

June 7, 2007

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

**Regular Meeting of
June 19, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 1021 14TH STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 1021 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 a 3,540-square foot parcel, comprised of two lots from the original subdivision. The property contains one dwelling unit partially constructed on contiguous lots (Attachment 2). Each lot has a 47.5-foot wide width and a 37.27-foot depth, with a total lot square footage of 1,770 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 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.

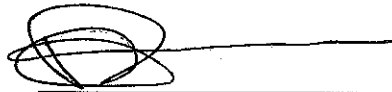
The subject property is one of only five parcels on this block fronting on 14th Street and the substandard lots are greater or similar in size and width to only one of the five lots on the block (20%). Therefore, pursuant to Section 16.20.030, the 80% analysis must go beyond the limits of the block and 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.”

Therefore, to determine whether the subject lots are similar or greater in size and width than 80% of parcels in the neighborhood staff has looked beyond just the subject block and evaluated the neighborhood. Due to the hodge-podge of different zoning classifications in the area, Staff selected a large neighborhood boundary. The “neighborhood” is defined as follows:

1. R-1 zoned properties north of Aviation Boulevard between Prospect Avenue and Pacific Coast Highway;
2. R-1 zoned properties south of 16th Street between Pacific Coast Highway and Aviation Boulevard;
3. R-1 zoned properties east of Pacific Coast Highway between 16th Street and Aviation Boulevard; and,
4. R-1 zoned properties west of Prospect Avenue between 16th Street and Aviation Boulevard (Attachment 4)

Of the 181 R-1 parcels within the neighborhood boundary, only 1 is similar in size and width. Therefore, the subject lots are greater or similar to only 0.5% of the lots in the neighborhood as defined by the lot merger ordinance. Based on this analysis the lots do qualify for merger.

In conclusion, 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 meet the intent of the lot merger ordinance, and will protect the neighborhood integrity, and therefore recommends that the lots be merged.



Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments

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

1021 14th Street

Study of properties within Neighborhood (South of 16th Street, North of Aviation Boulevard, West of Propsect Avenue, and East of Pacific Coast Highway)*

Total Parcels	# of lots the subject lot (47.5'x37.27') is similar or greater than*:	# of lots the subject lot is smaller than:
181	1	180

1/180=0.5% Lots similar or greater in size and width to subject lot

**Excluding Commercially and Multiple Family Zone Lots*

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 1021 14TH STREET, LEGALLY DESCRIBED AS WESTERLY ½ OF LOT 1 AND LOT 2, BLOCK 4, G.G. ALLEN'S SUBDIVISION

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 181 R-1 parcels within the neighborhood, only 1 is similar in size and width;
3. The subject lots are greater or similar to only 0.5% of the lots in the neighborhood as defined by the lot merger ordinance. Based on this analysis the lots do qualify for merger.

Section 4. Based on the foregoing, the Planning Commission and hereby merges the westerly ½ of Lot 1 and Lot 2, Block 4, of the G.G. Allen's Subdivision 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

