

July 3, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 302 25TH STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 302 25TH STREET, COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation:

To merge the subject lots and adopt the attached Resolution.

Background:

The subject property is a 2,590-square foot parcel, comprised of two lots from the original subdivision (west half of lots 59 and 60, Tract 820) at the northeast corner of 25th Street and Myrtle Avenue. The smaller of the subject lots has a 42.5-foot width and 30-foot depth. The property contains a single family residence 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 and 16.20.030. The lots are less than the minimum lot size (the two lots are less than 4,000 square feet each) and they meet the rule that the main structure is sited on both contiguous lots.

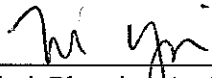
The subject property is one of three parcels on this block fronting on 25th Street (Attachment 2), based on the definition of block¹ for determination regarding lot merger. Therefore, according to Section 16.20.030, the 80% analysis must go beyond the limits of the block and consider the neighborhood².

Given that Manhattan Avenue is the closet defining boundary; the neighborhood encompasses all R-1 zoned properties east of Manhattan Avenue and west of Morningside Drive including hillside properties fronting Park Avenue (between Loma Drive and 25th Street), north of Monterey Boulevard and south of 26th Street (Attachment 3).

There are 149 R-1 zoned parcels within the neighborhood of which only 6 are similar in size (1,275 square feet) and width (30' by 42.5') to the smaller of the subject lots. Therefore, the substandard lot is greater or similar to 4% of the lots in the neighborhood as defined by the lot merger ordinance. Based on this analysis, the lots qualify for merger.

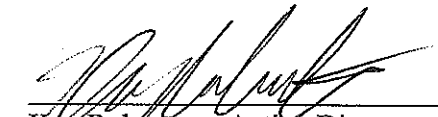
Summary:

Given the high percentage of larger lots in the immediate neighborhood, merger of these lots meets the intent of the Lot Merger Ordinance and will protect the neighborhood integrity.



Eva Choi, Planning Assistant

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments

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

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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."

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RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 302 25TH STREET, LEGALLY DESCRIBED AS WEST 1/2 OF LOTS 59 AND 60, TRACT 820.

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. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures and requirements for the merger of contiguous lots;
- 2. The adjacent W. 1/2' of lots 59 and 60, Tract 820 meet the requirements for merger as set forth in Section 16.20.030 of the Subdivision Ordinance.

Section 4. Based on the foregoing, the Planning Commission and hereby merges west half of lot 59 with lot 60, Tract 820 and directs staff to file for record with the County Recorder's office a Notice of Lot Merger.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

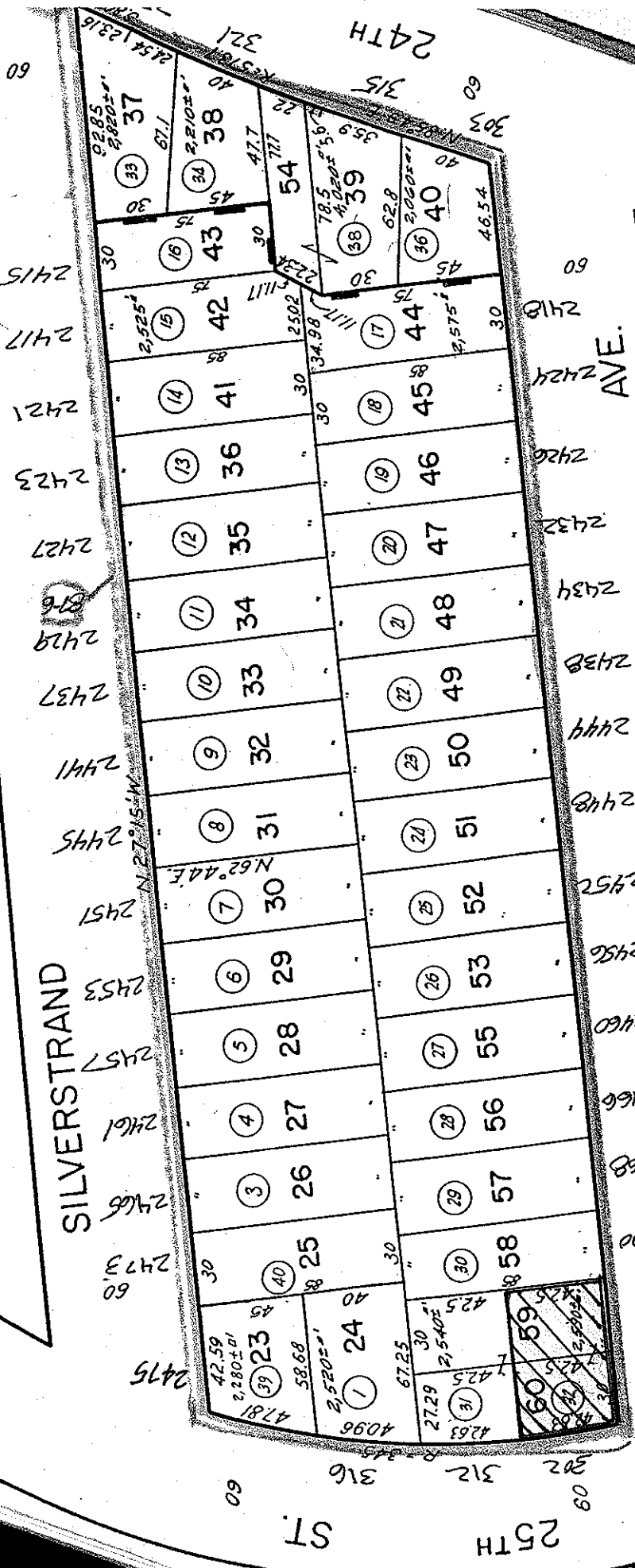
I hereby certify the foregoing Resolution P.C. No. 07- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of July 17, 2007.

Langley Kersenboom, Chairman

Ken Robertson, Secretary

July 17, 2007
Date

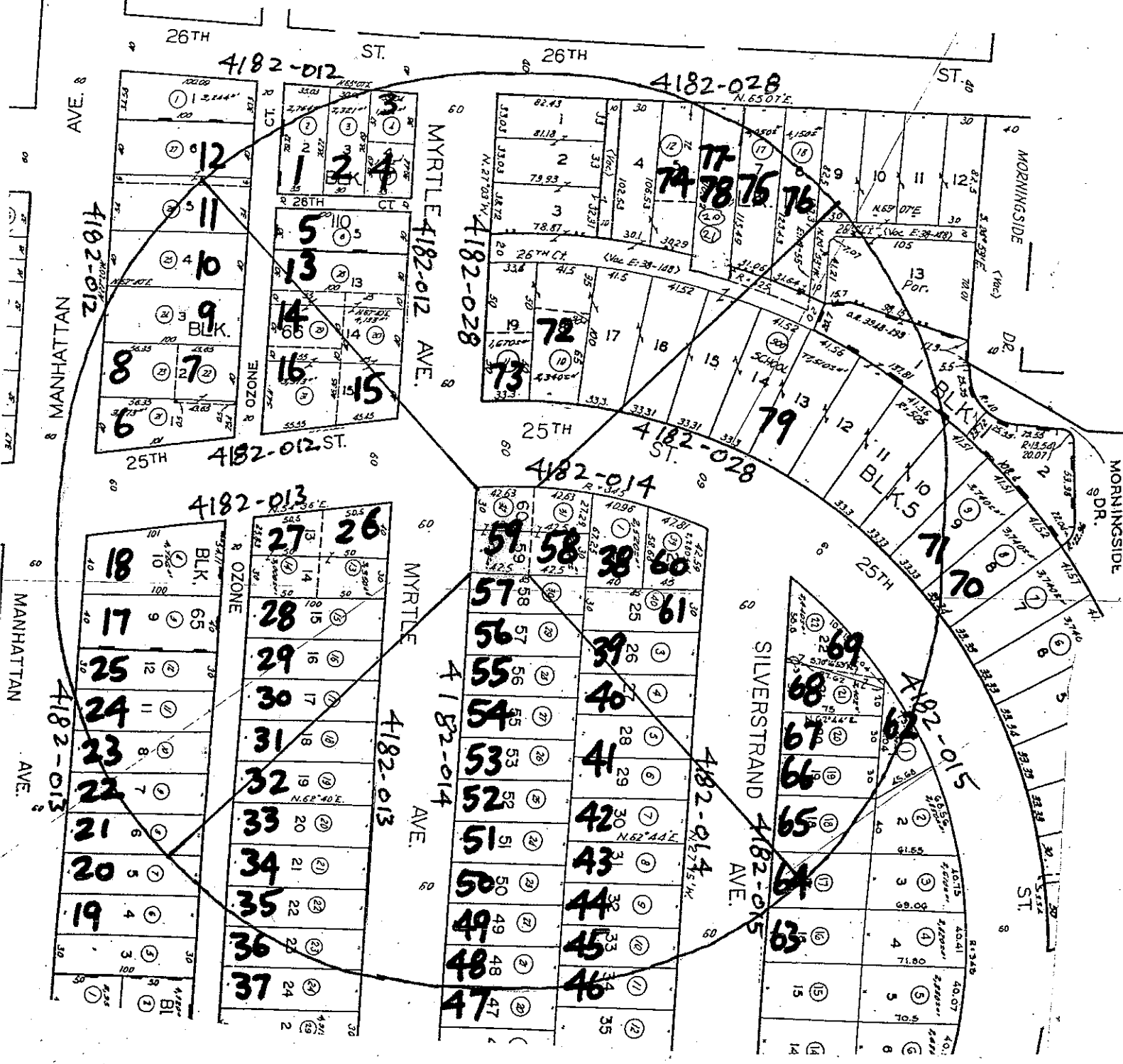
AVE.



TRACT NO. 113
M.B. 13-133

TRACT NO. 820
M.B. 17-133

E: 159 - 42



ADDRESS: 302 25TH ST

SCALE 1" = 100'

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302 25th Street

Study of properties within neighborhood boundary.

Neighborhood between Manhattan Avenue and Morningside Drive (Park Avenue)			
	Total Parcels:	# of lots the subject lot (30'x42.5') is similar or greater than:	# of lots the subject lot is smaller than:
	149	6	143
Total	149	6	143

The subject lots are similar or greater in size and width than 4% (6 of 149) of the lots in the neighborhood.





302 25th Street

Attachment 5