

May 31, 2007

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
June 19, 2007

SUBJECT: LOT MERGER HEARING

LOCATION: 925 14th STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 925 14TH STREET,
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 one large 5,590-square foot parcel comprised of two lots from the original subdivision. The property contains single-family residence partially constructed on contiguous lots (Attachment 2). The most westerly lot is approximately 50 feet wide and 74.5 feet deep (3,726 square feet); the adjacent smaller lot is approximately 25 feet wide and 74.5 feet deep (1,863 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:

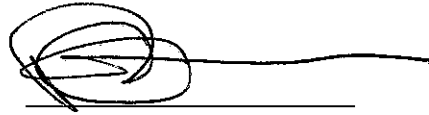
- If the substandard lots under consideration for merger are similar or greater in size and width to more than 80% parcels fronting on the same block¹, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed.
- If the lots under consideration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

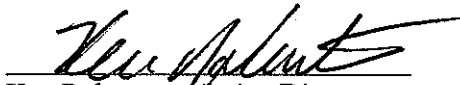
The subject property is one of seventeen parcels on this block fronting 14th Street and zoned R-1. Of these seventeen parcels, one is similar in size (1,863 square feet) and width (25' x 74.5') to the smaller of the subject lots. Therefore, the substandard lot is greater or similar in size and width to only 5.88% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots qualify for merger.

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 front 14th Street, merger of these lots meet the intent of the lot merger ordinance, and will protect the neighborhood integrity.



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)."

925 14th Street

Study of properties *fronting on 14th Street* with lots that are similar or greater in in size and width fronting on 14th Street.

Book 4185

Block between Pacific Coast Highway and Ocean Drive

Page Number:	Total Parcels:	# of lots the subject lot (25'x74.5') is similar or greater than:	# of lots the subject is smaller than:
8, 11	17	1	16
Total	17	1	16

Lot B: 1/17=5.88% Lots similar or greater in size and width to subject lot

TOTAL%: 5.88%

RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 925 14TH STREET, LEGALLY DESCRIBED AS LOT 10 AND SOUTHWEST 25 FEET OF LOT 11, BLOCK 1, HERMOSA KNOB HILL 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. Of the seventeen parcels that front on 14th Street, only one is similar in size (1,863 square feet) and width (25' x 74.5') to the smaller of the subject lots.
3. The substandard lot is greater or similar in size and width to only 5.88% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots qualify for merger.

Section 4. Based on the foregoing, the Planning Commission and hereby merges Lot 10 and southwest 25 feet of Lot 11, Block 1, Hermosa Knob Hill 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

