

November 7, 2006

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
November 14, 2006**

SUBJECT: REVISION TO LOT MERGER ORDINANCE

Recommendation:

That the City Council introduce the attached ordinance to revise the lot merger ordinance.

Background:

At the August 8, 2006 City Council meeting, staff reviewed the lot merger ordinance and the history of the citywide lot merger program completed in 1989 which resulted in eventual merger of 1,100 lots into 500 parcels. All surveyed lots in the program were either deemed separately developable by the Commission and City Council, or were subject to merger. The criteria for merger was also discussed at the August meeting and the City Council, by consensus, directed staff to revise the ordinance to clarify the criteria and procedures for lot mergers and bring back a report focusing initially on R-1 properties.

Analysis:

The ordinance clarifies the process and criteria for merging property as follows:

1. Focuses on R-1 property.
2. Modifies 80% rule for mergers.
3. Focuses on preserving neighborhood character rather than simply curing substandard lot size.
4. Establishes new hearing procedures.
5. Modifies ordinance definition for block.

R-1 Lot Focus

Staff prepared a preliminary survey of all potentially affected properties in the R-1 zone. Lot merger for R-2 and R-3 zoned properties will be reviewed at a subsequent hearing.

The following summarizes the survey findings attached to the report:

- 11 parcels contain substandard lots that may be potentially developed separately.
- 24 parcels contain contiguous lots that include undevelopable remnants (20 feet wide or less) or were recently developed and will not be developed separately.

Requirements for Lot Merger

The proposed modifications clarify and limit the applicability of the ordinance, and clarify the requirements for mergers. The current ordinance requires that a lot be considered for merger if it meets all the following:

- Two or more contiguous parcels of land held by same owner.
- At least one of the contiguous parcels or units of land is substandard to the minimum parcel size of 4,000 square feet.
- The main structure is partially sited on the contiguous parcels.
- Not more than 80% of the lots on the block have already been split and developed separately.

The 80% rule has been clarified to state that if the substandard lot under consideration is similar or greater in size to more than 80% of the lots on the block than it shall not be merged. Also since the term "split" was open to interpretation, it has been dropped and criteria has been added for comparing lots on the same block with less than five lots to focus on the issue of neighborhood compatibility.

The 80% rule is revised as follows:

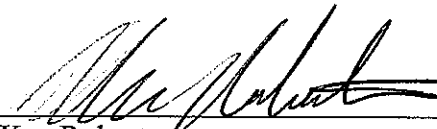
If the substandard parcel under consideration for merger is similar or greater in size and width to more than 80% of the separately identified L.A. County Tax Assessor's Parcels fronting on the same block, inclusive of the subject Assessor's Parcel, then the contiguous parcels shall not be merged. However, where the subject property is located on a block with 5 parcels or less, the 80% analysis will be applied on a neighborhood rather than a block basis. For purposes of this paragraph, a "neighborhood" is 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.²

Procedure for merger

The procedures for processing mergers under the terms of the ordinance have also been modified. The current ordinance only requires a Planning Commission hearing if the merger is appealed by the property owner. The proposed revisions requires a Planning Commission hearing in all cases, allowing neighborhood input. Once a lot merger determination has been made by the Commission or City Council on appeal, the final disposition of the property is recorded.

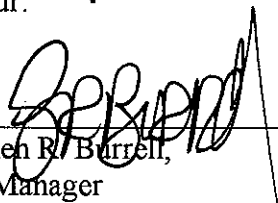
Definition of Block

Staff is also proposing to revise the definition of block for the purposes of making lot merger determination by clarifying that it includes as both sides of a street. This definition is currently located in the Zoning Ordinance, and it should be moved to the subdivision ordinance along with the lot merger provisions. Since this involves an amendment to the Zoning Ordinance, it requires review and recommendation by the Planning Commission.


Ken Robertson
Senior Planner


Sol Blumenfeld, Director
Community Development Department

Concur:


Stephen R. Burrell,
City Manager

Notes

1. The survey was refined based on the draft changes to the merger requirements. With the new code language it is possible to make a determination on several lots previously deemed questionable (because of the difficulty of determining what constituted a "split" lot on blocks that do not have any uniform pattern).
2. The neighborhood compatibility criteria is drawn from the "neighborhood area" definition in the subdivision ordinance for approving a subdivision map.

Attachments:

1. Draft Lot Merger Ordinance
2. Map of R-1 lots subject to merger and property survey

F:\B95\CD\CC\LotMerger-report 11-06.doc

ORDINANCE NO. 06-

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE SUBDIVISION ORDINANCE PERTAINING TO MERGER OF PARCELS (CHAPTER 16.20) AND AMENDING THE HERMOSA BEACH MUNICIPAL CODE

The City Council of the City of Hermosa Beach hereby ordain as follows:

Section 1. The City Council held a duly noticed public hearing on November 14, 2006, to consider amending the Municipal Code pertaining to the merger of parcels.

Section 2. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that the proposed modifications to the text may have a significant effect on the environment.

Section 3. The City Council finds that the amendments to the Subdivision Ordinance contained herein are consistent with the Hermosa Beach General Plan in that the proposed amendments modify and clarify the provisions that pertain to the merger of parcels, which will continue to preserve the existing character of neighborhoods, consistent with the policies of the Land Use Element.

Section 4. Section 17.04.010 of Title 17, Chapter 17.04 of the Hermosa Beach Municipal Code is amended to delete Section 2 under the definition of "block."

Section 5. Section 16.04 .010 of Title 16, Chapter 16.04 of the Hermosa Beach Municipal Code is amended to add the following definition of the block:

"Block: Where the need for determination regarding lot merger under Section 16.20.030 occurs, the term "block" shall mean both sides of a street within the same zoning district uninterrupted by an intersecting street."

Section 6. Sections 16.20.020 through 16.20.120 of Title 16, Chapter 16.20 are amended to read as follows:

"16.20. 020 Applicability.

A. The provisions set forth in this chapter for the merger of parcels shall be applicable to two or more contiguous parcels of land held by the same owner in the R-1 zone where:

1. The parcels were created under the provisions of this code regulating subdivisions or any prior state law or ordinance regulating the division of land or were not subject to any prior law regulating the division of land;
2. At least one of the contiguous parcels or units of land does not conform to standards for minimum parcel size to permit use or development under the city's zoning and/or subdivision ordinance.

16.20.030 Requirements for merger.

A. Any two or more contiguous parcels or units of land held by the same owner which are subject to the merger provisions set forth as provided in Section 16.20.020 may be merged if the following requirements are satisfied:

1. The main structure is partially sited on the contiguous parcels; and
2. The parcels are located in the R-1 zone as designated on the official Zoning Map of the City; and,
3. With respect to at least one of the affected parcels, one or more of the following conditions exists:
 - a) Comprises less than four thousand (4,000) square feet in area at the time of the determination of merger;
 - b) Was not created in compliance with applicable laws and ordinances in effect at the time of its creation;
 - c) Does not meet current standards for sewage disposal and domestic water supply;
 - d) Does not meet slope stability standards;
 - e) Has no legal access which is adequate for vehicular and safety equipment access and maneuverability;
 - f) Its development would create health or safety hazards;
 - g) Is inconsistent with the applicable general plan and any applicable specific plan, other than minimum lot size or density standards.

B. If the substandard parcel under consideration for merger is similar or greater in size and width to more than 80% of the separately identified L.A. County Tax Assessor's Parcels fronting on the same block, inclusive of the subject Assessor's Parcel, then the contiguous parcels shall not be merged. However, where the subject property is located on a block with 5 parcels or less, the 80% analysis will be applied on a neighborhood rather than a block basis. For purposes of this paragraph, a "neighborhood" is 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.

C. The requirements set forth in subsection A of this section shall not be applicable if any of the conditions set forth in Section 66451.11(b)(A) through (E) of the California Government Code exist.

D. If the merger of parcels results in the creation of a parcel that is at least eight thousand (8,000) square feet in size, the planning commission and/or city council, with the consent of the property owner, may process a subdivision map to redivide the parcel into separate parcels that are at least four thousand (4,000) square feet in size.

16.20. 040 Determination of ownership.

For purposes of determining whether contiguous parcels or units are held by the same owner, ownership shall be determined as of the date that notice of intention to determine status is recorded pursuant to Section 16.20.050.

16.20. 050 Notice of intention to determine status.

Whenever the director of community development has knowledge that real property may be merged pursuant to the merger provisions of this chapter, he or she shall:

A. Mail by certified mail to the then current record owner of the property a notice of the City's intention to determine whether the affected parcels should be merged pursuant to this chapter. Such notice shall state that:

1. The affected parcels may be merged pursuant to the merger provisions of Sections 16.20.010 through 16.20.100, inclusive, of this chapter;
2. A hearing will be conducted before the planning commission regarding the proposed merger, on a date specified in the notice, not less than thirty (30) days time from the date of the notice; and
3. That the notice of intention to determine status was filed for recording with the county recorder's office on the same date such notice was mailed to the property owner.

B. Record the notice of intention with the county recorder's office on the same date that the notice is mailed to the property owner.

16.20.060 Hearing date, fee, presentation of evidence--Planning commission determination.

A. The hearing shall be conducted on the date specified in the notice of intention, but may be postponed or continued with the mutual consent of the planning commission and the property owner. Notice of the hearing shall be given in accordance with Section 17.68.050.B. of this code.

B. At the hearing, the property owner and any other interested party shall be given the opportunity to present any evidence regarding the affected property's eligibility for merger pursuant to Sections 16.20.020 and 16.20.030.

C. At the conclusion of the hearing, or at a meeting thereafter, the planning commission shall by resolution make a determination as to whether the affected parcels are to be merged. A copy of the resolution shall be delivered to the owner by certified mail.

16.20.070 Appeal.

A. The property owners or any interested person may appeal a decision of the planning commission under this chapter within ten days of such decision, by filing an appeal with the city clerk of the city. No appeal fee is required. The appeal shall be scheduled for hearing before the city council within sixty (60) days of the filing of the appeal. Notice of the appeal shall be provided in Section 17.68.050.B of this code. Upon conclusion of the hearing, the city council shall by resolution make a determination as to whether the affected parcels are to be merged at a time not later than the next regularly scheduled city council meeting after the hearing is held. The city council may sustain, modify, or reject or overrule any recommendations or rulings of the planning commission and may make such findings as are consistent with the provisions of this chapter or the state Subdivision Map Act.

B. All decisions of the planning commission regarding the merger or nonmerger of parcels shall be final, unless appealed from as prescribed in this section. In the event of an appeal, the City Council's decision shall be final.

16.20.080 Recordation of Decision.

A. If the planning commission or city council on appeal determines that the affected parcels are merged, the director of community development shall within thirty (30) days of the adoption of the resolution by the final decision making body file for record with the county recorder's office a notice of merger specifying the names of the record owners and particularly describing the real property to be merged.

B. If the planning commission or city council on appeal determines that the affected parcels are not to be merged, the director of community development shall within thirty (30) days of the adoption of the resolution by the final decision making body file for record with the county recorder's office a release of the notice of intention and a notice of nonmerger. The notices shall specify the names of the record owners and particularly describe the affected real property. Copies of the notices shall be mailed to the then current owner of record.

16.20.090 Effect of Nonmerger

In the event of a final decision of nonmerger, the affected parcels shall no longer be subject to merger under this chapter.

16.20.100 Development involving contiguous parcels subject to merger.

If a property meets the requirements for lot merger pursuant to this chapter, it shall be prohibited to separately sell or separate the two or more contiguous lots owned by the same person or legal entity that are subject to merger unless the property is released and cleared from lot merger pursuant to Section 16.20.080. No permits for the demolition, construction or addition to the structure or improvements on the property shall be issued by the Community Development Department until the lot merger hearing process pursuant to this chapter has been concluded.”

Section 7. This ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

Section 8. Prior to the expiration of fifteen (15) days after the date of its adoption, the City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

Section 9. The City Clerk shall certify to the passage and adoption of this ordinance, shall enter the same in the book of original ordinances of said city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

PASSED, APPROVED and ADOPTED this 14th day of November, 2006, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

ATTEST:

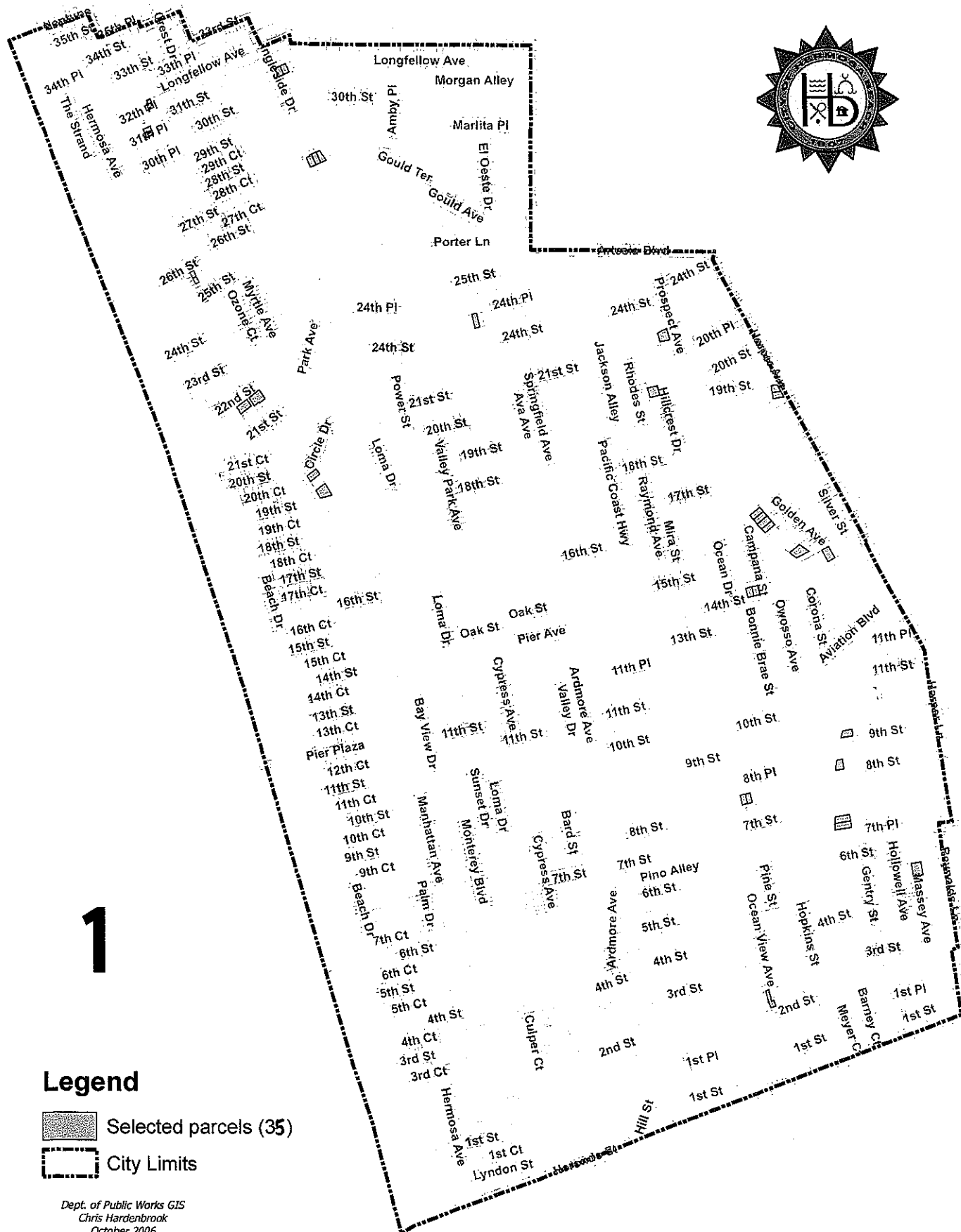
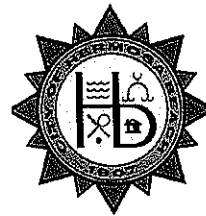
APPROVED AS TO FORM:

City Clerk

City Attorney



Date: _____

Preliminary Lot Merger Survey



1

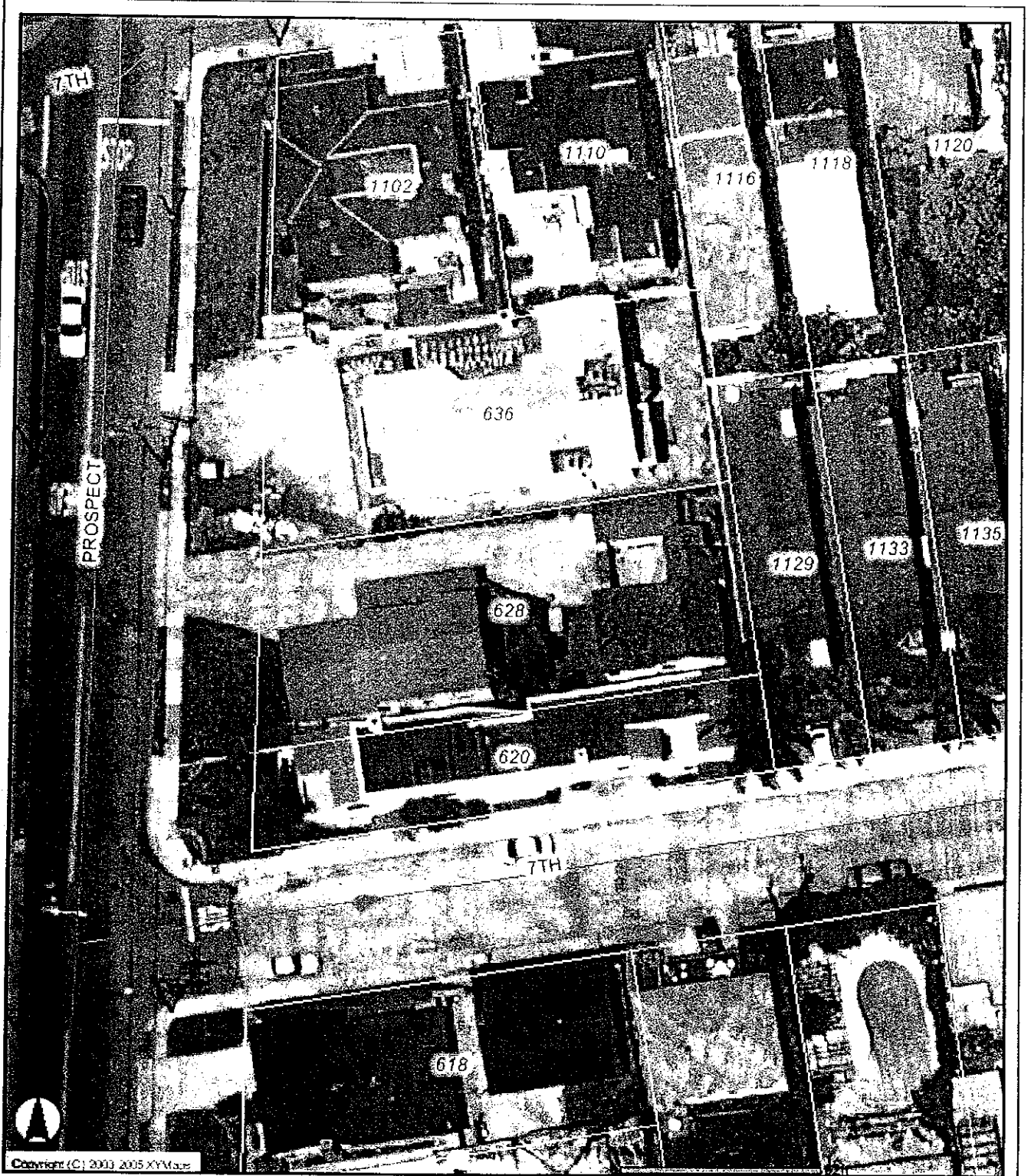
Legend

-  Selected parcels (35)
-  City Limits

Dept. of Public Works GIS
Chris Hardenbrook
October 2006

PROPERTIES WITH DEVELOPABLE LOTS

#	Address	APN #	Owners Name	Mailing Address	Structures Straddle P/L	<80% of Block Similar to Substandard Lot	<4000 sq. ft.	Notes
1.	628 Prospect Ave	4160-030-004	Kalvin Harry Tr Harry Kalvin Trust	4639 Vallecito Dr Yorba Linda Ca 92886	Yes	Yes	Yes	2 Lots new sf
2.	906 Prospect Ave	4161-029-007	Kolvoord Timothy G. & Banks, Jennifer L.	1119 9 th St. Hermosa Beach 90254-0000	Yes	Yes	Yes	2 Lots
3.	1504 Prospect Ave.	4185-019-014	Linninger Robert & Carolyn TRS Lini	1932 Voorhees Ave Redondo Beach 90278-0000	Yes	Yes	Yes	2 Lots
4.	1919 Hillcrest Dr.	4184-010-010	Coleman, Jonathan & Graham Coleman	1919 Hillcrest Dr., Hermosa Beach 90254	Yes	Yes	Yes	3 Lots
5.	1901 Manhattan Ave.	4182-008-001	Mercer Robert T And Carole F	1901 Manhattan Ave Hermosa Beach 90254	Yes	Yes	Yes	2 lots
6.	1225 5 th St.	4160-023-023	Roman Catholic Archbishop of L A	3424 Wilshire Blvd Los Angeles 90010	Yes	Yes	Yes	3 Lots
7.	1021 14 th St.	4185-010-009	Clark, Russell J. & Hansen, Robert A.	1021 14 th St. Hermosa Beach 90254-0000	Yes	Yes	Yes	2 half lots 37' x 47' Boundary survey error
8.	1027 14 th St.	4185-010-017	Asiddao, Valentin V & Baker, Asiddao	1027 14 th St. Hermosa Beach 90254-0000	Yes	Yes	Yes	2 half lots 37' x 47' Boundary survey error
9.	1140 15 th St.	4185-018-009	Hashibe, Charles H. & Eiko TRS Hashi	1140 15 th St. Hermosa Beach 90254-0000	Yes	Yes	Yes	2 Lots
10.	1026 21 st St.	4184-009-001	Brown, Joan K. TR Joan K. Brown Trust	1034 2 nd Street, Manhattan Beach 90266	Yes	Yes	Yes	3 Lots
11.	228 22 nd St.	4182-009-012	Lee Shi J And Jenny W	1002 11th St Manhattan Beach 90266	Yes	Yes	Yes	2 Lots



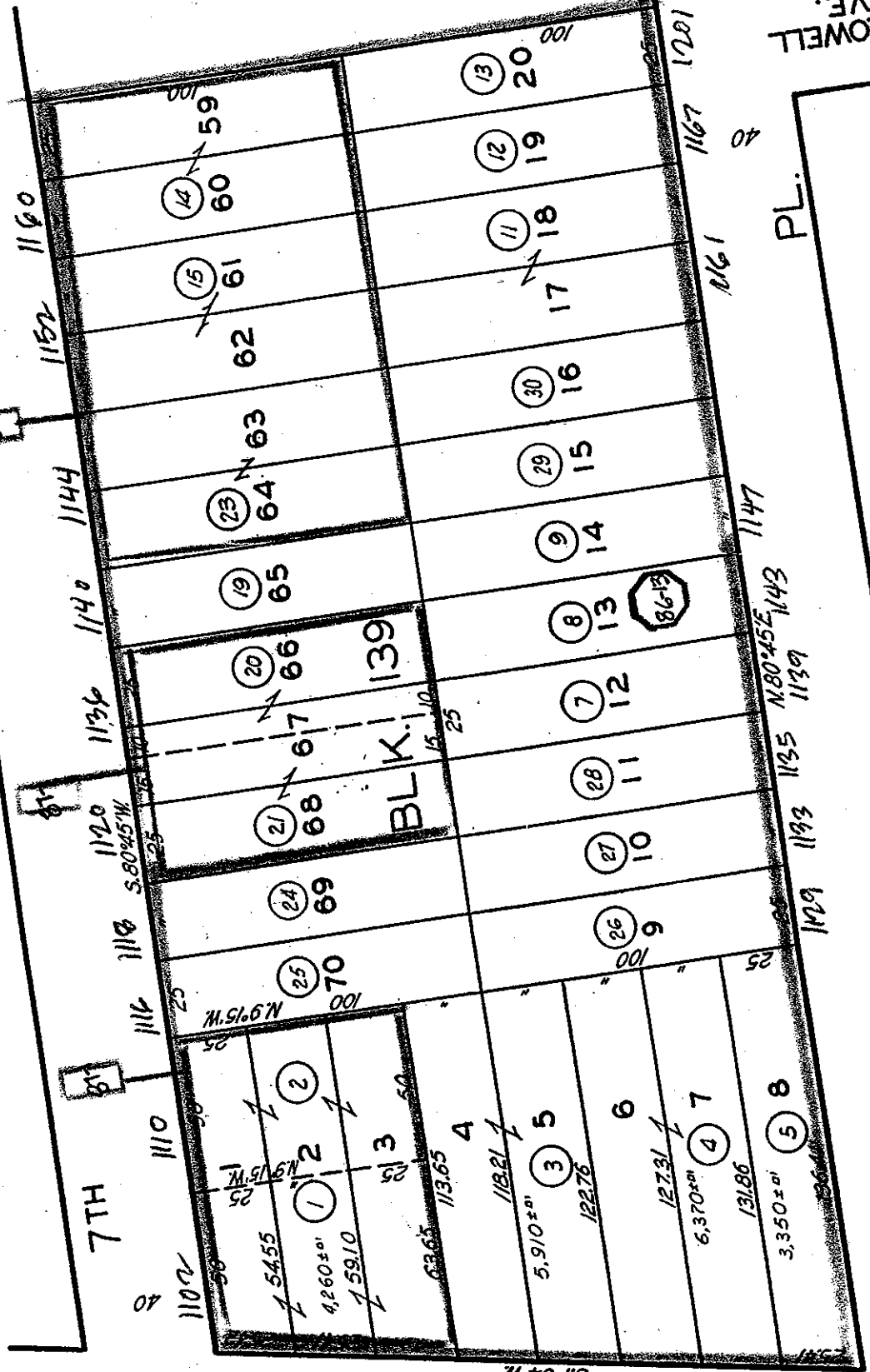
628 Prospect Ave.

pg-30



ST.

40



HOLLOWELL AVE.

PL.

7TH
40

AVE.

