

September 4, 2007

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

**Regular Meeting of
September 18, 2007**

SUBJECT: LOT MERGER HEARING

LOCATION: 444 PROSPECT AVENUE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 444 PROSPECT AVENUE,
COMPRISED OF TWO LOTS SHALL BE MERGED INTO ONE PARCEL

Recommendation:

To adopt the attached resolution to merge the subject lots.

Background:

The subject property is a 3,380-square foot parcel, comprised of two lots from the original subdivision (Dillon Tract, Lots 6 and 7). The two interior lots composed of approximately 28-foot width frontage facing Prospect Avenue and depths ranging from 54.8-feet along the southerly lot (1,538 square feet) to 79.5-feet along the northerly lot (1,842 square feet). However, both lots have a 25-foot width along the rear property line. The property contains a single family residence which straddles between the lot lines.

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 neighborhood² 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 and 16.20.030. The lots are less than the minimum lot size (the two lots are less than 4,000 square feet each) and they meet the rule that the main structure is sited on the contiguous lots.

As attachment 2 demonstrates, the subject property is one of only four parcels on this block facing Prospect Avenue, excluding properties across Prospect Avenue because they are zoned R-2B. Pursuant to 16.20.030, the 80% analysis must go beyond the limits of the block and consider the neighborhood².

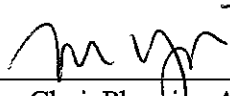
In addition, Staff made the following findings looking at a range of neighborhood areas:

1. The lots being considered for merger are similar or greater in size and width to only 1 of the 18 parcels (5%) fronting on Prospect Avenue between Reynolds Lane and 6th Street - indicating that merging the lots would be consistent with the immediate neighborhood of lots fronting on Prospect Avenue.
2. Looking at a broader neighborhood analysis, bounded by Prospect Avenue on the West and South, 6th Street on the North, and the east city boundary, staff found that the subject lot is similar or greater in size and width to 1 of the 80 parcels (1.2%).


Summary:

Given the lot pattern in the two neighborhood analyses, staff believes the two lots meet the criteria for lot merger. The neighborhood consists of parcels ranging from 2,100 square feet to 4,000 square feet, with the majority of the lots containing a 25-foot frontage similar to the subject lot. Nevertheless, the overall size (1,538 square feet) of the substandard lot will be the smallest in the neighborhood if it remained unmerged. Given the high percentage of larger lots in the immediate neighborhood, staff believes merging these lots meet the intent of the lot merger ordinance, and will protect the neighborhood integrity.

CONCUR:



 Eva Choi, Planning Assistant


 Ken Robertson, Acting Director
 Community Development Department

Attachments

- | | |
|-----------------|----------------------------------|
| 1. Resolution | 4. Block Exhibit and Tabulations |
| 2. Location Map | 5. Aerial Photo |
| 3. Radius Map | |

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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)."

² A neighborhood is specifically defined for the purposes of the lot merger determination as "a grouping of similar uses within the same zoning district bounded by topographical or other physical features, arterials or collector streets or other characteristics that give it a separate and distinct identity."

RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 444 PROSPECT AVENUE, LEGALLY DESCRIBED AS LOTS 6 & 7, 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. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures and requirements for the merger of contiguous lots;
2. Of the 18 parcels that front on Prospect Avenue, only 1 parcel is similar in size and width to the smaller of the subject lots. Further, from the 80 parcels within the neighborhood, only 1 is similar in size and width;
3. The subject lots are greater or similar in size and width to only 1.2% of the lots in the neighborhood as defined by the lot merger ordinance. Based on the analysis, the lots qualify for merger.

