

July 3, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 228 22ND STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 228 22ND STREET, COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation

To not merge the subject lots and adopts the attached Resolution.

Background

The subject property is approximately 7,490-square foot, comprised of two lots from the original subdivision (lots 6 and 7, Block 31, First Addition to Hermosa). The corner lot is 38.5-foot wide along Manhattan Ave and 40-foot wide along Palm Drive with a total lot size of 3,570 square foot. The interior lot has a 40-foot width and a 98-foot depth resulting in 3,920 square feet of lot area. The property contains a 12-unit apartment building 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

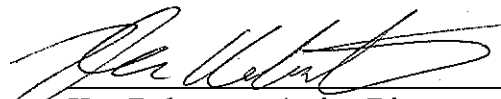
The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020, since both lots are less than the minimum lot size of 4,000 square feet and the main structure is sited on both contiguous lots. However, pursuant to criteria related to neighborhood compatibility set forth in Section 16.20.030, the subject property shall not be merged due to its combined lots size of 7,490 square feet *unless the integrity of the neighborhood will be harmed.*

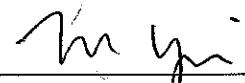
The block south of the subject property is characterized by a uniform pattern of 40-foot wide lots with exception of a few half lots (Attachment 3). The subject property is the only parcel front on 22nd Street between Palm Drive and Manhattan Avenue. Therefore, according to Section 16.20.030, the 80% analysis must go beyond the limits of the block¹ and consider the neighborhood².

Staff identified the neighborhood boundary to include all R-1 zoned properties east of Hermosa Avenue and west of Loma Drive with 24th Street to the north and 19th Street to the south. Within the defined neighborhood, there are 150 parcels of which 113 parcels are similar or smaller in size and width to the subject lot (3,570 square foot corner lot). Therefore, the lot is similar or greater in size and width to 74.8% of the lots on the block as defined by the lot merger ordinance. Further, the interior lot is essentially the same size and width or greater than most of the parcels south side of 21st Street along Manhattan Avenue, with the exception of a few half lots. Based on this analysis, the integrity of the neighborhood would not be harmed if these lots were separately developed in the future. In fact, merging the lots will create a parcel with a combined area of 7,490 square feet, which would be second to the largest parcel within the neighborhood.

Given the high percentage of lots within the neighborhood that are similar or smaller in size and width than the subject lots, staff does not believe separate development of these two lots will adversely impact the neighborhood integrity. Therefore, staff recommends that the lots not be merged.

CONCUR:


Ken Robertson, Acting Director
Community Development Department


Eva Choi, Planning Assistant

Attachments

1. Resolution
2. Location Map
3. Radius Map
4. Block Exhibit and Tabulations
5. Aerial Photo

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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."

RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO NOT MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 228 22ND STREET, LEGALLY DESCRIBED AS EASTERLY VACANT CORNER OF LOTS 6 AND 7, BLOCK 31, FIRST ADDITION TO HERMOSA BEACH.

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 July 17, 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. The property is 7,490 square feet and pursuant to Section 16.20.030, it shall not be merged unless the integrity of the neighborhood will be harmed.
2. The block south of the subject property is characterized by a uniform pattern of 40-foot wide lots with exception of a few half lots.
3. Given that 113 out of 150 parcels in the neighborhood are similar or smaller in size and width to the existing lots that comprise the property, not merging the lots will not adversely impact the existing integrity of the neighborhood.

Section 4. Based on the foregoing, the Planning Commission hereby determines not to merge easterly vacant corner of lots 6 and 7, Block 31, First Addition to Hermosa Beach and directs staff to file for record with the County Recorder's office a release of the notice of intention and a notice for non-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 July 17, 2007.

Langley Kersenboom, Chairman

Ken Robertson, Secretary

July 17, 2007

MONTEREY
BLVD.

ST.

MANHATTAN

CIRCLE
DR.

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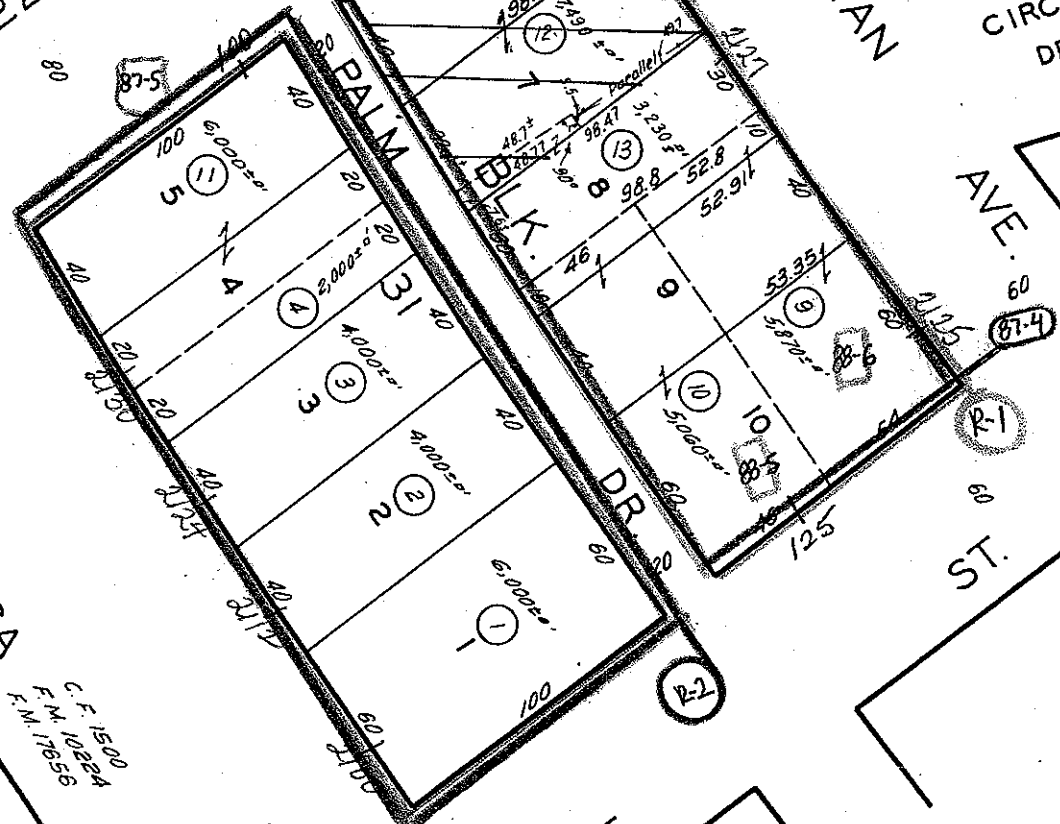
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HERMOSA