PROSPECT

08

08

(27)

(29)

(R)

636
628
620

1160

1152

1144

1140

1136

1130

1120

1116

1110

1102

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

1100

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

40

<

628 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4160-030-004**
 Address: **628 PROSPECT AVE**

Owner 1: **KALFIN HARRY TR HARRY KALFIN TRUST**
 Owner 2:

Mailing Address: **4639 VALLECITO DR
 YORBA LINDA CA 92886-0000**

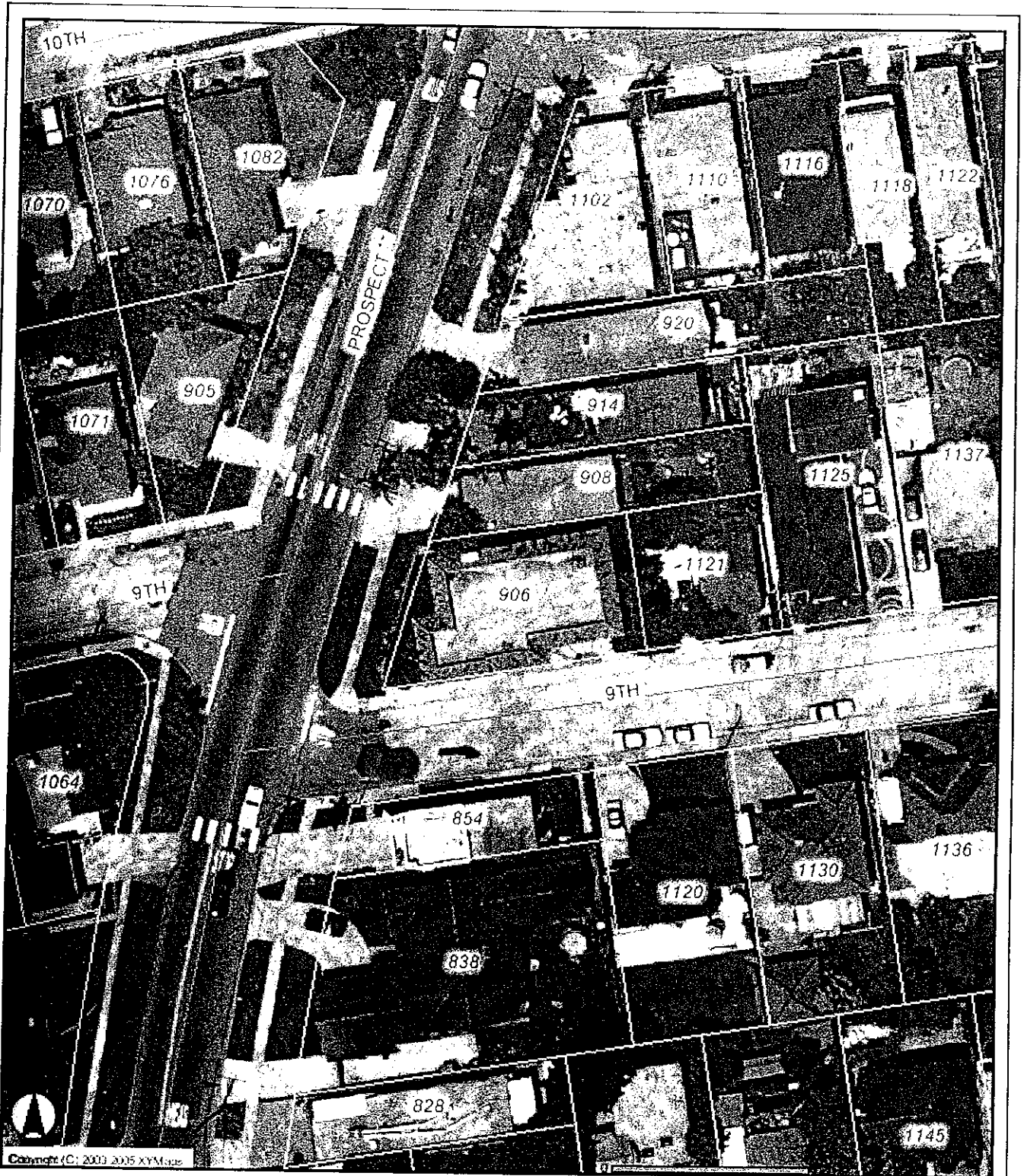
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	6370 SF
		Living Area:	1956 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 107107
Last Recorded Document:		Assessed Land Value:	\$ 47652
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 59455
County Use Code:	0200	H.O. Exemption:	\$ 0
Year Built:	1952	Number of Units:	2
Number of Bedrooms:	5	Number of Baths:	3

Legal Description

Legal Description:

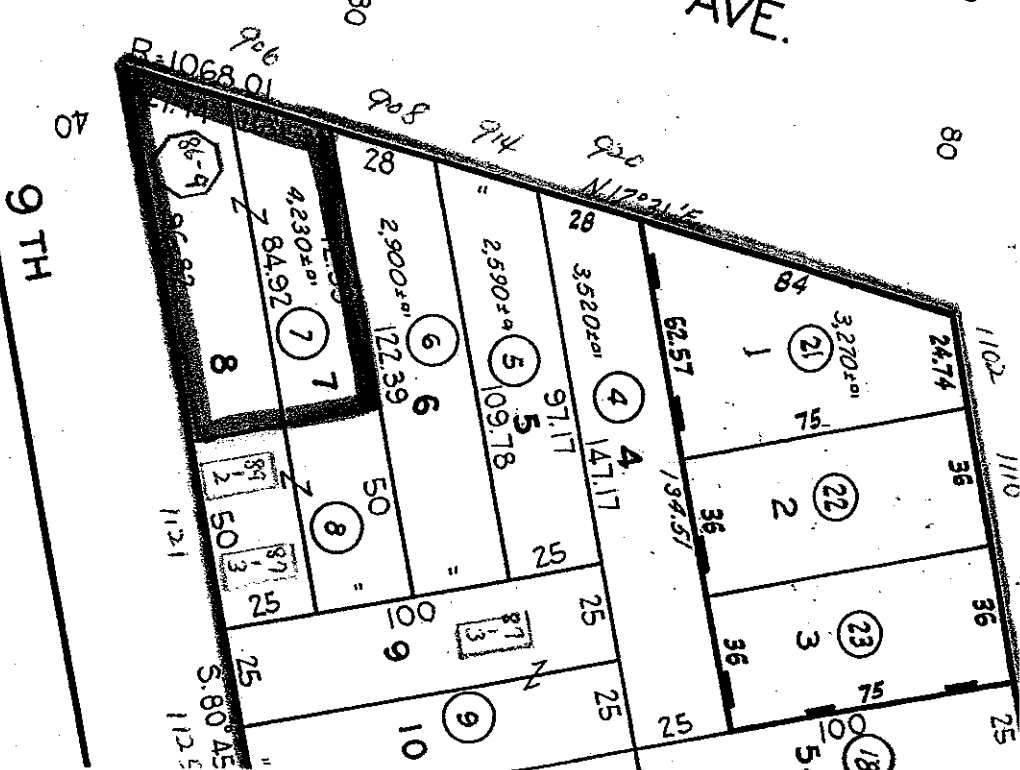
**REDONDO VILLA TRACT LOTS 6 AND
 od**



906 Prospect Ave.

9TH ST.

PROSPECT AVE.



ASSMT. SEE:

4161-029-007

PARCEL

REDONDO V

M. B. I.

906 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4161-029-007**
 Address: **906 PROSPECT AVE**

Owner 1: **KOLVOORD TIMOTHY G AND**
 Owner 2: **BANKS JENNIFER L**

Mailing Address: **1119 9TH ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4230 SF
		Living Area:	3688 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 874874
Last Recorded Document:		Assessed Land Value:	\$ 752267
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 122607
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1987	Number of Units:	1
Number of Bedrooms:	5	Number of Baths:	4

Legal Description

Legal Description:

**SW OF A LINE PARALLEL WITH AND
 DIST SW 50 FT AT R/A FROM NE
 LINES OF LOTS 7 AND**

**REDONDO VILLA TRACT THAT PART
 od**



1504 Prospect Ave.

1504 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4185-019-014**
 Address: **1504 PROSPECT AVE**

Owner 1: **JANUS SOPHIE B**
 Owner 2:

Mailing Address: **1504 PROSPECT AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	7920 SF
		Living Area:	1659 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 84394
Last Recorded Document:		Assessed Land Value:	\$ 67877
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 16517
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1942	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

TRACT NO 1562 LOTS 16 ANDod



1919 Hillcrest Dr.

NO. 1965
21-80

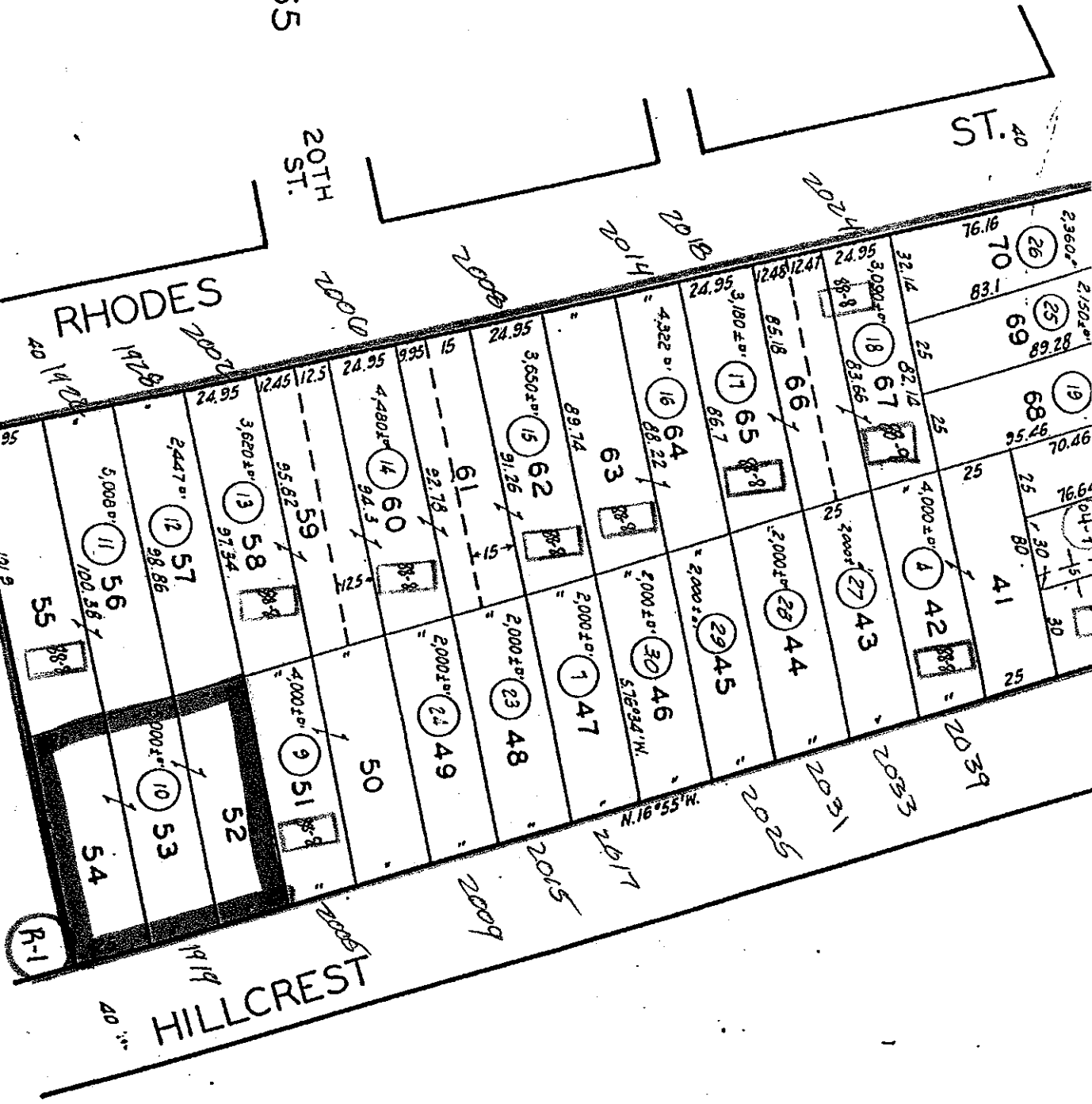
20TH ST.

ST. 40

RHODES

HILLCREST

4184-010-010



(R-1)

1919 HILLCREST DR[Print](#)Property Address and Ownership

APN: **4184-010-010**
 Address: **1919 HILLCREST DR**

Owner 1: **COLEMAN JONATHAN AND GRAHAM COLEMAN**
 Owner 2:

Mailing Address: **1919 HILLCREST DR**
HERMOSA BEACH 90254-0000

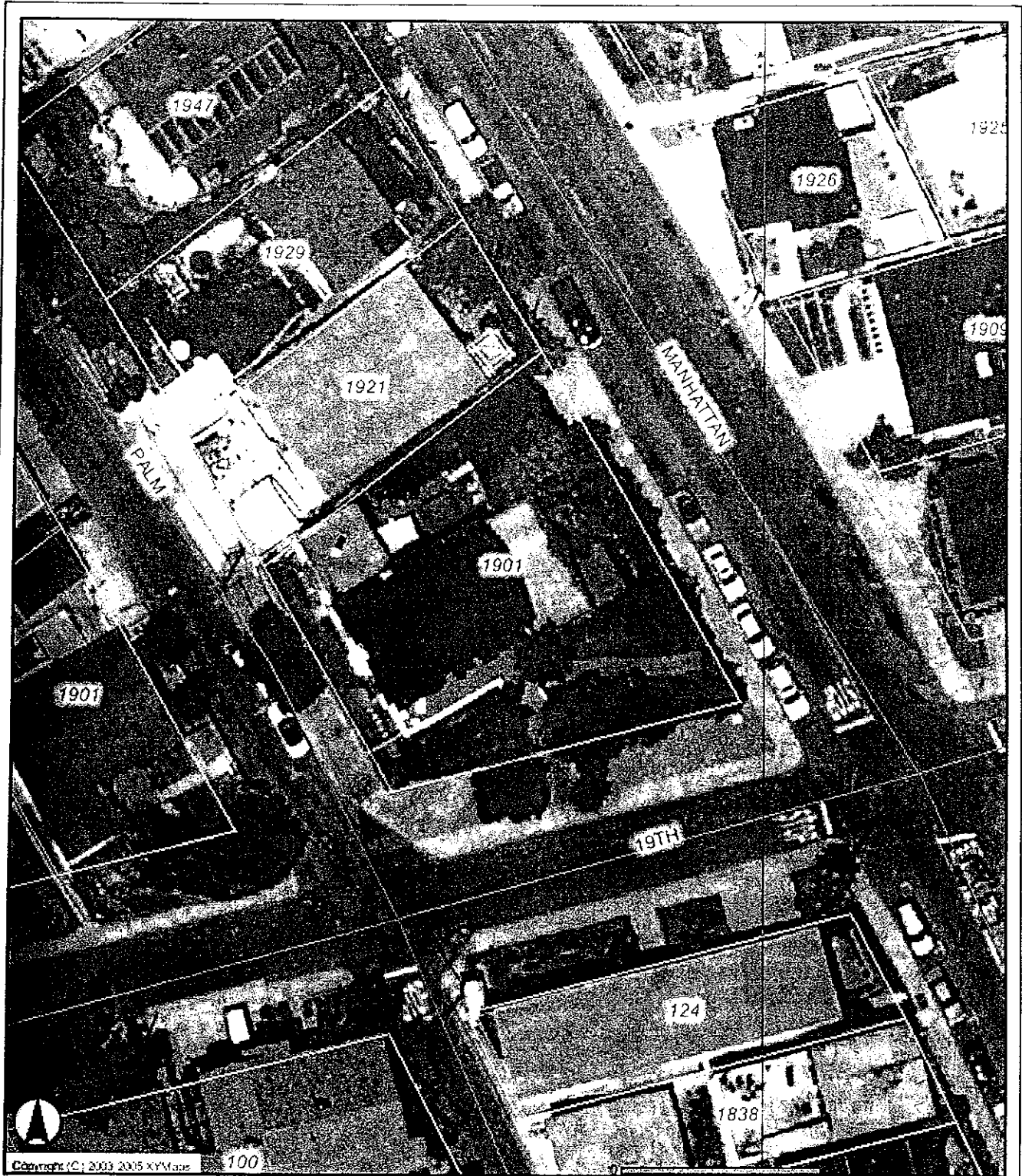
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	6000 SF
		Living Area:	1400 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 88789
Last Recorded Document:		Assessed Land Value:	\$ 72802
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 15987
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1951	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	2

Legal Description

Legal Description:

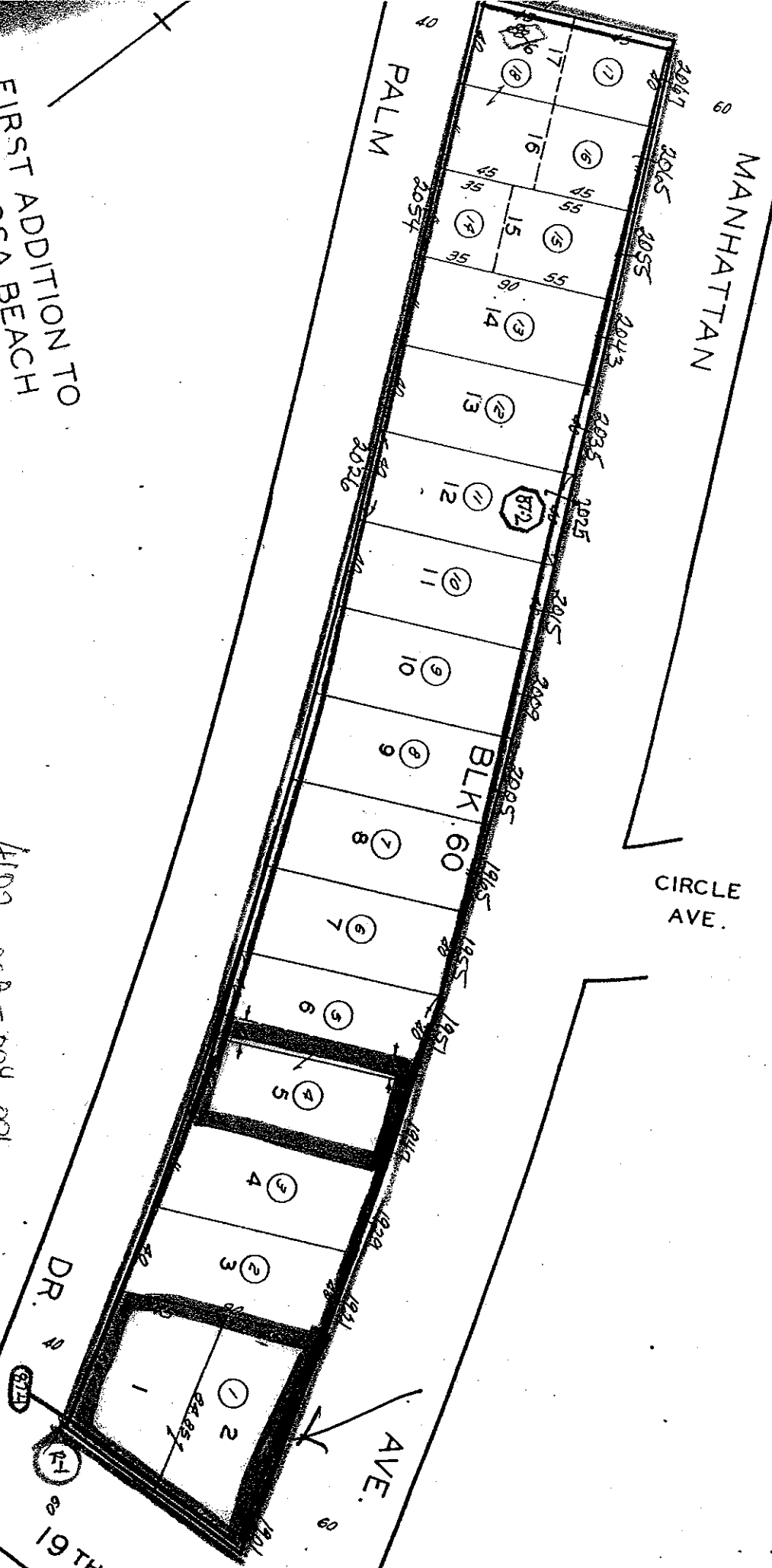
TRACT # 1965 LOTS 52,53 AND**od**



1901 Manhattan Ave.

FIRST ADDITION TO
MOSA BEACH
M.B. 1-59-60

4182-008-004, 001



DR.

AVE.

MANHATTAN

CIRCLE AVE.

19 TH

1901 MANHATTAN AVE[Print](#)Property Address and Ownership

APN: **4182-008-001**
 Address: **1901 MANHATTAN AVE**

Owner 1: **MERCER ROBERT T AND CAROLE F**
 Owner 2:

Mailing Address: **1901 MANHATTAN AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	7630 SF
		Living Area:	3740 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 914349
Last Recorded Document:		Assessed Land Value:	\$ 594330
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 320019
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1932	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

Legal Description

Legal Description:

FIRST ADD TO HERMOSA BEACH LOTS 1 AND
od



1225 5th St.

1225 5TH ST[Print](#)Property Address and Ownership

APN: **4160-023-023**
 Address: **1225 5TH ST**

Owner 1: **ROMAN CATHOLIC ARCHBISHOP OF L A**
 Owner 2:

Mailing Address: **3424 WILSHIRE BLVD
 LOS ANGELES 90010-0000**

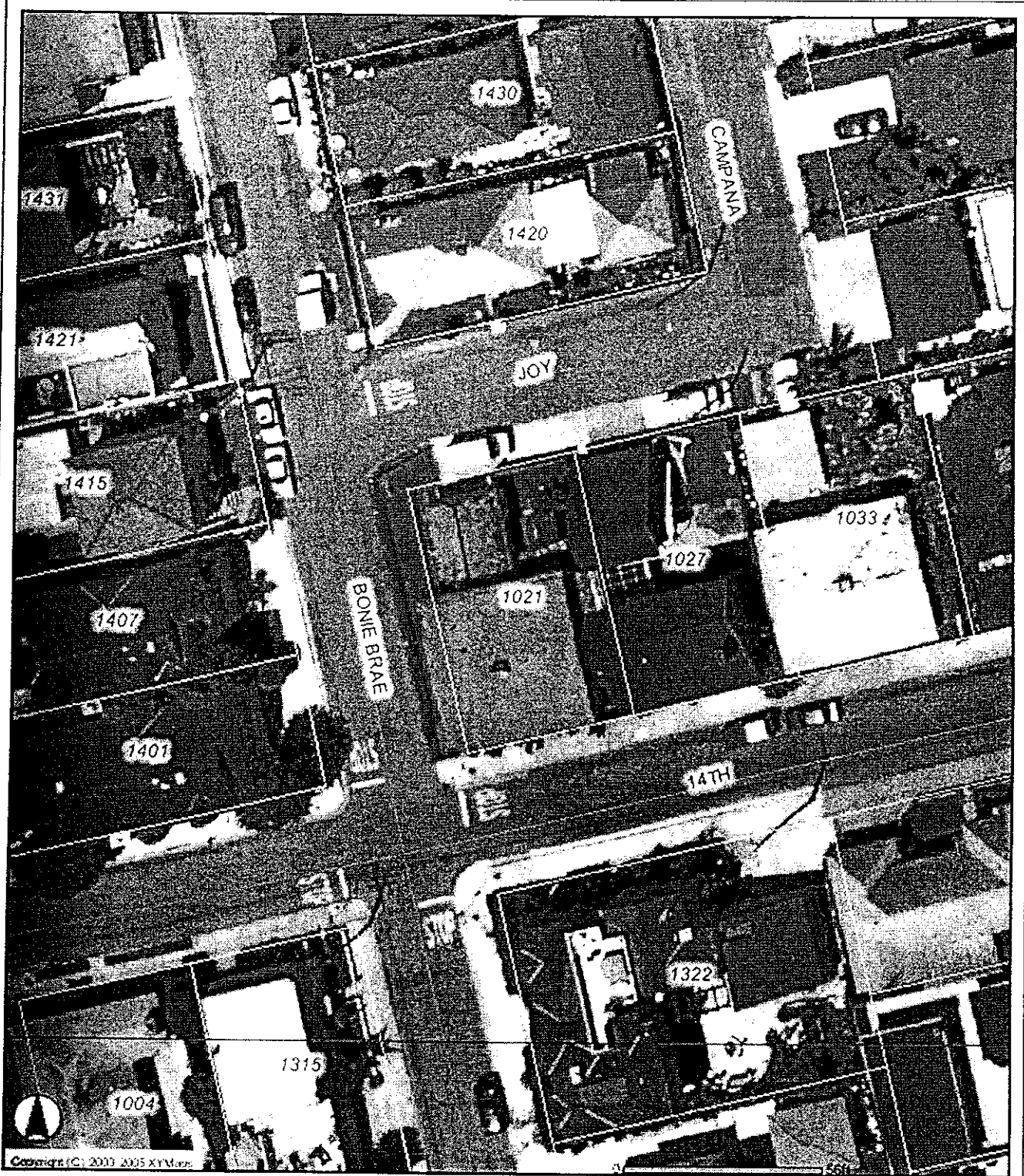
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	7497 SF
		Living Area:	2673 SF
TBM Page/Grid:	762-J2	Total Assessed Value:	\$ 155104
Last Recorded Document:		Assessed Land Value:	\$ 108335
County Zoning Code:	HBR2YY	Assessed Impr Value:	\$ 46769
County Use Code:	7100	H.O. Exemption:	\$ 0
Year Built:	1958	Number of Units:	0
Number of Bedrooms:	0	Number of Baths:	3

Legal Description**LOT 9 BLK 87 SECOND ADD TO HERMOSA BEACH**

Legal Description:

**LOTS 10,11 AND
 HERMOSA HEIGHTS TRACT BEING A SUB OF**
od



1021 14th St.

G.G. ALLEN'S SUB.

