

June 12, 2007

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

**Regular Meeting of
June 19, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 808 PROSPECT AVENUE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 808 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 4,100 square feet parcel, comprised of the western half of three lots from the original subdivision (lots 6, 7 and 8, Block 143). Each lot is approximately 25 feet wide with varying depths ranging from 63 feet to 46 feet. 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 have a combined lot size of 4,100 square feet and they meet the requirement which the main structure is sited on both contiguous lots.


The subject property is one of six parcels on this block and is the only property comprised of three 25 feet wide lots with depths of less than 65 feet fronting Prospect Avenue. There are a total of eight lots and the substandard lots are greater or similar in size and width to none of the lots on the block (Attachment 3). Pursuant to Section 16.20.030, the substandard lots shall be merged since no other lot on the block is greater or similar in size and width to the subject lots.

In conclusion, the Commission has the authority to merge the lots based on the evaluation of the block as indicated above. Staff believes merging these lots meet the intent of the lot merger ordinance, and will protect the character of the subject block and therefore recommends that the lots be merged.



Eva Choi, Planning Assistant

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Block Map
4. Tabulation
5. Aerial photo

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808 Prospect Avenue

Study of properties fronting on Prospect Avenue between 8th Street and 9th Street.

Total Parcels	# of lots the subject lot (25.5'x50') is similar or greater than:	# of lots the subject lot is smaller than:
6	0	6

0% Lots similar or greater in size and width to subject lot

1
2
3
4
5
6
7
8
9
10
11
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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 808 PROSPECT AVENUE, LEGALLY DESCRIBED AS LOTS 6, 7 AND 8, BLOCK 143, 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 6, 7 and 8, Block 143 of the Redondo Villa Tract meet the requirements for merger as set forth in Sections 16.20.020 and 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

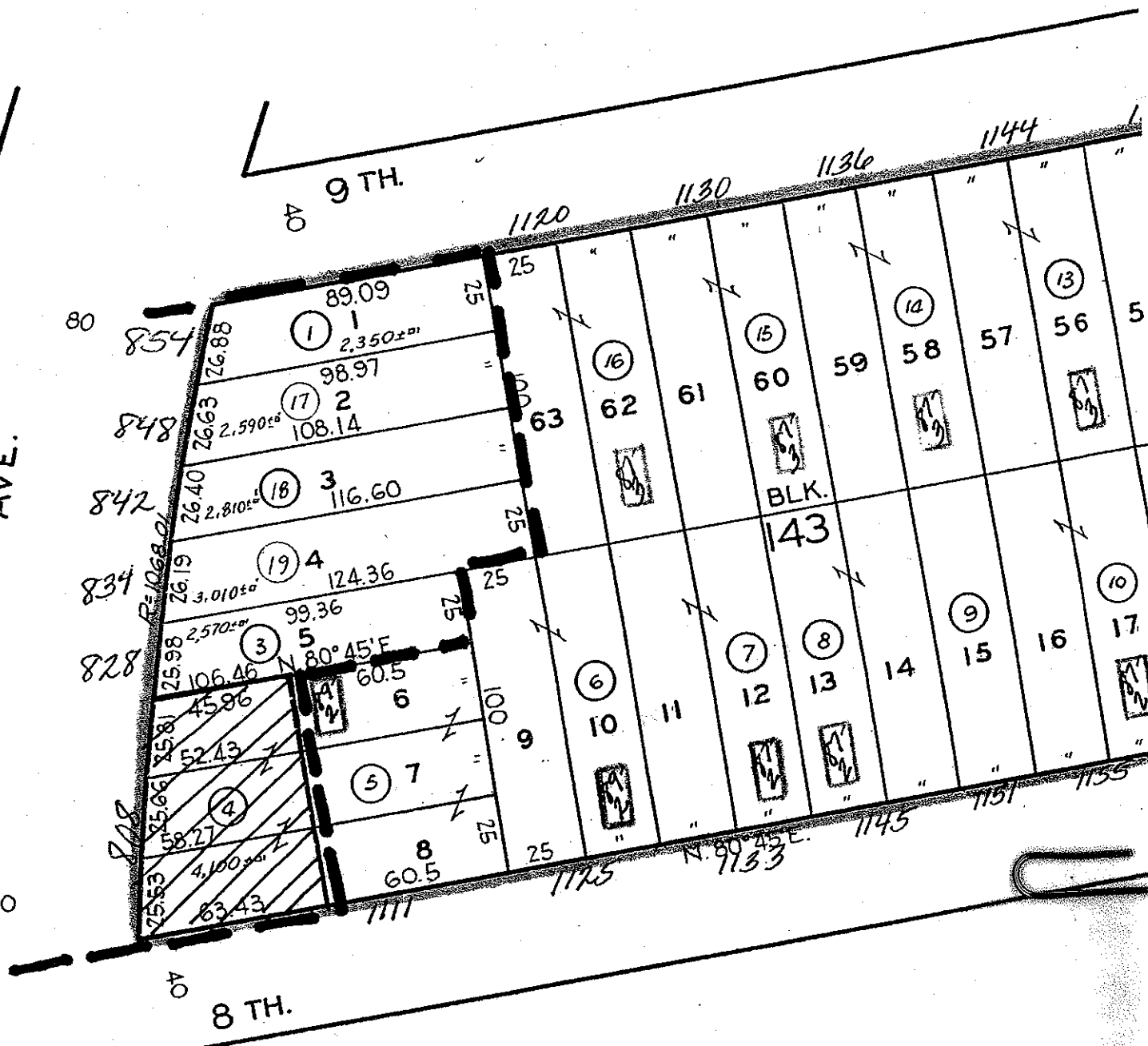
ONTINENTAL MAPPING
6325 Van Nuys Boulevard, Van Nuys, CA