ST.

21 ST

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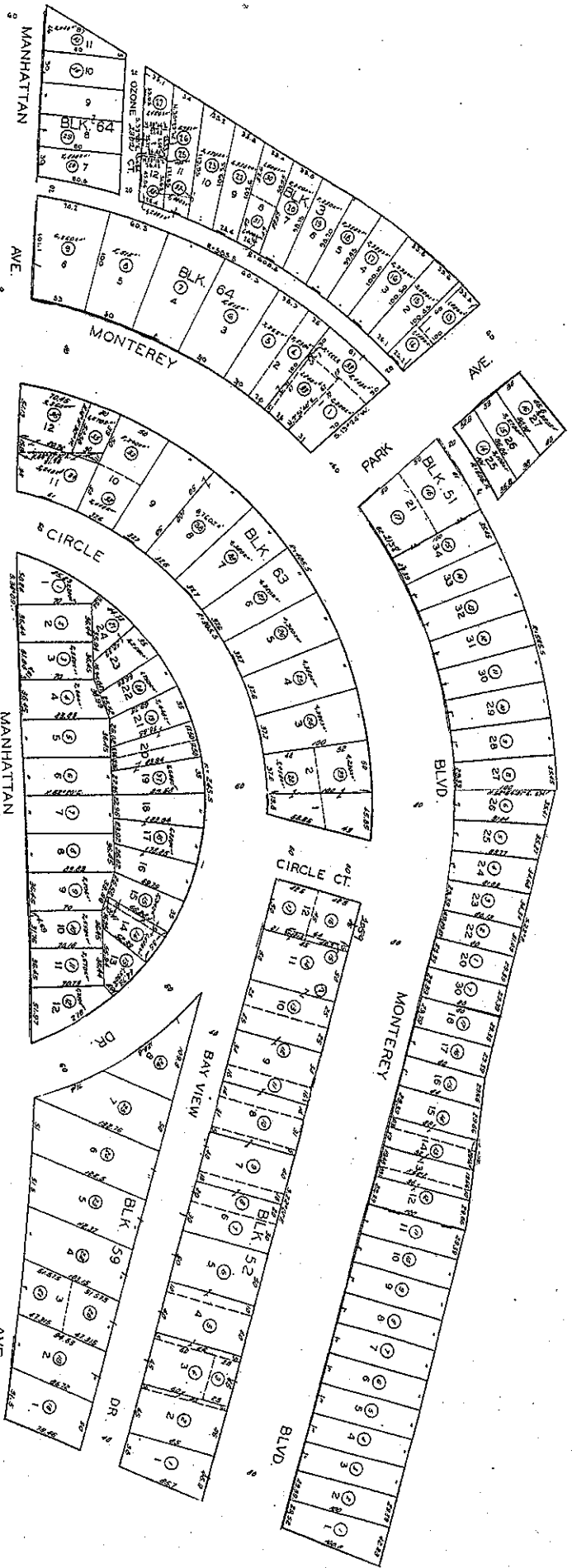
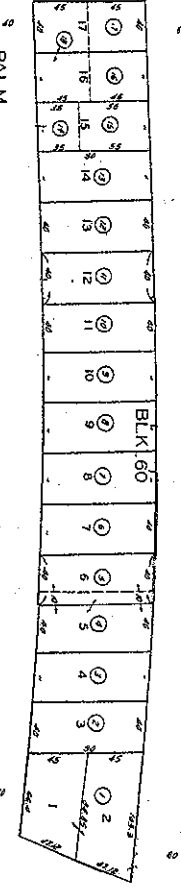
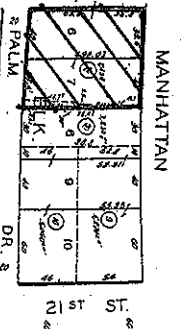
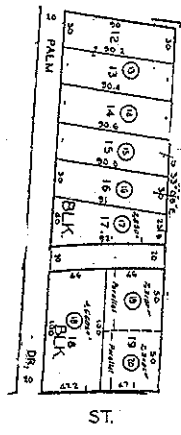
ON TO
ACH
60



ADDRESS: 228 22ND ST

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SCALE 1" = 100'



228 22nd Street

Study of properties within neighborhood boundary.

Neighborhood between Hermosa Avenue (west) and Loma Drive (east),

24th Street (north) and 19th Street (south)

	Total Parcels:	# of lots the subject lot (38'x98') is similar or greater than:	# of lots the subject lot is smaller than:
	151	113	38
Total	151	113	38

The subject lot is similar or greater in size and width to 74.8% (113 of 151) of the lots in the neighborhood.



228 22nd Street Attachment 5

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