

CONTINUED FROM JULY 17, 2007

June 26, 2007

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

**Regular Meeting of
August 21, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 2408 THE STRAND

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 2408 THE STRAND,
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 7,632-square foot parcel comprised of two lots from the original subdivision. The property contains one dwelling unit partially constructed on contiguous lots (Attachment 2). The most northerly lot is approximately 30 feet wide and 126 feet deep; the adjacent lot is approximately 30 feet wide and 128 feet deep.

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

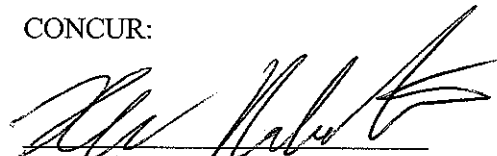
The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020, since the lots are less than the minimum lot size of 4,000 square feet and the main structure is sited on both contiguous lots. However, pursuant to criteria related to neighborhood compatibility set forth in Section 16.20.030, the subject property shall not be merged due to its combined size of 7,632 square feet *unless the integrity of the neighborhood will be harmed.*


Section 16.20.030 states that 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. Of the 6 parcels that front on The Strand between 24th Street and 25th Street, 5 are similar in size and width (Attachment 4). Therefore, the subject lots are greater or similar to 83.3% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots do not qualify for merger.

Summary

Given the high percentage of similar lots on the block, staff does not believe separate development of these two lots will impact neighborhood integrity. Therefore, staff recommends the lots not be merged.

CONCUR:


Ken Robertson, Acting Director
Community Development Department


Richard Denniston
Associate Planner

Attachments:

1. Resolution
2. Location Map
3. Radius Map
4. Block Exhibit

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 2408 THE STRAND, LEGALLY DESCRIBED AS LOTS 2 AND 3, BLOCK 25, 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, and again on August 21, 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 7,632 square feet and pursuant to Section 16.20.030, it shall not be merged unless the integrity of the neighborhood will be harmed.
2. Of the 6 parcels that front on The Strand between 24th Street and 25th Street, 5 are similar in size and width. Therefore, the subject lots are greater or similar to 83.3% of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots do not qualify for merger.

Section 4. Based on the foregoing, the Planning Commission and hereby determines not to merge lots 2 and 3, Block 25, 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:

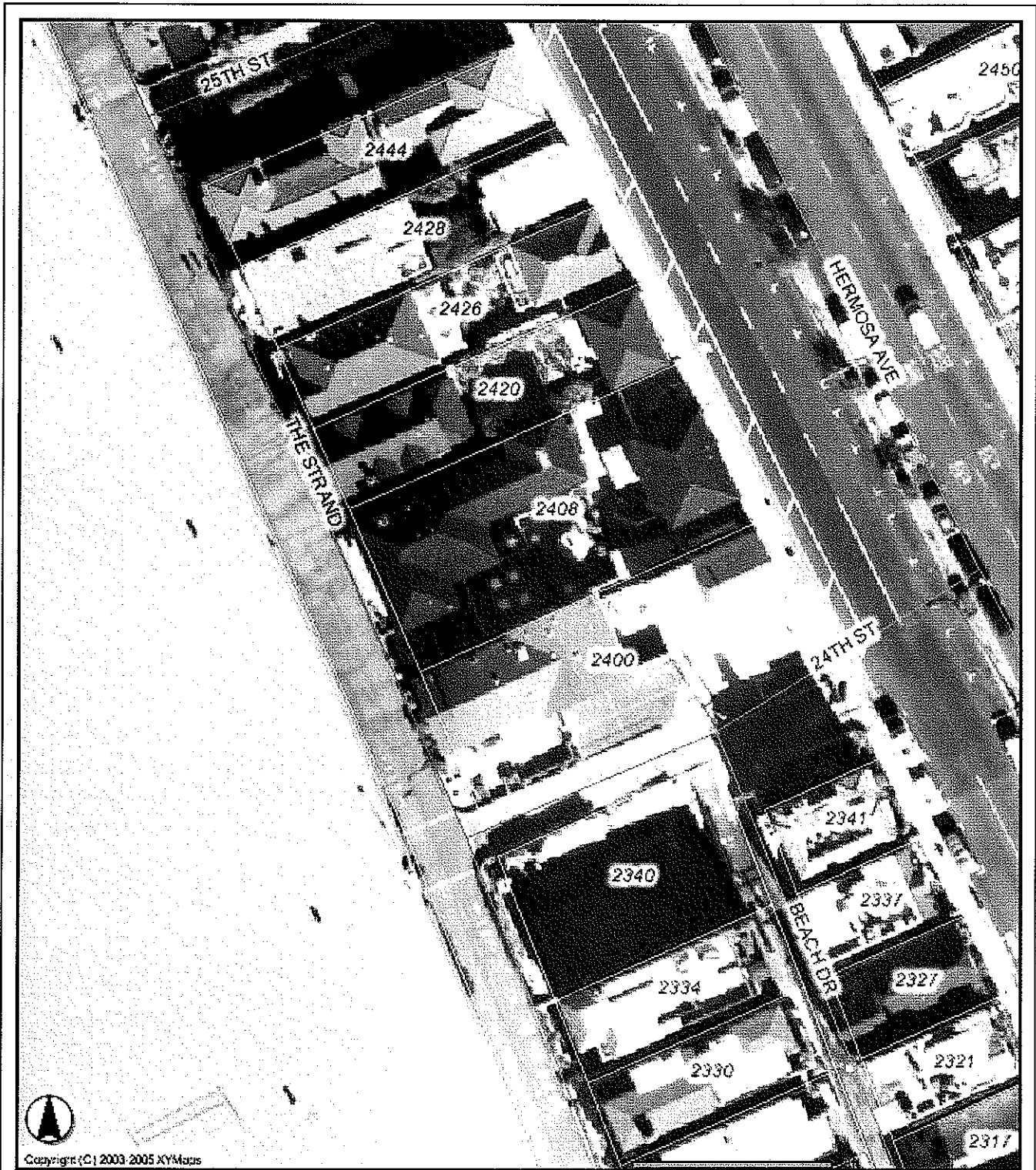
CERTIFICATION

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 August 21, 2007.

Langley Kersenboom, Chairman

Ken Robertson, Secretary

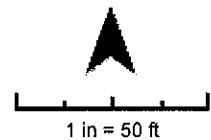
August 21, 2007
Date



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2408 The Strand

City of Hermosa Beach



Date Printed: 7/30/2007

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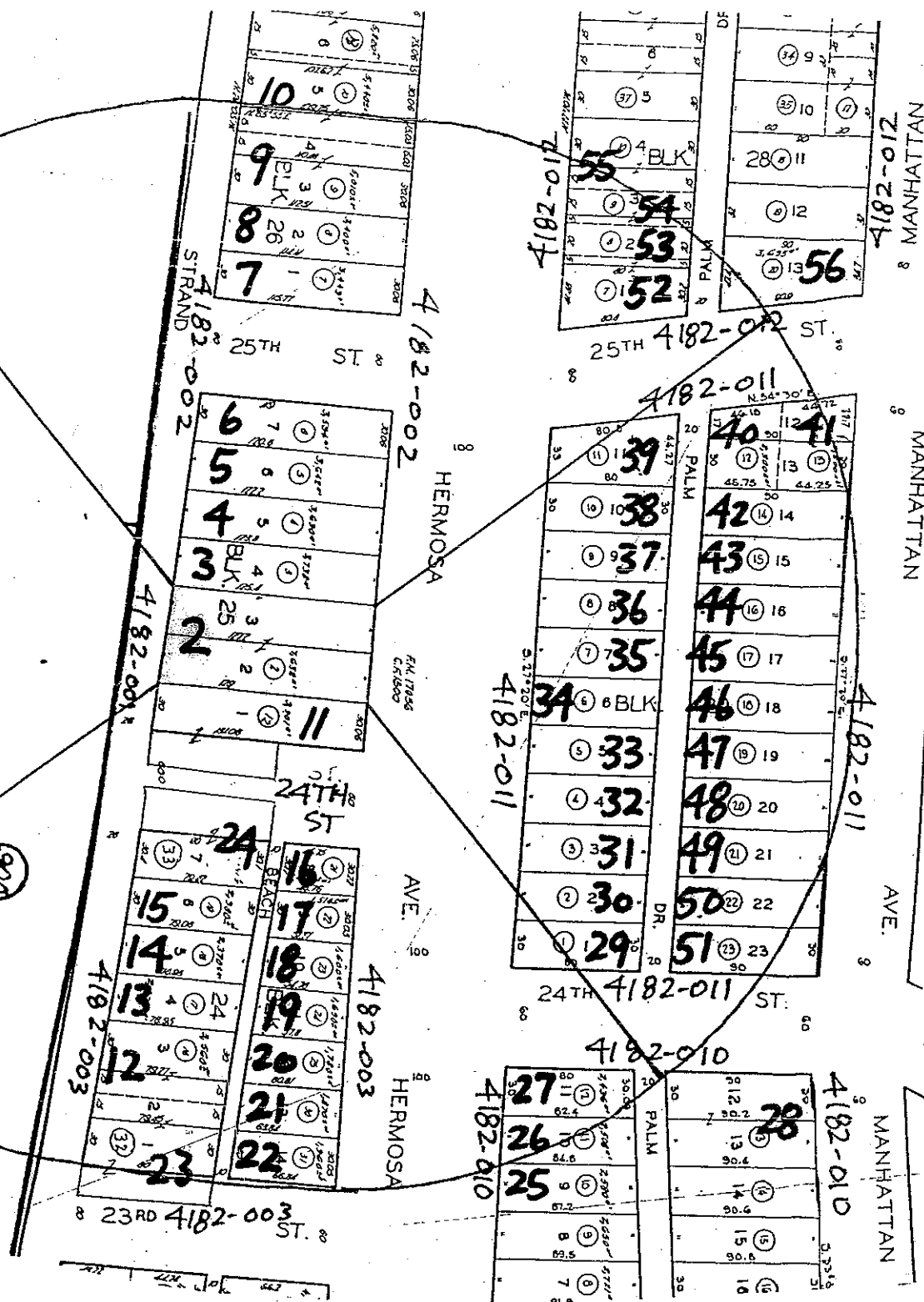
PACIFIC

1

CITY (900)

T.3S.R LOT 3

C.S.R.



ADDRESS: 2408 THE STRAND

SCALE 1" = 100'



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

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2408 The Strand

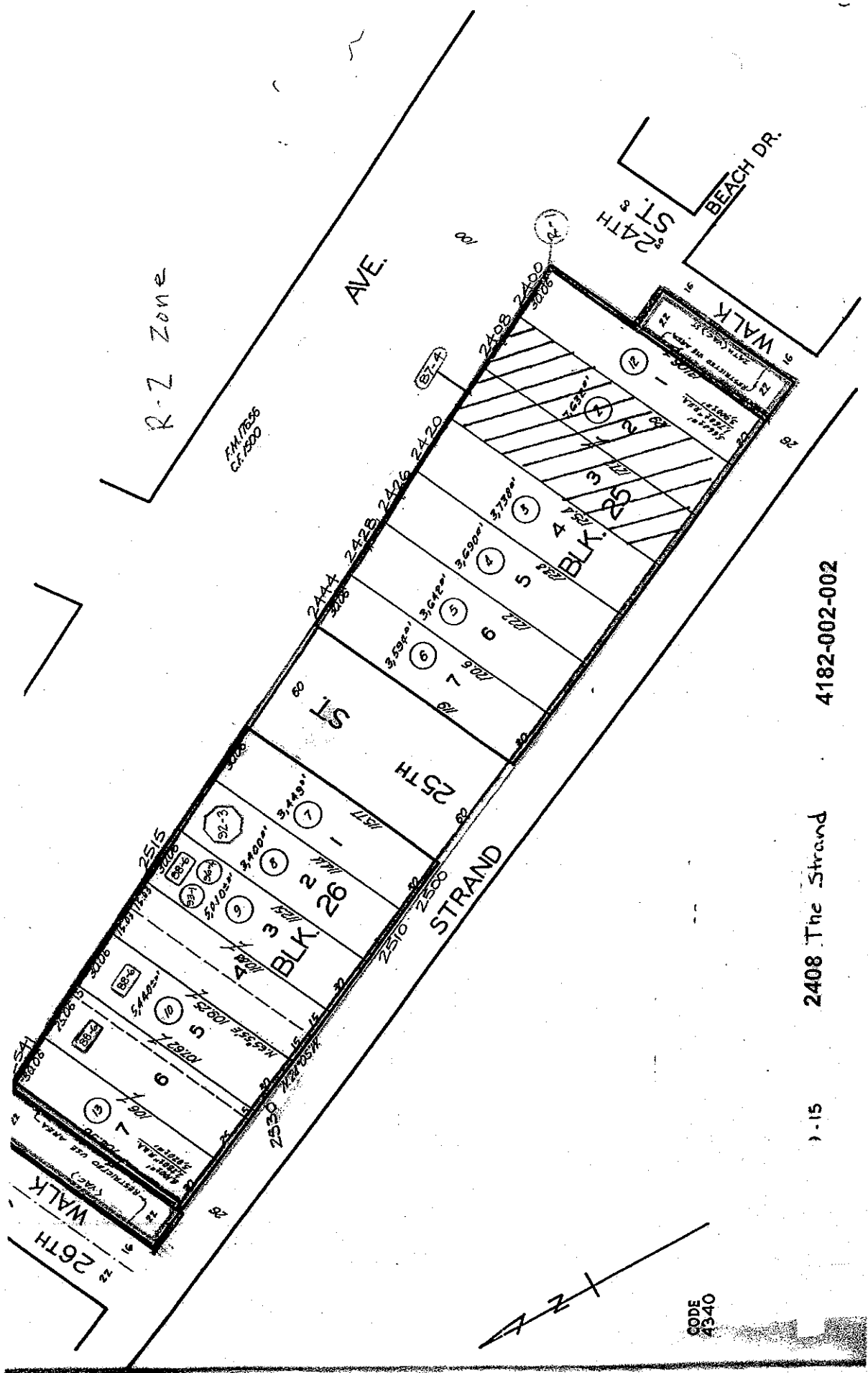
Study of properties *fronting on The Strand* with lots that are similar or greater in in size and width.

Book 4182



Block between 24th Street and 25th Street

Page Number:	Total Parcels:	# of lots the subject lot (30'x128') is similar or greater than:	# of lots the subject lot is smaller than:
2	6	5	1
Total	6	5	1

The subject lot is similar or greater in size and width to 83.33% of the lots fronting on The Strand



2408 The Strand 4182-002-002

-  Property Subject To Merger
-  Block Boundary

5 of 6 Assessor's Parcels ≤ Size of Lot Subject to Merger (83%)

CODE 4340