PROSPECT AVE.

PROSPECT AVE.

9 TH.

8 TH.



808 Prospect Avenue

4161-031-004



Property Subject To Merger



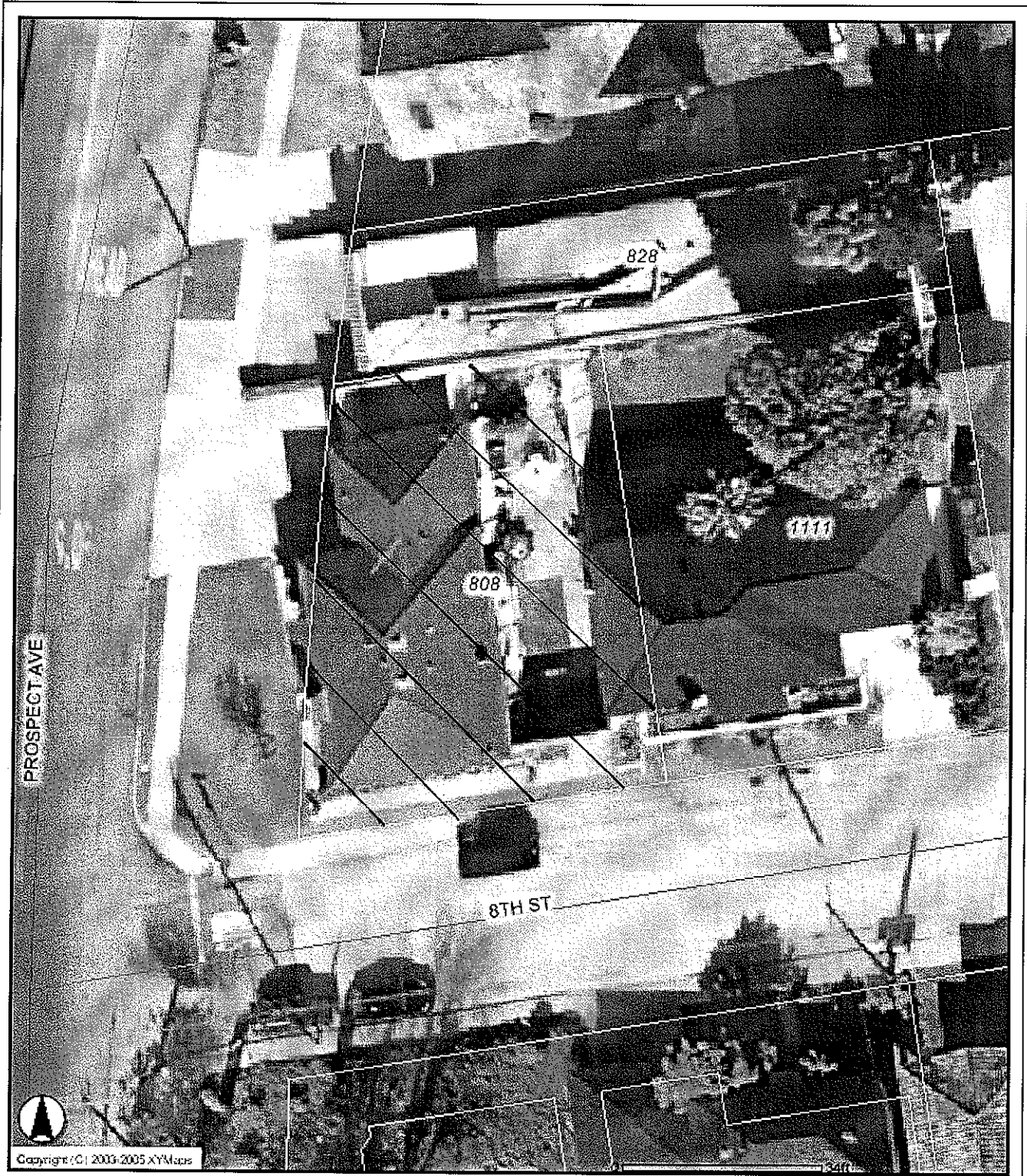
Block Boundary

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

5 of 6 \leq width

6

ASSMT. SEE:



City of Hermosa Beach
808 Prospect Avenue