

June 26, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 530 24TH STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 530 24TH STREET,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendation

To not merge the lots and adopt the attached Resolution.

Background

The subject property is one large 7,519-square foot parcel comprised of two lots from the original subdivision. The property contains single-family residence partially constructed on contiguous lots with a "hallway" that connects the main house to the garage (Attachments 2 and 5). Each lot has a 50-foot wide width and a 75-foot depth, with a total lot square footage of 3,759 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:

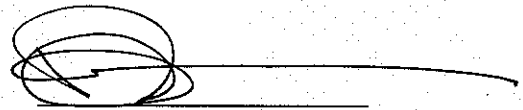
- If the substandard lots under consideration for merger are similar or greater in size and width to more than 80% parcels fronting on the same block¹, inclusive of the subject parcel then the lots shall not be merged unless the integrity of the neighborhood will be harmed.
- If the lots under consideration 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 lots are less than the minimum lot size of 4,000 square feet and a portion of 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 7,519 square feet *unless the integrity of the neighborhood will be harmed.*

The subject block contains 24 parcels of which 12 are similar in size to the subject lot, while all 24 are similar or smaller in width than the subject lots. Therefore, while the substandard lot is greater or similar in size to 50% of the lots on the block as defined by the lot merger ordinance, it is greater or similar in width to 100% of the lots. Arguably lot width is as important a measure of neighborhood character as lot size.

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. Given that 100% of the lots on the block, have the same or smaller lot width of 50-feet, staff does not believe this finding can be made. Therefore, staff recommends that the lots not be merged.



Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments:

1. Resolution
2. Location Map
3. Radius Map
4. Block Exhibit
5. Lot Survey
6. Property Owner Correspondence

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)."

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 530 24TH STREET, LEGALLY DESCRIBED AS NORTHERLY 75.18' OF LOT 12 AND LOT 13, BLOCK 2, HERMOSA TERRACE TRACT

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 7,519 square feet and pursuant to Section 16.20.030, it shall not be merged unless the integrity of the neighborhood will be harmed.
2. While the substandard lot is greater or similar in size to 50% of the lots on the block as defined by the lot merger ordinance, it is greater or similar in width to 100% of the lots. Arguably, lot width is as important a measure of neighborhood character as lot size.

Section 4. Based on the foregoing, the Planning Commission and hereby determines not to merge Northerly 75.18' of lot 12 and Lot 13, Block 2, Hermosa Terrace Tract, 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.

A. Kersenboom, Chairman

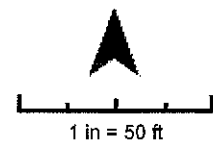
Ken Robertson, Secretary

July 17, 2007
Date



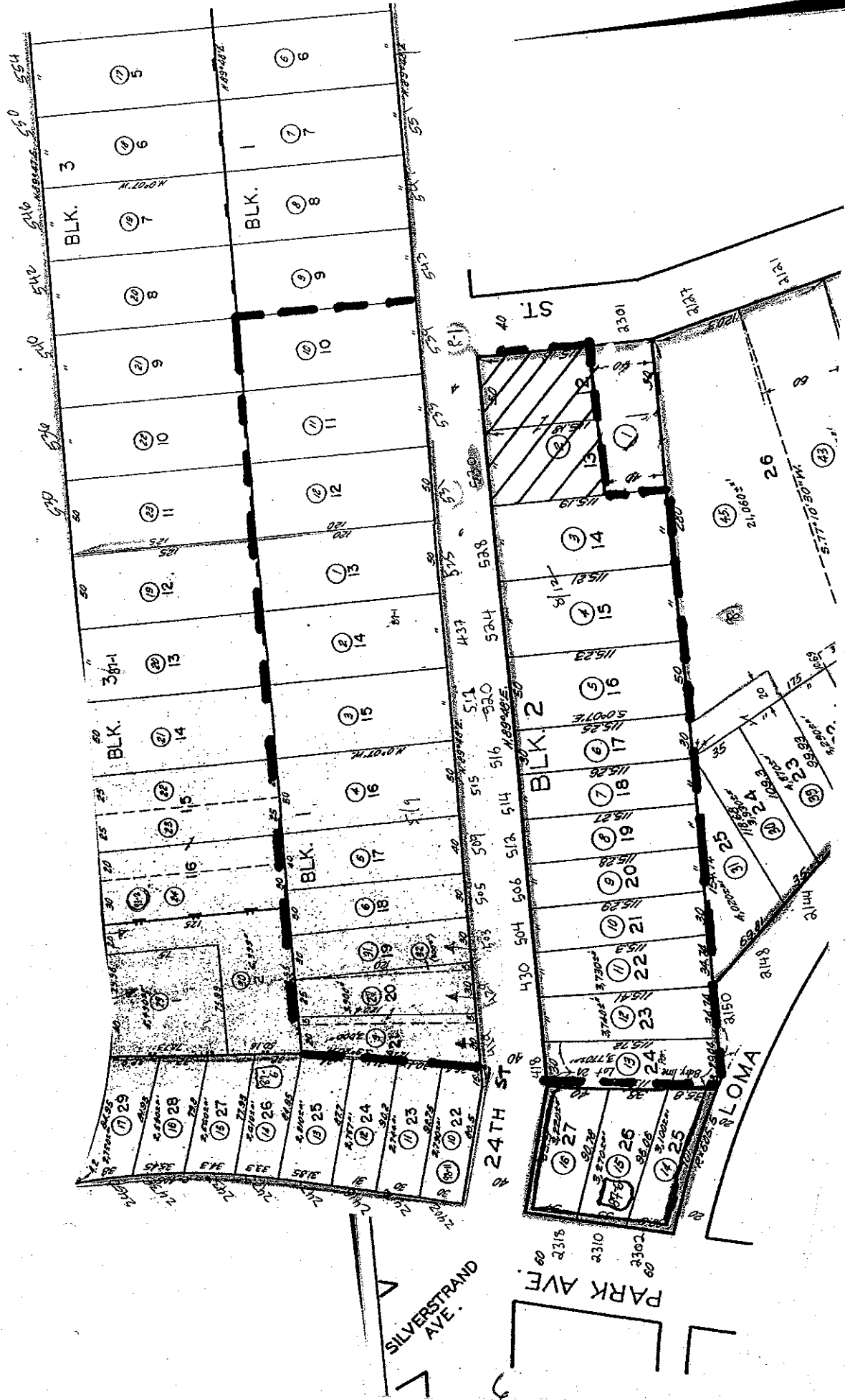
530 24th Street

City of Hermosa Beach





Date Printed: 6/26/2007





530 24th St
4182-021-002

-  Property Subject To Merger
-  Block Boundary
- (2 of 24 Assessor's Parcels ≤ Size of Lot Subject to Merger (58%))

530 24th Street

Study of properties *fronting on 24th Street* with lots that are similar or greater in in size and width.

Book 4182

Block between Park Avenue and Power Street

Page Number:	Total Parcels:	# of lots the subject lot (25'x74.5') is similar or greater than:	# of lots the subject is smaller than:
21	24	12	12
Total	24	12	12

The subject lot is similar or greater in size and width to 50% of the lots fronting 24th Street

June 2, 2007

Ken Robertson
City of Hermosa Beach
Community Development Dept.
Hermosa Beach, CA 90254

RECEIVED
JUL 02 2007
COMMUNITY DEV. DEPT.

Re: Property located at 530 - 24th Street, H.B.

Dear Ken:

We request that this property be removed from the list of lot merger. It does not meet the criteria set forth for lot mergers for the following reasons:

1. The "main structure" does not cross the two lot property line. The main structure is on lot #13 and the garage is on lot #12. A small 6' breezeway connects the two. As shown on the survey provided.
2. The current lot size is 7,518 square feet. This is greater than the 7,000sq. ft. threshold for lot merger, as described in the city's text for lot merger.

We would like to keep what we already have. The property was purchased one way and the city should not have the right to take it away and decide the well being of our family. If the city does what they are planning on, that would take away current and potential property values from us.

Thank for your time and I hope you really consider all the facts and the outcome when you are making your decision.

Mark and Denise Anello

(310) 347-7728