

CITY OF HERMOSA BEACH

MEMORANDUM

Date: April 19, 2006

To: Honorable Mayor and Members of the City Council

From: Sol Blumenfeld, ^{cc} Director,
Community Development Department
Stephen R. Burrell, City Manager

Subject: Resolution to merge lots at 726 Prospect Avenue

Attached is the Resolution reflecting the City Council decision at the April 11 meeting to overturn the Planning Commission and merge the two lots 726 Prospect Avenue into one parcel.

A handwritten signature in black ink, appearing to be 'SB', located below the main text of the memorandum.

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, MERGING TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 726 PROSPECT AVENUE, LEGALLY DESCRIBED AS LOTS 3 AND LOT 4, BLOCK 140, REDONDO VILLA TRACT

The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. A request for hearing was filed by Charles Heidman, owner of real property located at 726 Prospect Avenue, comprised of 2 lots from the original tract, pursuant to Section 16.20.060 of the Subdivision Ordinance, in response to Notice of Intention to merge the two lots.

Section 2. The Planning Commission conducted a hearing on the matter on January 17, 2006, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission, and Commission determined not to merge the lots.

Section 3. On January 26, 2006, Gregory B. Eberhardt, owner of property at 1136 Eighth Street, pursuant to Section 16.20.100 of the Municipal Code, filed an appeal of the Planning Commission decision.

Section 4. The City Council conducted a hearing to consider the appeal of the Planning Commission's decision not to merge the lots on April 11, 2006, at which testimony and evidence, both written and oral, were presented to and considered by the City Council.

Section 5. Based on the evidence received at the public hearing, the City Council makes the following findings:

1. Chapter 16.20 of the Subdivision Ordinance prescribes the procedures for the merger of contiguous lots;
2. The adjacent lots 3 and 4, Block 140, are consistent with the criteria for merger of contiguous lots, as set forth in Section 16.20.030 of the Subdivision Ordinance, as follows;
 - a) The main structure is partially sited on the contiguous lots and not more than eighty (80) percent of the lots on the same block of the effective parcel have been split as only one of three (33%) of lots have been split into 25-foot wide lots;
 - b) The lots comprise less than 4,000 square feet as lot 3 contains 2,944 square feet, and lot 4 contains 3,056 square feet.

Section 6. Based on the foregoing, the City Council overturns the decision of the Planning Commission and hereby merges lot 3 with lot 4, Block 140 of the Redondo Villa Tract and directs staff to file for record with the county recorder's office a Notice of Lot Merger.

PASSED, APPROVED, and ADOPTED this day of , 2003,

PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY