

October 08, 2007

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

**Regular Meeting of  
October 16, 2007**

CONTINUED FROM AUGUST 21, 2007 AND SEPTEMBER 18, 2007 MEETINGS.

SUBJECT: LOT MERGER HEARING

LOCATION: 230 LONGFELLOW AVENUE

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 230 LONGFELLOW AVENUE, COMPRISED OF ONE AND ONE HALF LOTS, SHALL BE MERGED INTO ONE PARCEL

**Recommendation:**

To adopt the attached Resolution to merge the subject lots.

**Background:**

The subject property is a 3,150-square foot parcel, comprised of one and one half lots from the original subdivision (Southeast 35' of Lot 8 and all of Lot 10, Block 117, Tract Shakespeare). The parcel consists of one street to alley "through lot" with a 30-foot width and 70-foot depth and one half lot with a 30-foot width and 35-foot depth fronting the alley (32<sup>nd</sup> Place). The property contains a nonconforming duplex which straddles between the lot lines fronting on 32<sup>nd</sup> Place.

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 block<sup>1</sup>, 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.

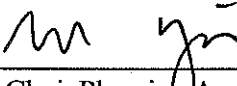
**Analysis:**

The property meets the basic criteria to be considered for merger as set forth in Section 16.20.020 and 16.20.030. The lots are less than the minimum lot size (the two lots have a combined lot size of less than 4,000 square feet) and they meet the rule that the main structure is sited on both contiguous lots.

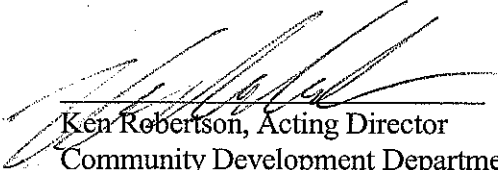
The subject property is one of eight (8) parcels, zoned R-1 fronting on Longfellow Avenue (Attachment 2). Of the eight lots, the substandard lot is greater or similar in size and width to two of the lots on the block (Attachment 3). Pursuant to Section 16.20.030, the substandard lots shall be merged since only 25% of the lots on the block are greater or similar in size and width to the subject lots.

**Summary:**

The Commission has the authority to merge the lots based on the evaluation of the block as indicated above. The existing duplex is built in the rear half of the lots oriented toward the alley and merging these lots will not impact the street frontage on Longfellow Avenue. Given the high percentage of larger lots on the block, merging these lots will protect the neighborhood integrity; therefore staff recommends that the lots be merged.

  
 \_\_\_\_\_  
 Eva Choi, Planning Assistant

CONCUR:

  
 \_\_\_\_\_  
 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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<sup>1</sup> 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)."

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**RESOLUTION NO. 07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 230 LONGFELLOW AVENUE, LEGALLY DESCRIBED AS SOUTHEAST 35' OF LOT 8 AND LOT 10, BLOCK 117, TRACT SHAKESPEARE.**

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 October 16, 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. The adjacent Southeast 35' of lot 8 and lot 10, Block 117 of Tract Shakespeare meet the requirements for merger as set forth in Section 16.20.030 of the Subdivision Ordinance.

**Section 4.** Based on the foregoing, the Planning Commission and hereby merges lot 8 with lot 10, Block 117 of Tract Shakespeare and directs staff to file for record with the County Recorder's office a Notice of Lot Merger.

VOTE:                   AYES:  
                              NOES:  
                              ABSTAIN:  
                              ABSENT:

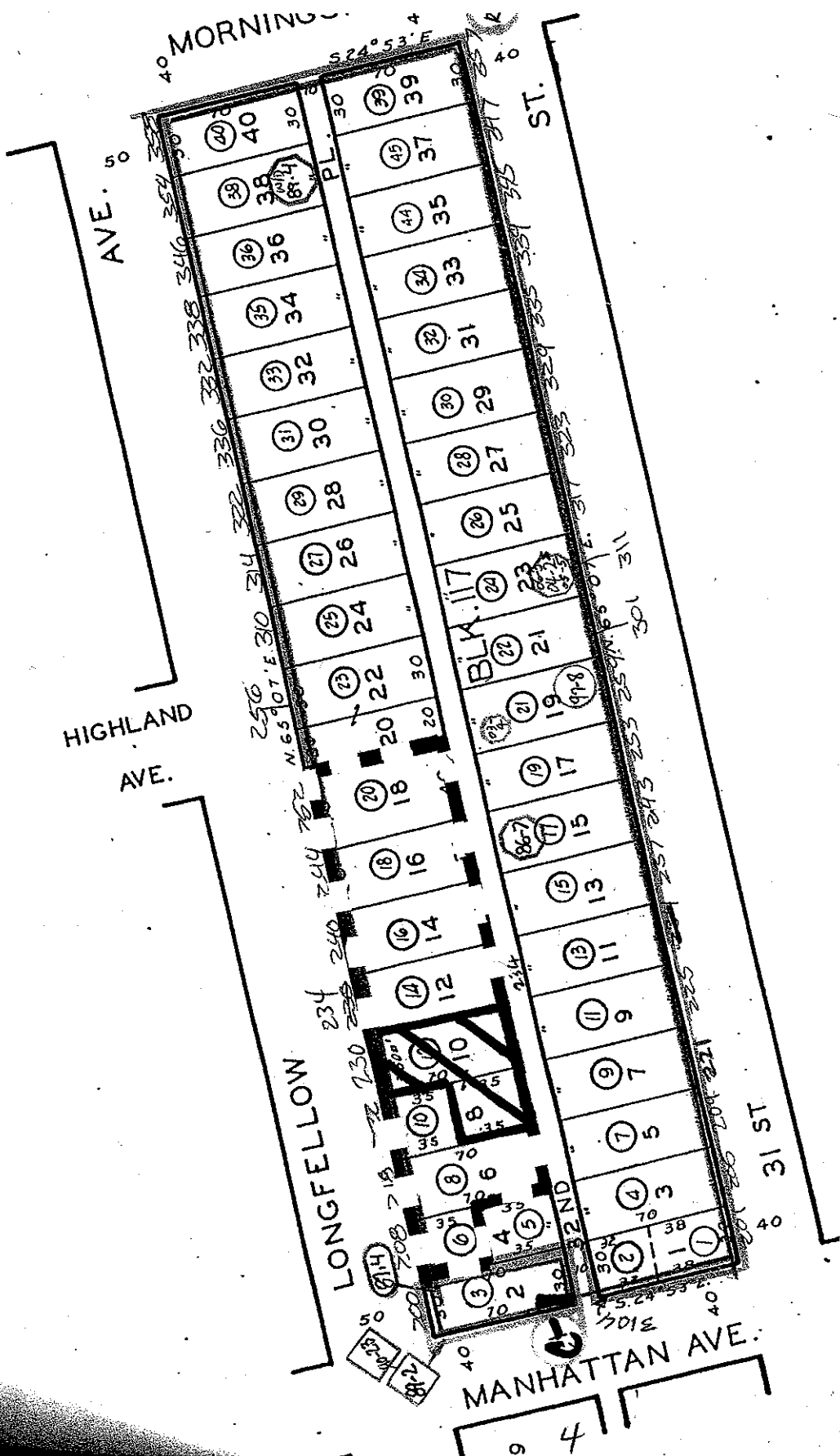
**CERTIFICATION**

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


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October 16, 2007  
Date



Location Map

230 Longfellow Avenue 4181-019-012

 Property Subject to Merger

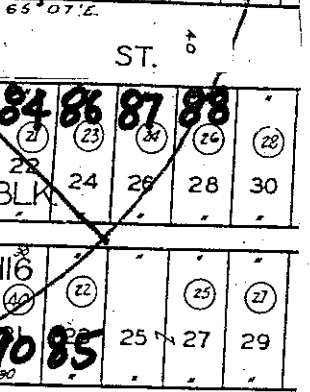
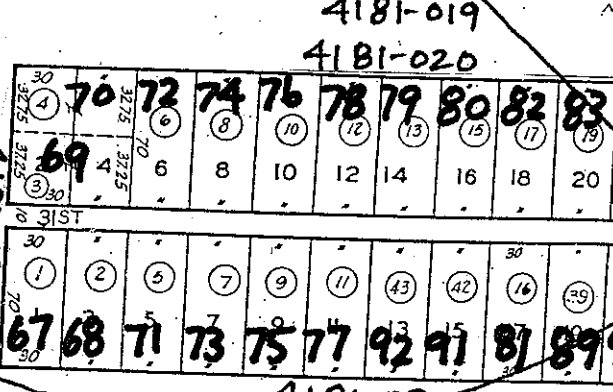
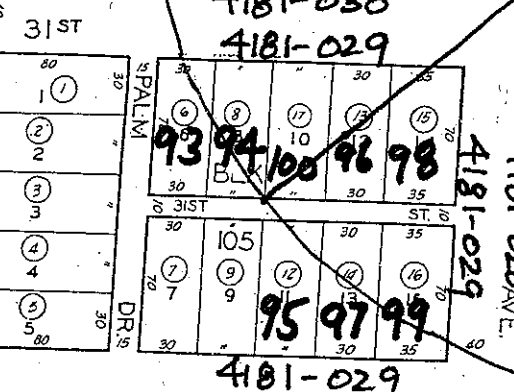
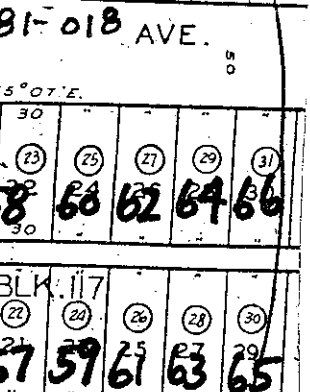
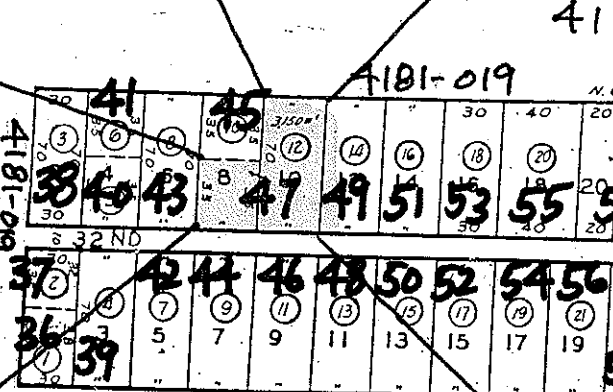
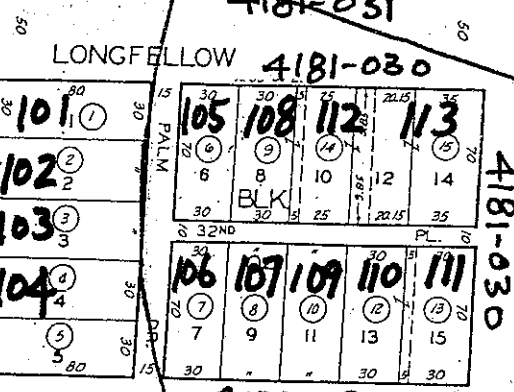
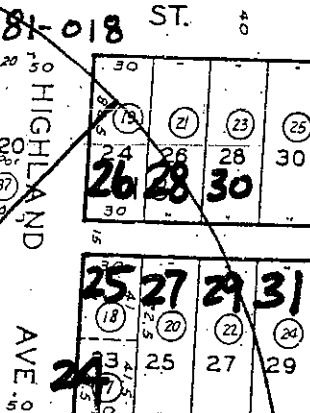
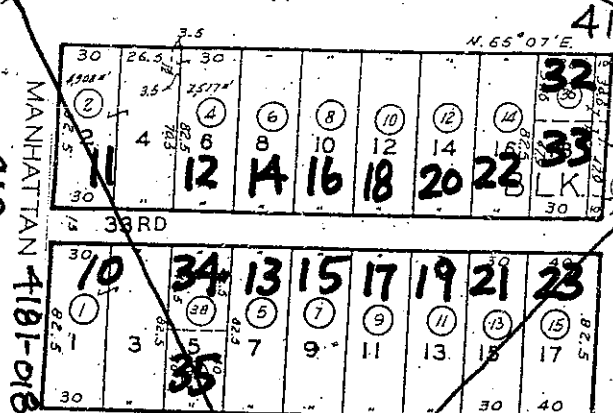
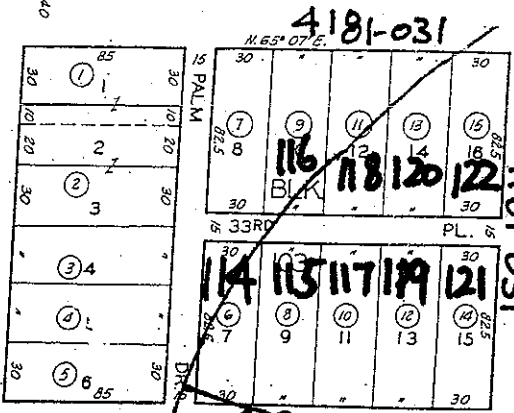
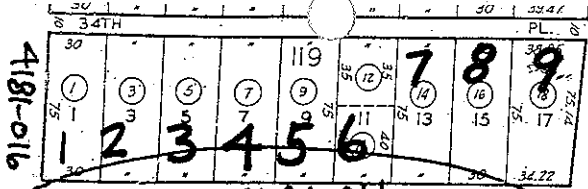
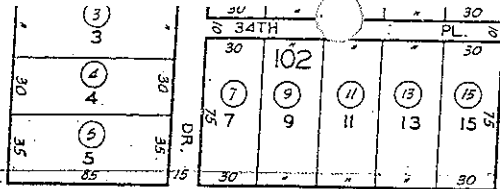
 Block Boundary

