

July 24, 2007

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

**Regular Meeting of
August 21, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 516 3RD STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 516 3RD STREET,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendations

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

Background

The subject property is approximately a 5,000 square foot parcel, comprised of two lots from the original subdivision (lots 19 and 20 Tract 451). The property contains a single-family residence partially constructed on contiguous lots. Each lot has a 25-foot wide width and a 100-foot depth with a total lot square footage of 2,500 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.

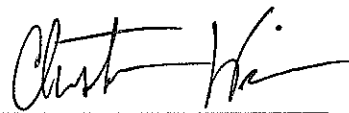
Analysis

The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020 of the Municipal Code, 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 project shall not be merged, because the substandard lot is greater in size and width to more than 80% of the parcels fronting on 3rd Street.

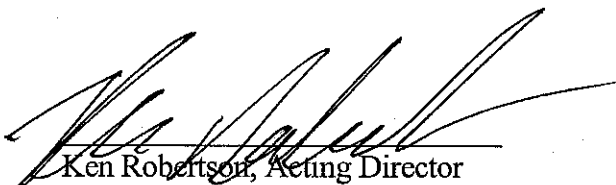
The subject property is one of nineteen parcels on this block fronting on 3rd Street and zoned R-1 (Attachment 4). Of these nineteen parcels, eighteen are similar in size (2,500 square feet) and width (25' x 100') to the subject lot. Therefore, the substandard lot is greater or similar in size and width to 94.74% of the lots on this block as defined by the lot merger ordinance. Based on this analysis the lots do not qualify for merger.

Summary

The Commission has the authority to merge the lots only if the integrity of the neighborhood will be harmed by separate development of the lots. Given that the subject lot is similar or greater in size and width to 94.74 % of the lots on this block, there is not a compelling argument that separate development of these lots will harm the integrity of the neighborhood, therefore staff recommends that the lots not be merged.



Christopher Wilson
Planning Division Intern



Ken Robertson, Acting Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Radius map
4. Block exhibit
5. Lot Merger initial analysis

¹The 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-

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO NOT MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 516 3RD STREET, LEGALLY DESCRIBED AS LOTS 19 AND 20, TRACT 451

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 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 subject property is one of nineteen parcels on this block fronting on 3rd Street and zoned R-1. Of these nineteen parcels, eighteen are similar in size (2,500 square feet) and width (25' x 100') to the subject lot.
2. Given that the subject lot is similar or greater in size and width to 94.74% of the parcels that front on this block along 3rd Street as defined by the lot merger ordinance, merger of the lots would adversely impact the existing integrity of the block, and therefore, the neighborhood.

Section 4. Based on the foregoing, the Planning Commission and hereby determines not to merge lots 19 and 20, Tract 451 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.

