

June 27, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 1901 MANHATTAN AVENUE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 1901 MANHATTAN AVENUE, COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation

To direct staff as deemed appropriate.

Background

The subject property is one large 7,630-square foot parcel comprised of two lots from the original subdivision. The property contains single-family residence partially constructed on contiguous lots which is oriented to and fronts on Manhattan Avenue (Attachment 1). The two lots that comprise the property are reverse corner lots, fronting on 19th Street; the most easterly lot is approximately 4,241 square feet, the westerly lot is approximately 3,388 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, since the smaller lot (most westerly lot) is less than the minimum lot size of 4,000 square feet and the main structure is sited on both contiguous lots. However, pursuant to criteria related to neighborhood compatibility set forth in Section 16.20.030, the subject property shall not be merged due to its combined size of 7,630 square feet *unless the integrity of the neighborhood will be harmed.*

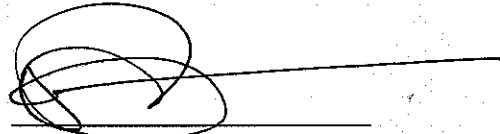
The subject property is only parcel on the block fronting on Manhattan Avenue. Therefore, pursuant to Section 16.20.030, the neighborhood analysis must go beyond the limits of the block and consider the neighborhood².

Therefore, to evaluate neighborhood integrity staff has looked beyond just the subject block and evaluated the neighborhood as follows:

1. R-1 zoned properties north of 19th Street between Palm Drive and Monterey Boulevard;
2. R-1 zoned properties south of 22nd Street/Monterey Boulevard between Palm Drive and Monterey Boulevard;
3. R-1 zoned properties east Palm Drive between 22nd Street/Monterey Boulevard and 19th Street; and,
4. R-1 zoned properties west of Monterey Boulevard between 22nd Street and 19th Street (Attachment 4)

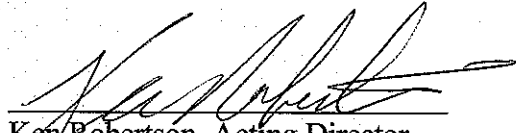
Of the 81 R-1 parcels within the neighborhood boundary, only 37 are similar in size and width. Therefore, the substandard westerly lot is greater or similar to 45.68% of the lots in the neighborhood as defined by the lot merger ordinance.

The Commission has the authority to merge the lots only if it finds the integrity of neighborhood will be harmed by separate development of the lots. Based on the analysis above, there is not a compelling argument that separate development of these lots will harm the integrity of the neighborhood. However, the Commission may want to consider the orientation and steep topography of the lots along 19th Street (Attachment 4), and whether the integrity of the neighborhood would be harmed with new development fronting 19th Street.



Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments:

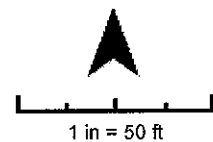
1. Location Map
2. Radius Map
3. Block Exhibit
4. Photo Survey

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)."

² 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."



1901 Manhattan Avenue
 City of Hermosa Beach



Date Printed: 6/26/2007

4



ADDRESS: 1901 MANHATTAN AVE

SCALE 1" = 100'