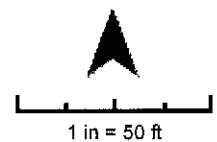
June 19, 2007

Date

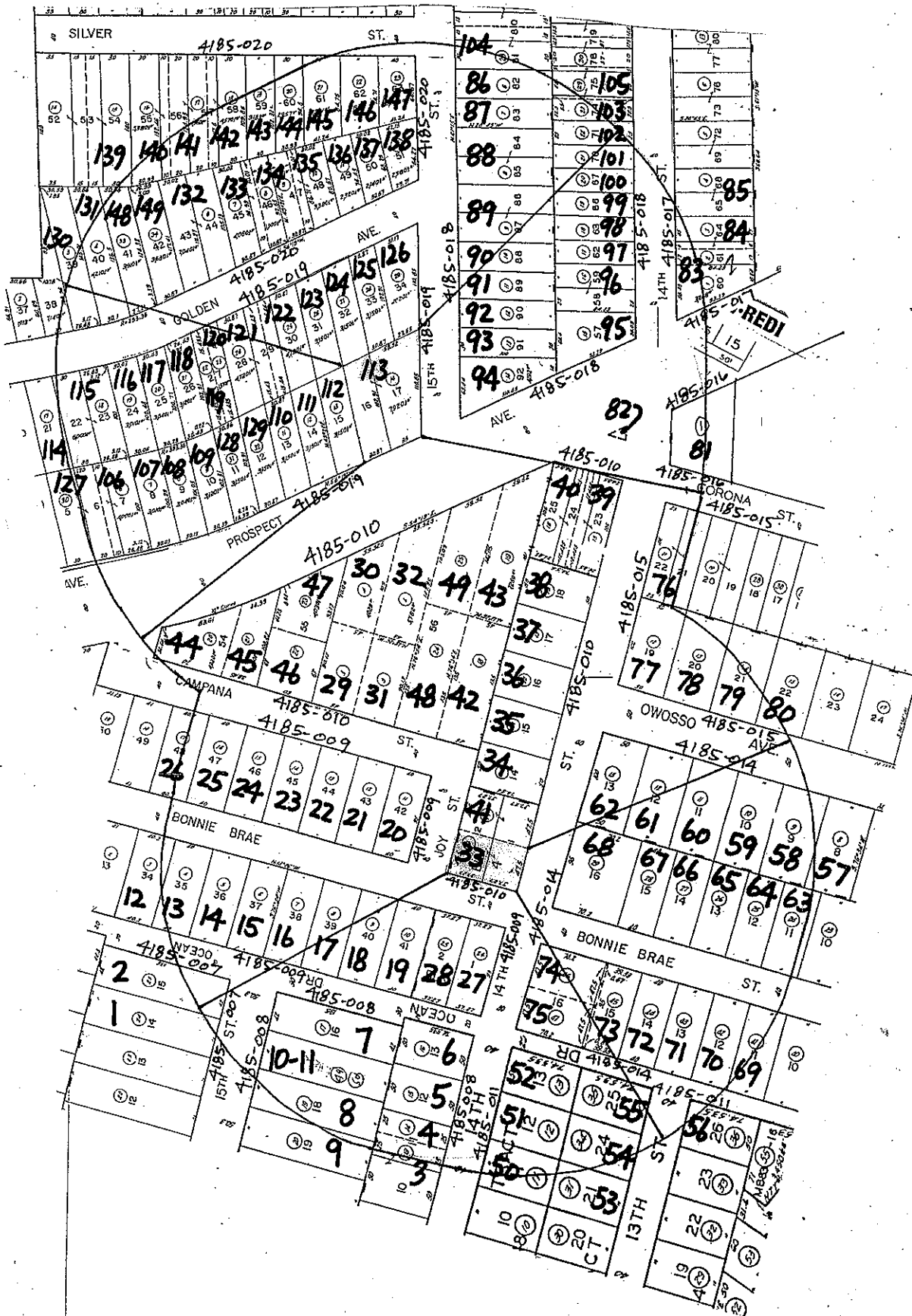


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1021 14th Street City of Hermosa Beach



Date Printed: 5/23/2007



ADDRESS: 1021 14TH ST. &
1504 PROSPECT AVE.

PROSPECT AVE.

BONNIE BRAE

CAMPANA

ST. 9

JOY ST.