M.B. 7-149

BYERLY TRACT

M.B. 10-41

HERMOSA HEIGHTS TRACT

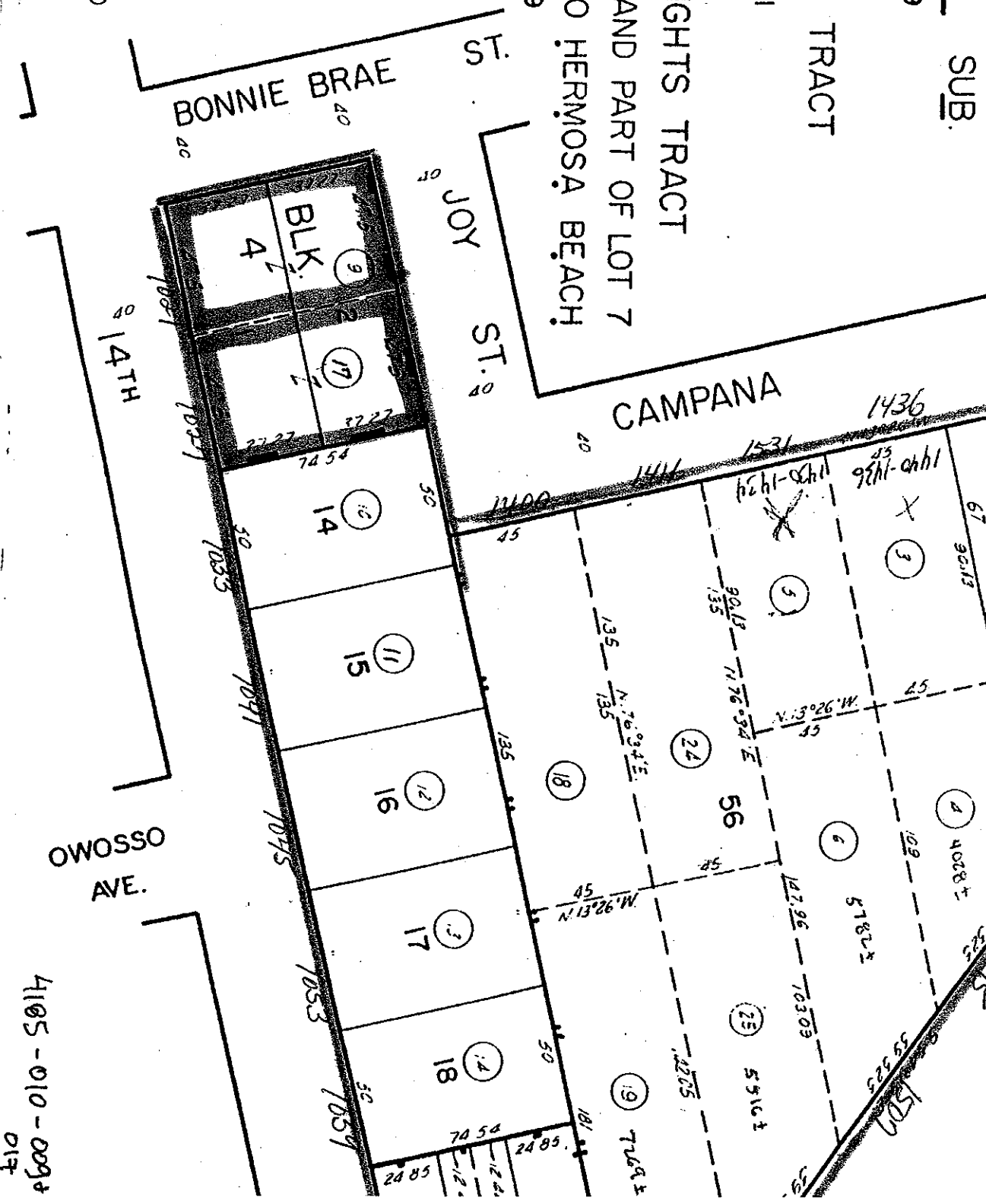
LOT 14 BLK. 84 AND PART OF LOT 7

88 OF 2ND ADD. TO HERMOSA BEACH

M.B. 10-29

CODE
1340

OR PREV. ASSMT. SEE: 160-20



OWOSSO AVE.

4105-010-009A
017

1021 14TH ST[Print](#)Property Address and Ownership

APN: **4185-010-009**
 Address: **1021 14TH ST**

Owner 1: **CLARK RUSSELL J AND**
 Owner 2: **HANSEN ROBERT A**

Mailing Address: **1021 14TH ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3600 SF
		Living Area:	1458 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 70317
Last Recorded Document:		Assessed Land Value:	\$ 42548
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 27769
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1960	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	2

Legal Description

Legal Description:

G G ALLEN'S SUB W 1/2 OF LOTS 1 AND
od



1027 14th St.

1027 14TH ST[Print](#)Property Address and Ownership

APN: **4185-010-017**
 Address: **1027 14TH ST**

Owner 1: **ASIDDAO VALENTIN V AND BAKER ASIDDAO**
 Owner 2:

Mailing Address: **1027 14TH ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3600 SF
		Living Area:	1596 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 638425
Last Recorded Document:		Assessed Land Value:	\$ 482073
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 156352
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1959	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

G G ALLEN'S SUB E 1/2 OF LOTS 1 AND**od**



Copyright © 2003 2005 XYMaps

1140 15th St

1140 15TH STPrintProperty Address and Ownership

APN: **4185-018-009**
 Address: **1140 15TH ST**

Owner 1: **HASHIBE CHARLES H AND EIKO TRS HASHI**
 Owner 2:

Mailing Address: **1140 15TH ST**
HERMOSA BEACH 90254-0000

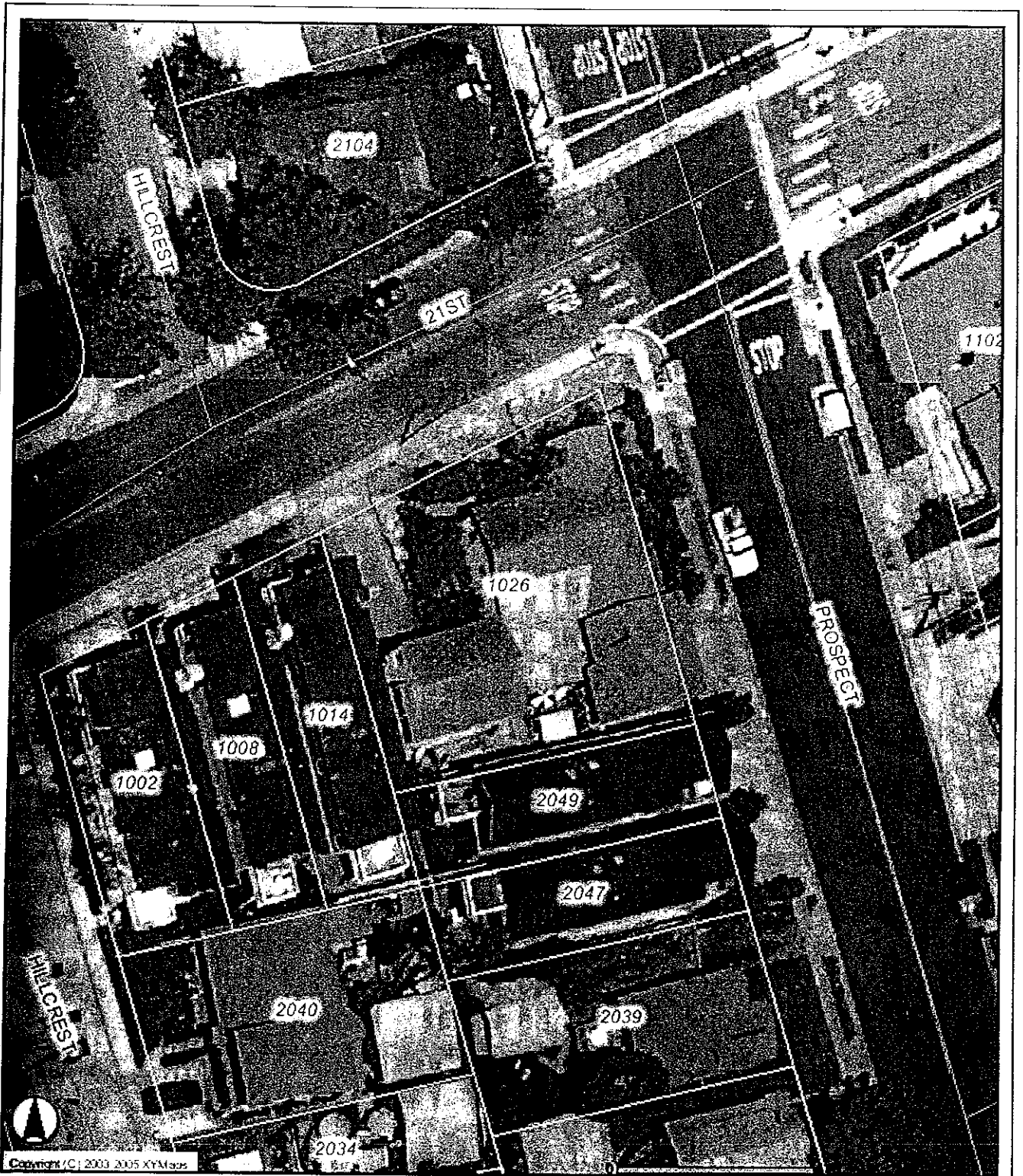
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	6000 SF
		Living Area:	1461 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 77888
Last Recorded Document:		Assessed Land Value:	\$ 60140
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 17748
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1956	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

TRACT NO 1562 LOTS 86 AND
od



1021 21st St.

1026 21ST ST[Print](#)Property Address and Ownership

APN: **4184-009-001**
 Address: **1026 21ST ST**

Owner 1: **BROWN JOAN K TR JOAN K BROWN TRUST**
 Owner 2:

Mailing Address: **1034 2ND ST**
MANHATTAN BEACH 90266-0000

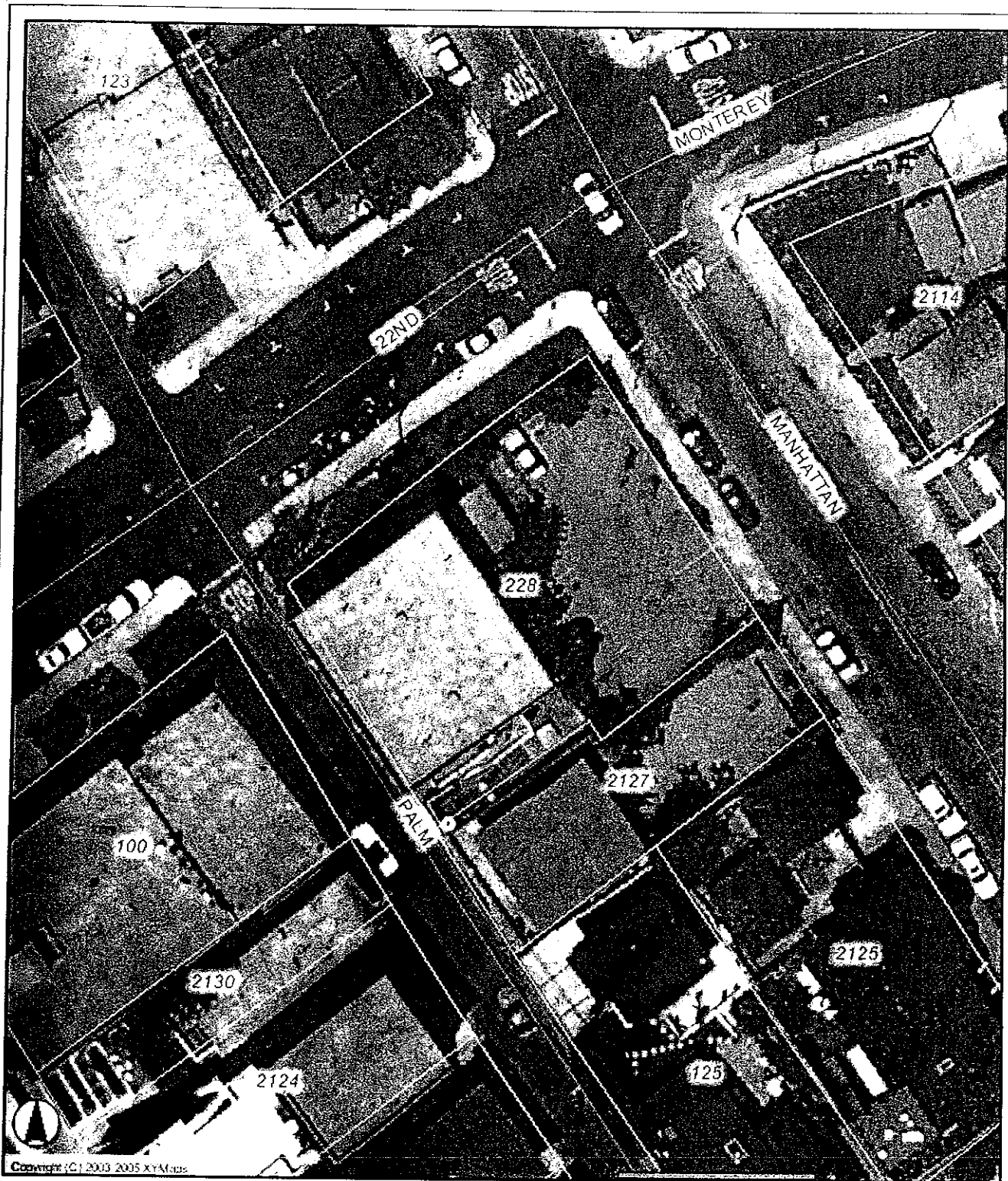
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	6370 SF
		Living Area:	6166 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 504653
Last Recorded Document:		Assessed Land Value:	\$ 427019
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 77634
County Use Code:	0300	H.O. Exemption:	\$ 0
Year Built:	1985	Number of Units:	3
Number of Bedrooms:	9	Number of Baths:	9

Legal Description

Legal Description:

TRACT # 1965 LOTS 1,2 AND**od**



228 22nd St.

228 22ND ST[Print](#)Property Address and Ownership

APN: **4182-009-012**
 Address: **228 22ND ST**

Owner 1: **LEE SHI J AND JENNY W**
 Owner 2:

Mailing Address: **1002 11TH ST
 MANHATTAN BEACH 90266-0000**

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	7488 SF
		Living Area:	5184 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 1074425
Last Recorded Document:		Assessed Land Value:	\$ 852143
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 220482
County Use Code:	0500	H.O. Exemption:	\$ 0
Year Built:	1920	Number of Units:	12
Number of Bedrooms:	2	Number of Baths:	10

Legal Description***TR=FIRST ADD TO HERMOSA BEACH*LOT 6 AND**

Legal Description:

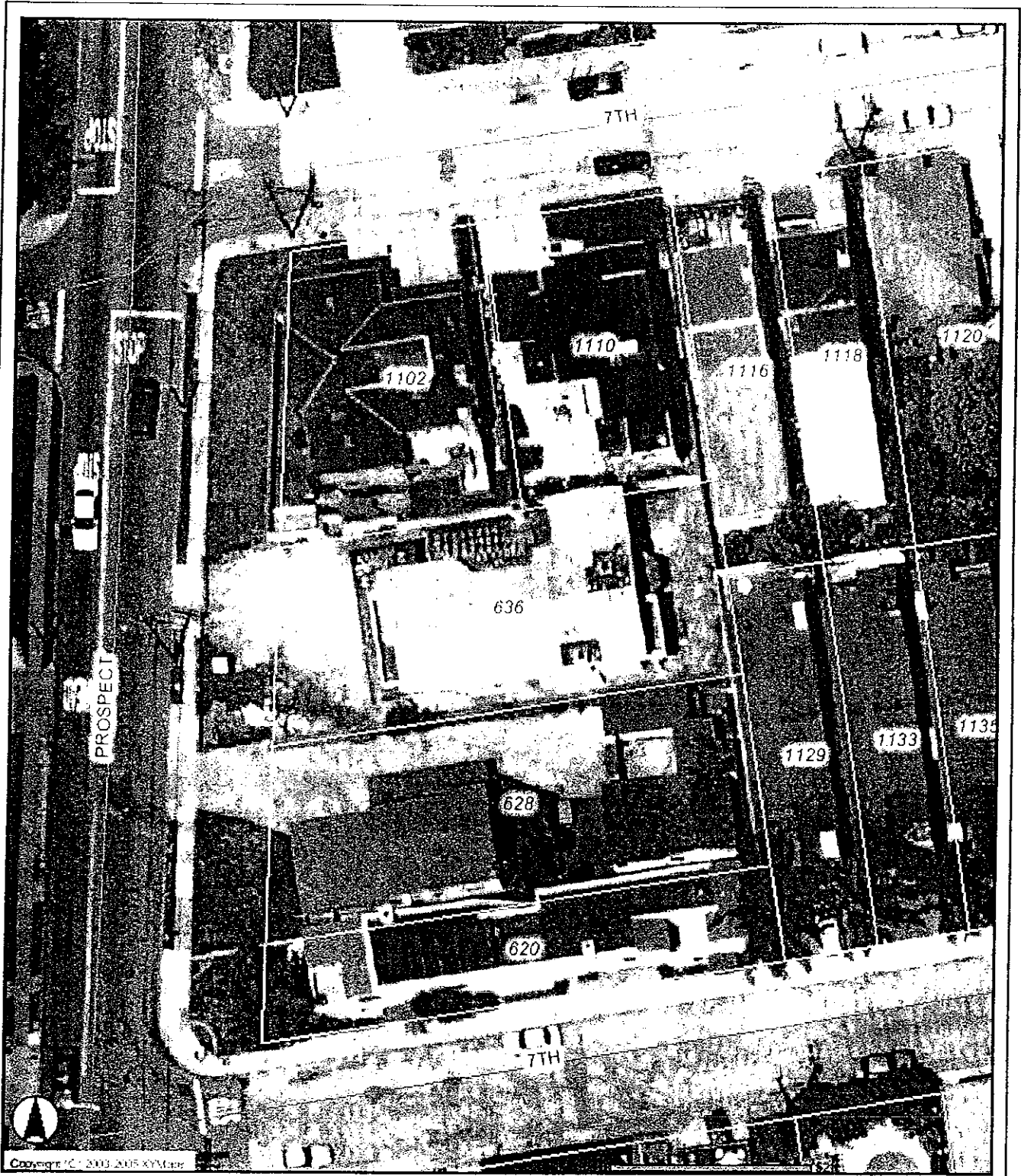
**POR OF
 *LAND DESC IN DOC 0881936,790809**

od

PROPERTIES WITH "REMNANT" LOTS AND/OR RECENTLY DEVELOPED AS ONE LOT									
#	Address	APN #	Owners Name	Mailing Address	Structures Straddle P/L	<80% of Block is Similar to Substandard Lot	<4000 sq. ft.	Notes	
1.	636 Prospect Ave.	4160-030-003	Bliss Jack L	1024 Crenshaw Blvd Torrance 90501	Yes	Yes	Yes	2 Lots new sfr	
2.	808 Prospect Ave.	4161-031-004	Hulme, Thomas L. & Judith A.	808 Prospect Ave. Hermosa Beach 90254-0000	Yes	Yes	Yes	3 small Lots	
3.	1546 Prospect Ave.	4185-019-006	Lining Robert & Carolyn TRS Lini	1932 Voorhees Ave Redondo Beach 90278-0000	Yes	Yes	Yes	1 1/3 Lots 10' remnant	
4.	1550 Prospect Ave.	4185-019-030	Haggerty Donald & Susan	1550 Prospect Ave Hermosa Beach 90254-0000	Yes	Yes	Yes	1 2/3 Lots 20' remnant	
5.	1556 Prospect Ave.	4185-019-003	Fortunato, Robert & Monica J	1556 Prospect Ave Hermosa Beach	Yes	Yes	Yes	1 1/2 lots 15' remnant	
6.	1562 Prospect Ave.	4185-019-002	Bodnar, Louis & Hopkins, Karen M.	1562 Prospect Ave. Hermosa Beach, 90254-0000	Yes	Yes	Yes	1 1/2 lots 15' remnant	
7.	1861 Harper Ave	4185-023-030	Geppert, Germain & Gail TRS Geppert	606 Penn St., El Segundo, 90245- 0000	Yes	Yes	Yes	1 1/2 Lots 25' x 46'	
8.	3022 Ingleside Dr.	4181-003-015	Holzman, Constance S.	P.O. Box 1880 Redondo Beach 90278	Yes	Yes	Yes	1 1/2 Lots 15' remnant	
9.	461 Gould Ave.	4181-006-028	Loman Mark & Kwan Tak K.	461 Gould Ave. Hermosa Beach 90254	Yes	Yes	Yes	1 2/3 Lots 20' remnant	
10.	501 Gould Ave.	4181-004-001	Pedersen Carol A. TR Pederson Family	3768 Linden Ave., Long Beach 90807	Yes	Yes	Yes	1 @ 20' 1 @ 30'	
11.	505 Gould Ave.	4181-004-003	Pedersen Carol A. TR Pedersen Family	3768 Linden Ave., Long Beach 90807	Yes	Yes	Yes	1 1/2 Lots 10' remnant	
12.	230 Longfellow Ave.	4181-019-012	Lawrence Eric P.	230 Longfellow Ave. Hermosa Beach 90254	Yes	Yes	Yes	1 1/2 Lots (1/2 depth - L shaped)	

PROPERTIES WITH "REMNANT" LOTS AND/OR RECENTLY DEVELOPED AS ONE LOT

#	Address	APN #	Owners Name	Mailing Address	Structures Straddle P/L	<80% of Block is Similar to Substandard Lot	<4000 sq. ft.	Notes
13.	1947 Manhattan Ave.	4182-008-004	Lifland Ira S And Villalobos Lifland	1947 Manhattan Ave Hermosa Beach 90254-0000	Yes	Yes	Yes	1 ¼ Lots 10' remnant
14.	2525 Manhattan Ave.	4182-012-017	Bartlett Bruce R	2525 Manhattan Ave Hermosa Beach 90254	Yes	Yes	Yes	1 ½ Lots 16 x 30 remnant
15.	3020 Manhattan Ave.	4181-020-003	McIntosh James S. & Rosemarie	3020 Manhattan Ave. Hermosa Beach 90254	Yes	Yes	Yes	Half Lots new sf
16.	3030 Manhattan Ave.	4181-020-004	McIntosh James S. & Rosemarie	3030 Manhattan Ave. Hermosa Beach 90254	Yes	Yes	Yes	2 Half Lots new sf
17.	902 3 rd St.	4186-025-057	McDonald, Mark & Jennie	902 3 rd St. Hermosa Beach 90254	Yes	Yes	Yes	1 ½ Lots 45' x 40' to rear
18.	925 8 th St.	4186-009-035	Sugimoto, Grant	925 8 th St., Hermosa Beach, CA 90254	Yes	Yes	Yes	2 half lots 20' wide
19.	927 8 th St.	4186-009-036	Kaplan, Dave H.	927 8 th St. Hermosa Beach, CA 90254	Yes	Yes	Yes	2 half lots 20' wide
20.	1254 19 th St.	4185-023-029	Fagan, Michael L. & Louella TRS Faga	57762 San Andreas Rd., Yucca Valley, CA 92284-0000	Yes	Yes	Yes	1 ½ Lots 25' x 53'
21.	100 22 nd St.	4182-009-011	Duncan Adah Tr Adah Duncan Trust	2820 The Strand Manhattan Beach 90266	Yes	Yes	Yes	1 ½ Lots
22.	616 24 th Place	4184-019-011	Chaffee Lyman G. TR Syman G. Chaffee T.	616 24 th Pl. Hermosa Beach 90254	Yes	Yes	Yes	1 ½ Lots 12.5' remnant
23.	126 26 th St.	4182-012-036	Pow Rance T Co Tr Pow Family Trust	10516 Troon Ave Los Angeles 90064	Yes	Yes	Yes	1 ½ Lots 10' x 30' remnant
24.	514 31 st St.	4181-003-012	Sanchez, Alma	514 31 st St. Hermosa Beach, CA 90254	Yes	Yes	Yes	1 ½ Lots 15' remnant



636 Prospect Ave.

636 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4160-030-003**
 Address: **636 PROSPECT AVE**

Owner 1: **BLISS JACK L**
 Owner 2:

Mailing Address: **1024 CRENSHAW BLVD
 TORRANCE 90501-0000**

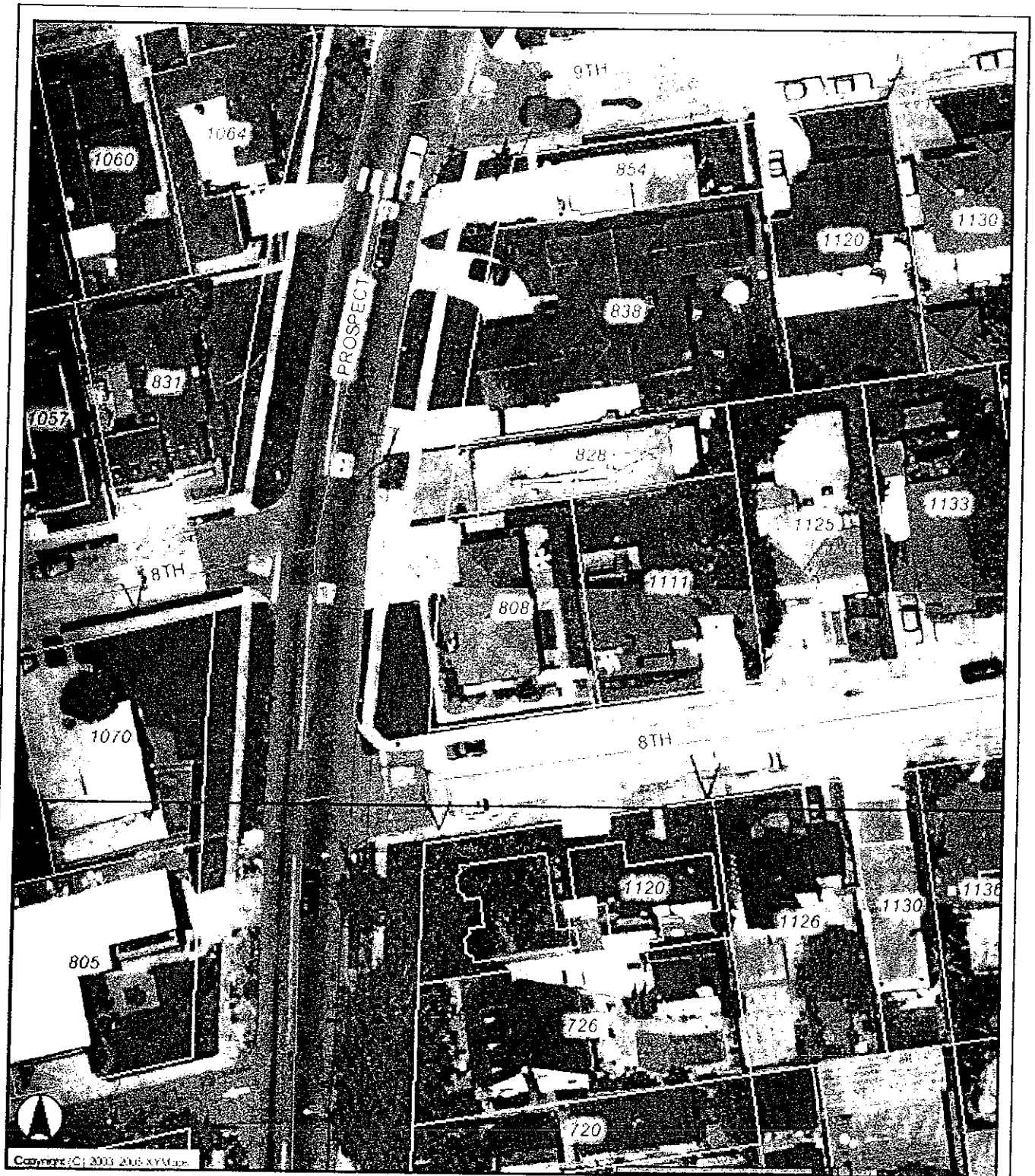
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	5910 SF
		Living Area:	3482 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 373373
Last Recorded Document:		Assessed Land Value:	\$ 45891
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 327482
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1999	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

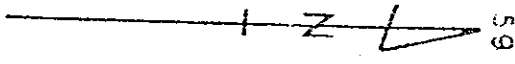
Legal Description

Legal Description:

REDONDO VILLA TRACT LOTS 4 AND**od**



808 Prospect Ave



8TH PL.

