

October 11, 2007

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

**Regular Meeting of
October 16, 2007**

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

SUBJECT: LOT MERGER HEARING

LOCATION: 1115 2ND STREET

PURPOSE: TO DETERMINE WHETHER THE PROPERTY AT 1115 2ND 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 4,507-square foot parcel, comprised of two lots from the original subdivision (lots 70 and 71 Tract 733). The property contains a single-family residence partially constructed on contiguous lots. Each lot has a 25-foot wide width and a 90.14-foot depth with a total lot square footage of 2253.5 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.

The subject property is one of fifty-seven parcels on this block fronting on 2nd Street between Hollowell to the east and PCH to the west and zoned R-1 (Attachment 4). Of these fifty-seven parcels, twenty-one are similar in size (2,254 square feet) and width (25') to the subject lot. Therefore, the substandard lot is greater or similar in size and width to only 36.84% of the lots on this block as defined by the lot merger ordinance. Based on this analysis the lots qualify for merger.

Additionally, it should be noted that two similar parcels comprised of two 25' wide lots, located across the street (1042 and 1102 2nd Street) have already been merged by the city in 1988.

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, Director
Community Development Department

Attachments

1. Location Map
2. Radius map
3. Block exhibit
4. 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 1115 2nd STREET, LEGALLY DESCRIBED AS LOTS 70 AND 71 TRACT 733.

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. Of the fifty-seven parcels that front on 2nd Street, twenty-one are similar in size (2,254 square feet) and width (25' x 90.14') to the subject lots.
3. The substandard lot is greater or similar in size and width to only 36.84 % of the lots on the block as defined by the lot merger ordinance. Based on this analysis the lots qualify for merger.

Section 4. Based on the foregoing, the Planning Commission and hereby merges Lots 70 and 71 Tract 733 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 October 16, 2007.

Langelly Kersenboom, Chairman

Ken Robertson, Secretary

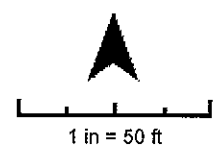
October 16, 2007
Date



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City of Hermosa Beach

1115 2nd Street





ADDRESS: 1115 2ND ST

SCALE 1" = 100'

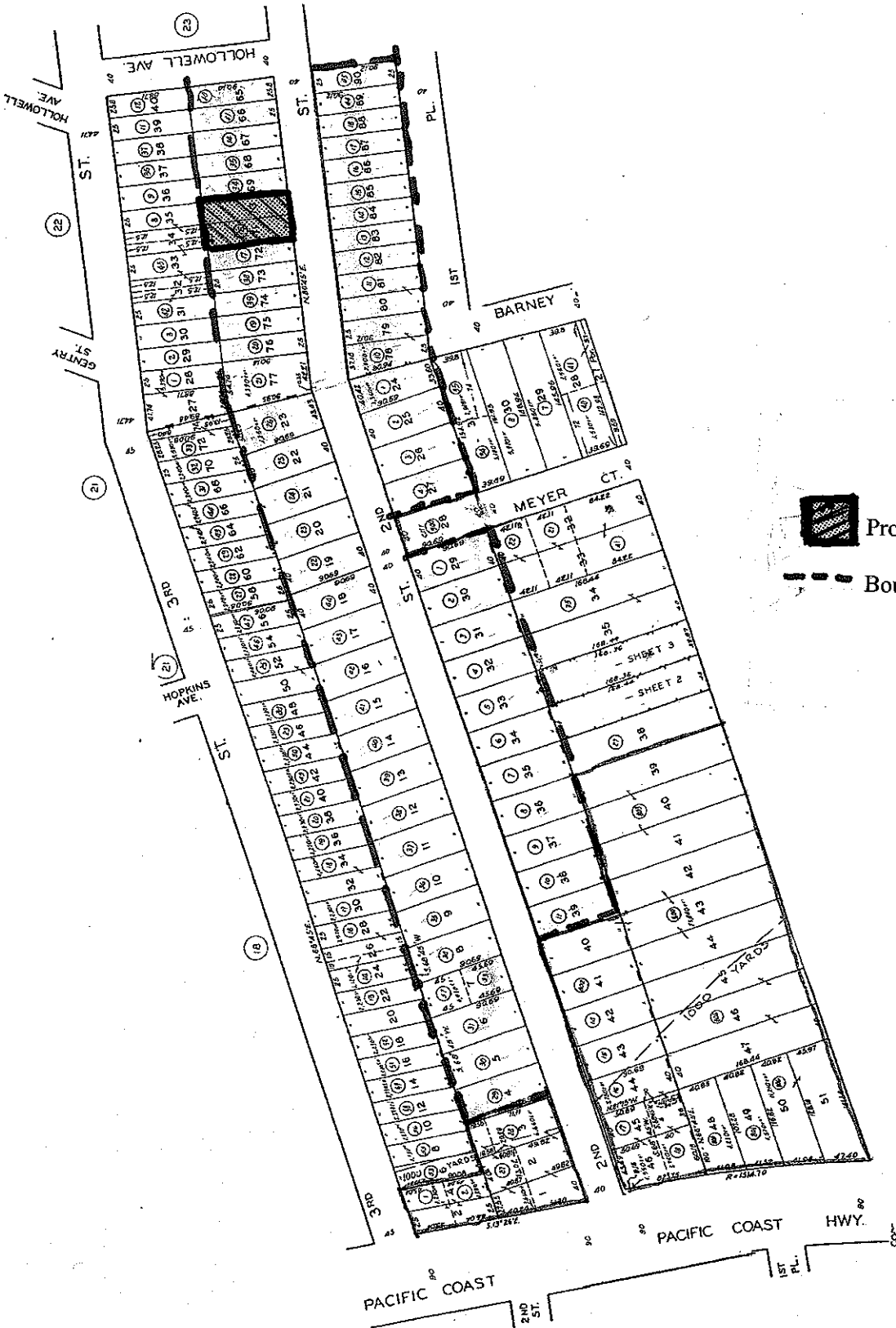
5



CONTINENTAL MAPPING SERVICE

6325 Van Nuys Boulevard, Van Nuys, CA 91401

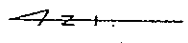
(818) 787-1663



Property Subject to Merger



Boundary



1115 2nd Street

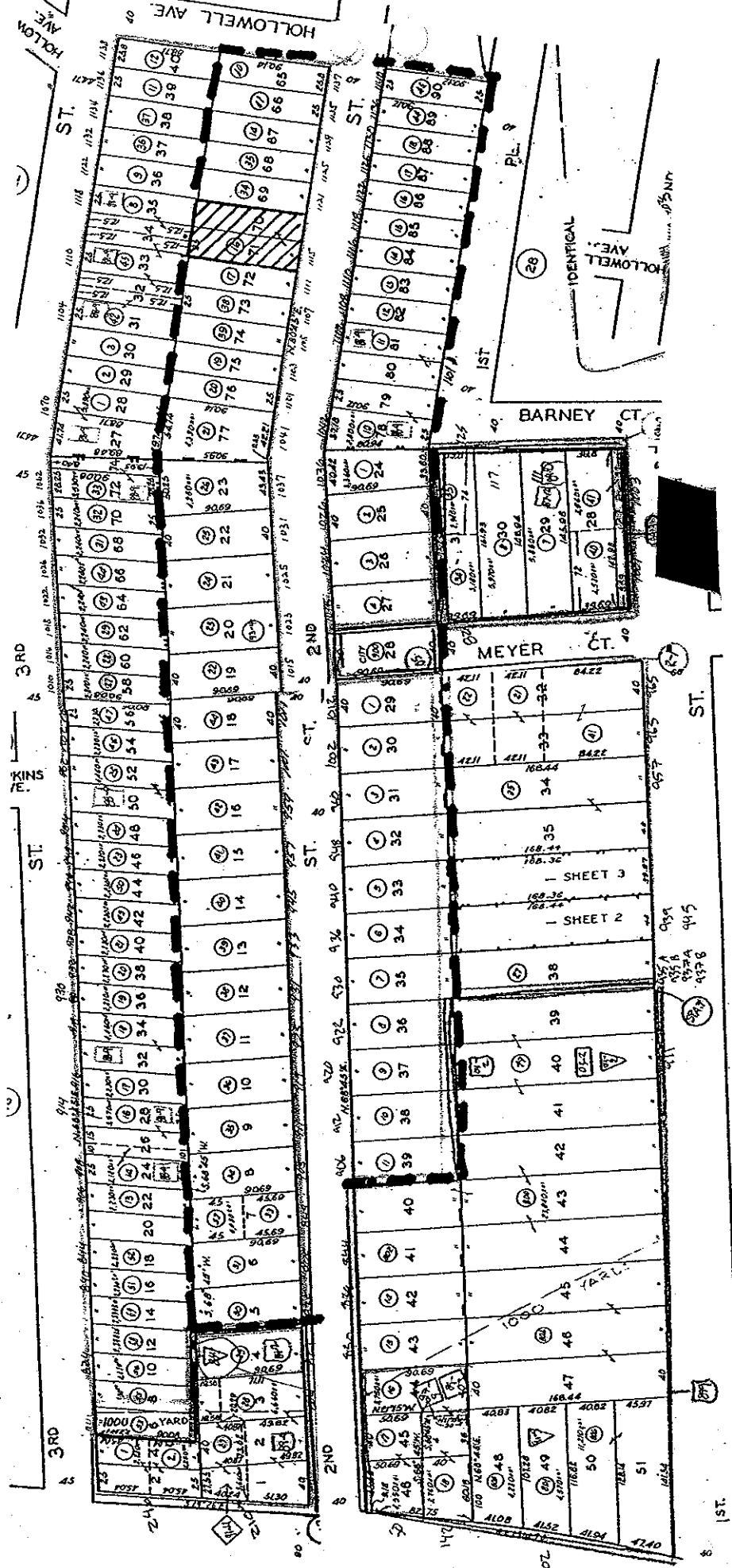
Study of R-1 properties *fronting on 2nd Street* with lots that are similar or greater in in size and width.

Book 4186



Block between Hollowell Ave and Pacific Coast Hwy

Page Number:	Total Parcels:	# of lots the subject lot (25'x90.5') is similar or greater than:	# of lots the subject is smaller than:
24, 25, 26, 27,	57	21	36
Total	57	21	36

The subject lot is similar or greater in size and width to 36.84% of the lots fronting 24th Street



1115 2nd Street
 4186-024-016

-  Property Subject To Merger
-  Block Boundary

21 of 57 Assessor's Parcels ≤ Size of Lot Subject to Merger (36.84%)