Section 4. Based on the foregoing, the Planning Commission hereby merges Lots 6 and 7, 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

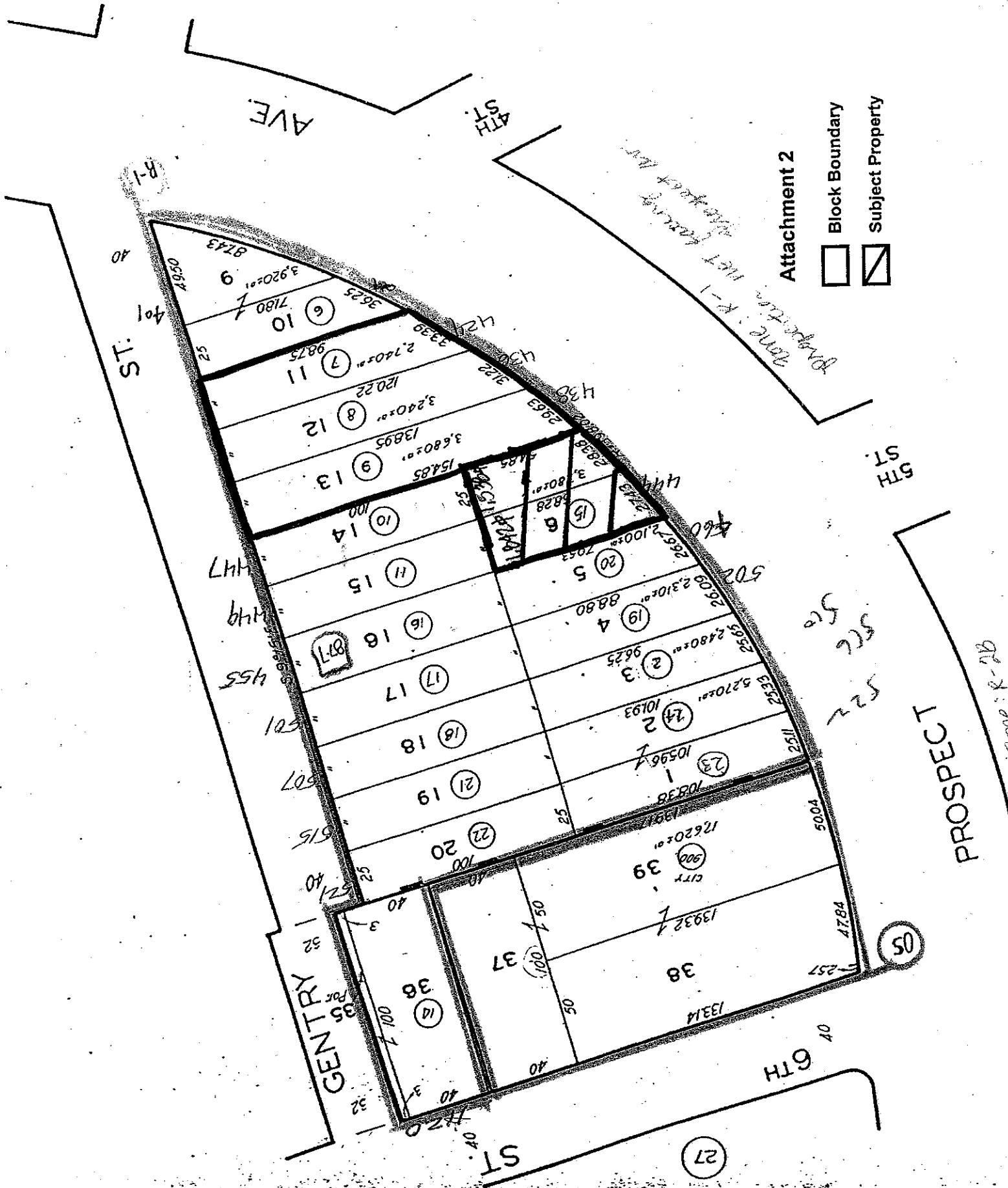
I hereby certify the foregoing Resolution P.C. No. 07- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of September 18, 2007.

Langley Kersenboom, Chairman



Ken Robertson, Secretary

September 18, 2007

Date





-  Neighborhood Boundary
-  Subject Property

Attachment 4
Block/Neighborhood Exhibit

444 Prospect Avenue

Study of properties in the Prospect Avenue neighborhood* zoned R-1.

	Total Parcels:	# of lots the subject lot (25'x68.28') is similar or greater than:	# of lots the subject lot is smaller than:
	80	1	79
Total	80	1	79

The subject lot is similar or greater in size and width to 1.3% (1 of 80) of the lots in the neighborhood.

* The neighborhood is bounded by Prospect Avenue to the West and South, 6th Street on the North and the east city boundary.



444 Prospect Avenue

Lot Merger Group 5