ST. 9

E.B. SMITH'S RE-PLAT

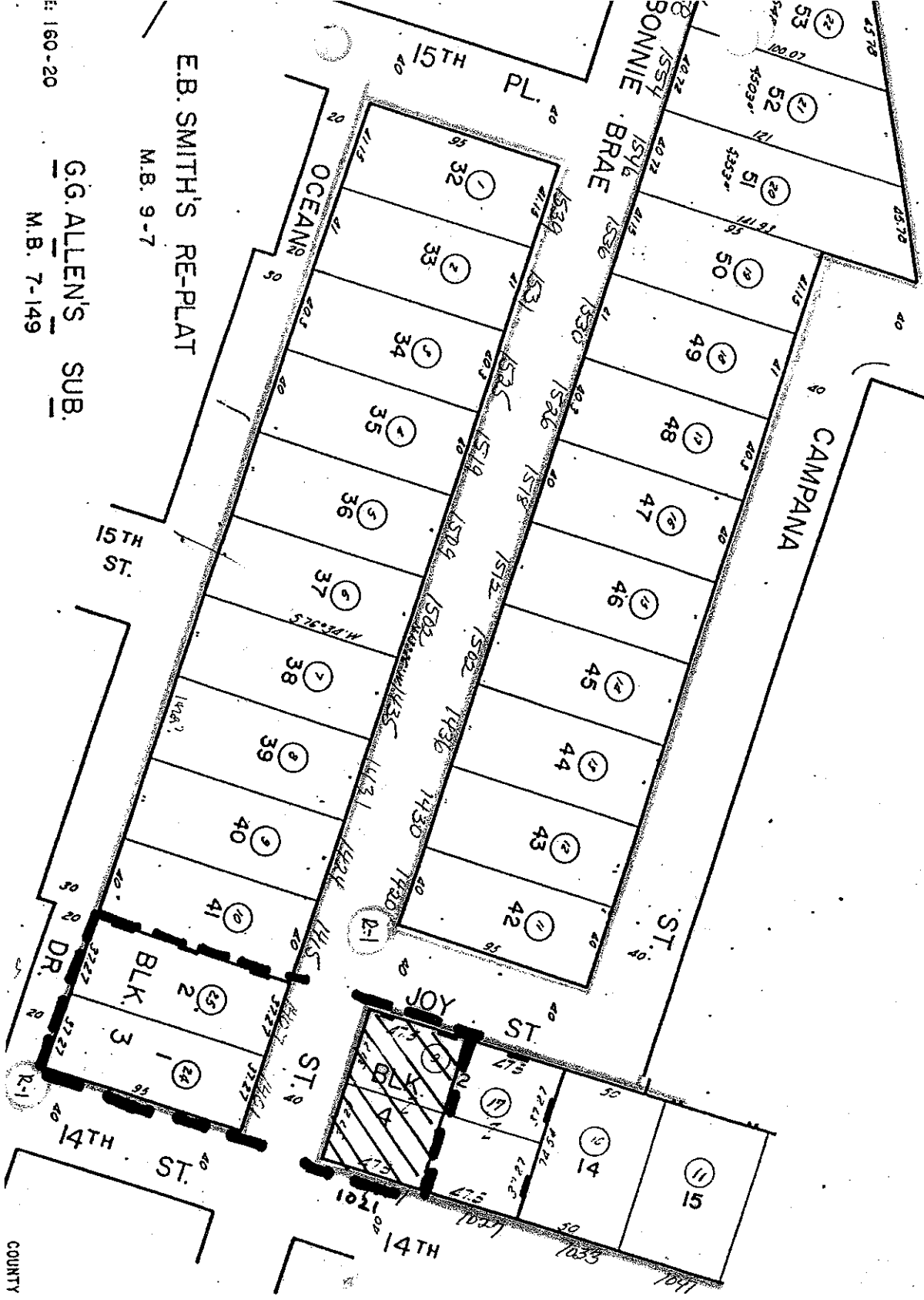
M.B. 9-7

G.G. ALLEN'S SUB.

M.B. 7-149

160-20

ASSASSOR'S COUNTY OF LOS ANGE



1021 14th Street

4185-010-009



Property Subject To Merger



Block Boundary

0 of 3 Assessor's Parcels ≤ Size of Lot Subject to Merger (0 %)

CITY OF
HERMOSA BEACH
CALIFORNIA