PROSPECT

AVE.

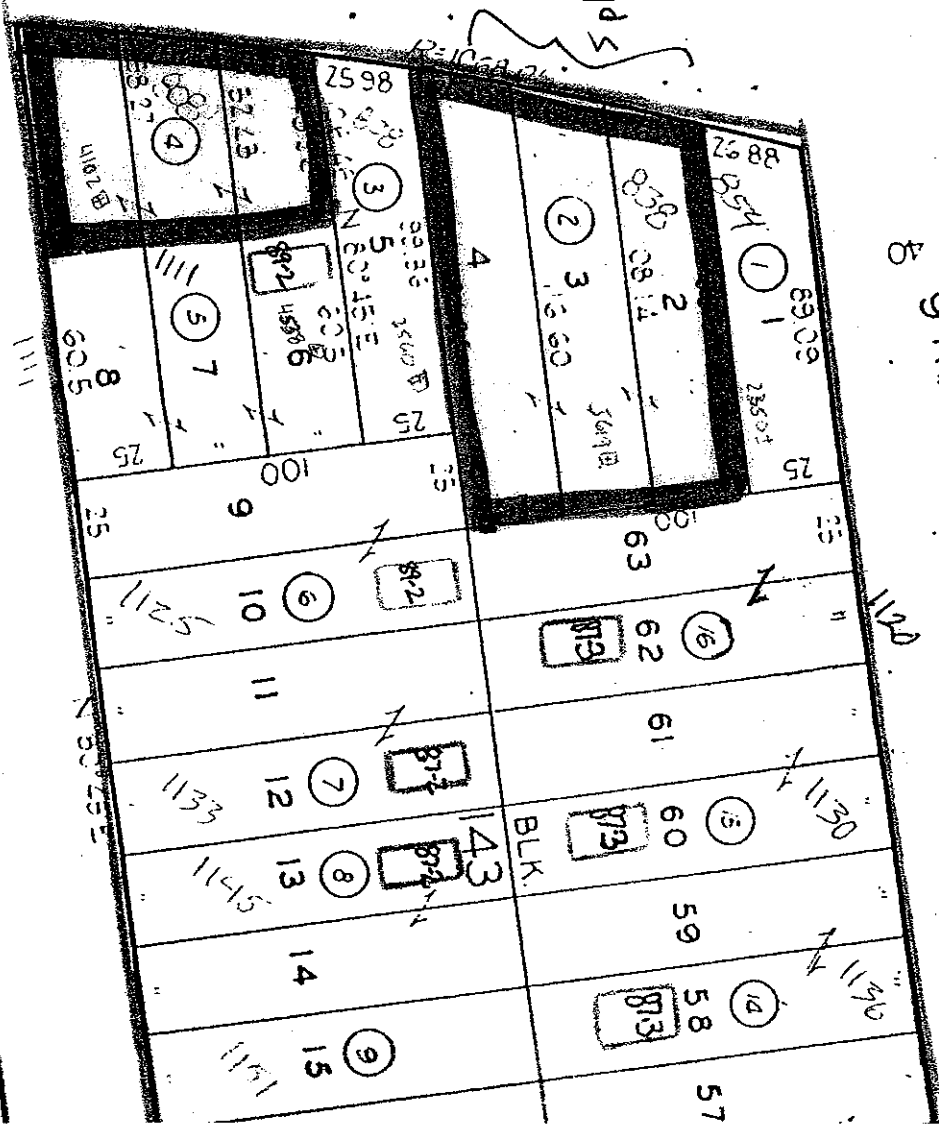
80

80

Handwritten note: "1118 5"

8 TH.

8 9 TH.



Handwritten note: "4161-031-002, 004"

808 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4161-031-004**
 Address: **808 PROSPECT AVE**

Owner 1: **HULME THOMAS L AND JUDITH A**
 Owner 2:

Mailing Address: **808 PROSPECT AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4100 SF
		Living Area:	999 SF
TBM Page/Grid:	762-H2	Total Assessed Value:	\$ 132578
Last Recorded Document:		Assessed Land Value:	\$ 73342
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 59236
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1952	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	1

Legal Description

Legal Description:

**MOST W COR OF LOT 8 BLK 143
 TH NE ON SE LINE OF PROSPECT
 AVE 77 FT TH N 80 45' E 45.96 FT TH SE
 TO S LINE OF SD LOT 8 TH S 80 45' W**

REDONDO VILLA TRACT LOT COM AT

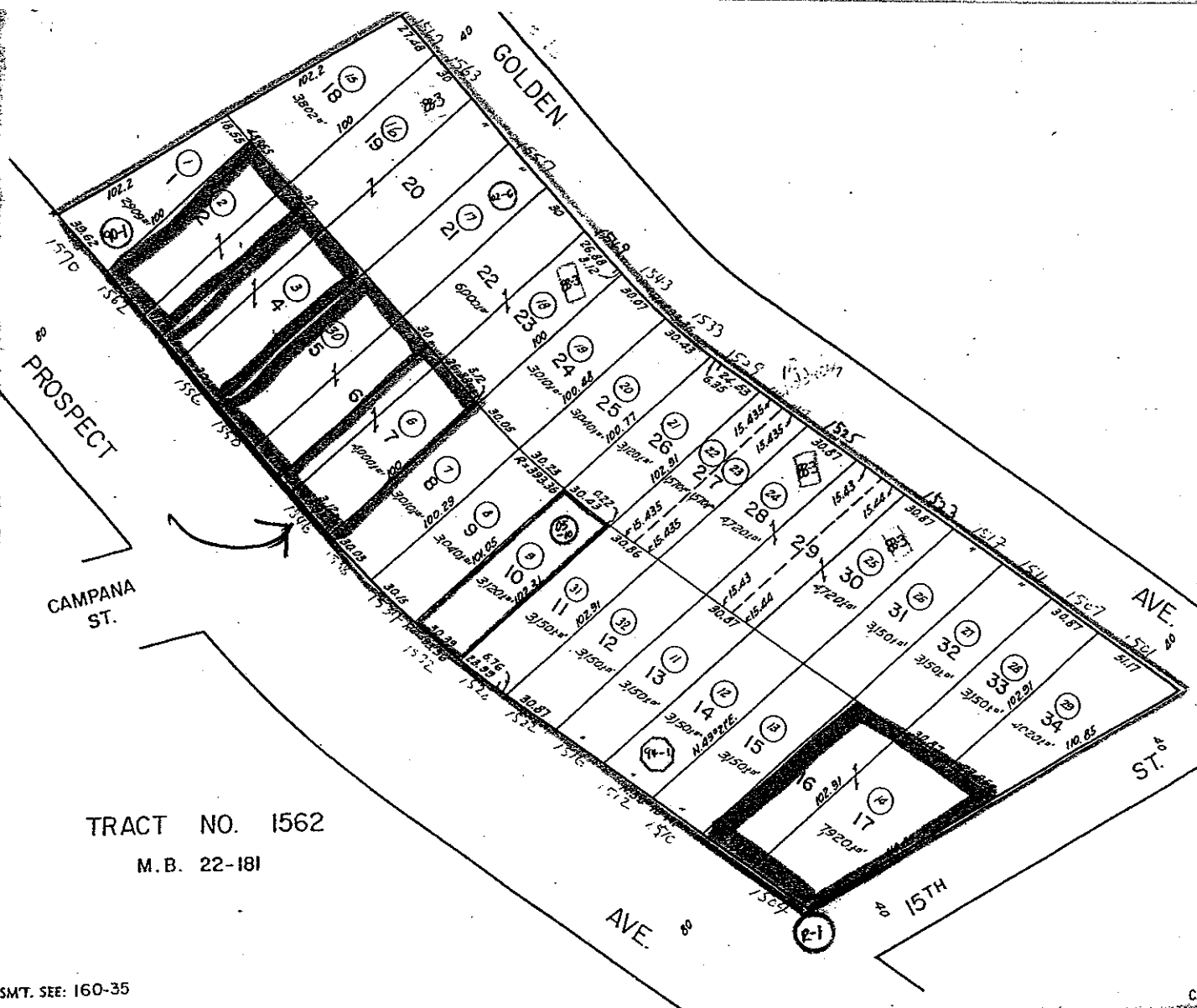
od



City of Hermosa Beach

Date Printed: 11/7/2006

1546 PROSPECT



TRACT NO. 1562
M.B. 22-181

ASSMT. SEE: 160-35

4185-019-002, 003, 014, 030, 006

1546 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4185-019-006**
 Address: **1546 PROSPECT AVE**

Owner 1: **LININGER ROBERT AND CAROLYN TRS LINI**
 Owner 2:

Mailing Address: **1932 VOORHEES AVE
 REDONDO BEACH 90278-0000**

Detailed Property Information

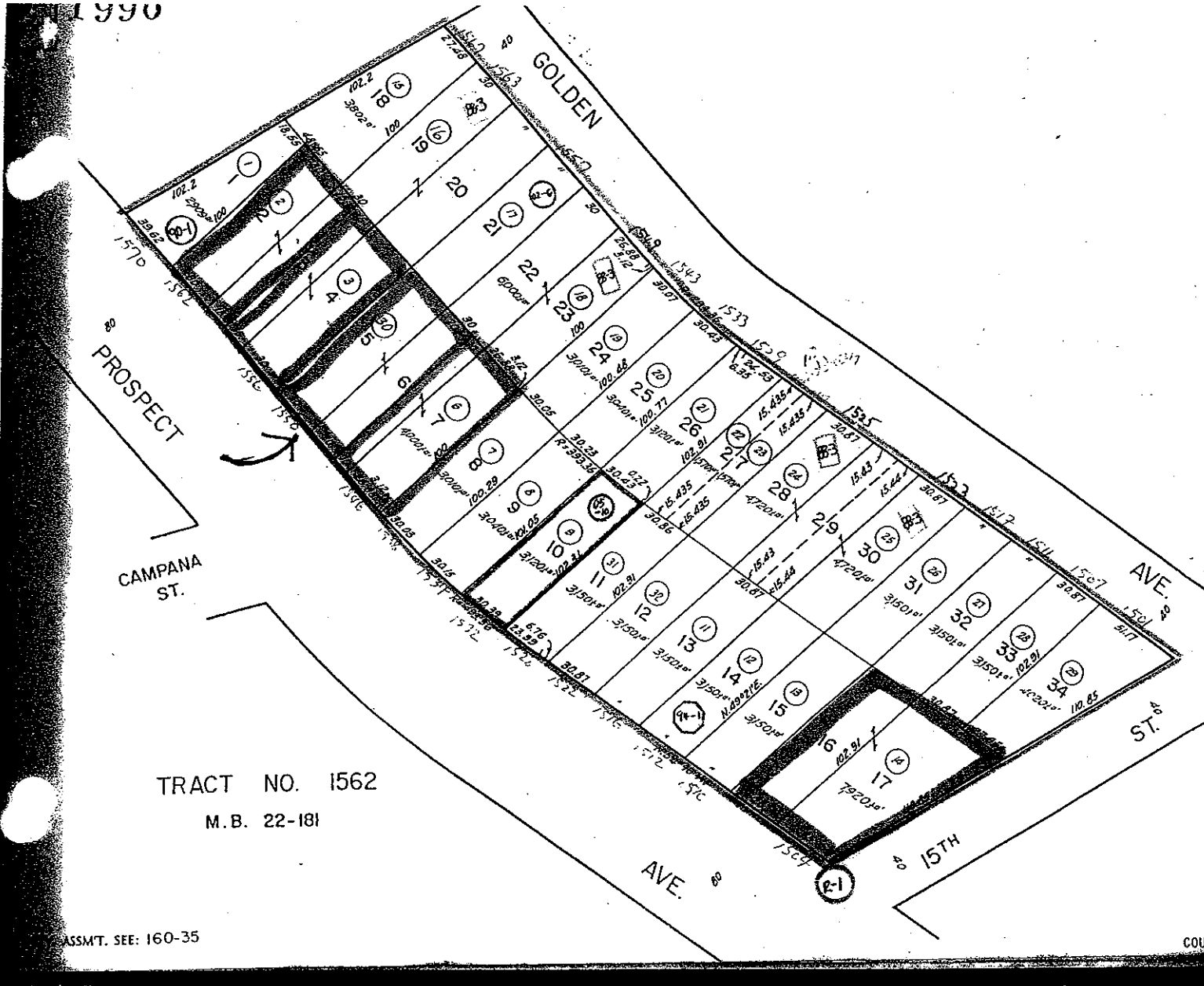
Tax Rate Area:	04340	Lot Area:	4000 SF
		Living Area:	2570 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 151538
Last Recorded Document:		Assessed Land Value:	\$ 88968
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 62570
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1959	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

Legal Description

Legal Description:

OF
TRACT # 1562 SE 10 FT OF LOT 6 AND ALL
 od

1990



4185-019-002, 003, 014, 030, 006

1550 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4185-019-030**
 Address: **1550 PROSPECT AVE**

Owner 1: **HAGGERTY DONALD AND SUSAN**
 Owner 2:

Mailing Address: **1550 PROSPECT AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	5000 SF
		Living Area:	1332 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 232350
Last Recorded Document:		Assessed Land Value:	\$ 129988
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 102362
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1930	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

TRACT NO 1562 LOT 5 AND NW 20 FT OFod



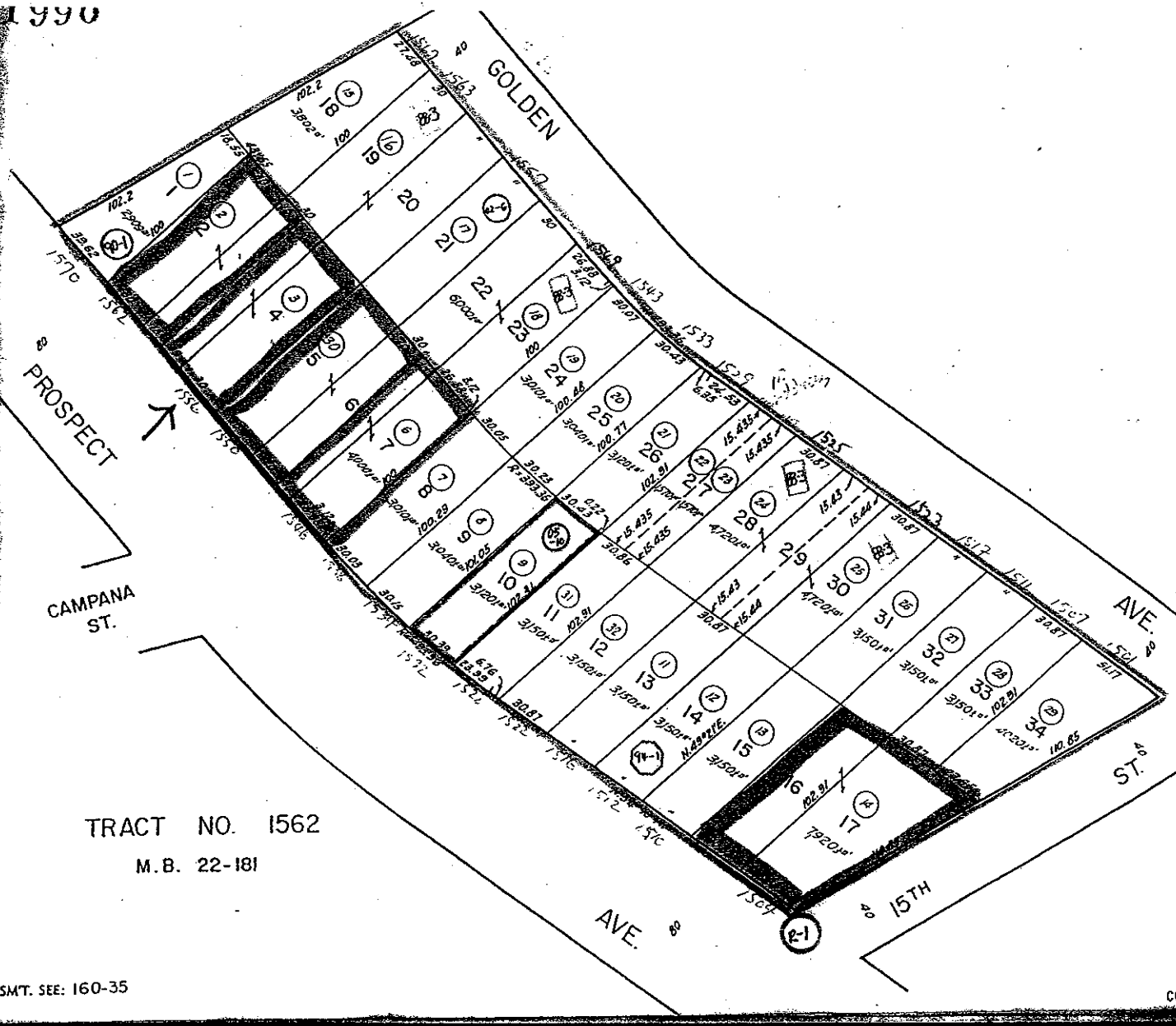
Copyright © 2003 XY Maps

City of Hermosa Beach

Date Printed: 11/7/2006

1556 PROSPECT

1990



TRACT NO. 1562
 M.B. 22-181

ASSMT. SEE: 160-35

H185-019-002, 003, 014, 030, 006

1556 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4185-019-003**
 Address: **1556 PROSPECT AVE**

Owner 1: **FORTUNATO ROBERT AND MONICA J**
 Owner 2:

Mailing Address: **1556 PROSPECT AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4500 SF
		Living Area:	1329 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 344424
Last Recorded Document:		Assessed Land Value:	\$ 275542
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 68882
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1959	Number of Units:	1
Number of Bedrooms:	1	Number of Baths:	1

Legal Description

Legal Description:

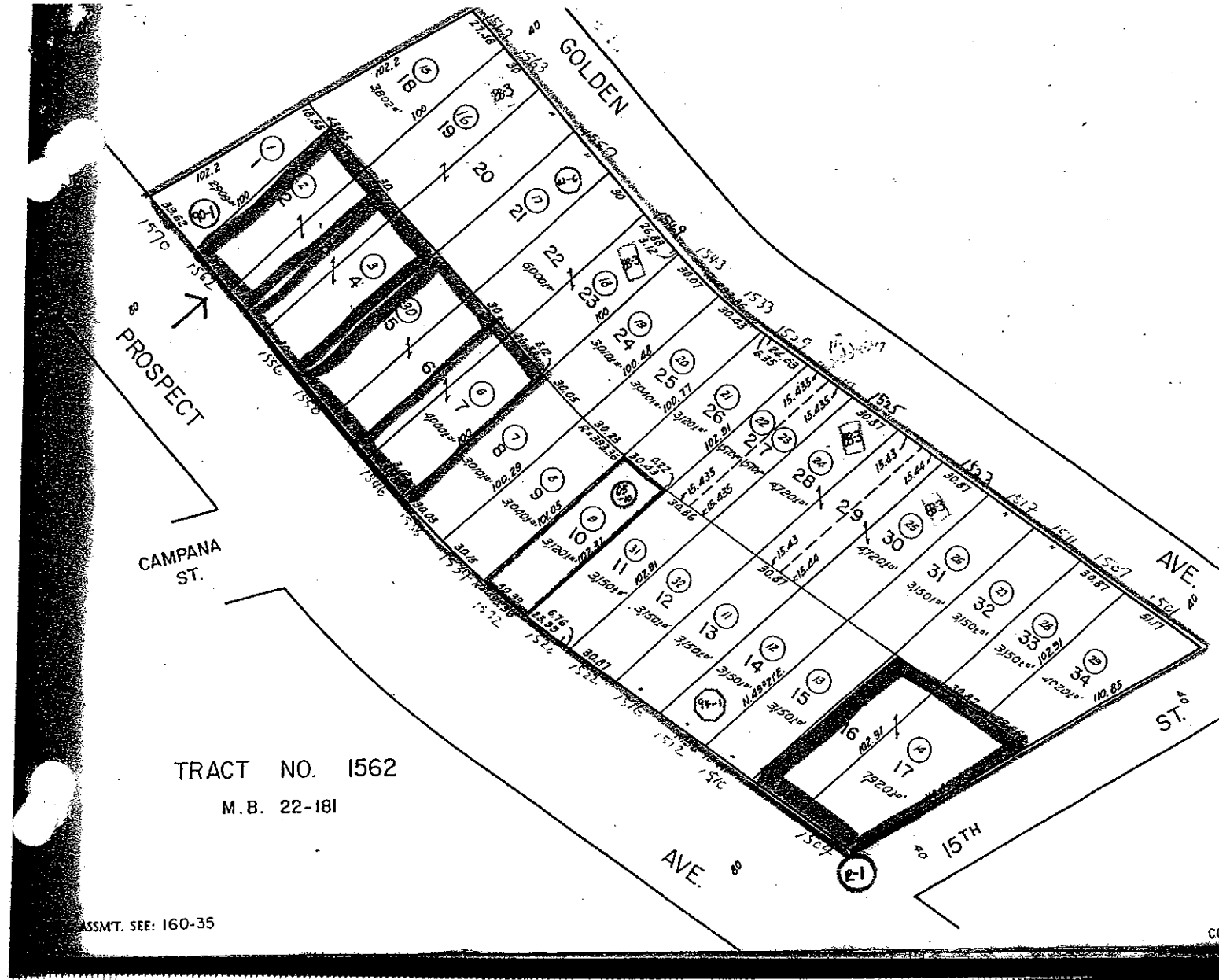
OF
TRACT # 1562 SE 15 FT OF LOT 3 AND ALL
od



Copyright © 2010 XYMAPS, Inc.

