

June 11, 2007

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

**Regular Meeting of
June 19, 2007**

SUBJECT: LOT LINE ADJUSTMENT 07-1

LOCATION: 2851 AND 2901 PACIFIC COAST HIGHWAY

APPLICANT: 2851 PCH PARTNERS, LLC & 2901 PCH PARTNERS, LLC
2447 PACIFIC COAST HWY, SUITE 201
HERMOSA BEACH, CA 90254

REQUEST: LOT LINE ADJUSTMENT TO TRANSFER APPROXIMATELY 1,855
SQUARE FEET OF LOT AREA FROM 2901 PACIFIC COAST HIGHWAY
TO 2851 PACIFIC COAST HIGHWAY.

Recommendations:

To approve the proposed lot line adjustment by minute order.

Background:

ZONING:	C-3
GENERAL PLAN:	General Commercial
EXISTING LOT SIZE:	2901 PCH – (46,867 Square Feet) 2851 PCH – (16,000 Square Feet)
PROPOSED LOT SIZE	2901 PCH – (45,012 Square Feet) 2851 PCH – (17,855 Square Feet)

The subject properties are located on the westerly side of Pacific Coast Highway (PCH) between 30th Street and Gould Avenue and held under the same ownership. The property at 2901 PCH is currently developed with three commercial buildings used for furniture sales and the property at 2851 PCH with one vacant commercial store. 2901 PCH includes an elongated section that extends behind the alley at the rear of the property at 2851 PCH. The applicant is proposing a Lot Line Adjustment to transfer this elongated section that contains approximately 1,855 square feet of lot area from 2901 PCH to 2851 PCH

A Lot Line adjustment is a procedure established in the Subdivision Map Act to allow alterations to lot lines between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel. Lot Line Adjustments are not considered subdivisions and are exempt from provisions of the Map Act and the City's subdivision ordinance with respect to the need of a tentative tract map (Gov Code 66412(d)). Lot line adjustments shall comply with the code requirements with respect to setbacks, parking, and other applicable requirements.

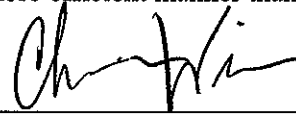
Analysis:

The southwesterly elongated portion of Lot A (Please refer to civil engineering plan) at 2901 PCH will be realigned with the lot at 2851 PCH. Reconfiguration of property lines will not have an adverse impact on street access or front and side setbacks. After obtaining approval of the Lot Line Adjustment the applicant intends to request the vacation of the portion of the alley running

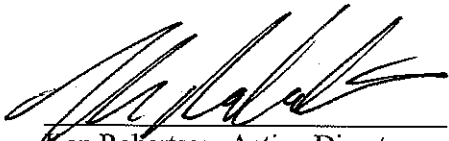
through the property which will improve the development potential of 2851 PCH as a separate parcel.

Summary:

Staff recommends approval of a Lot Line Adjustment to transfer approximately 1,855 square feet from 2901 PCH to 2851 PCH. Reconfiguration of lots will not adversely impact setbacks or access, and will allow the subject properties to be developed in a more efficient manner than is possible with the current configuration.