Langely Kersenboom

Ken Robertson, Secretary

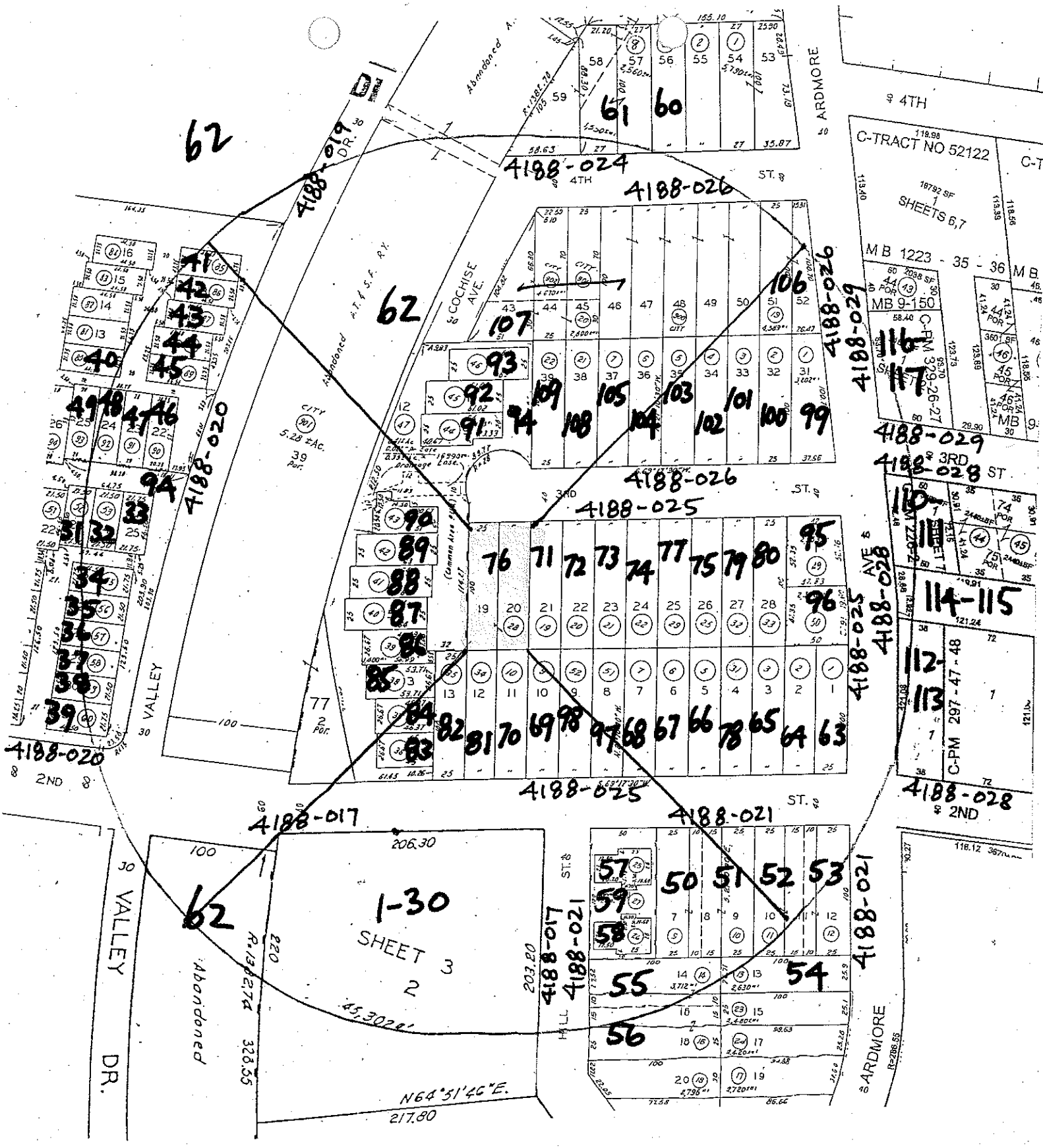
August 21, 2007

Date



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City of Hermosa Beach
 516 3rd Street