CONTINENTAL MAPPING SERVICE
6325 Van Nuys Boulevard, Van Nuys, CA 91401

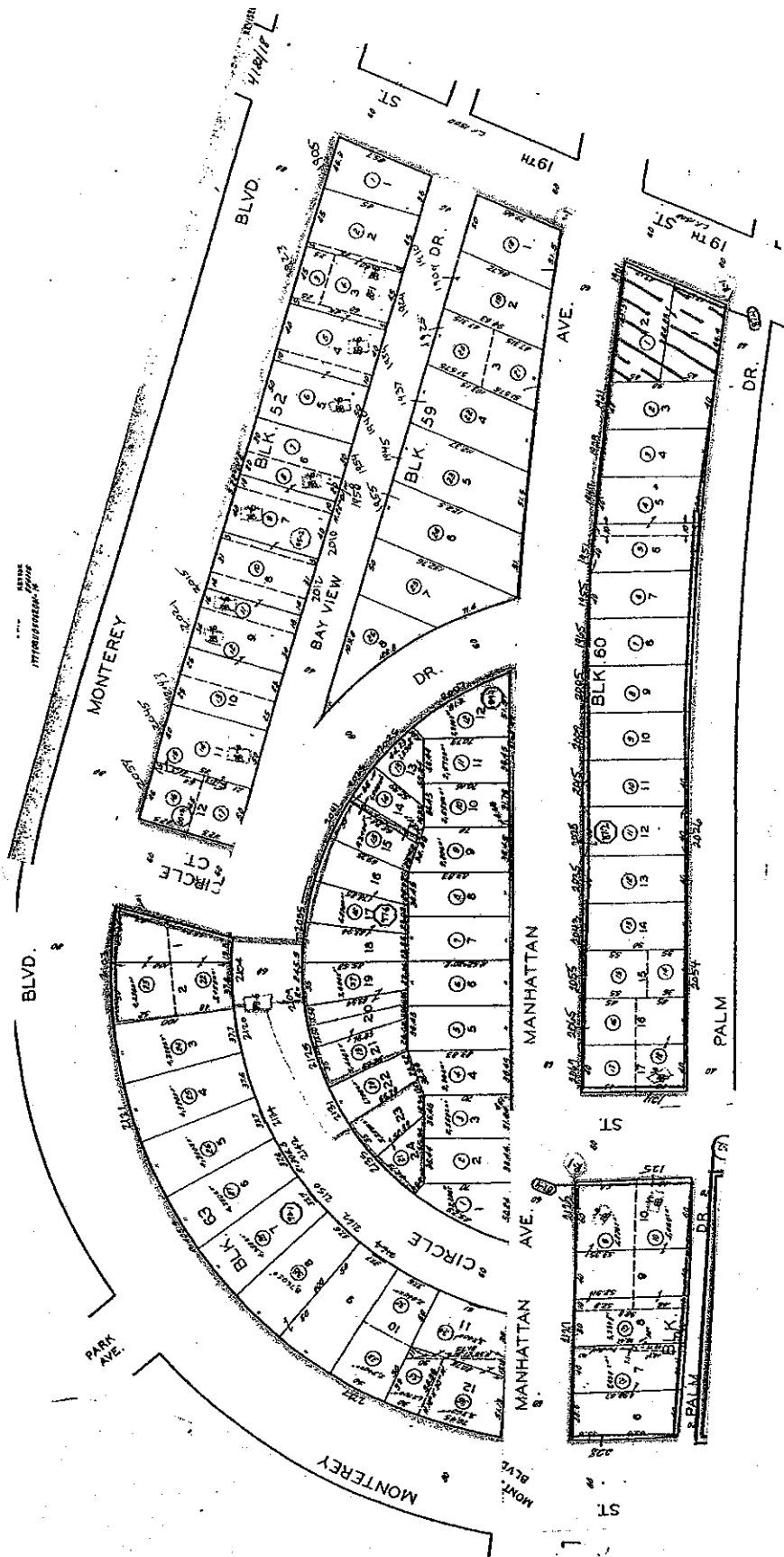
(818) 787-1663

1901 Manhattan Avenue

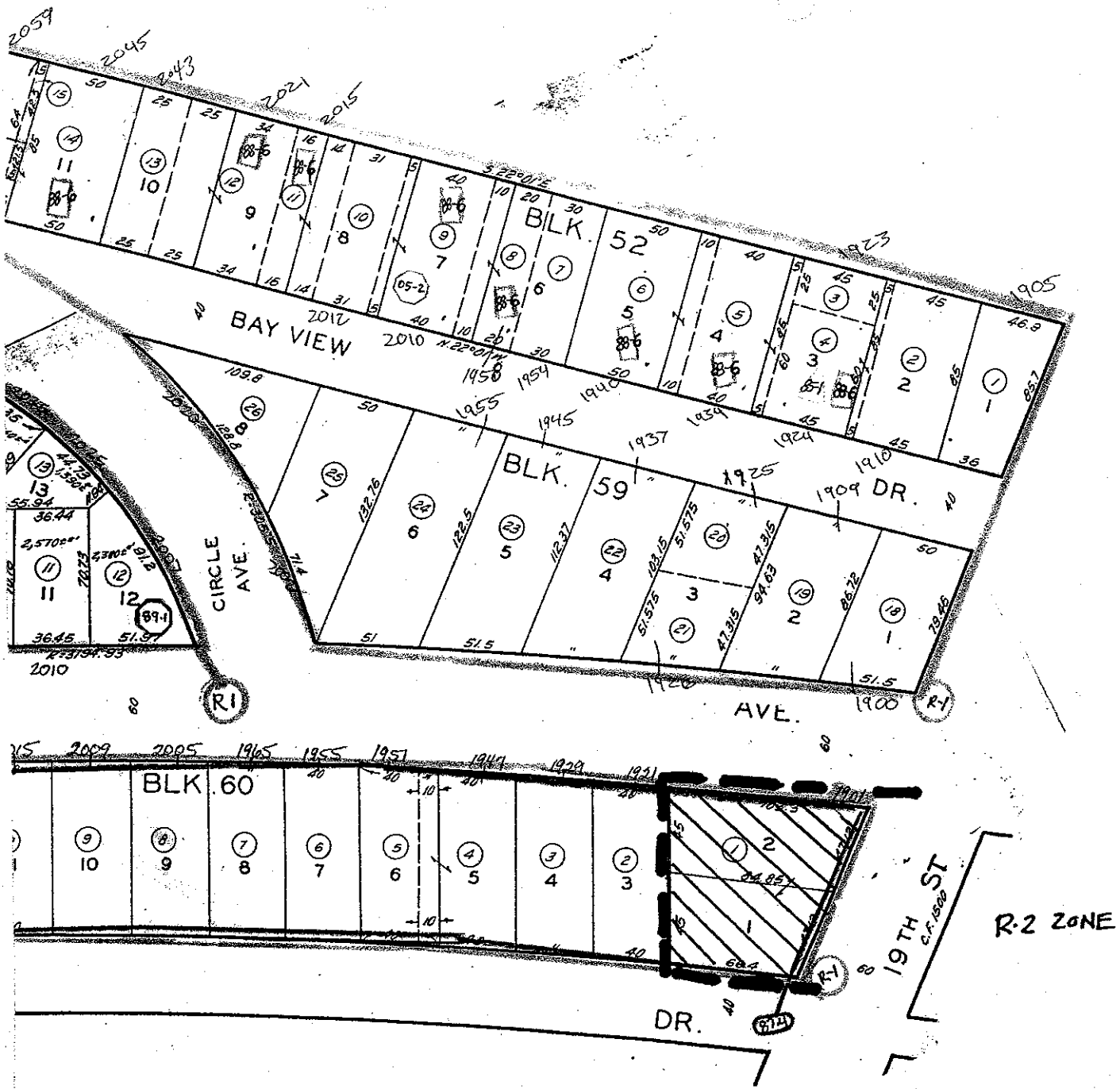
Study of properties within Neighborhood (South of 22nd Street and Monterey Boulevard, North of 19th Street, West of Monterey Boulevard, and East of Palm Drive)

Neighborhood Analysis		
Total Parcels:	# of lots the subject lot (3,388 square feet) is similar or greater than:	# of lots the subject is smaller than:
81	37	44
81	37	44

The subject lot is similar or greater in size and width to 45.68% of the lots in the neighborhood.



37 OF 81 ASSESSOR'S PARCELS \leq SIZE OF LOT SUBJECT TO MERGER
 45.68%



1901 Manhattan Avenue 4182-008-001



Property Subject To Merger
 Block Boundary

○ of 1 Assessor's Parcels ≤ Size of Lot Subject to Merger (○ %) will require a neighborhood analysis.

1901 MANHATTAN AVENUE
PHOTO SURVEY