HERMOSA

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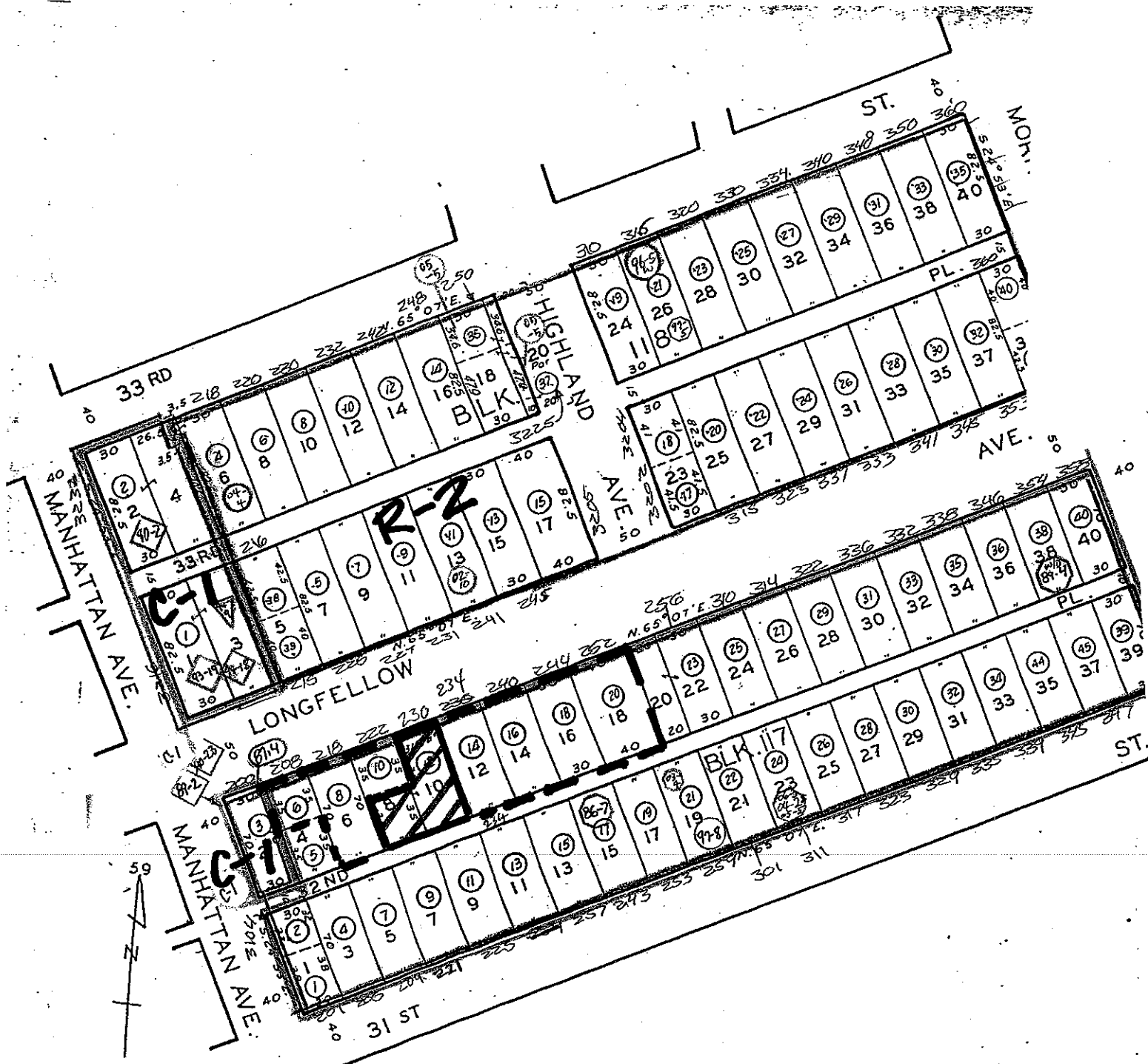
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ADDRESS: 230 LONGFELLOW AVE

SCALE 1" = 100'



230 Longfellow Avenue

4181-019-012

 Property Subject to Merger

 Block Boundary

2 of 8 Assessor's Parcels  $\leq$  size of the lot subjetc to merger (25%).

# 230 Longfellow Avenue

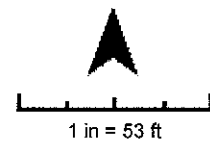
## Study of properties fronting on Longfellow Avenue zoned R-1.

	Total parcels:	# of lots the subject lot (30'x35') is similar or greater than:	# of lots the subject lot is smaller than:
	8	2	6
<b>Total</b>	<b>8</b>	<b>2</b>	<b>6</b>

The subject lot is similar or greater in size and width to 25% (2 of 8) of the parcels fronting on Longfellow Avenue.



# 230 Longfellow Avenue



1 in = 53 ft

Date Printed: 10/10/2007

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