1562 Prospect Ave.





TRACT NO. 1562
M.B. 22-181

ASSMT. SEE: 160-35

4185-019-002, 003, 014, 030, 006

1562 PROSPECT AVE[Print](#)Property Address and Ownership

APN: **4185-019-002**
 Address: **1562 PROSPECT AVE**

Owner 1: **BODNAR LOUIS AND HOPKINS KAREN M**
 Owner 2:

Mailing Address: **1562 PROSPECT AVE**
HERMOSA BEACH 90254-0000

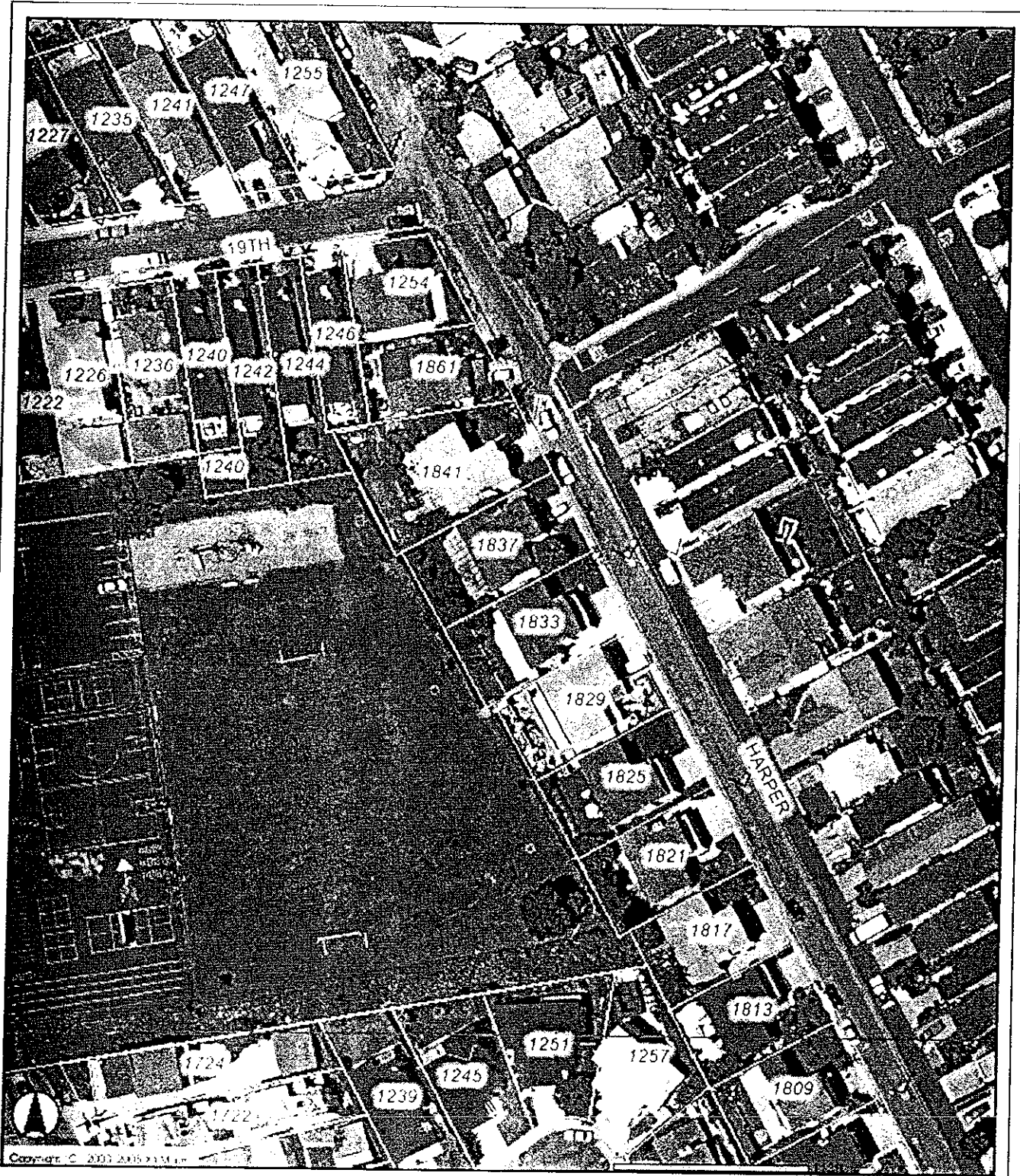
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4500 SF
		Living Area:	2804 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 319782
Last Recorded Document:		Assessed Land Value:	\$ 43782
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 276000
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1992	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

Legal Description

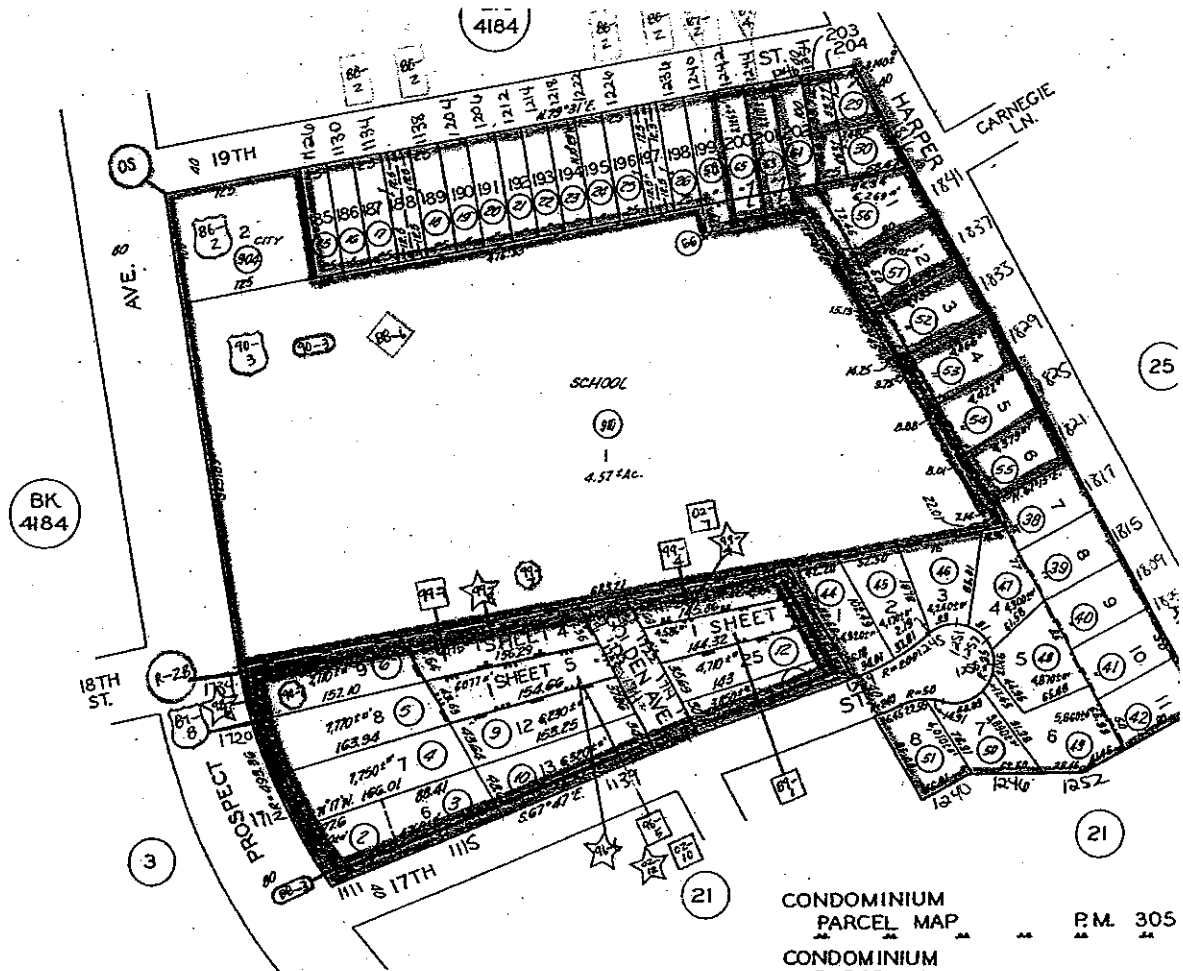
Legal Description:

TRACT # 1562 LOT 2 AND NW 15 FT OF
od



~~1210 17th St~~

1861 HARPER AVE



CODE
4340

FOR PRE-ASSMT SEE:
160 - 15
4185 - 22 & 24

WALTER RANSOM CO'S REDONDO HOME TRACT
M. B. 9 - 57
ANGELA HEIGHTS TRACT
PARCEL MAP
M. B. 9 - 149
P. M. 59 - 64

CONDOMINIUM
PARCEL MAP .. P.M. 305
CONDOMINIUM
PARCEL MAP .. P. M. 299-
TRACT NO. 32237 --- MB. 852
TRACT NO. 21785 --- M.B. 862-5
CONDOMINIUM
PARCEL MAP .. P. M. 233.

054,05
4185-023-065,0
220 220 2

1861 HARPER AVE[Print](#)Property Address and Ownership

APN: **4185-023-030**
 Address: **1861 HARPER AVE**

Owner 1: **GEPPERT GERMAIN AND GAIL TRS GEPPERT**
 Owner 2:

Mailing Address: **606 PENN ST
 EL SEGUNDO 90245-0000**

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3480 SF
		Living Area:	1316 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 61527
Last Recorded Document:		Assessed Land Value:	\$ 36917
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 24610
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1960	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

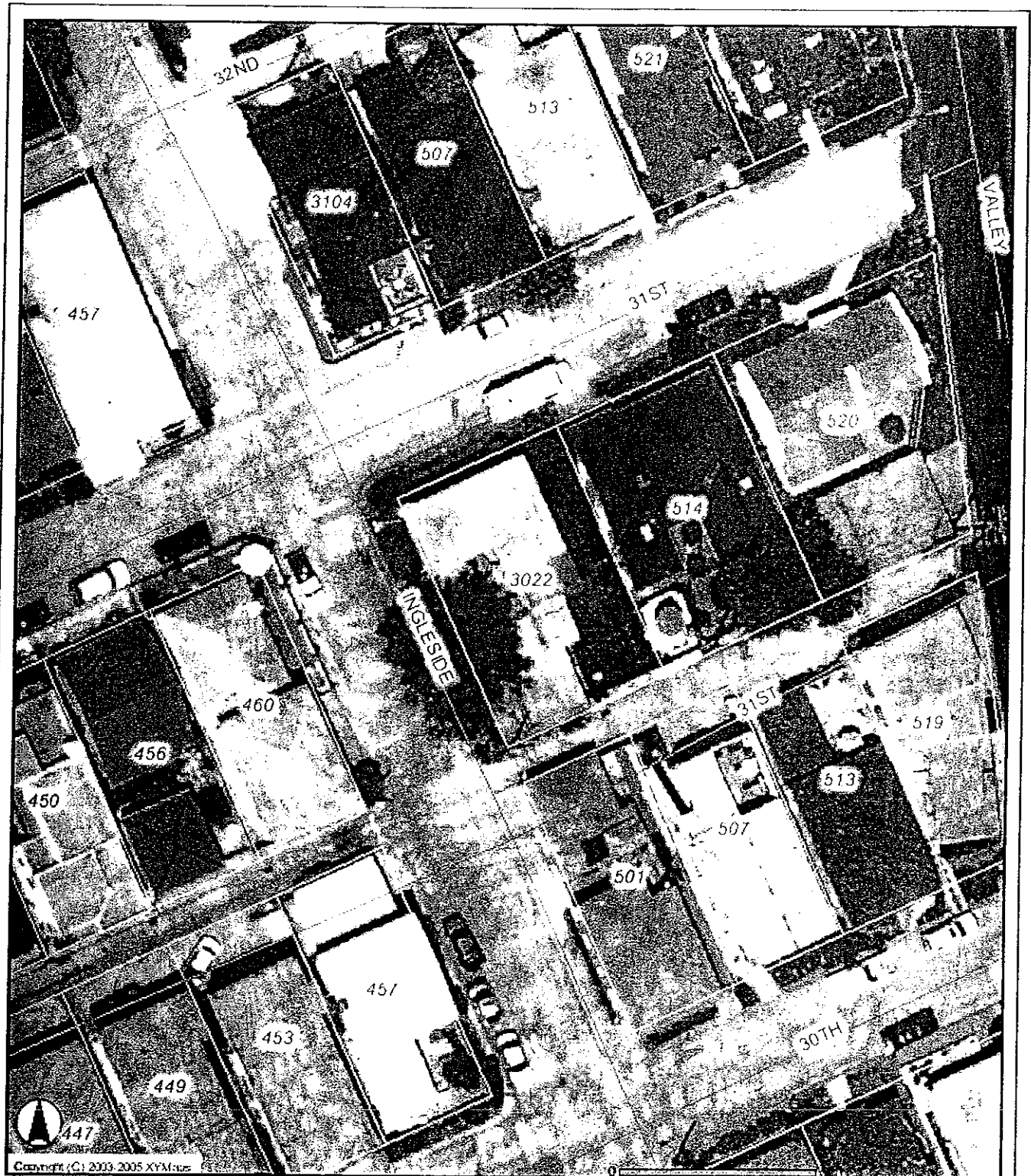
Legal Description

**SE 46.3 FT OF LOT 203 AND SE 46.3 FT
 MEASURED ON SW LINE OF**

Legal Description:

WALTER RANSOM CO'S REDONDO HOME TRACT

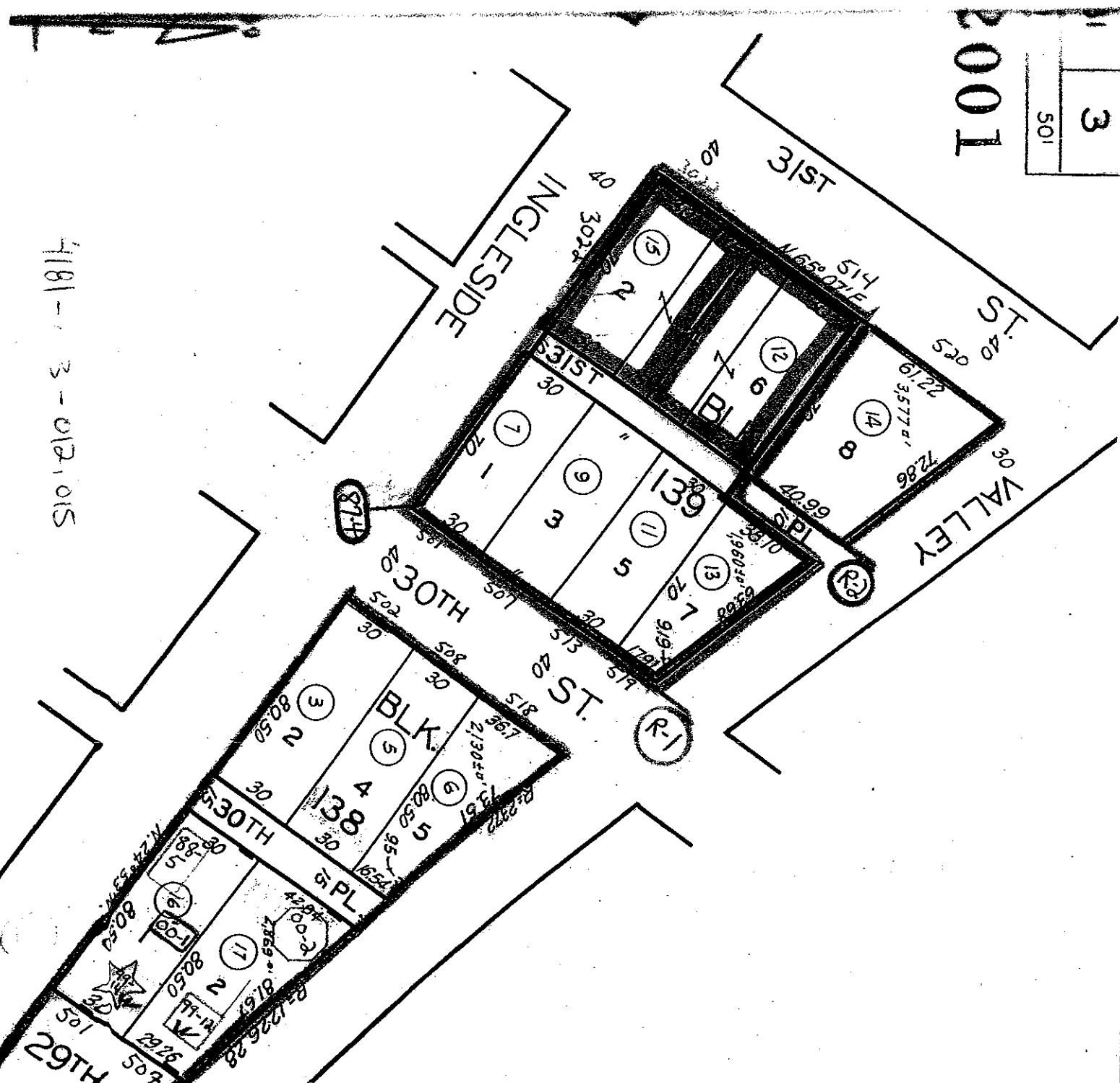
od



3022 Ingleside Dr.

2001

3
501



4181 - 3 - 012, 015

3022 INGLESIDE DR[Print](#)Property Address and Ownership

APN: **4181-003-015**
 Address: **3022 INGLESIDE DR**

Owner 1: **HOLZMAN CONSTANCE S**
 Owner 2:

Mailing Address: **PO BOX 1880**
REDONDO BEACH 90278-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4050 SF
		Living Area:	1636 SF
TBM Page/Grid:	732-G7	Total Assessed Value:	\$ 133615
Last Recorded Document:		Assessed Land Value:	\$ 87243
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 46372
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1952	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	2

Legal Description

Legal Description:

***TR=SHAKESPEARE*LOT 2 AND SW 15 FT OF**
 od



461 Gould Ave.

461 GOULD AVE[Print](#)Property Address and Ownership

APN: **4181-006-028**
 Address: **461 GOULD AVE**

Owner 1: **LOMAN MARK AND KWAN TAK K**
 Owner 2:

Mailing Address: **461 GOULD AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

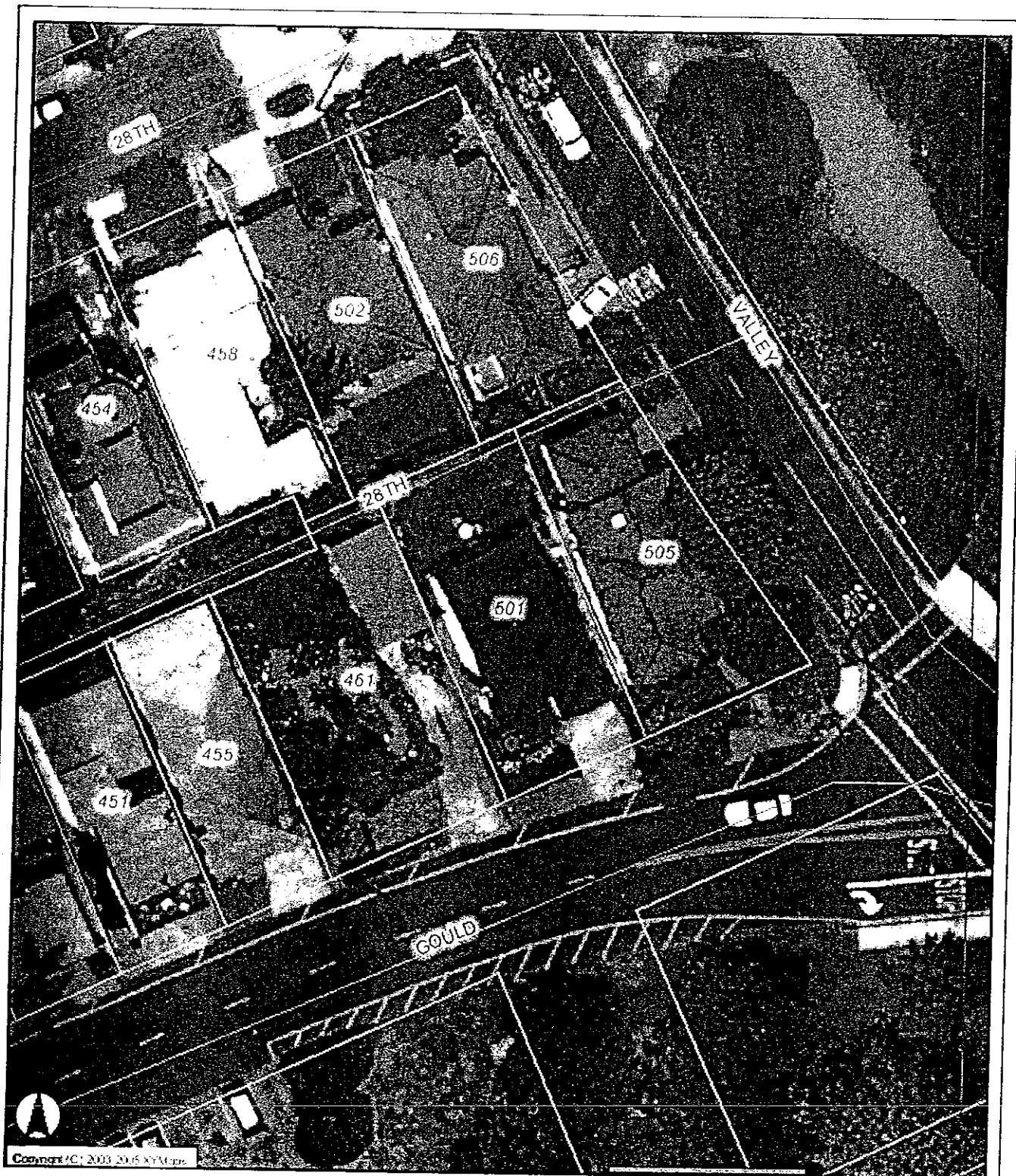
Tax Rate Area:	04340	Lot Area:	4150 SF
		Living Area:	3301 SF
TBM Page/Grid:	732-G7	Total Assessed Value:	\$ 1107514
Last Recorded Document:		Assessed Land Value:	\$ 600072
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 507442
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	2002	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

Legal Description

Legal Description:

SHAKESPEARE 1/2 VAC ST ADJ ON NE AND

od



501 Gould Ave.

501 GOULD AVE[Print](#)Property Address and Ownership

APN: **4181-004-001**
 Address: **501 GOULD AVE**

Owner 1: **PALUCH MONICA C**
 Owner 2:

Mailing Address: **501 GOULD AVE**
HERMOSA BEACH CA 90254-2142

Detailed Property Information

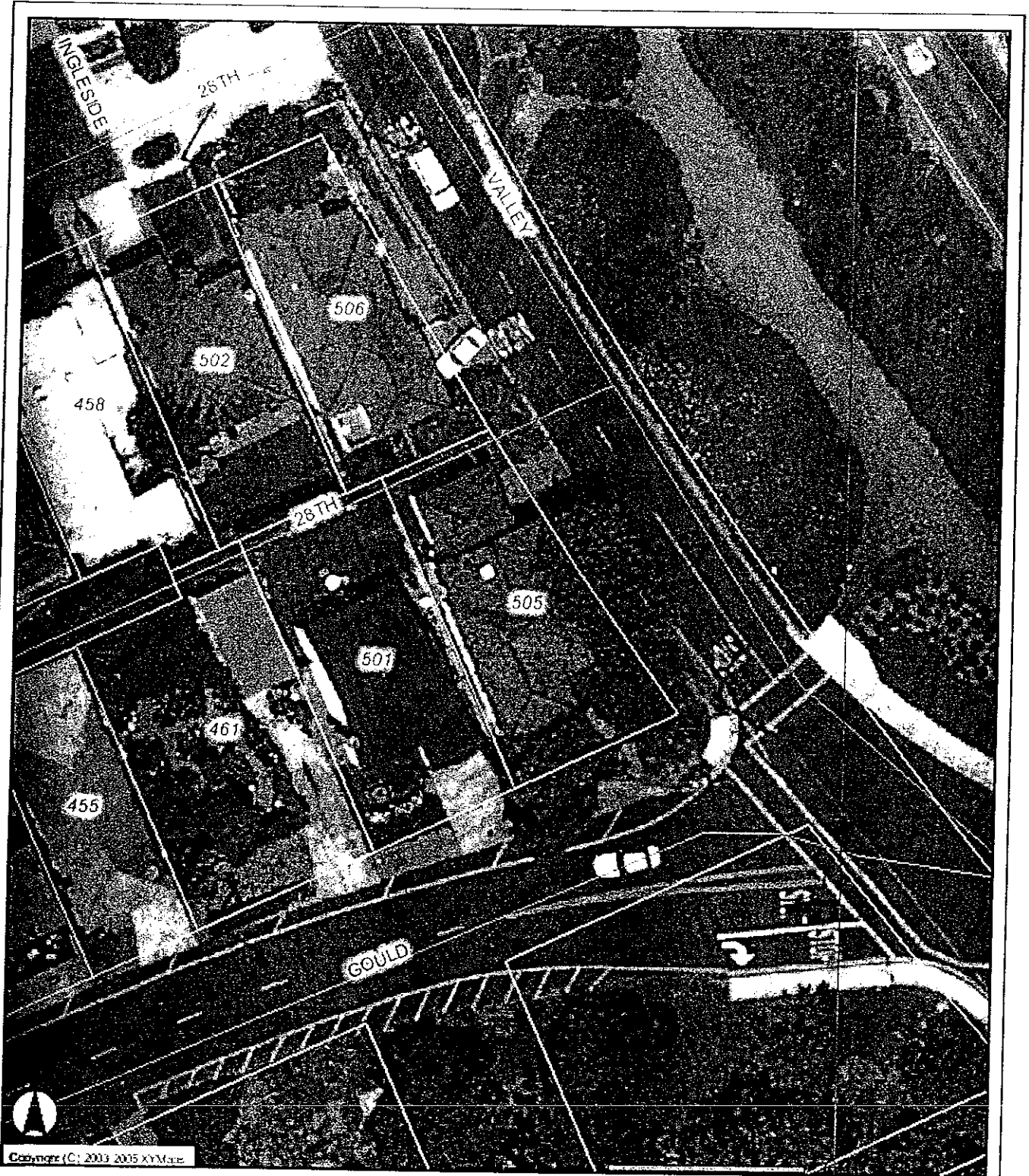
Tax Rate Area:	04340	Lot Area:	3520 SF
		Living Area:	901 SF
TBM Page/Grid:	732-G7	Total Assessed Value:	\$ 552419
Last Recorded Document:		Assessed Land Value:	\$ 441936
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 110483
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1952	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	1

Legal Description

Legal Description:

**20 FT OF
 SHAKESPEARE 1/2 VAC ST ADJ ON SW AND SW**

od



505 Gould Ave.

505 GOULD AVE[Print](#)Property Address and Ownership

APN: **4181-004-003**
 Address: **505 GOULD AVE**

Owner 1: **PEDERSEN CAROL A TR PEDERSEN FAMILY**
 Owner 2:

Mailing Address: **3768 LINDEN AVE**
LONG BEACH 90807-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3310 SF
		Living Area:	1219 SF
TBM Page/Grid:	732-G7	Total Assessed Value:	\$ 230978
Last Recorded Document:		Assessed Land Value:	\$ 177145
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 53833
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1960	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

OF ST
SHAKESPEARE NE 10 FT OF LOT 1 AND EX

od



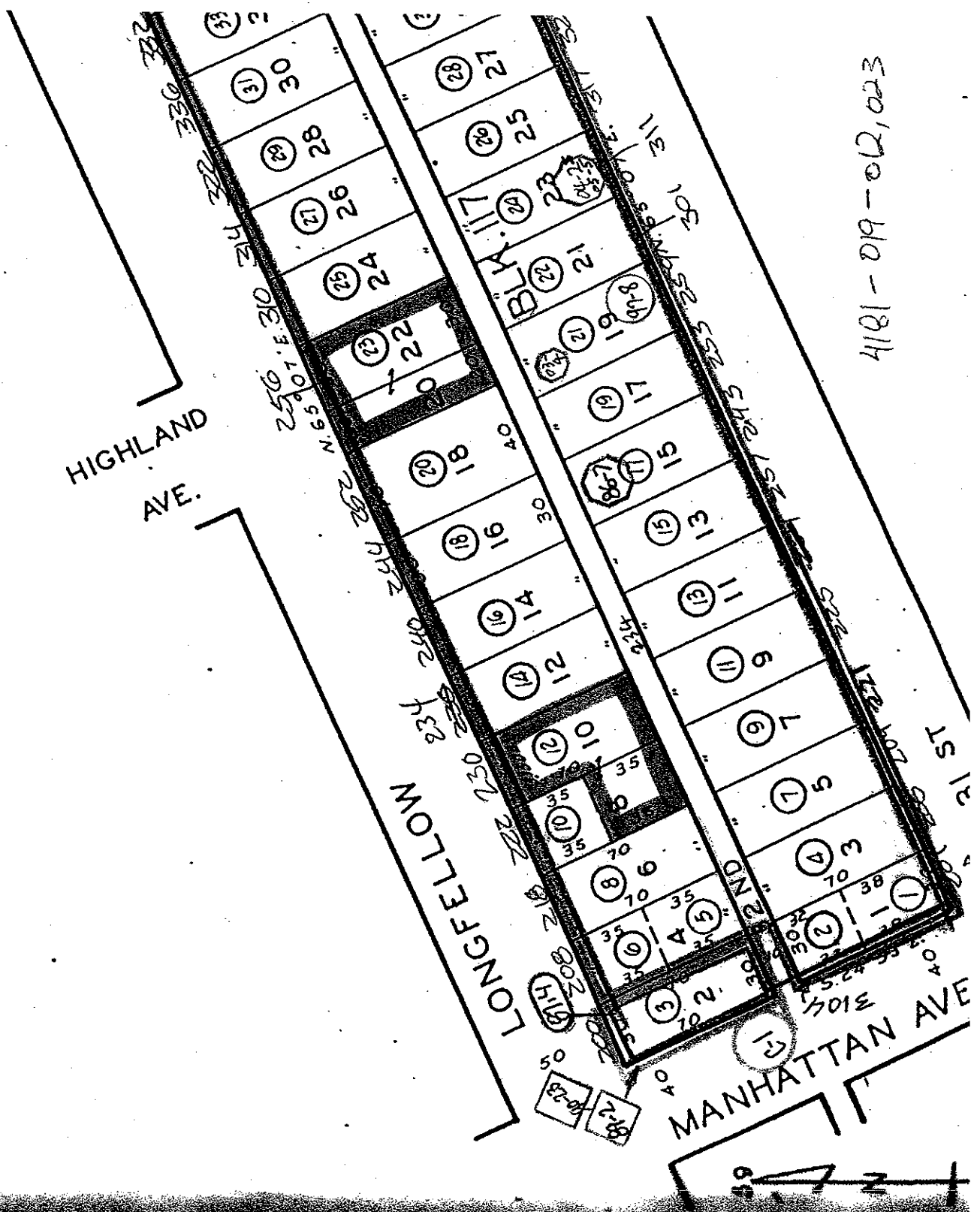
230 Longfellow Ave.