Christopher Wilson
Planning Division Intern



Ken Robertson, Acting Director
Community Development Department

Attachments

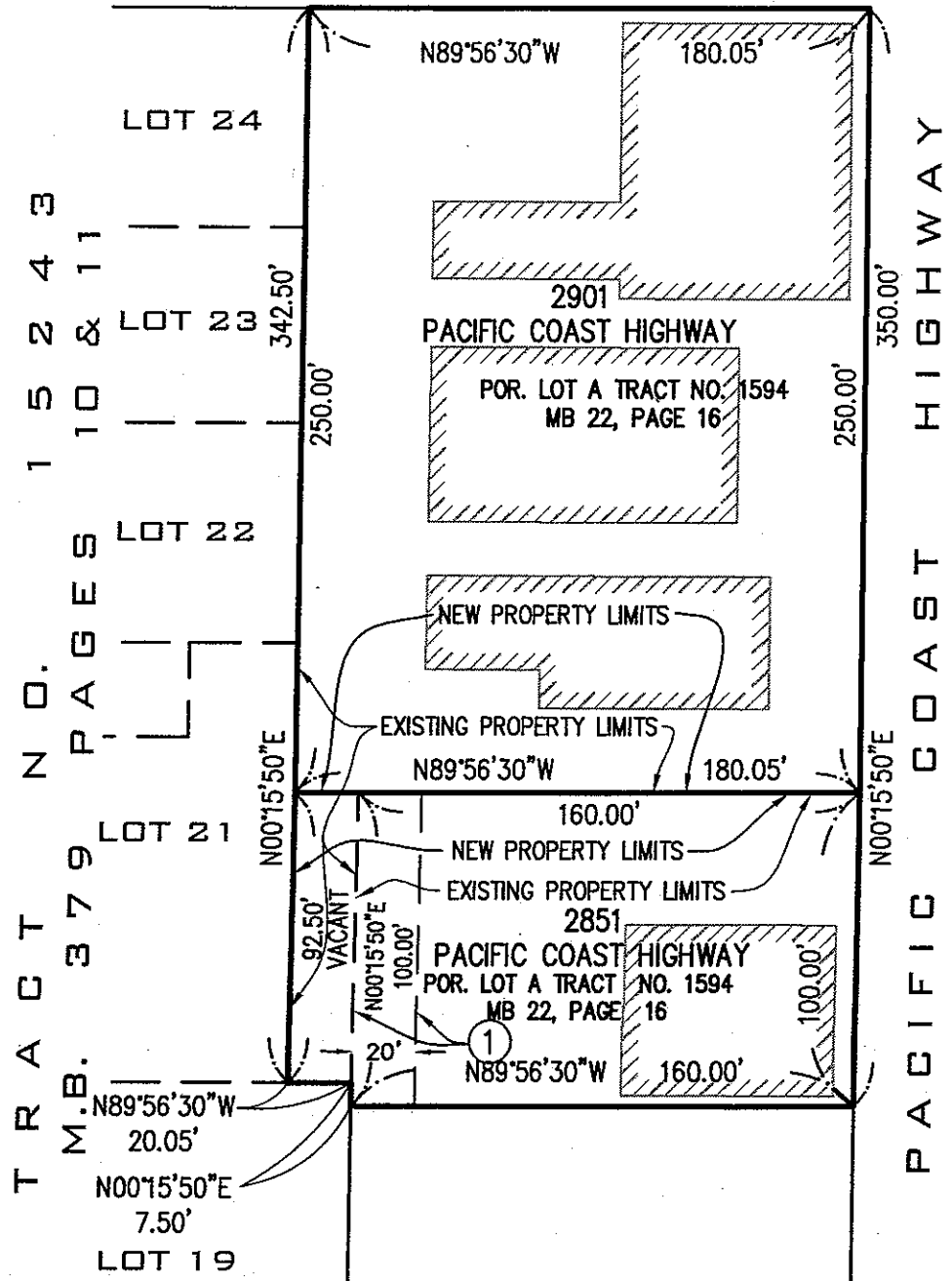
1. Civil Engineering Plan
2. Location Map
3. Aerial Photo
4. Certificate of Compliance
5. Photo Survey

LOT LINE ADJUSTMENT

3 0 T H S T R E E T



Scale 1" = 60'



LEGEND:

- EXISTING LOT LINE
- NEW LOT LINE
- 1 20' WIDE EASEMENT FOR ALLEY, PUBLIC UTILITY AND STREET PURPOSES
- EXISTING BUILDING TO REMAIN

NOTES:

1. OWNER OF 2901 PACIFIC COAST HIGHWAY:
2901 PCH PARTNERS, LLC

- OWNER OF 2851 PACIFIC COAST HIGHWAY:
2851 PCH PARTNERS, LLC

W.O. 07-455
PREPARED BY:

WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD., SUITE 333
WOODLAND HILLS, CA. 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

PARCEL	AREA BEFORE	AREA AFTER
2901 PACIFIC COAST HIGHWAY	46,867 SF	45,012 SF
2851 PACIFIC COAST HIGHWAY	16,000 SF	17,855 SF

