

August 28, 2007

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

**Regular Meeting of
September 18, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 401 GENTRY STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 401 GENTRY STREET,
COMPRISED OF TWO LOTS, SHALL BE MERGED INTO ONE PARCEL

Recommendations

To merge the subject lots and adopt the attached Resolution.

Background

The subject property is approximately a 3,920-square foot parcel, comprised of two lots from the original subdivision (lots 9 and 10 Dillon Tract). The property contains a single-family residence partially constructed on contiguous lots. The corner lot is triangular in shape with a 49.5-foot wide frontage and an area of 1,788 square feet. The interior lot has a 25-foot wide frontage and a 2,132-square foot lot area.

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.

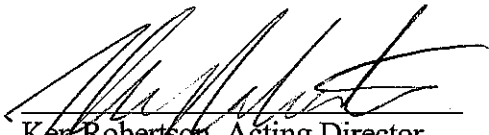
The subject property is one of twenty parcels on this block fronting on Gentry Street and zoned R-1 (Attachment 4). Of these twenty parcels, zero are similar in size (2,132 square feet), however, nineteen of the parcels are similar in width (25 feet), yet larger in lot area to the substandard lot. Therefore, the substandard lot is greater or similar in size and width to 0% of the lots on this block as defined by the lot merger ordinance. Based on this analysis, the lots qualify for merger.

Summary

The Commission has the authority to merge the lots based on the evaluation of the block as indicated above. However, The Commission is not compelled to merge the lots. Given the high percentage of larger lots that front on this block, merger of these lots meet the intent of the lot merger ordinance, and will protect the integrity of the neighborhood.



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-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 401 GENTRY STREET, LEGALLY DESCRIBED AS LOTS 9 AND 10 DILLON 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 September 18, 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 twenty parcels that front on Gentry Street, zero are similar in size (2,132 square feet) and width (25 feet) to the subject lots.
2. The substandard lot is greater or similar in size and width to 0 % of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots shall be merged.

Section 4. Based on the foregoing, the Planning Commission hereby merges Lots 9 and 10 Dillon Tract 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 September 18, 2007.