ADDRESS: 516 3RD ST

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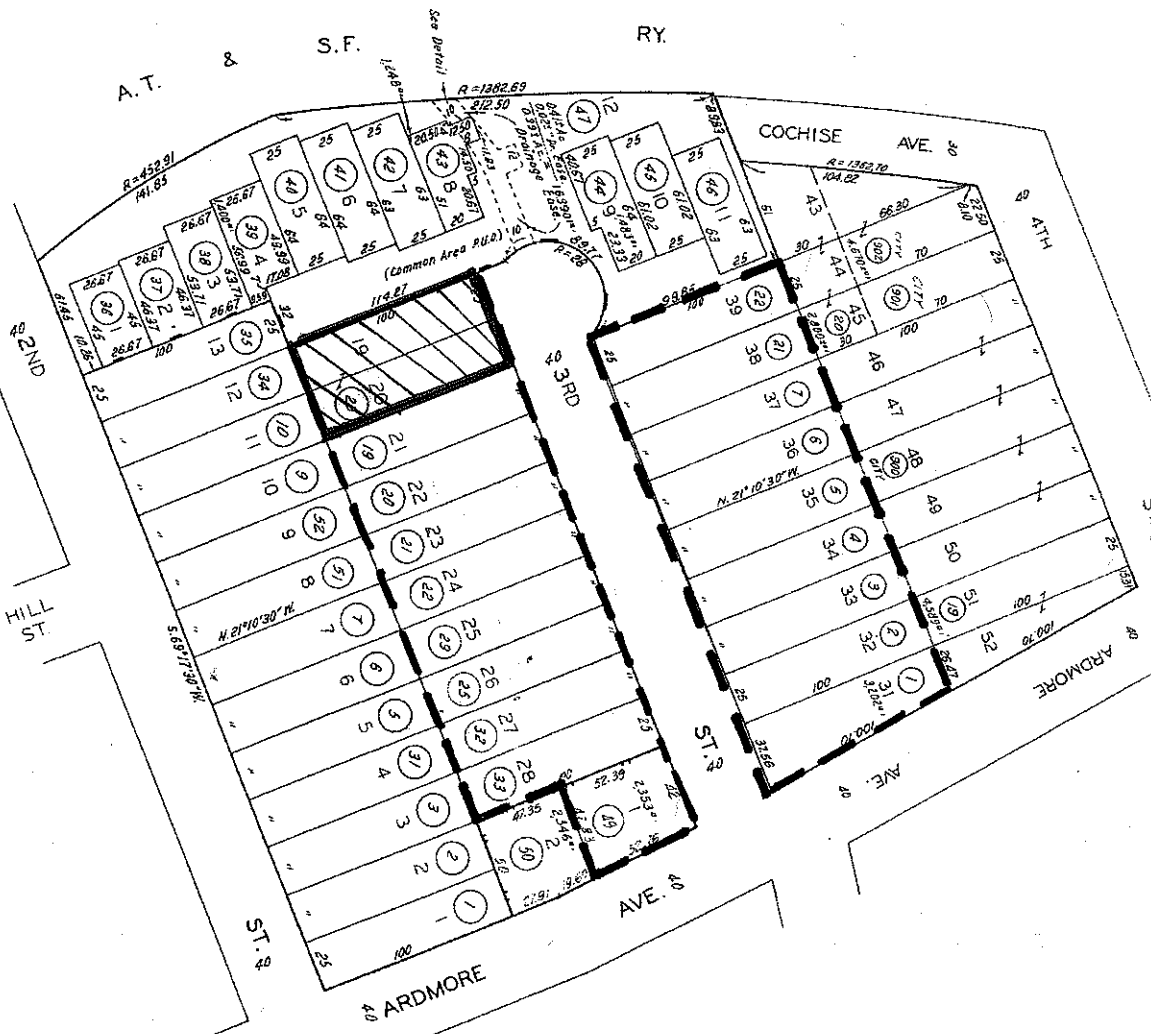


CONTINENTAL MAPPING SERVICE

6325 Van Nuys Boulevard, Van Nuys, CA 91401

(818) 787-1663

SCALE 1" = 100'



A.T. & S.F. RY.

HILL ST.

ARDMORE AVE.

COCHISE AVE.

ARDMORE AVE.

4TH ST.

3RD ST.

ST. 2

ST. 1

ST. 8

516 3rd Street

Study of properties *fronting on 3rd Street* with lots that are similar or greater in in size and width.