MAP
4-40

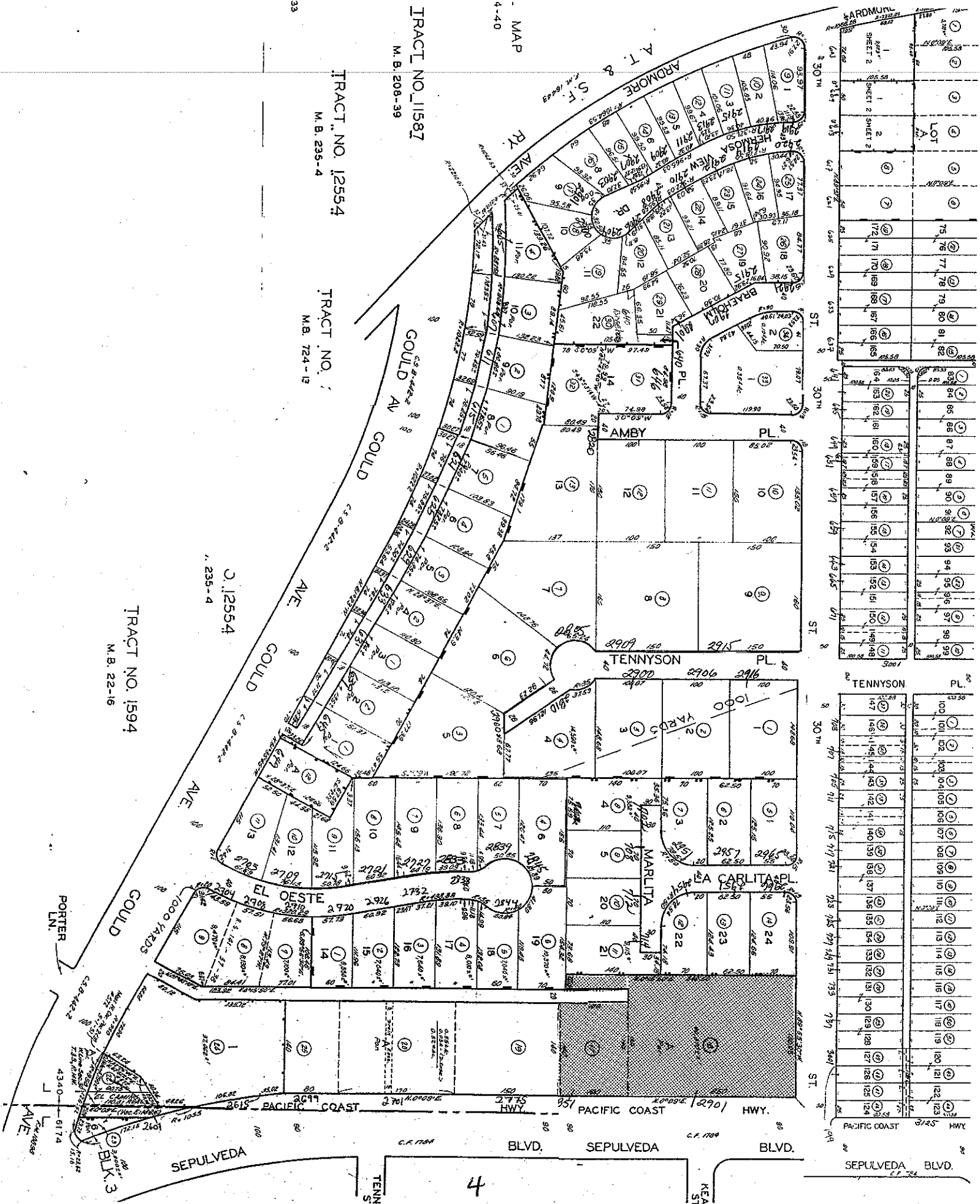
TRACT NO. 11587
M.B. 208-39

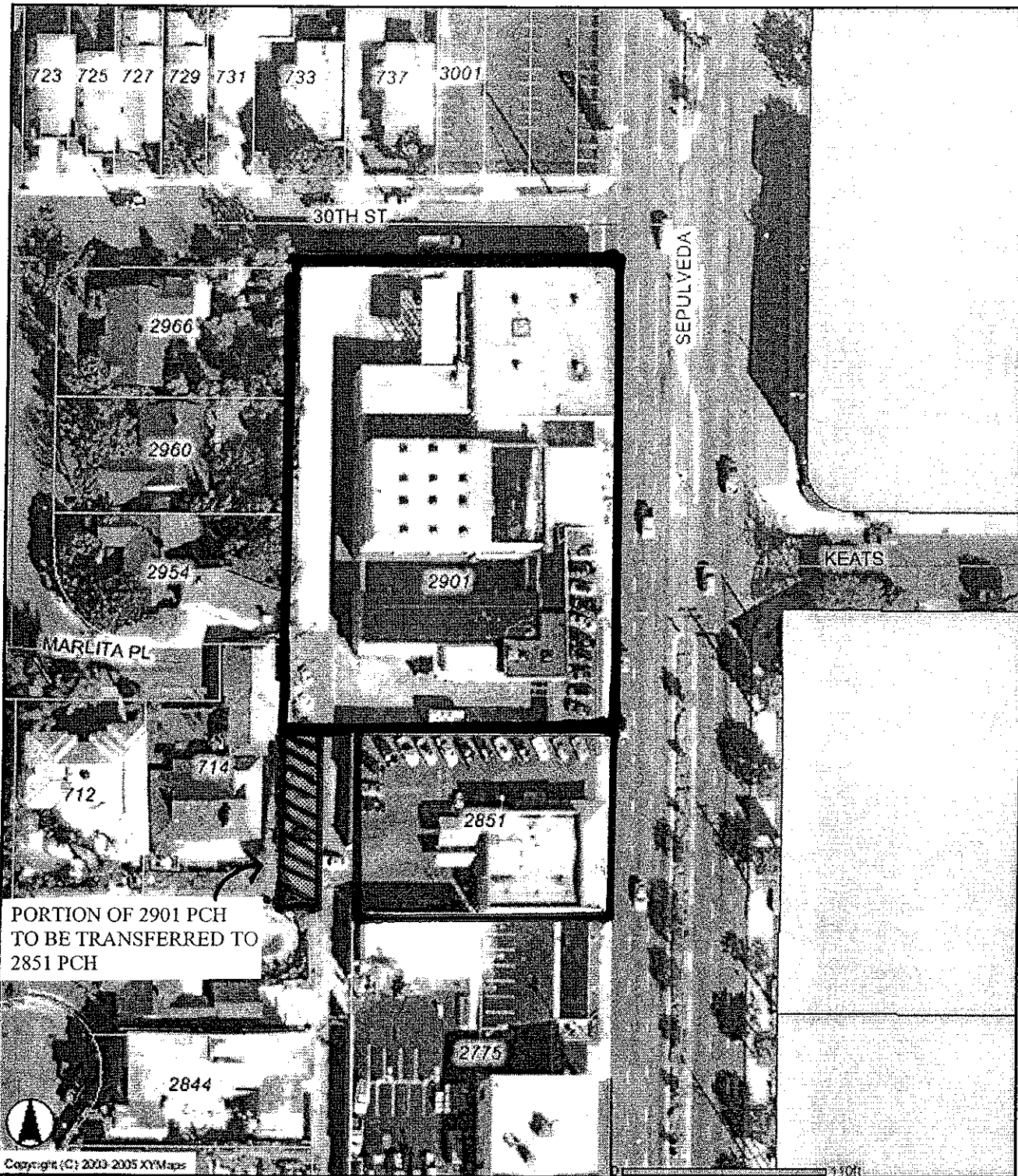
TRACT NO. 12554
M.B. 235-4

TRACT NO. 1594
M.B. 724-13

C. 12554
M.B. 235-4

TRACT NO. 1594
M.B. 22-16





City of Hermosa Beach
2851 and 2901 Pacific Coast Hwy

1 WHEN RECORDED MAIL TO:

2 City of Hermosa Beach
3 Community Development Department
4 Planning Division
5 1315 Valley Drive
6 Hermosa Beach, CA 90254

7 **CERTIFICATE OF COMPLIANCE**

8 Request of Certificate of Compliance for Lot Line Adjustment/Certificate of Compliance No. _____

9 I/we, the undersigned owner(s) of record of real property within the City of Hermosa Beach,
10 hereby request to adjust existing property lines of the following described parcels:

11 SEE ATTACHED "EXISTING" LEGAL DESCRIPTIONS FOR 2851 AND 2901
12 PACIFIC COAST HIGHWAY
13 _____
14 _____
15 _____

16 see attached page
17 Signature

see attached page
Signature

Signature

18 2851 PCH PARTNERS, LLC
19 Name (printed) / Date

2901 PCH PARTNERS, LLC
Name (printed) / Date

Name (printed) / Date

20 _____
21 Signature

Signature

Signature

22 _____
23 Name (printed) / Date

Name (printed) / Date

Name (printed) / Date

24 DESCRIPTION OF NEW PARCELS:

25 SEE ATTACHED "NEW" LEGAL DESCRIPTIONS FOR 2851 AND 2901 PACIFIC
26 COAST HIGHWAY
27 _____
28 _____
29 _____

1 Pursuant to the provisions of the Subdivision Map Act (Sec. 66410 et seq. Government Code, State
2 of California) and the City Subdivision Ordinance (Title 16 of the Hermosa Beach Municipal Code). I
3
4 hereby certify that I have reviewed the above described division of real property and have found it to be in
5 conformance with all the requirements of the Subdivision Map Act and the City Subdivision Ordinance.
6
7
8
9

10 _____
11 Date:

BY: _____

Director, Community Development Department
City of Hermosa Beach, California

12
13 ATTEST:
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15 _____

16 City Clerk
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PROPERTY OWNER'S AFFIDAVIT

FOR 2851 AND 2901 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA

2851 PCH Partners LLC,
a California limited liability company

By: 2851 PCH Management, Inc.,
a California corporation

By: Kim Alan Benjamin
Kim Alan Benjamin
Its: President

Date: 5/21/07

2901 PCH Partners LLC,
a California limited liability company

By: 2901 PCH Management, Inc.,
a California corporation

By: Kim Alan Benjamin
Kim Alan Benjamin
Its: President

Date: 5/21/07

(State of California, County of Los Angeles)

On May 21, 2007, before me, Mallory Benjamin, personally appeared Kim Alan Benjamin, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

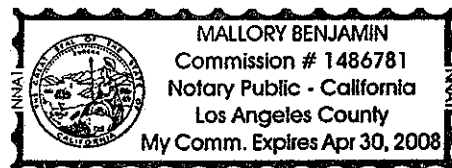
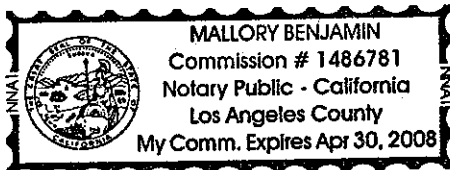
Signature Mallory Benjamin

(State of California, County of Los Angeles)

On May 21, 2007, before me, Mallory Benjamin, personally appeared Kim Alan Benjamin, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

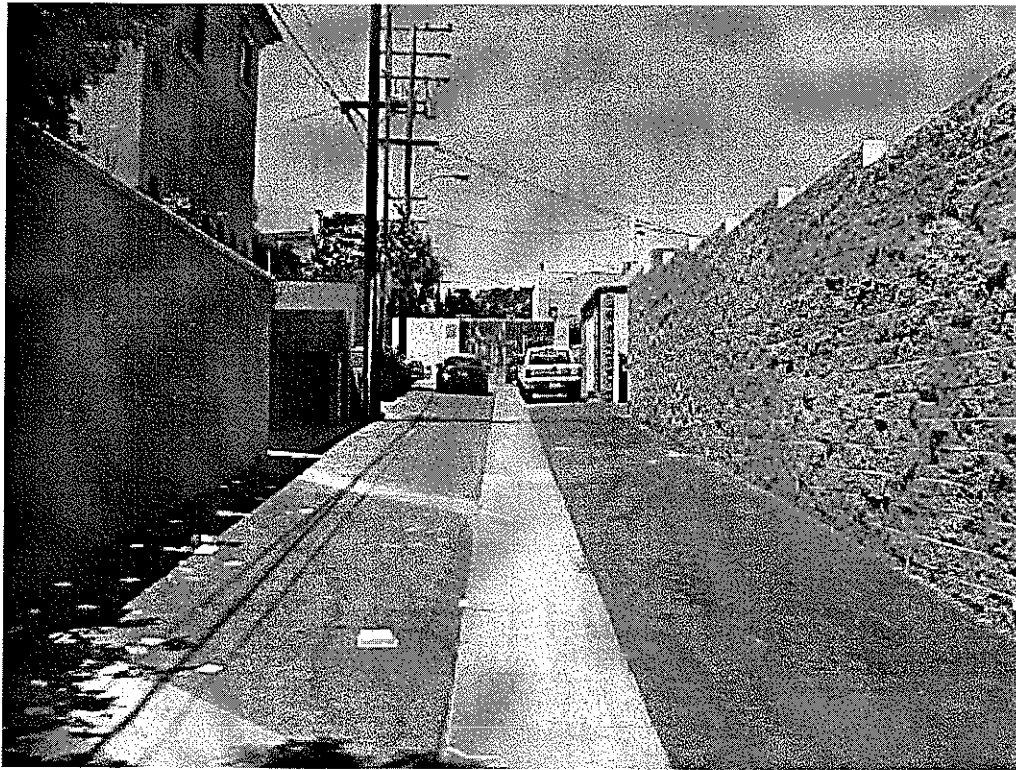
WITNESS my hand and official seal.

