

RESOLUTION NO. 07-32

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO NOT MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 1901 MANHATTAN AVENUE, LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 60, FIRST ADDITION TO HERMOSA BEACH**

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. Of the 81 R-1 parcels within the neighborhood boundary, only 37 are similar in size and width.
2. Considering the orientation and steep topography of the lots along 19<sup>th</sup> Street; the neighborhood integrity will be harmed with new single-family development fronting 19<sup>th</sup> Street.

Section 4. Based on the foregoing, the Planning Commission and hereby releases from merger lots 1 and 2, Block 60, of the First Addition to Hermosa Beach 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: K. Allen, P. Hoffman, L. Kersenboom, S. Perotti, R. Pizer  
                              NOES: None  
                              ABSTAIN: None  
                              ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 07-32 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.

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Langley Kersenboom, Chairman

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Ken Robertson, Secretary

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August 21, 2007

Date