Langely Kersenboom, Chairman

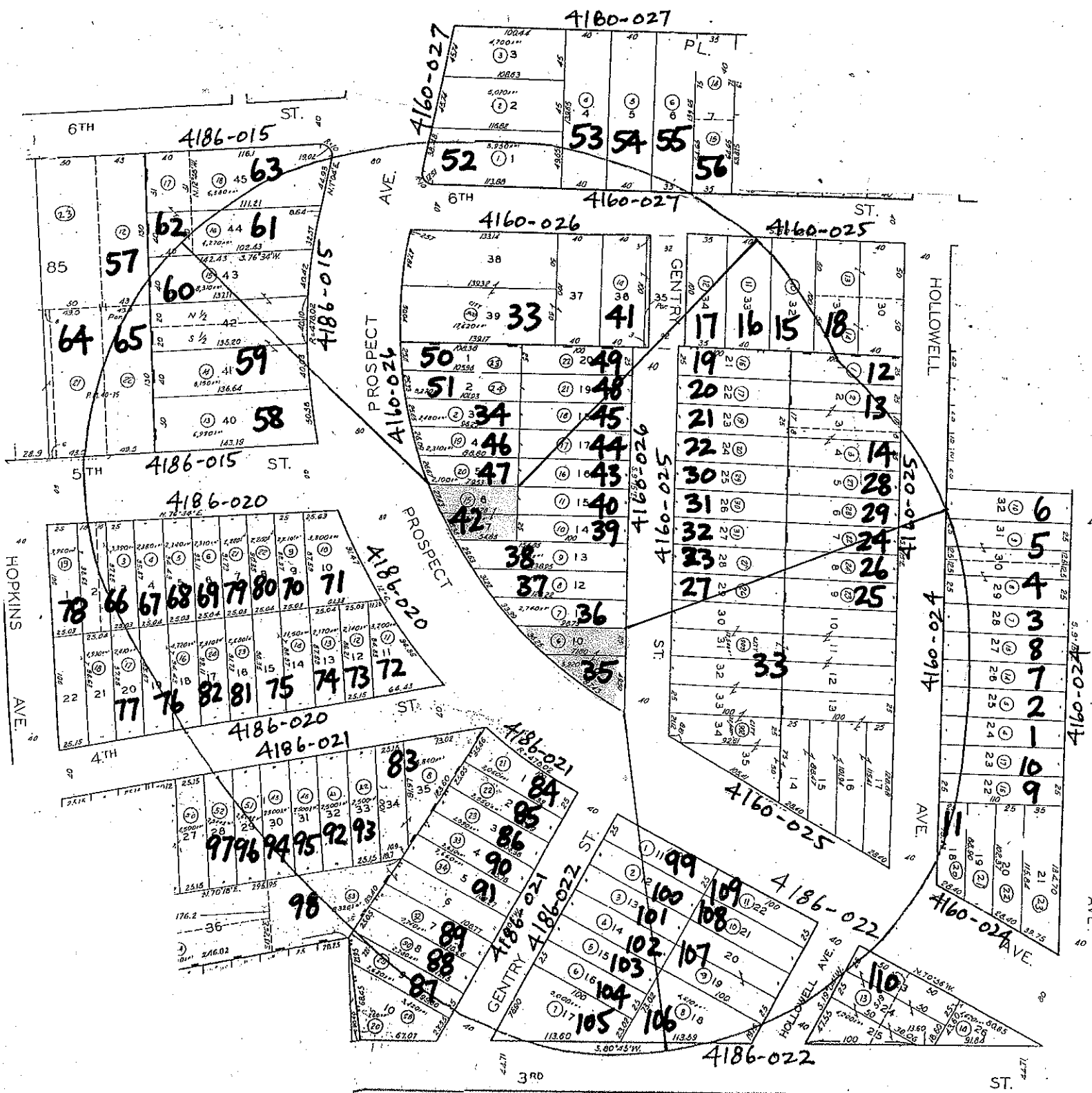
Ken Robertson, Secretary

September 18, 2007
Date

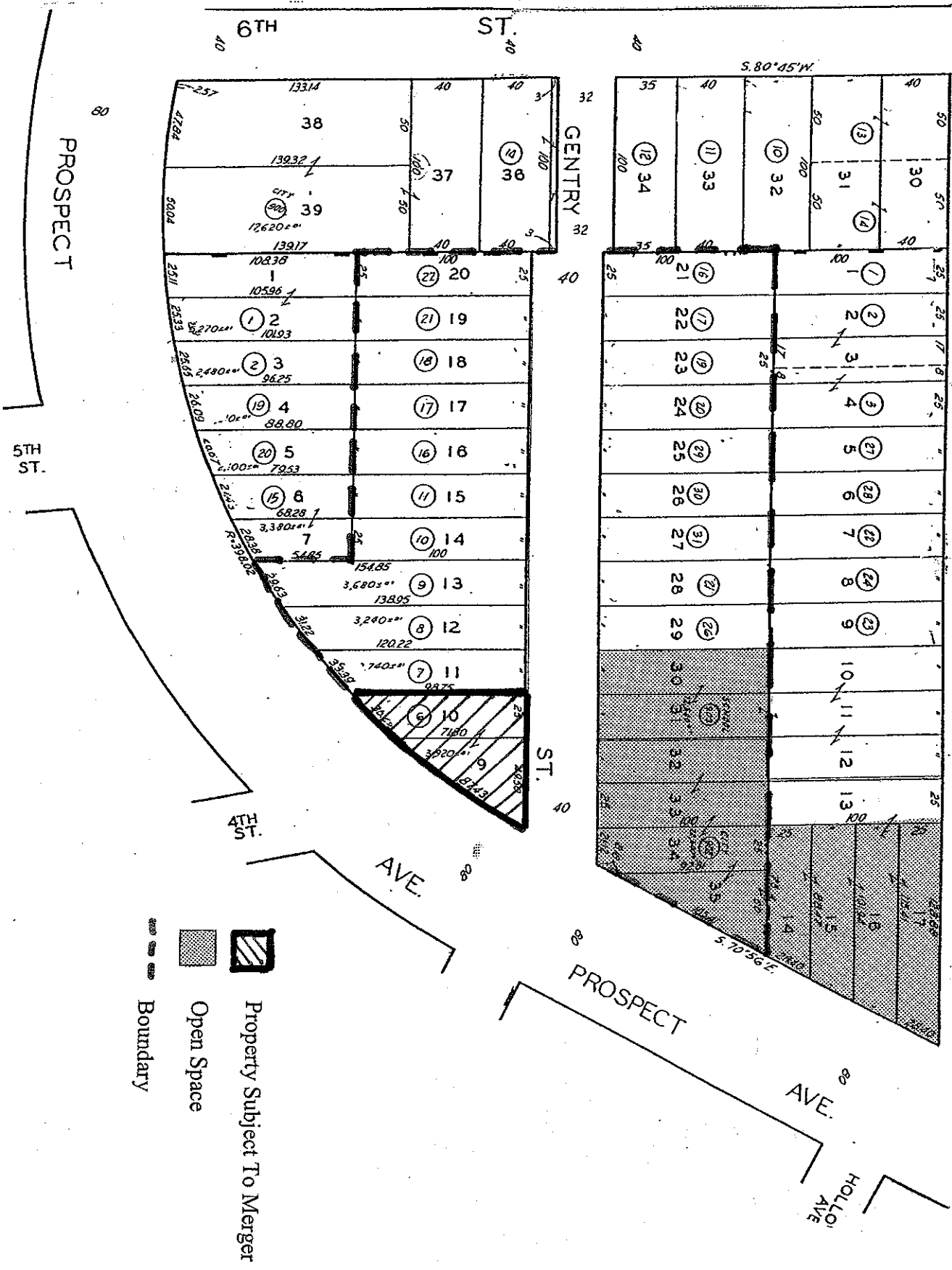


City of Hermosa Beach

401 Gentry Street



401 GENTRY ST &
444 PROSPECT AVE



401 Gentry Street

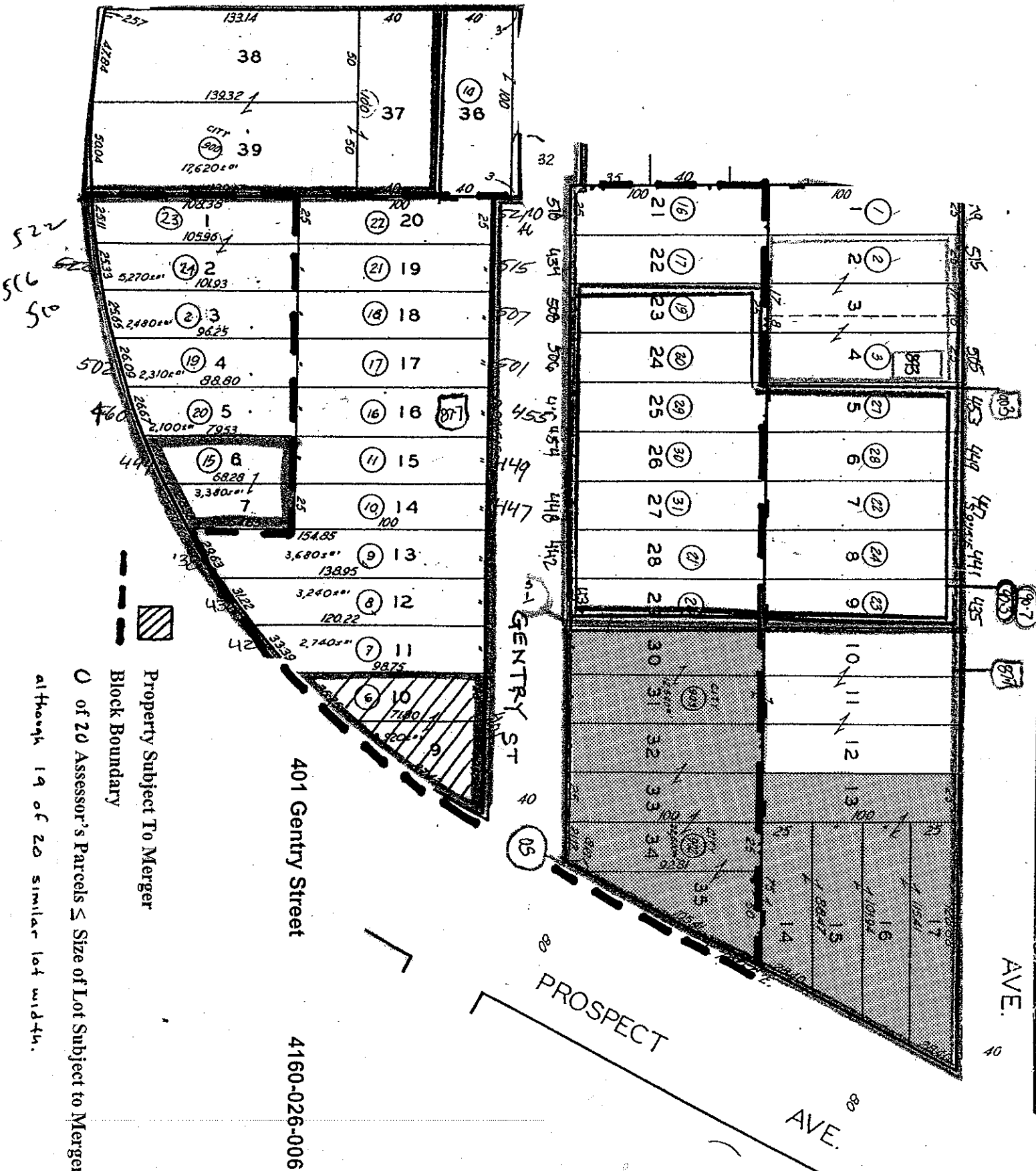
Study of R-1 properties *fronting on Gentry* with lots that are similar or greater in in size and width.

Book 4160

Block between Prospect and 6th Street

Page Number:	Total Parcels:	# of lots the subject lot (25'x98.75') is similar or greater than:	# of lots the subject is smaller than:
24, 25, 26, 27,	20	0	19
Total	20	0	19

The subject lot is similar or greater in size and width to 0% of the lots fronting Gentry Street



522
566
500

Property Subject To Merger
 Block Boundary
 0 of 20 Assessor's Parcels ≤ Size of Lot Subject to Merger (0%)
 although 19 of 20 similar lot width.