

June 28, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 2441 VALLEY DRIVE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 2441 VALLEY DRIVE,
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 5,360-square foot parcel, comprised of two lots from the original subdivision (north 69' of lots 1 and 2, Block 3, Tract Hermosa Park). The corner lot is irregular in shape with varying widths and depths while the interior lot has a 40-foot width and 69-foot depth. The corner lot consists of approximately 2,507 square feet and the interior lot has approximately 2,853 square feet. 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.

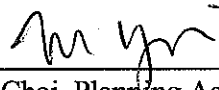
Analysis:

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 thirty-four (34) parcels on this block fronting 24th Place (Attachment 2), based on the definition of block¹ for determination regarding lot merger. There are a total of thirty-five (35) lots and the substandard lots are greater or similar in size and width to none of the lots on the block (Attachment 3). Pursuant to Section 16.20.030, the substandard lots shall be merged since no other lot on the block is greater or similar in size and width to the subject lots

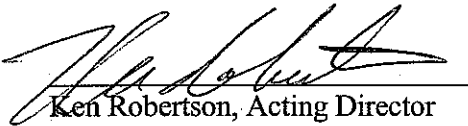
Summary:

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, merging these lots will protect the neighborhood integrity, therefore staff recommends that the lots be merged.



Eva Choi, Planning Assistant

CONCUR:



Ken Robertson, Acting Director
Community Development Department

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)."

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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 2441 VALLEY DRIVE, LEGALLY DESCRIBED AS N. 69' OF LOTS 1 AND 2, BLOCK 3, TRACT HERMOSA PARK.

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 N. 69' of lots 1 and 2, Block 3 of Tract Hermosa Park 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 lot 1 with lot 2, Block 3 of Tract Hermosa Park and directs staff to file for record with the County Recorder's office a Notice of Lot Merger.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

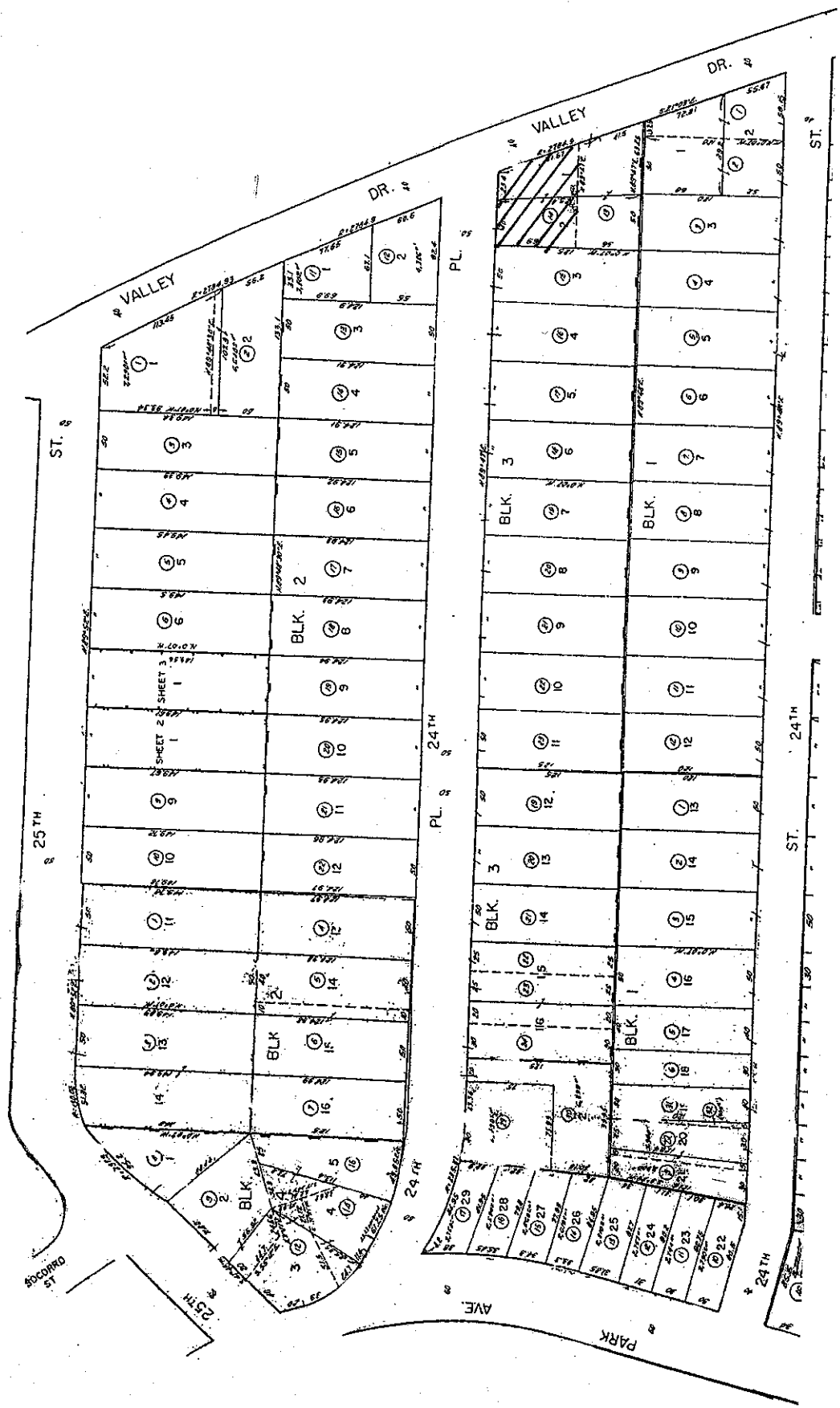
I hereby certify the foregoing Resolution P.C. No. 07- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of July 17, 2007.