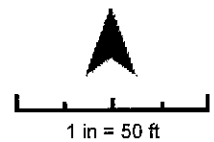
Ken Robertson, Secretary

June 19, 2007

Date

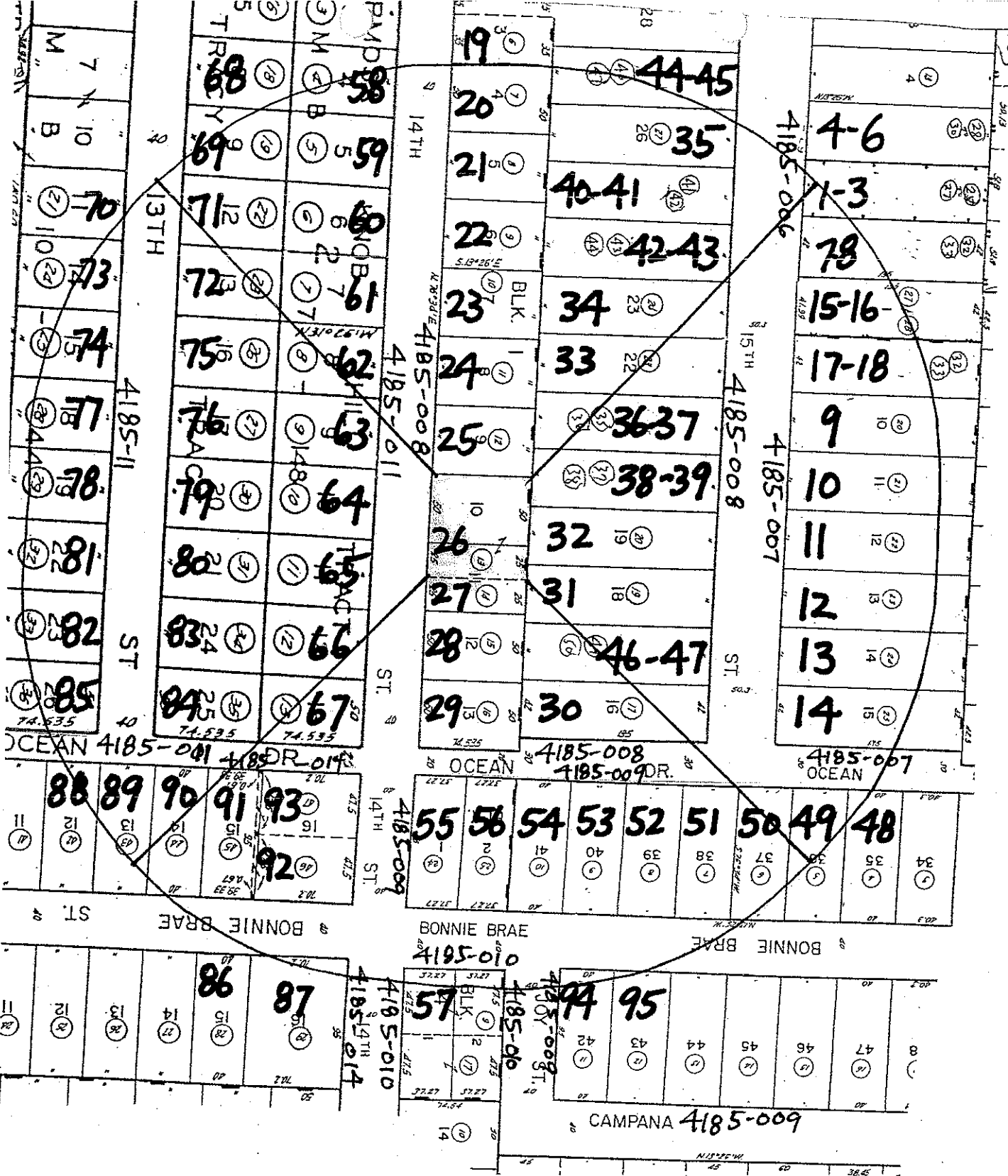


925 14th Street
 City of Hermosa Beach



Date Printed: 5/23/2007

5



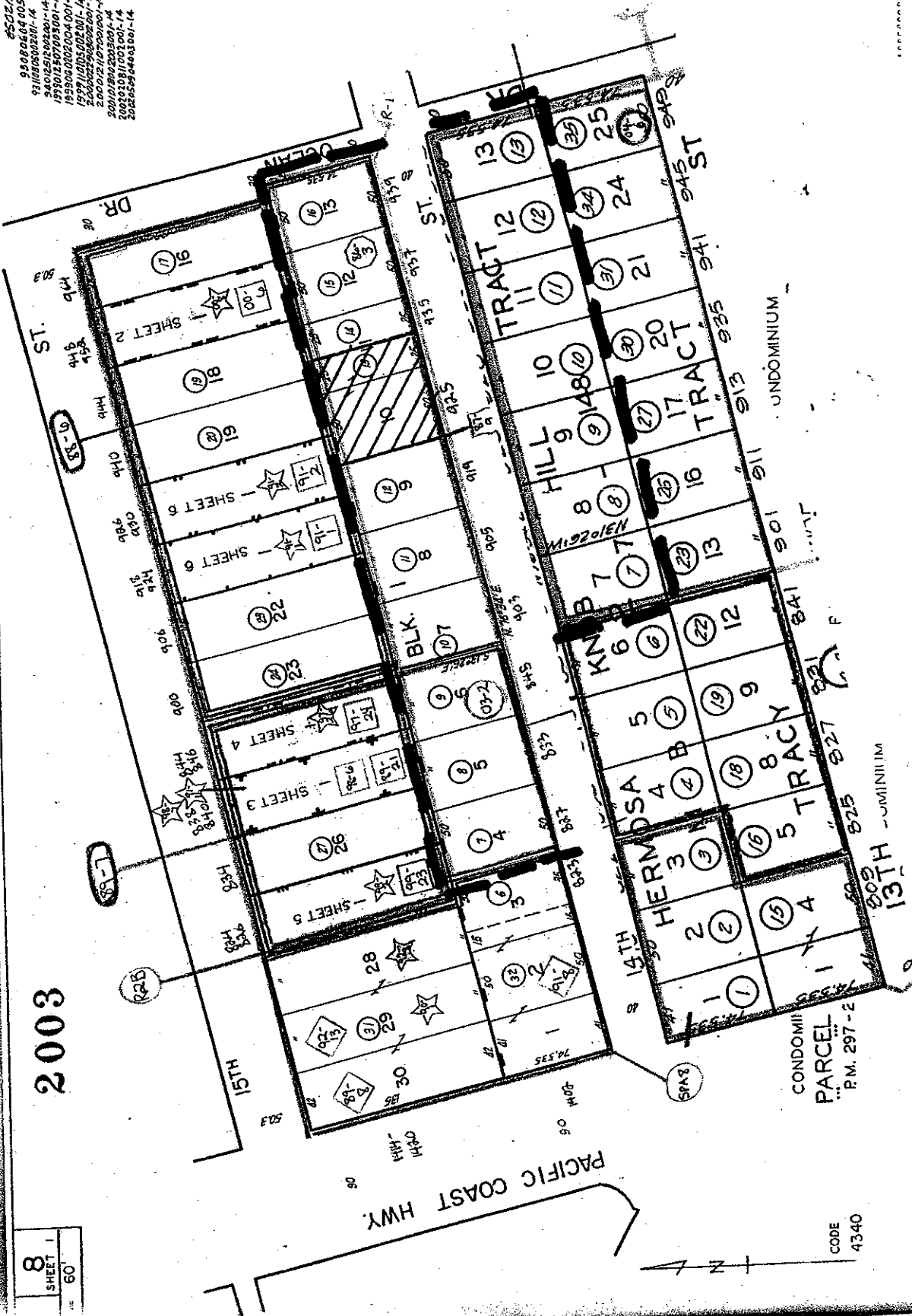
ADDRESS: 925 14TH ST.

SCALE 1" = 100'

95080604005001-14
 931000002001-14
 9401051209001-14
 1955012307003001-14
 1955002002004001-14
 1720110005000001-14
 200012107000001-14
 2001010002003001-14
 20020100011002001-14
 200205090400001-14

2003

8
 SHEET I
 60





CONDOMINIUM
 PARCEL
 P.M. 297-E

CODE
 4340

FOR PREV. ASSMT. SEE: 160-29 & 30

925 14th Street 4185-008-013

-  Property Subject To Merger
-  Block Boundary
- 1 of 17 Assessor's Parcels ≤ Size of Lot Subject to Merger (6%)