HIGHLAND
AVE.

LONGFELLOW

MANHATTAN AVE

4181-019-02,023



230 LONGFELLOW AVE[Print](#)Property Address and Ownership

APN: **4181-019-012**
 Address: **230 LONGFELLOW AVE**

Owner 1: **LAWRENCE ERIC P**
 Owner 2:

Mailing Address: **230 LONGFELLOW AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

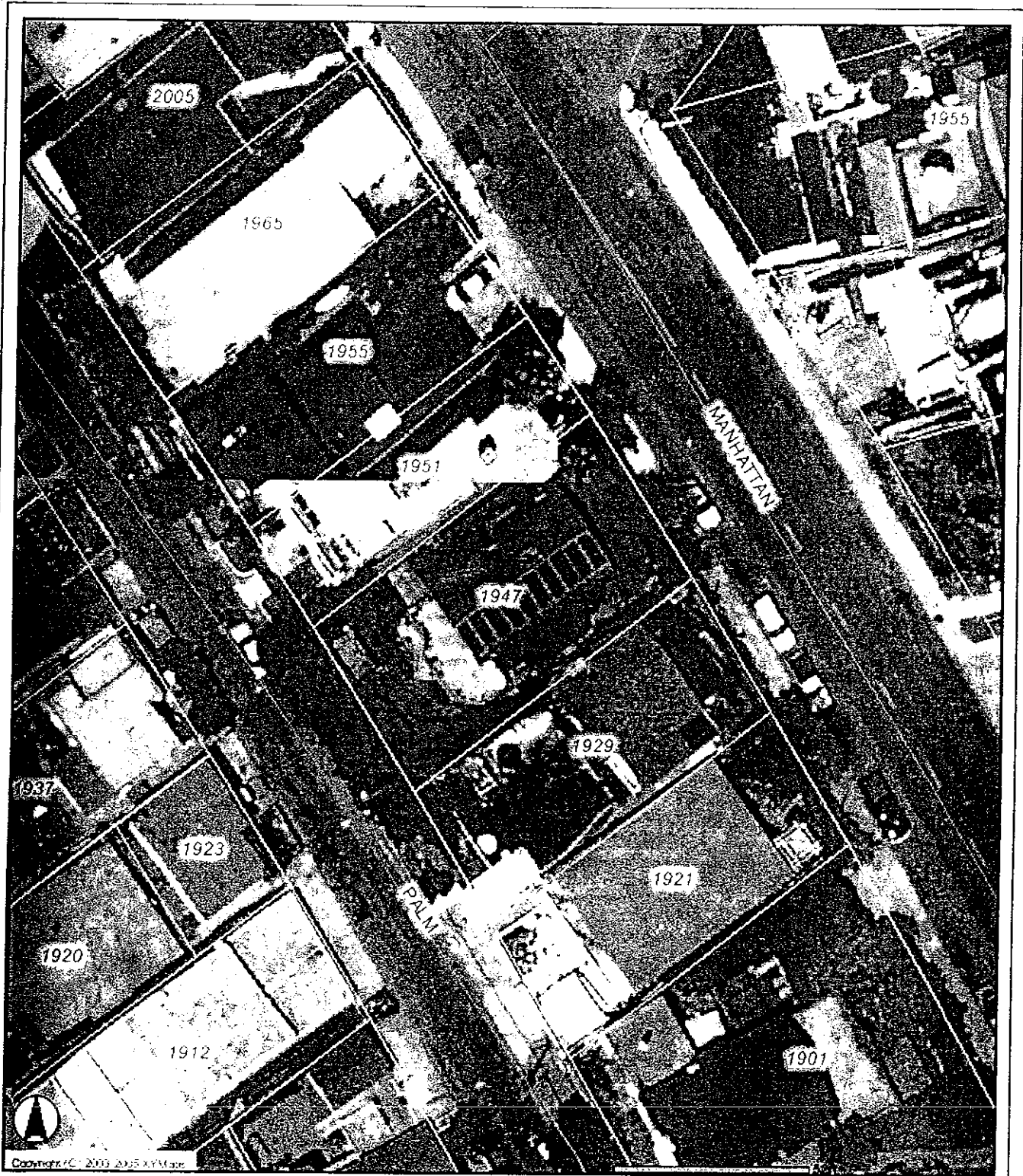
Tax Rate Area:	04340	Lot Area:	3149 SF
		Living Area:	1300 SF
TBM Page/Grid:	732-F7	Total Assessed Value:	\$ 99346
Last Recorded Document:		Assessed Land Value:	\$ 90568
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 8778
County Use Code:	0200	H.O. Exemption:	\$ 7000
Year Built:	1934	Number of Units:	2
Number of Bedrooms:	3	Number of Baths:	2

Legal Description

Legal Description:

**AND ALL OF
 SHAKESPEARE SE 35 FT OF LOT 8**

od



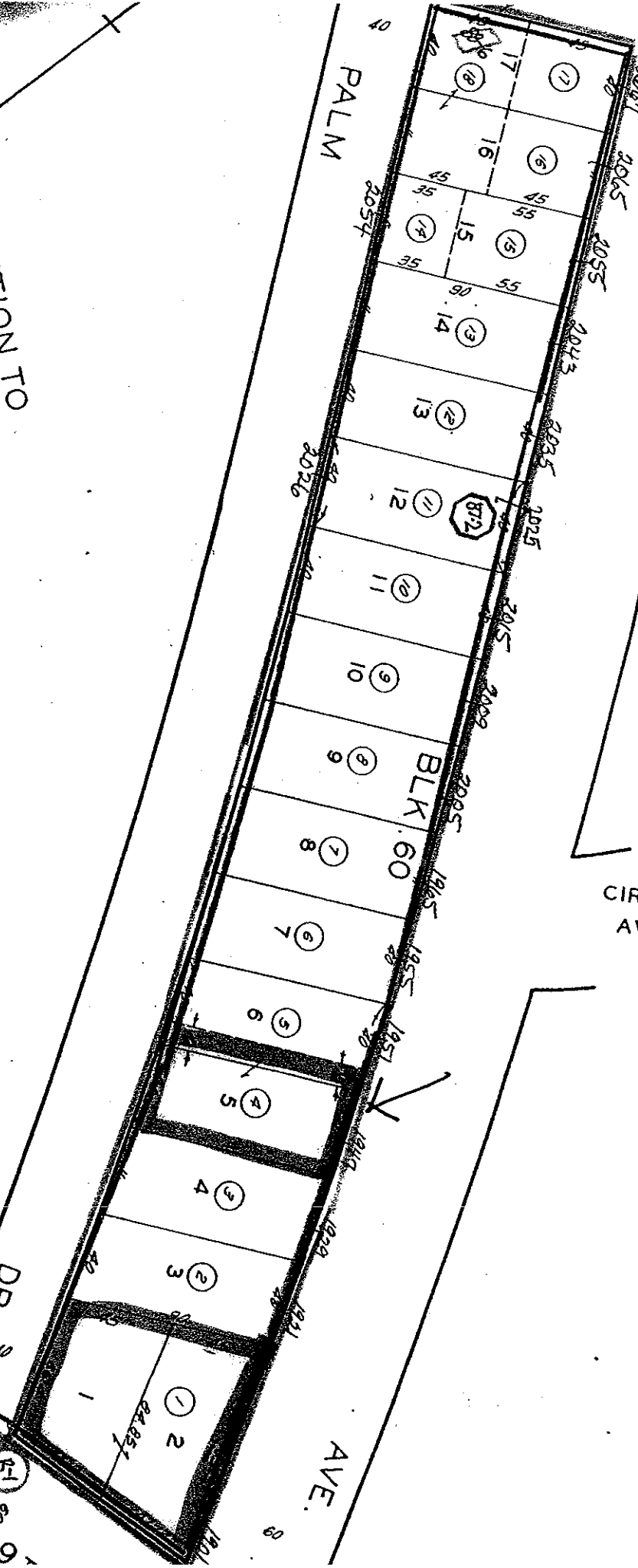
1947 Manhattan Ave.

MANHATTAN

CIRCLE AVE.

AVE.

PALM



FIRST ADDITION TO
 MOSA BEACH
 F-1
 M.B. 1-59-60

4182-068-004, 001

DR.

8712

8712

8712

1947 MANHATTAN AVE[Print](#)Property Address and Ownership

APN: **4182-008-004**
 Address: **1947 MANHATTAN AVE**

Owner 1: **LIFLAND IRA S AND VILLALOBOS LIFLAND**
 Owner 2:

Mailing Address: **1947 MANHATTAN AVE**
HERMOSA BEACH 90254-0000

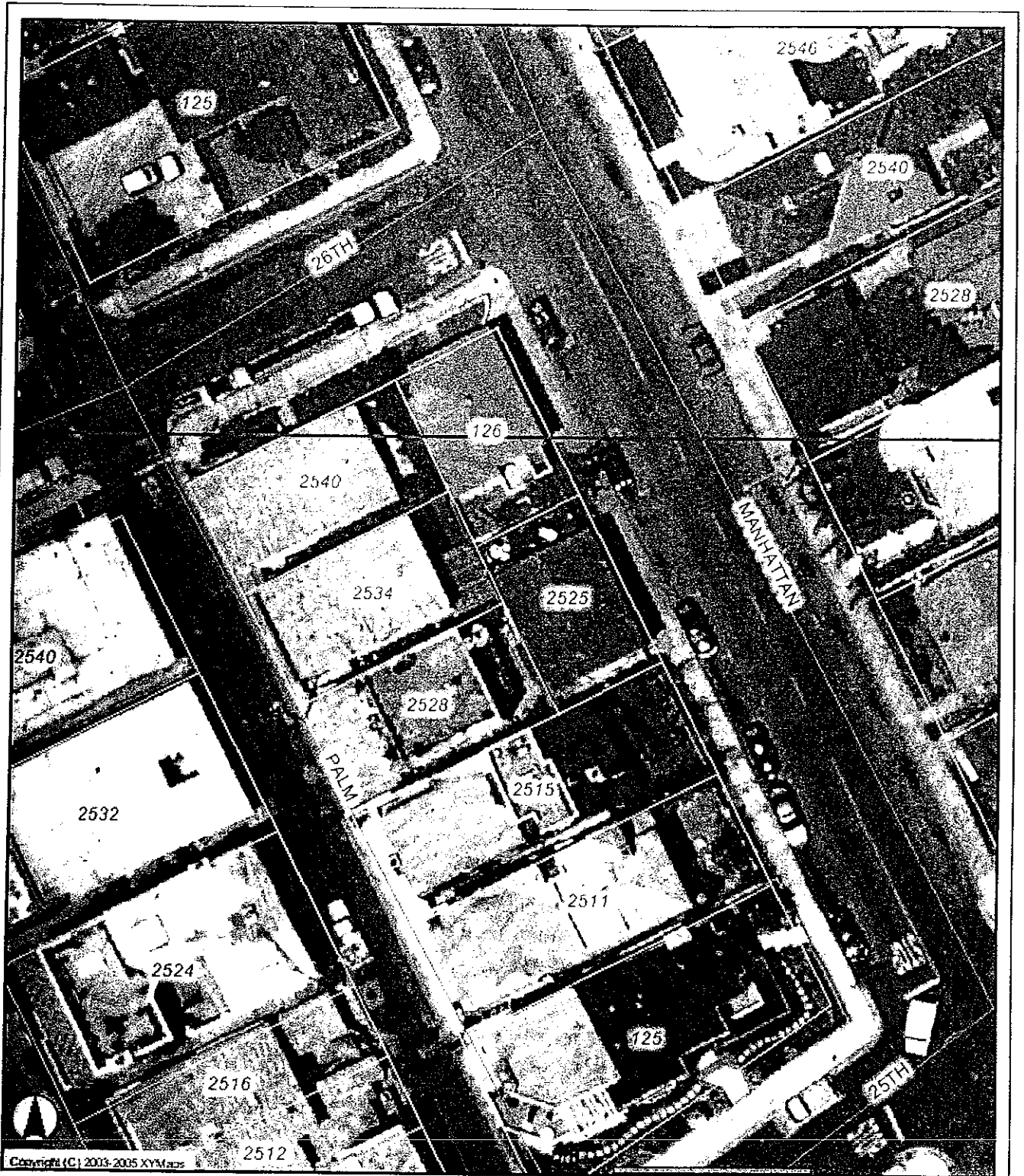
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4500 SF
		Living Area:	2648 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 387592
Last Recorded Document:		Assessed Land Value:	\$ 202120
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 185472
County Use Code:	0104	H.O. Exemption:	\$ 7000
Year Built:	1965	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	3

Legal Description**10 FT MEASURED AT R/A TO SE LINE OF**

Legal Description:

FIRST ADD TO HERMOSA BEACH LOT 5 AND SE**od**



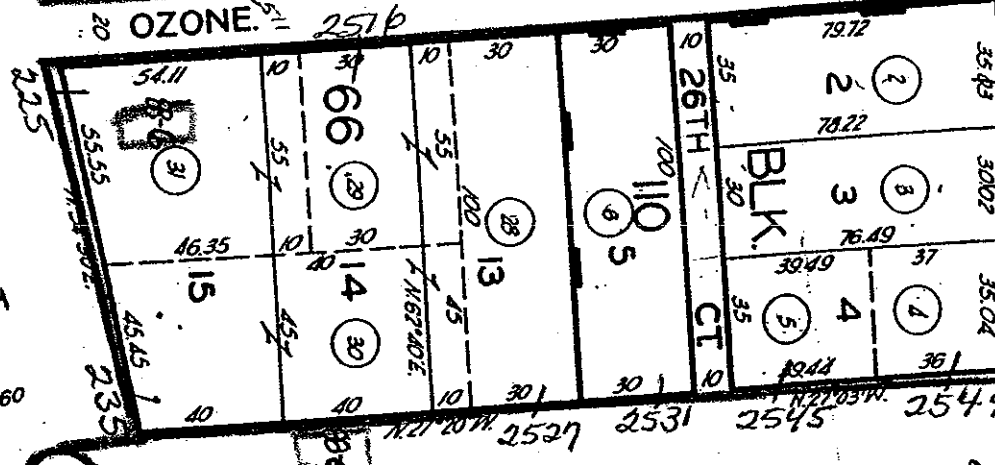
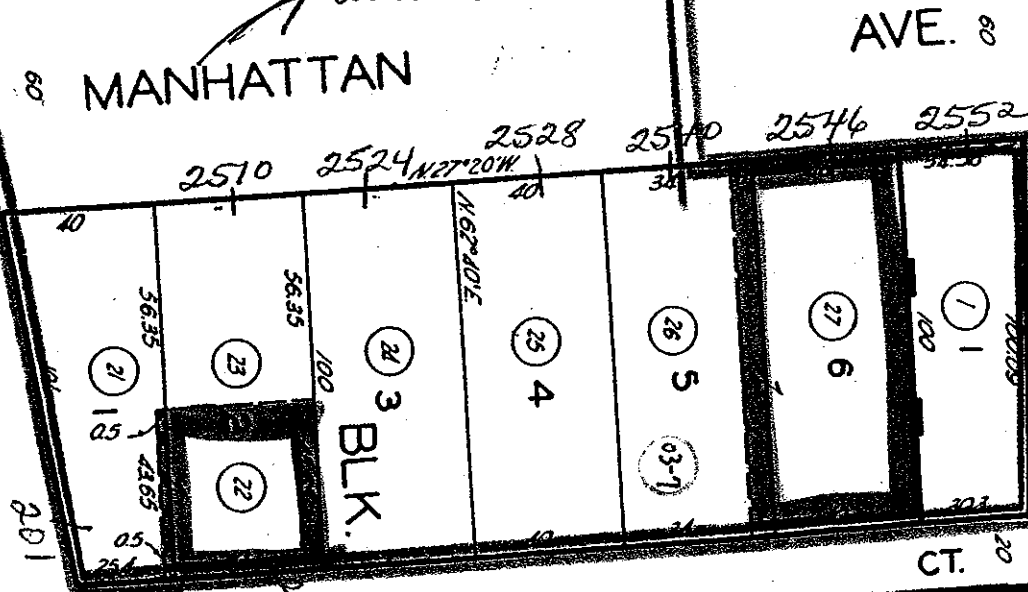
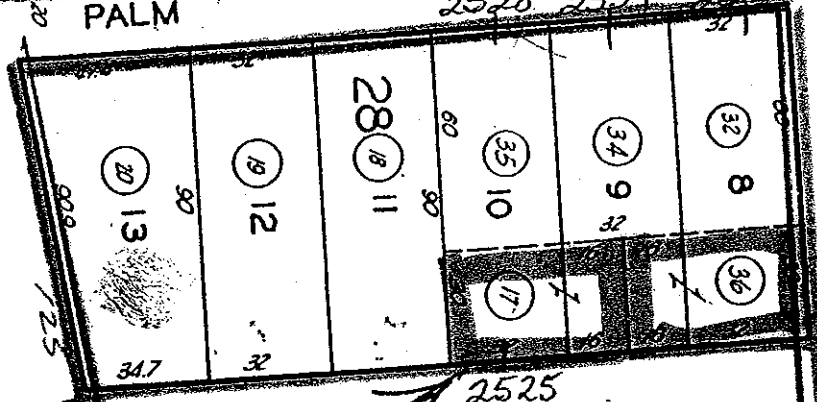
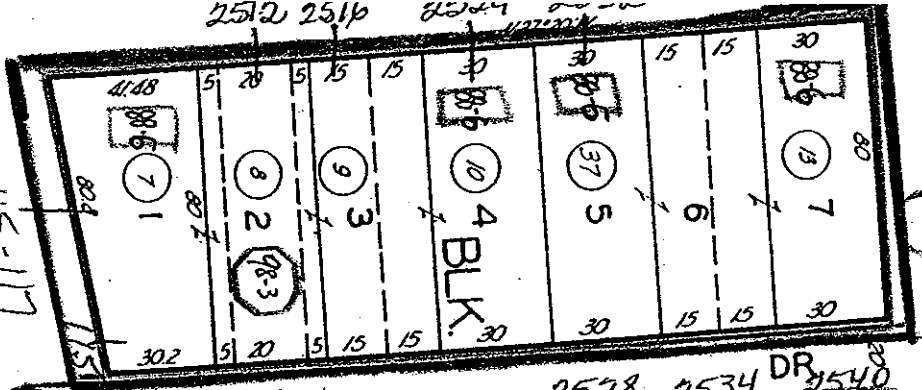
2525 Manhattan Ave.

26TH

ST.

AVE.

MYRTLE AVE.



9188-01a-026, 017, 027, 022

25TH

ST.

MYRTLE AVE.

2525 MANHATTAN AVE[Print](#)Property Address and Ownership

APN: **4182-012-017**
 Address: **2525 MANHATTAN AVE**

Owner 1: **BARTLETT BRUCE R**
 Owner 2:

Mailing Address: **2525 MANHATTAN AVE**
HERMOSA BEACH 90254-0000

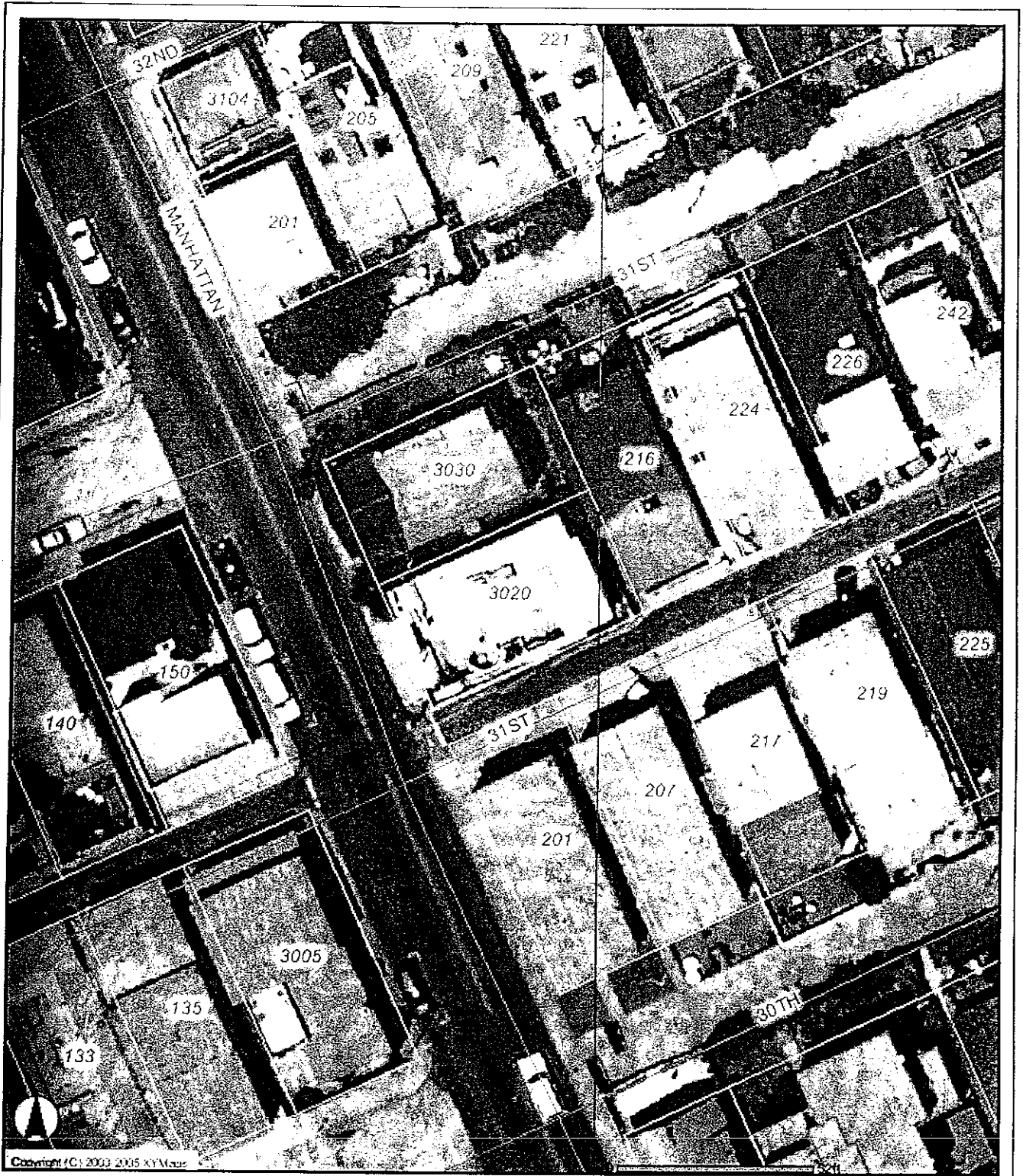
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	1440 SF
		Living Area:	1300 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 464398
Last Recorded Document:		Assessed Land Value:	\$ 368386
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 96012
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1943	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	3

Legal Description**NE 30 FT OF LOT 9 AND NE 30 FT OF**

Legal Description:

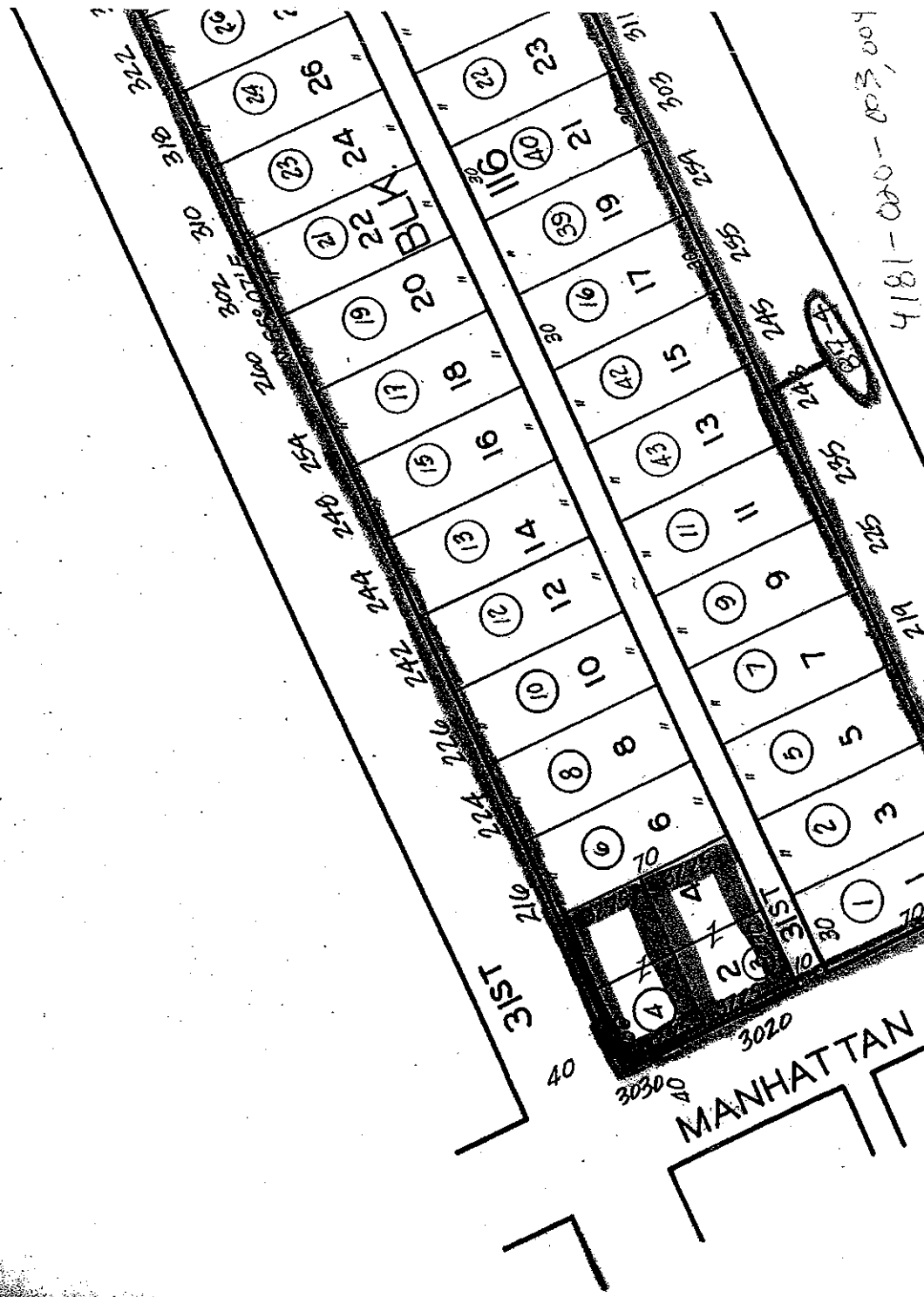
FIRST ADD TO HERMOSA BEACH SE 16 FT OF
od



3020 Manhattan Ave.

2003

20



4181-000-003,004

3020 MANHATTAN AVE[Print](#)Property Address and Ownership

APN: **4181-020-003**
 Address: **3020 MANHATTAN AVE**

Owner 1: **MC INTOSH JAMES S AND ROSEMARIE**
 Owner 2:

Mailing Address: **3020 MANHATTAN AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	2235 SF
		Living Area:	2533 SF
TBM Page/Grid:	732-F7	Total Assessed Value:	\$ 344995
Last Recorded Document:		Assessed Land Value:	\$ 77730
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 267265
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1986	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	4

Legal Description

Legal Description:

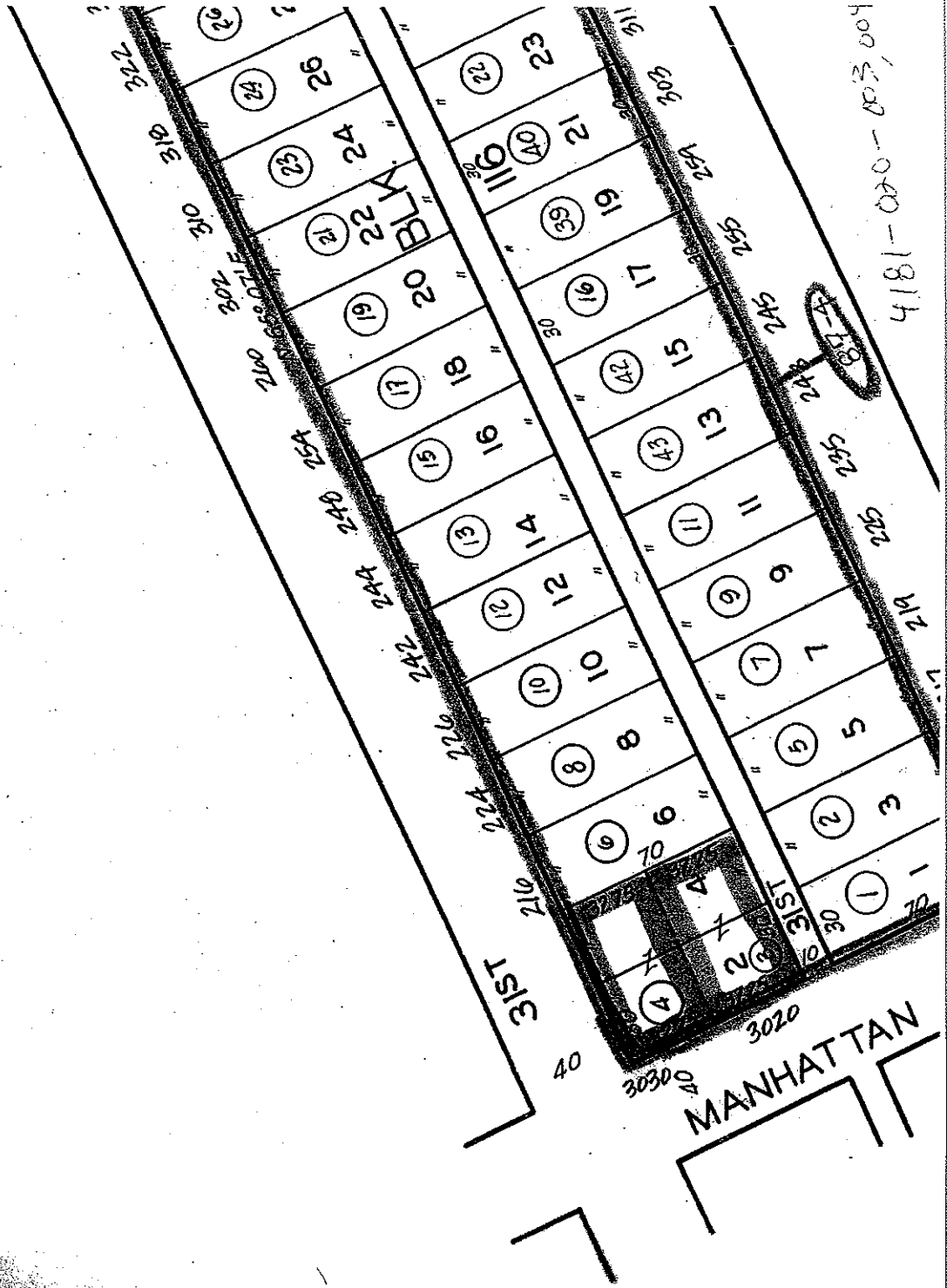
SHAKESPEARE SE 37.25 FT OF LOTS 2 ANDod



3030 Manhattan Ave.

2003

20
201



4181-020-003, 004

3030 MANHATTAN AVE[Print](#)Property Address and Ownership

APN: **4181-020-004**
 Address: **3030 MANHATTAN AVE**

Owner 1: **MCINTOSH JAMES S AND ROSEMARIE**
 Owner 2:

Mailing Address: **3020 MANHATTAN AVE**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	1965 SF
		Living Area:	1896 SF
TBM Page/Grid:	732-F7	Total Assessed Value:	\$ 104094
Last Recorded Document:		Assessed Land Value:	\$ 71574
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 32520
County Use Code:	0200	H.O. Exemption:	\$ 7000
Year Built:	1937	Number of Units:	2
Number of Bedrooms:	4	Number of Baths:	2

Legal Description

Legal Description:

SHAKESPEARE NW 32.75 FT OF LOTS 2 AND
od



Copyright © 2003-2005 XYMaps

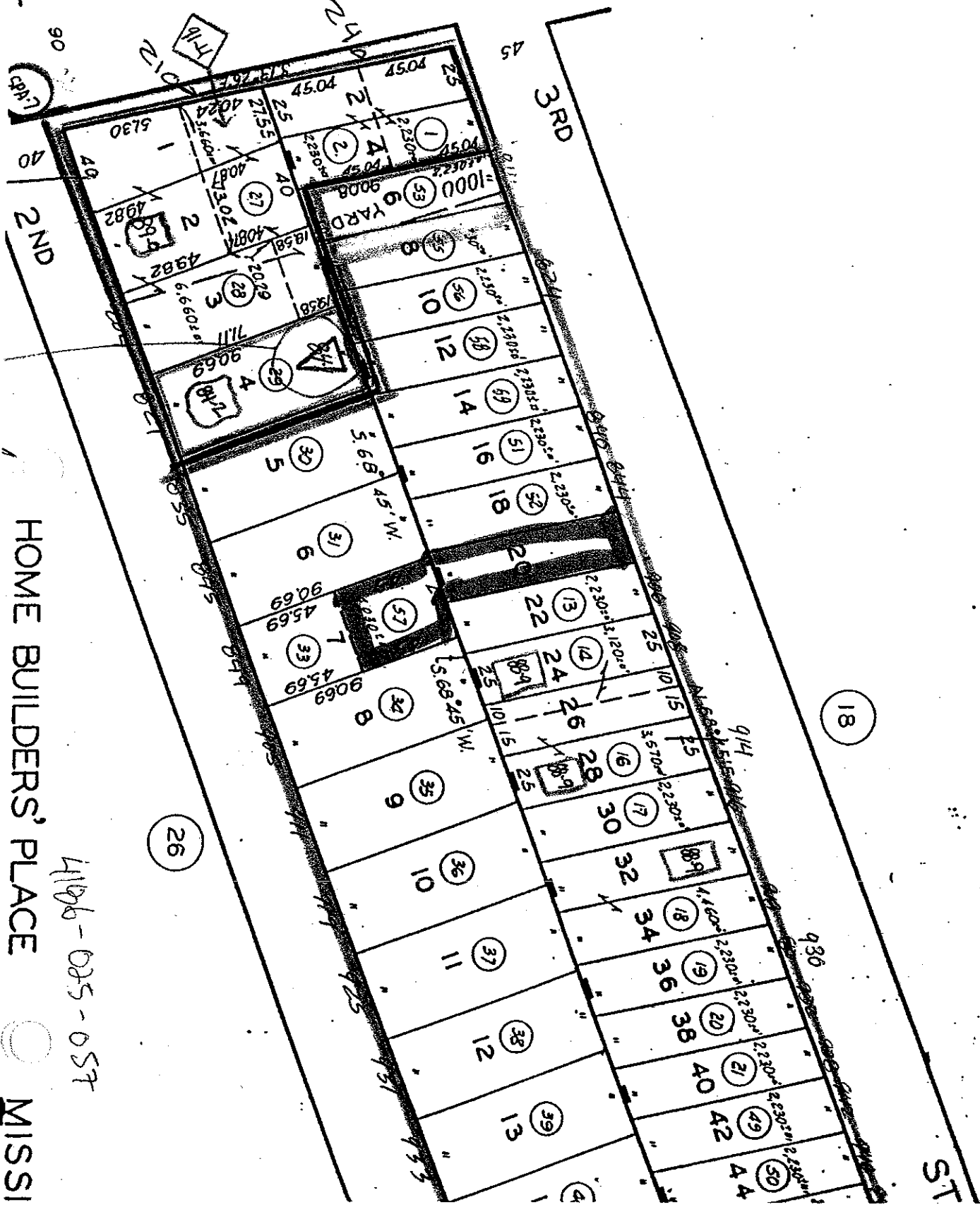
902 3rd St.

PACIFIC COAST

2ND ST.

3RD

ST



BK. 7503

BK. 4188

HOME BUILDERS' PLACE
4196-025-057
MISSI

902 3RD ST[Print](#)Property Address and Ownership

APN: **4186-025-057**
 Address: **902 3RD ST**

Owner 1: **MCDONALD MARK AND JENNIE**
 Owner 2:

Mailing Address: **902 3RD ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4029 SF
		Living Area:	3104 SF
TBM Page/Grid:	762-H3	Total Assessed Value:	\$ 740971
Last Recorded Document:		Assessed Land Value:	\$ 410180
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 330791
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1999	Number of Units:	1
Number of Bedrooms:	3	Number of Baths:	4

Legal Description***TR=HOME BUILDERS PLACE*NW 45 FT OF LOT**

Legal Description:

7
***TR=MISSION TR*LOT 20 AND**

od



925 8th St.

925 8TH ST[Print](#)Property Address and Ownership

APN: **4186-009-035**
 Address: **925 8TH ST**

Owner 1: **SUGIMOTO GRANT**
 Owner 2:

Mailing Address: **925 8TH ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	0 SF
		Living Area:	2779 SF
TBM Page/Grid:		Total Assessed Value:	\$ 874002
Last Recorded Document:		Assessed Land Value:	\$ 486458
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 387544
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	2000	Number of Units:	1
Number of Bedrooms:	0	Number of Baths:	0

Legal Description

Legal Description:

OF LOT 20
TR=8386 NE 20 FT OF LOT 19 AND SW 20 FT
od



927 8th St.

927 8TH ST[Print](#)Property Address and Ownership

APN: **4186-009-036**
 Address: **927 8TH ST**

Owner 1: **KAPLAN DAVE H**
 Owner 2:

Mailing Address: **927 8TH ST**
HERMOSA BEACH 90254-0000

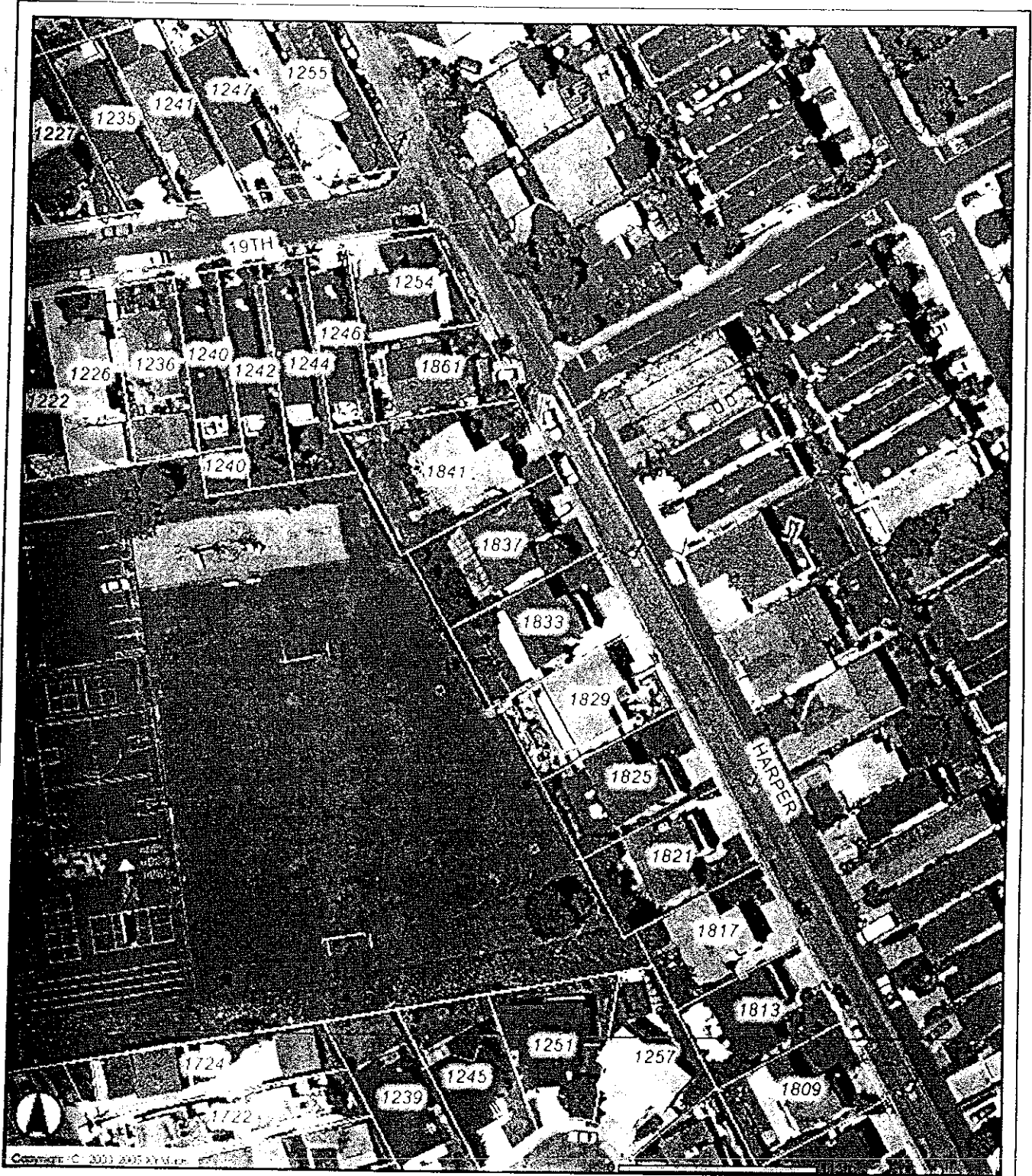
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	0 SF
		Living Area:	2811 SF
TBM Page/Grid:		Total Assessed Value:	\$ 930524
Last Recorded Document:		Assessed Land Value:	\$ 598694
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 331830
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1999	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	4

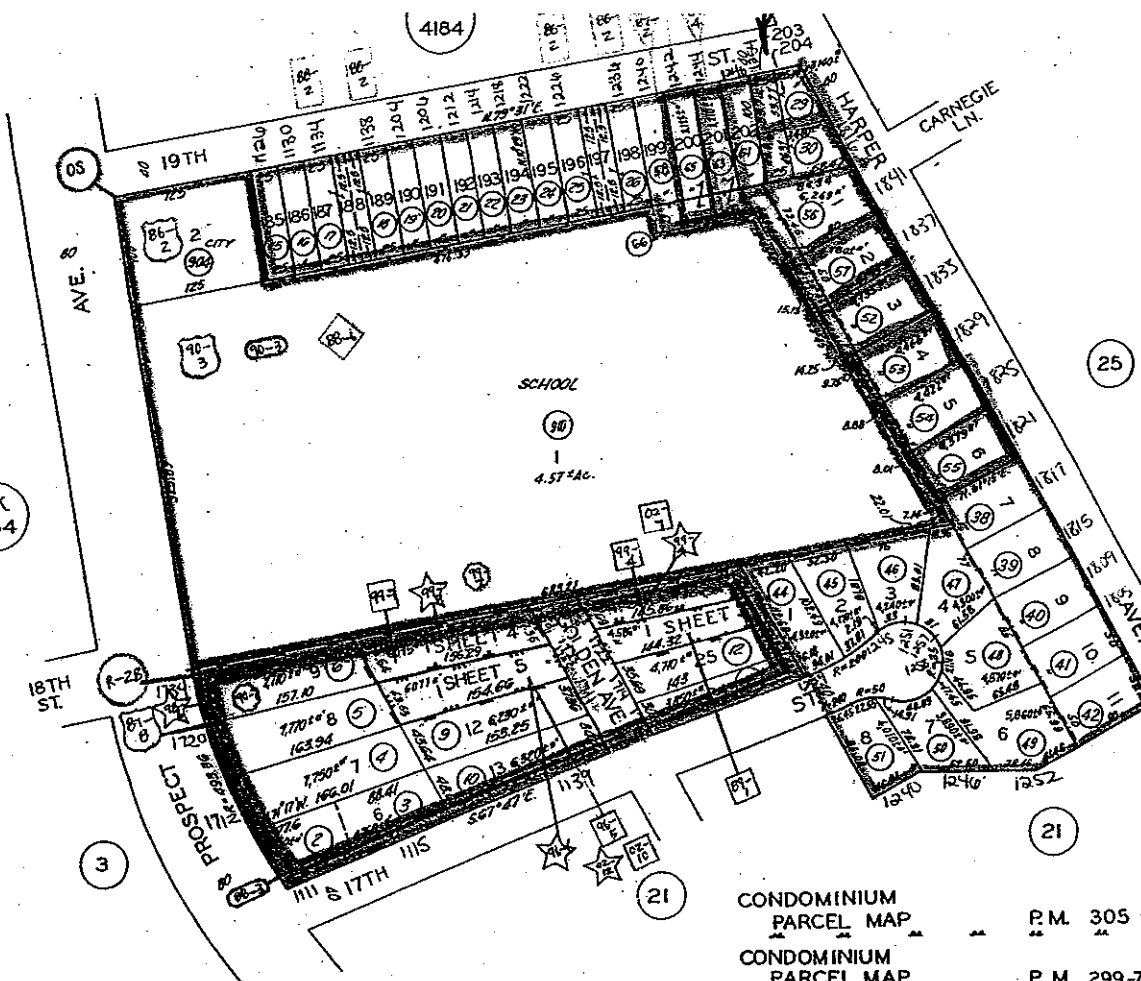
Legal Description

Legal Description:

OF LOT 21
TR=8386 NE 20 FT OF LOT 20 AND SW 20 FT
 od



~~1210 17th St~~
 1254 19th St.
~~1861 HARPER AVE~~



CODE
4340

FOR PREV ASSMT SEE:
160 - B
4185-22 & 24

WALTER RANSOM CO'S REDONDO HOME TRACT
M. B. 9 - 57
ANGELA HEIGHTS TRACT
PARCEL MAP M. B. 9 - 149
P. M. 59 - 64

CONDOMINIUM
PARCEL MAP P. M. 305
CONDOMINIUM
PARCEL MAP P. M. 299-7
TRACT NO. 32237 MB. 852
TRACT NO. 21785 M.B. 862-59
CONDOMINIUM
PARCEL MAP P. M. 233

057,0,
4185-023-065,
029, 030,
057

1254 19TH ST

Print

Property Address and Ownership

APN: **4185-023-029**
 Address: **1254 19TH ST**

Owner 1: **FAGAN MICHAEL L AND LOUELLA TRS FAGA**
 Owner 2:

Mailing Address: **57762 SAN ANDREAS RD
 YUCCA VALLEY CA 92284-0000**

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3140 SF
		Living Area:	736 SF
TBM Page/Grid:	762-H1	Total Assessed Value:	\$ 62563
Last Recorded Document:		Assessed Land Value:	\$ 55684
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 6879
County Use Code:	0100	H.O. Exemption:	\$ 0
Year Built:	1947	Number of Units:	1
Number of Bedrooms:	2	Number of Baths:	1

Legal Description

**NW 53.7 FT OF LOT 203 AND NW 53.7 FT
 MEASURED ON SW LINE OF**

Legal Description:

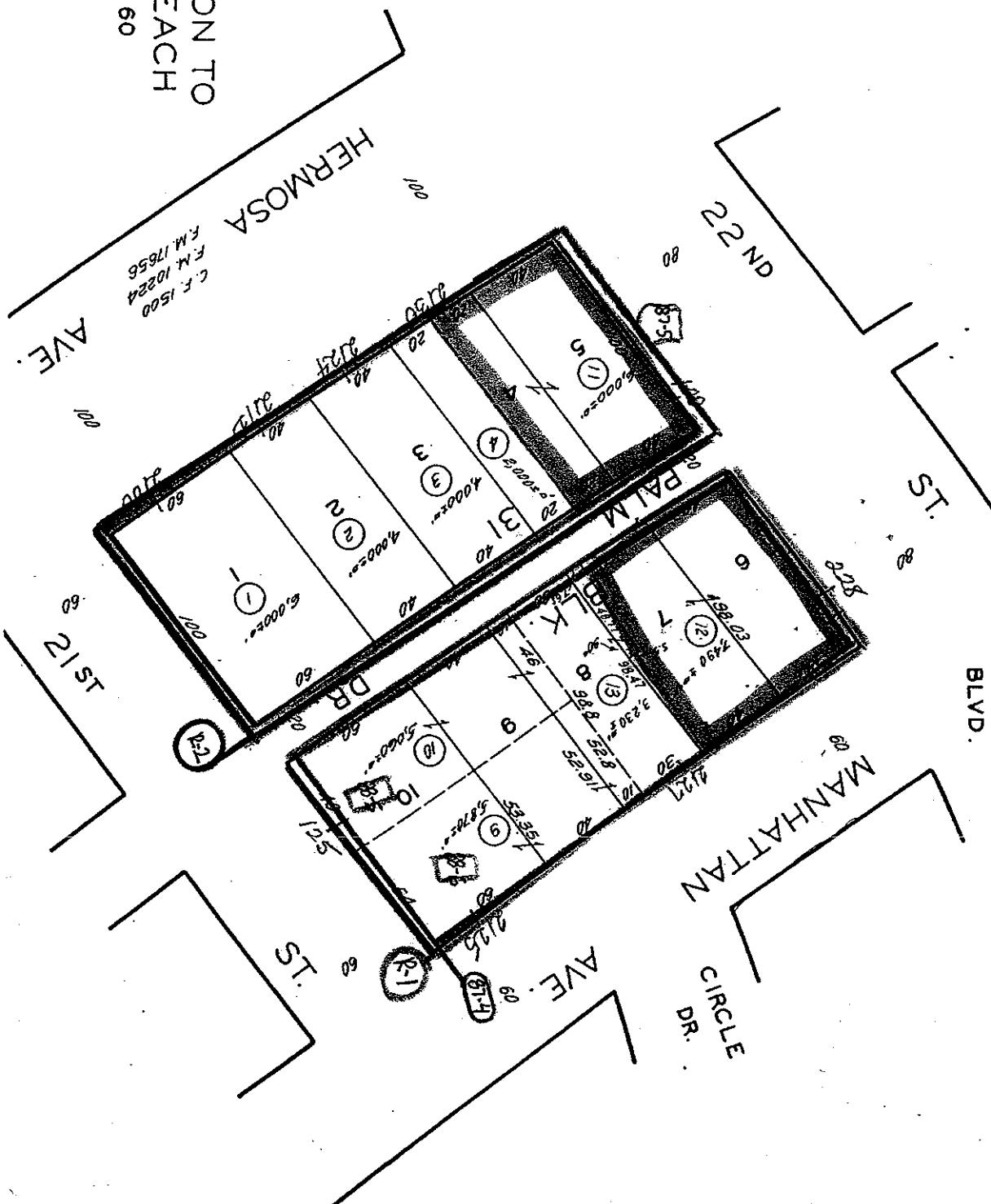
WALTER RANSOM CO'S REDONDO HOME TRACT

od



100 22nd St.

