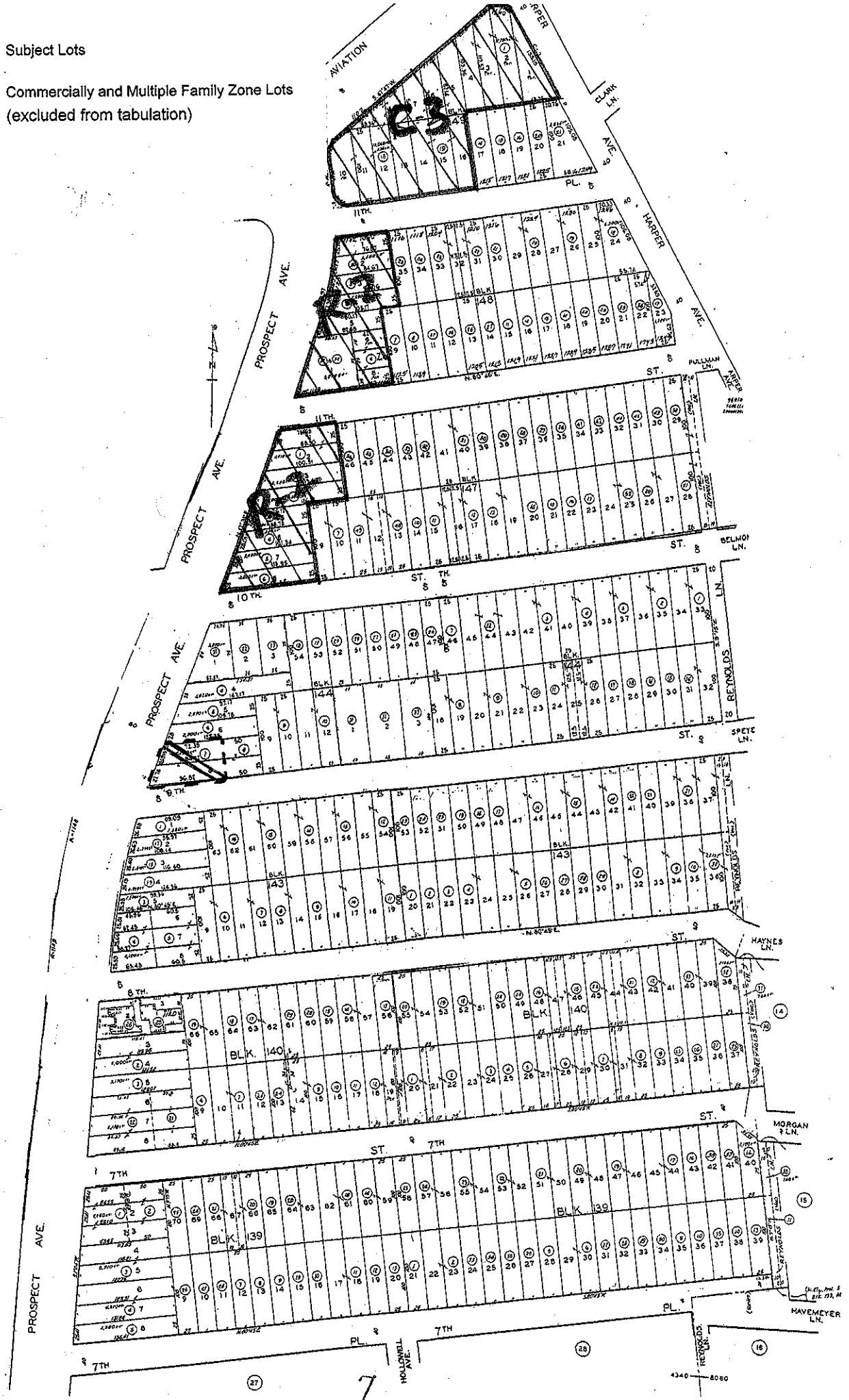
PARCEL MAP
 P. M. 29-49

R PREV. ASSM'T. SEE:
 61-29

CODE
 340

 Subject Lots

 Commercially and Multiple Family Zone Lots
(excluded from tabulation)





906 Prospect Avenue