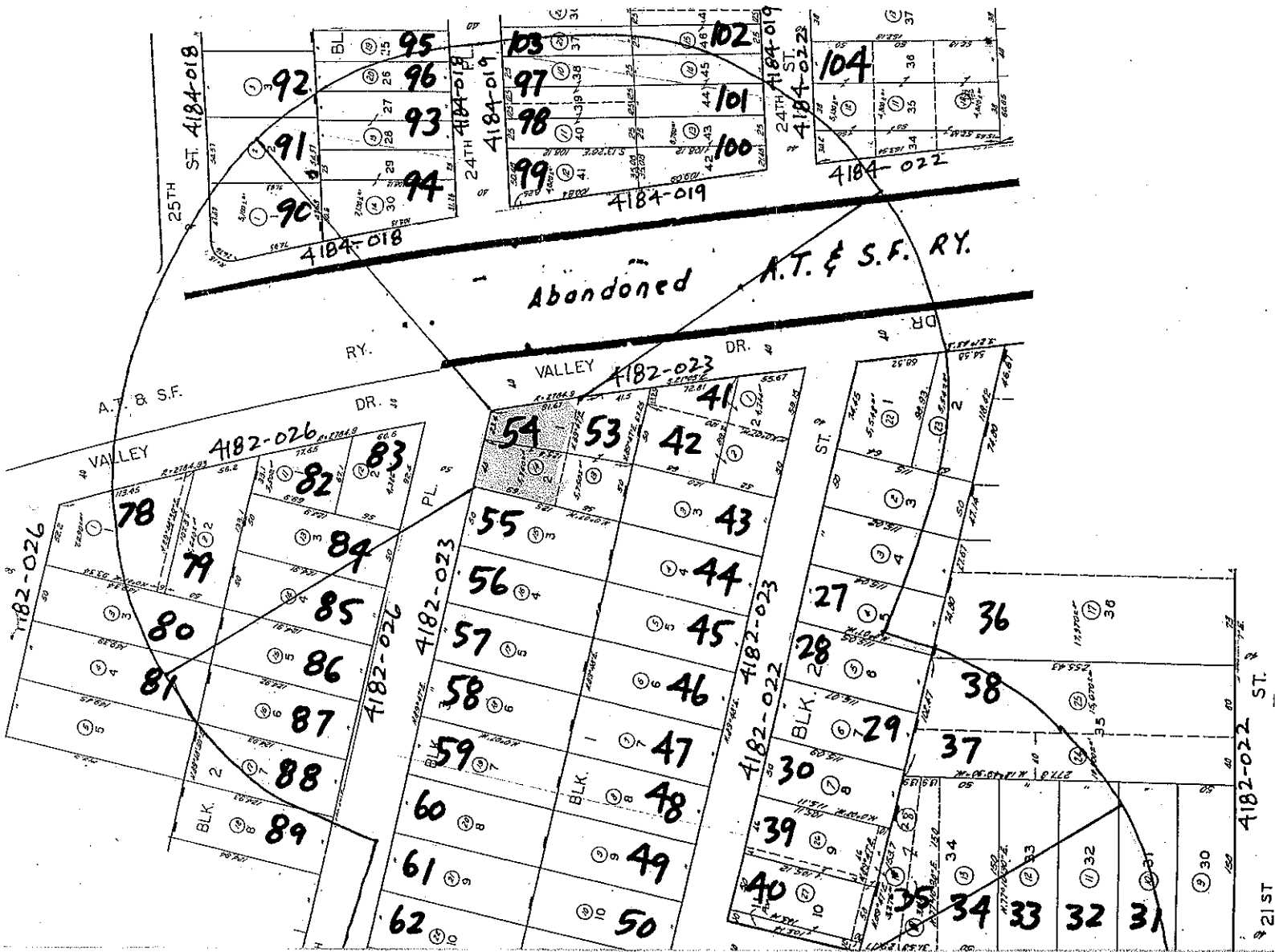
Langley Kersenboom, Chairman

Ken Robertson, Secretary

July 17, 2007


Date

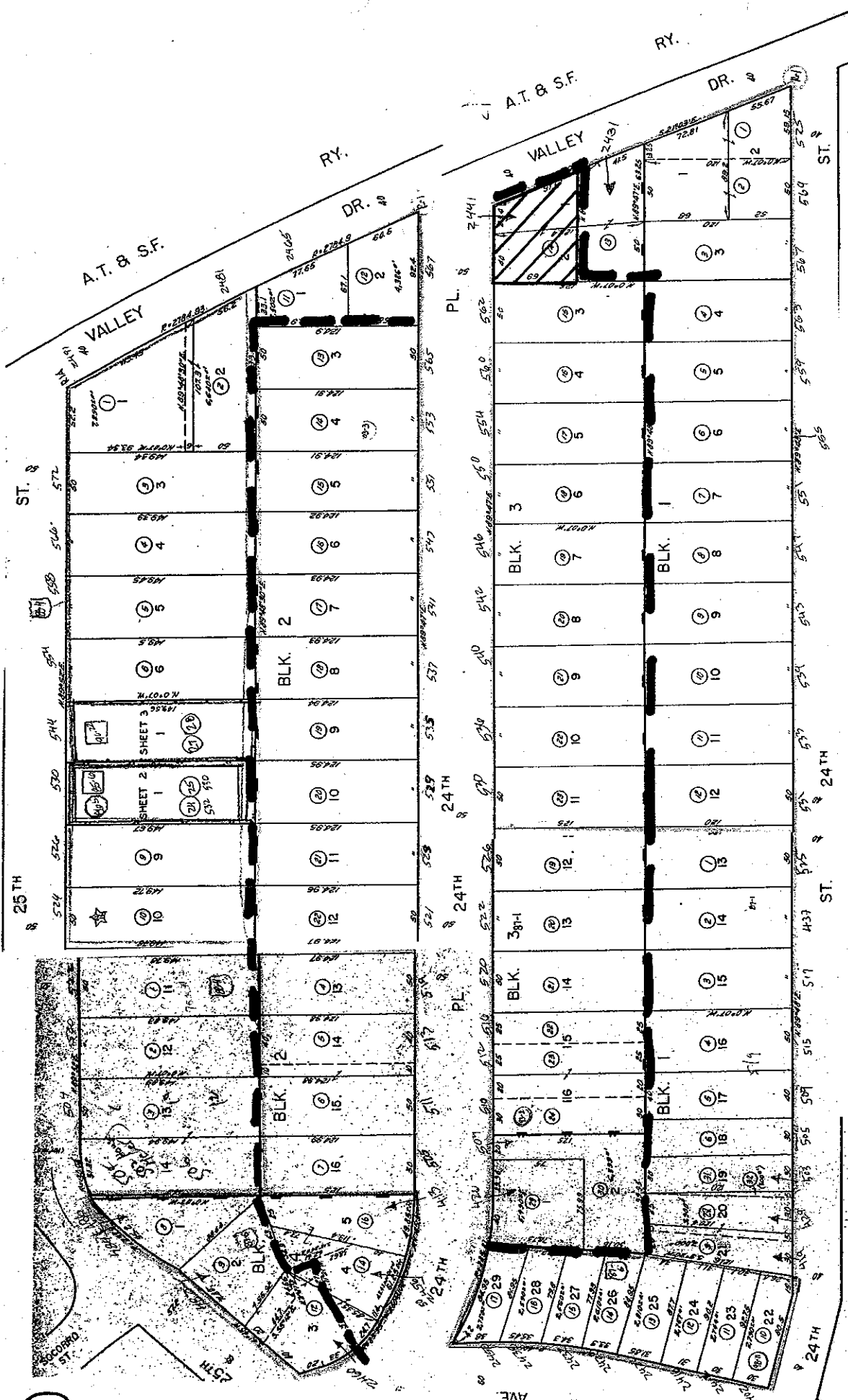




ADDRESS: ~~530 24TH ST &~~
2441 VALLEY DR



SCALE 1" = 100'

 CONTINENTAL MAPPING SERVICE
6325 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663



4182-023-014

2441 Valley Drive

-  Property Subject To Merger
-  Block Boundary

○ of 34 Assessor's Parcels ≤ Size of Lot Subject to Merger (0 %)

2441 Valley Drive

Study of properties fronting on 24th Place.

	Total Parcels:	# of lots the subject lot (23.4'x69') is similar or greater than:	# of lots the subject lot is smaller than:
	34	0	34
Total	34	0	34

The subject lot is similar or greater in size and width to 0% (0 of 34) of the parcels fronting on 24th Place.



2441 Valley Drive

Attachment 5