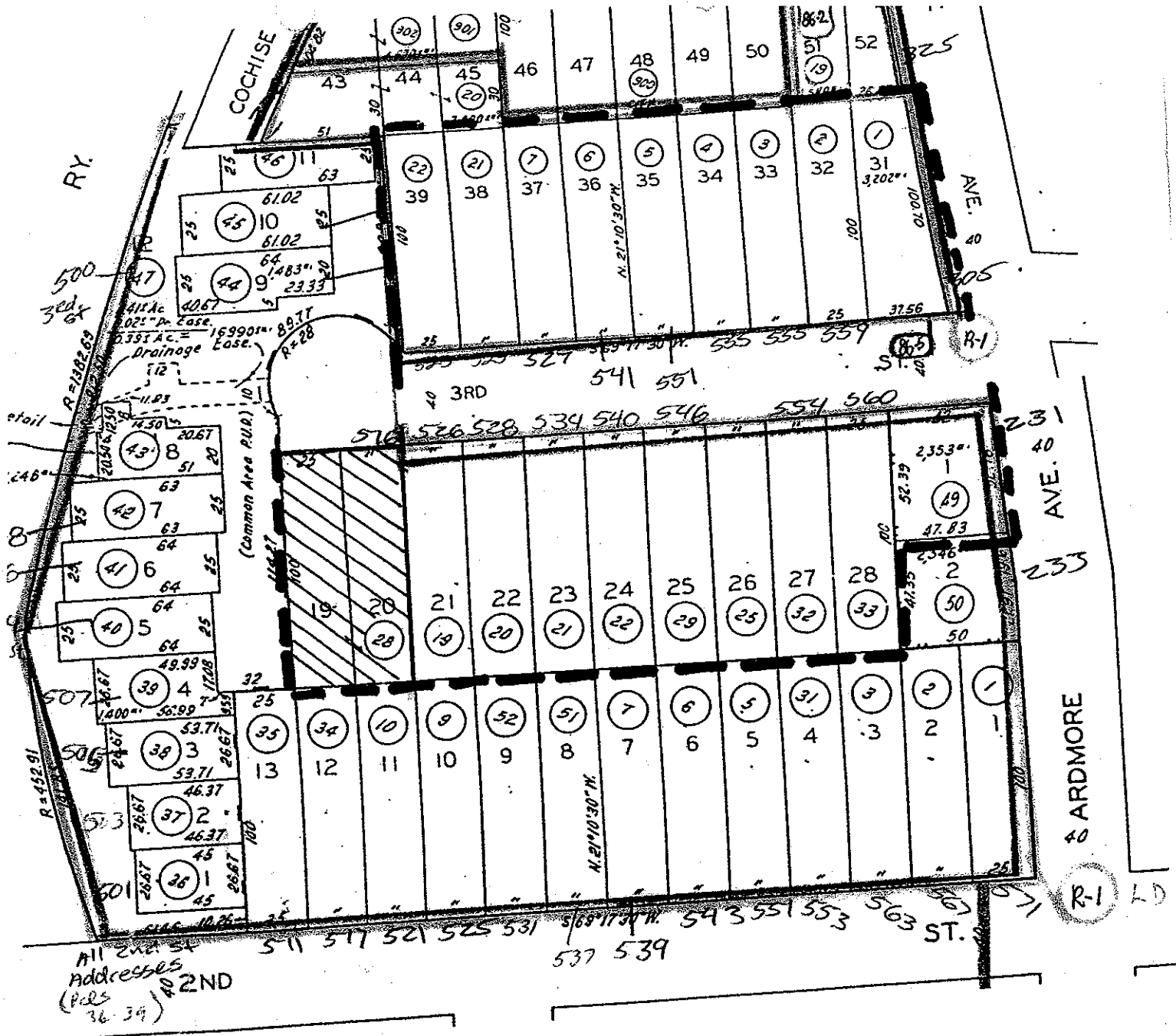
Book 4188

Block along the intersection of 3rd street and Ardmore

Page Number:	Total Parcels:	# of lots the subject lot (25'x 100') is similar or greater than:	# of lots the subject is smaller than:
25,26	19	18	1

Total

The subject lot is similar or greater in size and width to 94.74% of the lots fronting 3rd Street



516 3rd Street

4188-025-028



Property Subject To Merger



Block Boundary

18 of 19 Assessor's Parcels ≤ Size of Lot Subject to Merger (94.74%)