Signature Mallory Benjamin

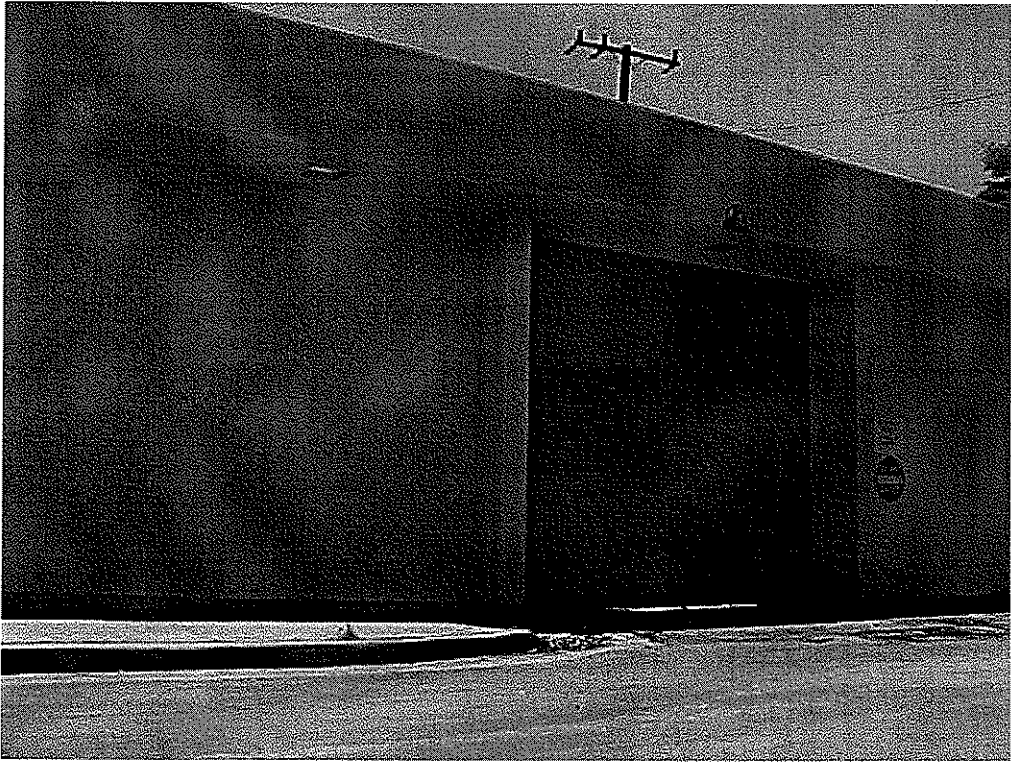




1. SOUTHERN PORTION OF LOT AT 2901 PCH THAT IS SUBJECT TO LLA



2. ALLEY TO THE REAR OF 2851 PCH



3. SIDE ENTRY ALONG 30TH STREET AT 2901 PCH