ST ADDITION TO
HERMOSA BEACH
M.B. 1-59-60



4102-009-012,011

100 22ND ST[Print](#)Property Address and Ownership

APN: **4182-009-011**
 Address: **100 22ND ST**

Owner 1: **DUNCAN ADAH TR ADAH DUNCAN TRUST**
 Owner 2:

Mailing Address: **2820 THE STRAND
 MANHATTAN BEACH 90266-0000**

Detailed Property Information

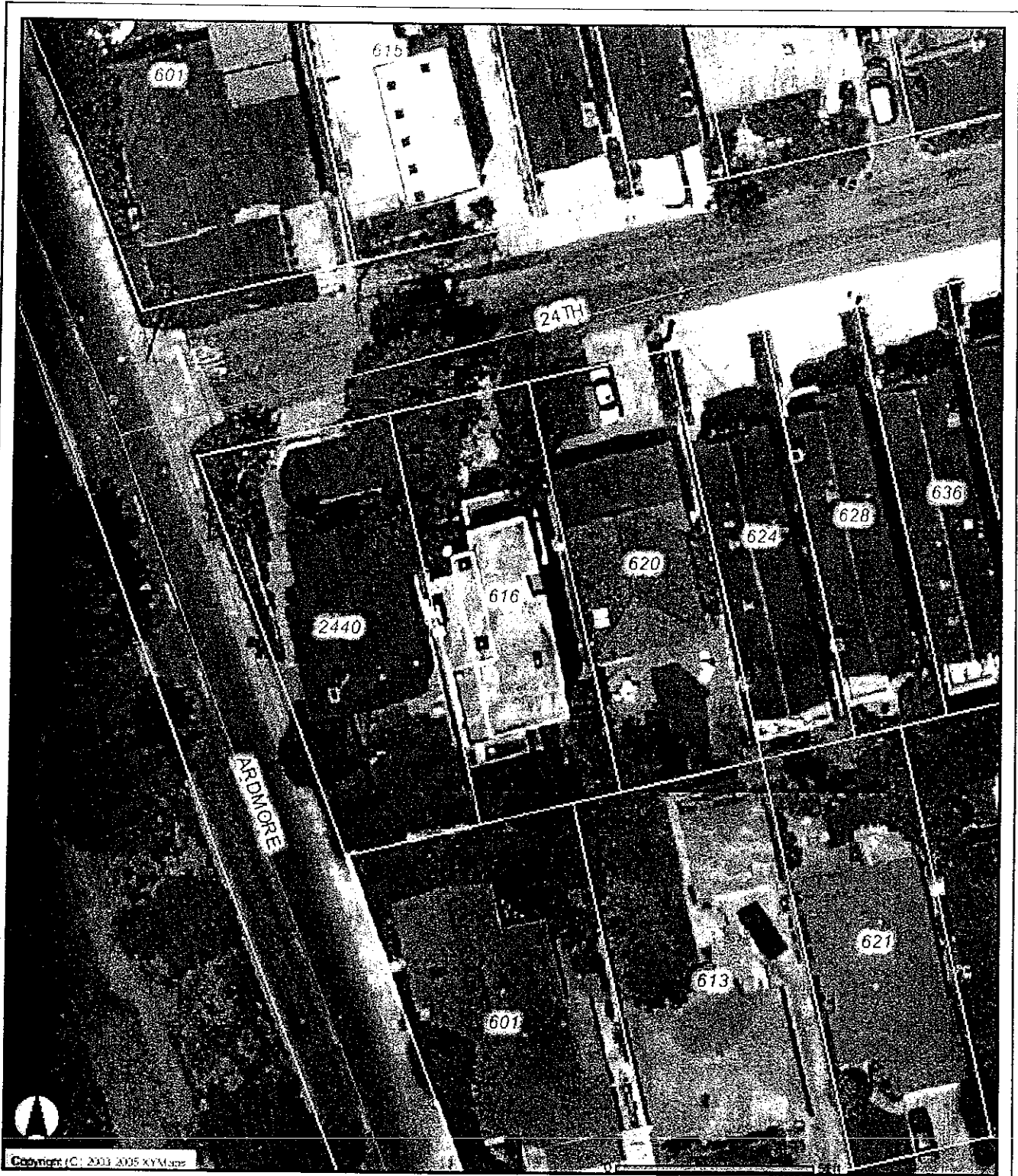
Tax Rate Area:	04340	Lot Area:	5998 SF
		Living Area:	9616 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 504269
Last Recorded Document:		Assessed Land Value:	\$ 179328
County Zoning Code:	HBC1*	Assessed Impr Value:	\$ 320741
County Use Code:	0500	H.O. Exemption:	\$ 0
Year Built:	1967	Number of Units:	10
Number of Bedrooms:	15	Number of Baths:	16

Legal Description**(MEASURED ON NE AND SW LINES) OF**

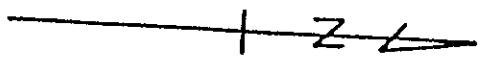
Legal Description:

**LOT 4 AND ALL OF
 FIRST ADD TO HERMOSA BEACH NW 20 FT**

od



616 24th Pl.



A.T. & S.F.

RY.

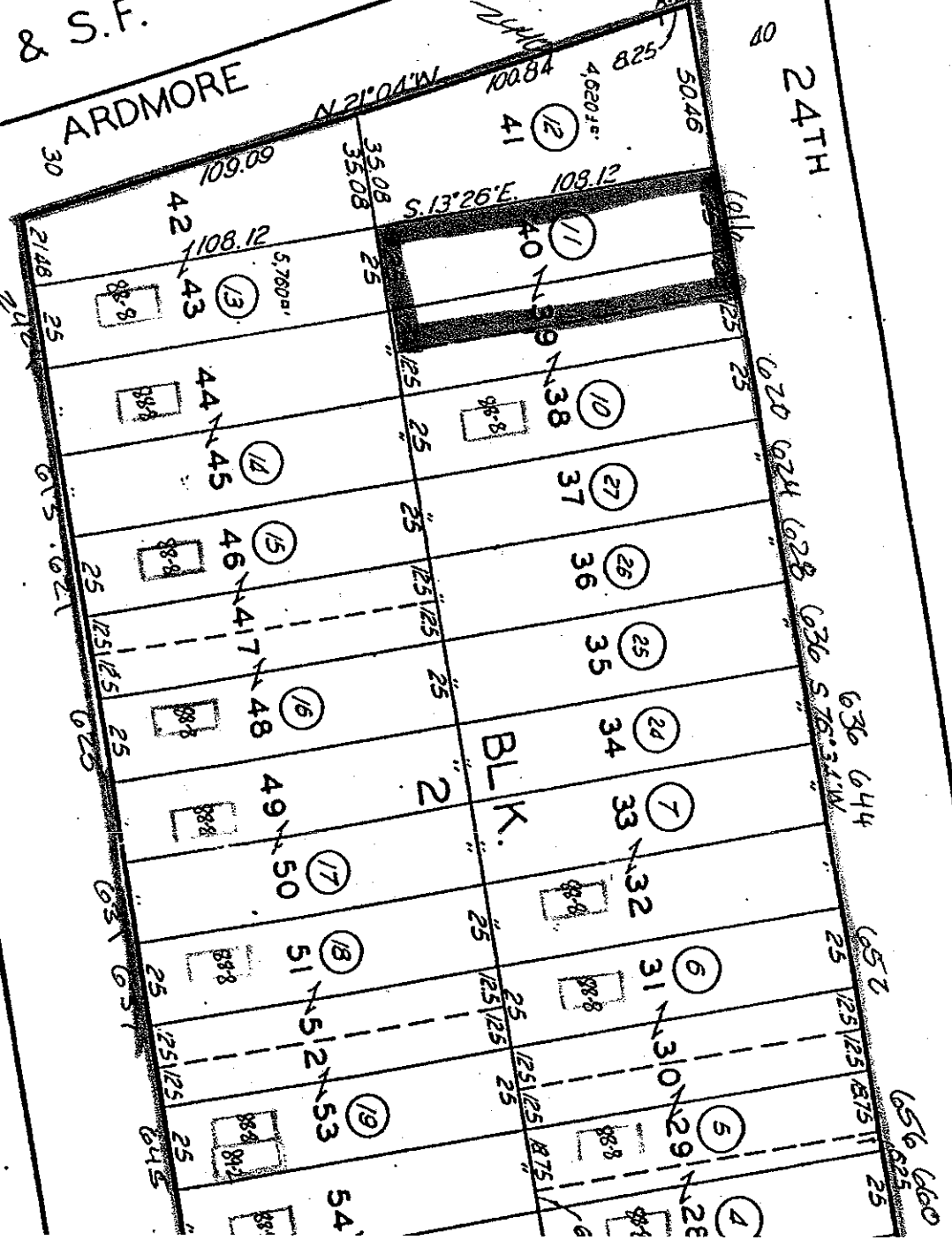
AVE. 38

ARDMORE

24TH

24TH

BLK. 2



4184-019-011

616 24TH PLPrintProperty Address and Ownership

APN: **4184-019-011**
 Address: **616 24TH PL**

Owner 1: **CHAFFEE LYMAN G TR SYMAN G CHAFFEE T**
 Owner 2:

Mailing Address: **616 24TH PL**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	4055 SF
		Living Area:	2405 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 256916
Last Recorded Document:		Assessed Land Value:	\$ 89325
County Zoning Code:	HBR1YY	Assessed Impr Value:	\$ 167591
County Use Code:	0100	H.O. Exemption:	\$ 7000
Year Built:	1961	Number of Units:	1
Number of Bedrooms:	4	Number of Baths:	3

Legal Description

Legal Description:

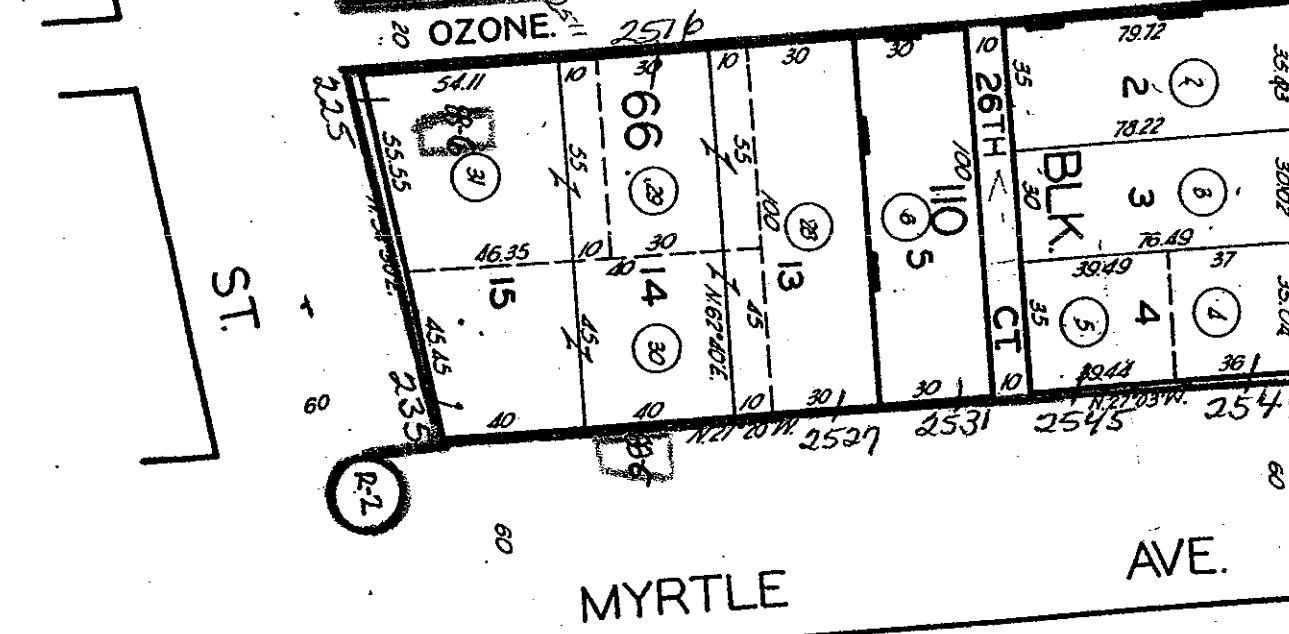
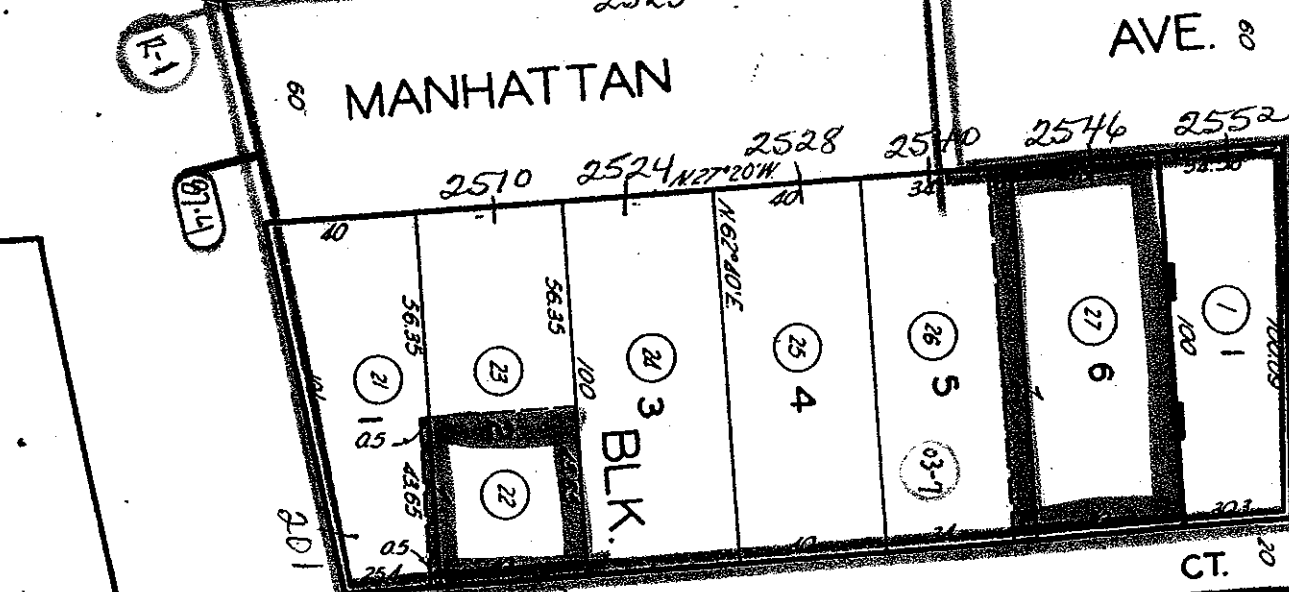
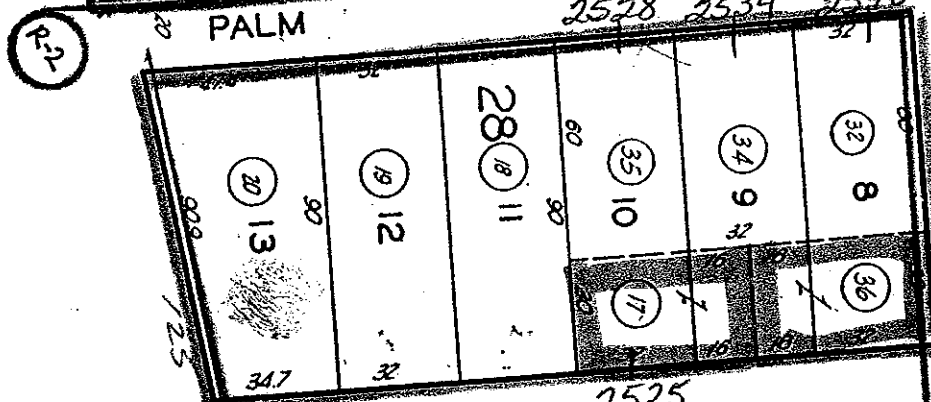
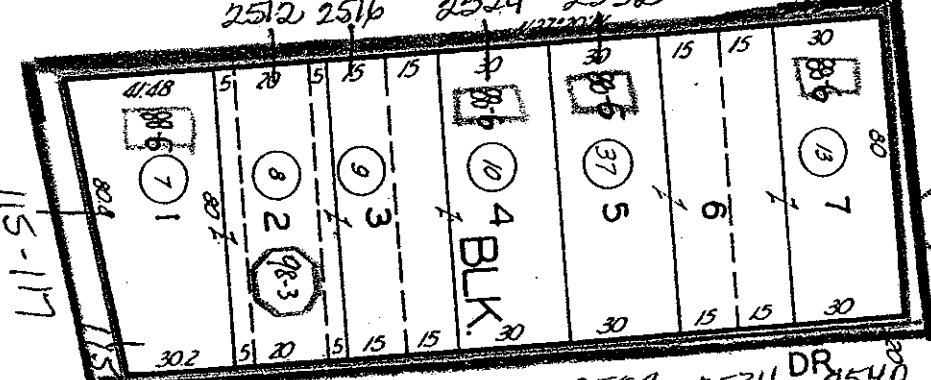
12.5 FT OF
HERMOSA VIEW TRACT # 2 LOT 40 AND W
od



126 26th St.

25TH

26TH



4188-01a-026, 017, 027, 022

ST.

AVE.

CT.

MYRTLE

AVE.

R-2

R-1

R-1.4

R-2

126 26TH ST[Print](#)Property Address and Ownership

APN: **4182-012-036**
 Address: **126 26TH ST**

Owner 1: **POW RANCE T CO TR POW FAMILY TRUST**
 Owner 2:

Mailing Address: **10516 TROON AVE
 LOS ANGELES 90064-0000**

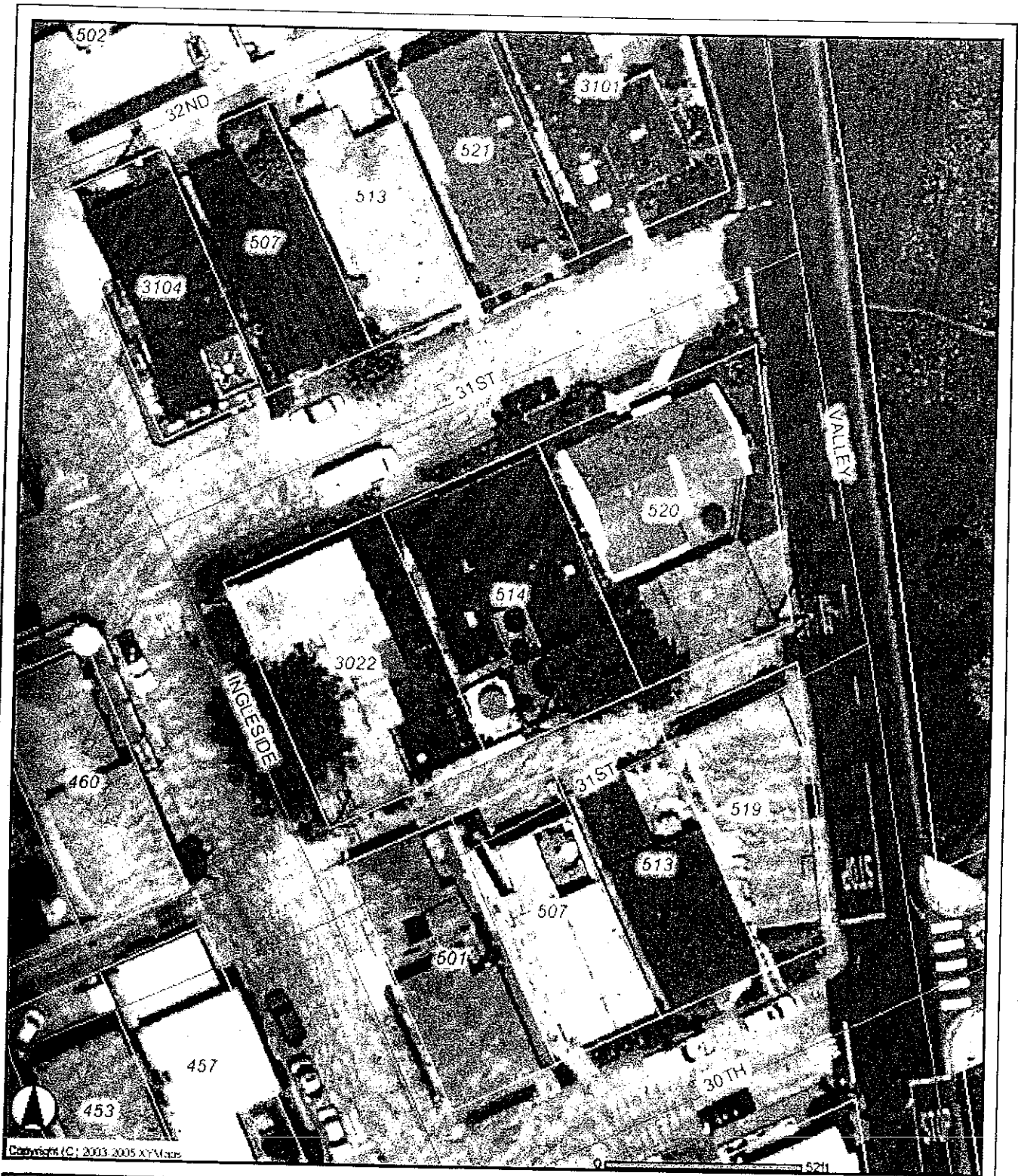
Detailed Property Information

Tax Rate Area:	04340	Lot Area:	1440 SF
		Living Area:	1350 SF
TBM Page/Grid:	762-G1	Total Assessed Value:	\$ 384484
Last Recorded Document:		Assessed Land Value:	\$ 307592
County Zoning Code:	HBR1*	Assessed Impr Value:	\$ 76892
County Use Code:	0200	H.O. Exemption:	\$ 7000
Year Built:	1945	Number of Units:	2
Number of Bedrooms:	3	Number of Baths:	1

Legal Description**LOT 8 AND NW 16 FT OF NE 30 FT OF**

Legal Description:

FIRST ADD TO HERMOSA BEACH NE 30 FT OF
od



514 31st St.

3

501

2001

T.40

S. VALLEY

3/ST

INGLESIDE

30TH

BLK.

138

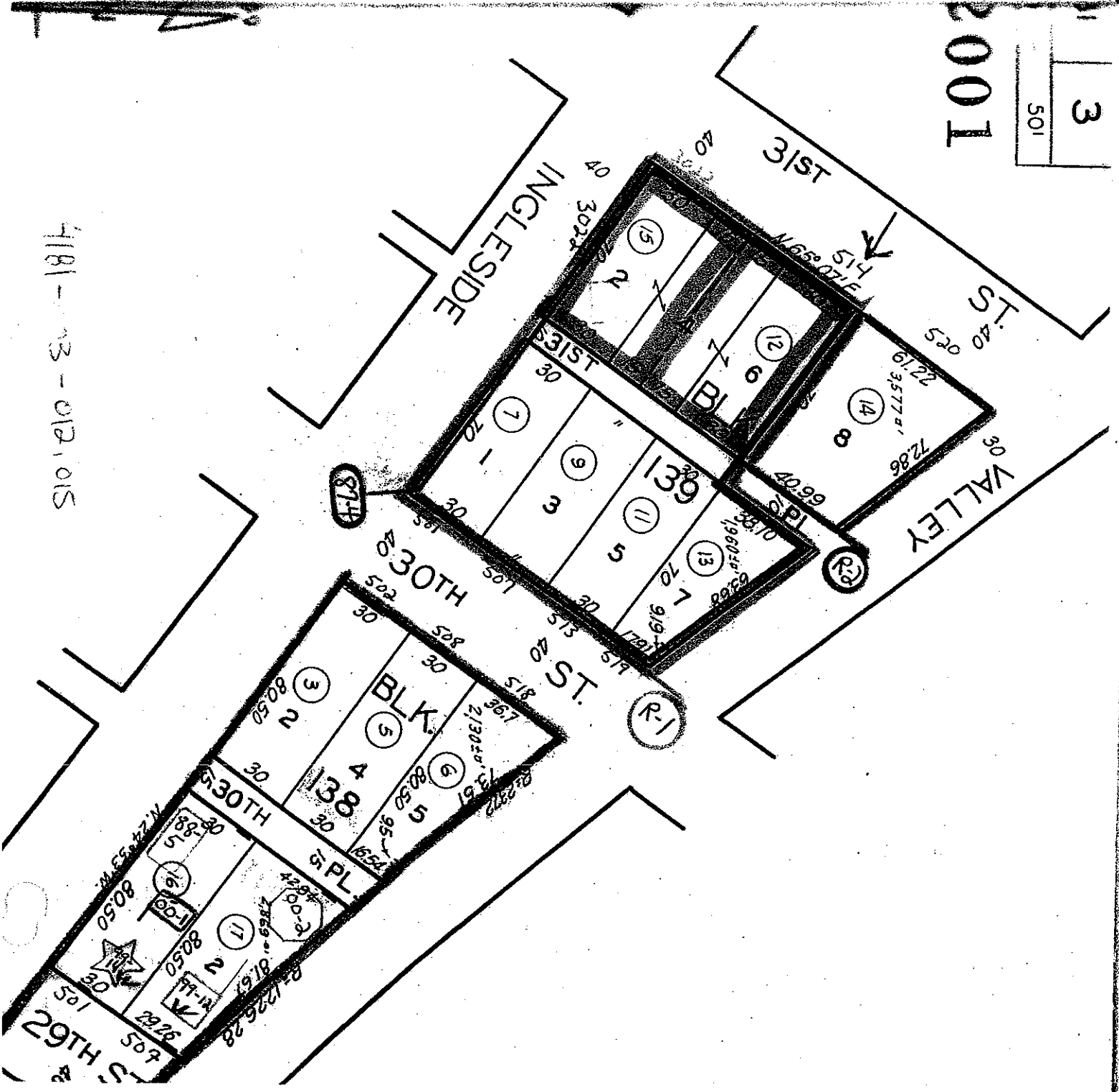
30TH

BLK.

138

29TH

4181-23-012,015



514 31ST ST[Print](#)Property Address and Ownership

APN: **4181-003-012**
 Address: **514 31ST ST**

Owner 1: **SANCHEZ ALMA**
 Owner 2:

Mailing Address: **514 31ST ST**
HERMOSA BEACH 90254-0000

Detailed Property Information

Tax Rate Area:	04340	Lot Area:	3150 SF
TBM Page/Grid:	732-G7	Living Area:	1264 SF
Last Recorded Document:		Total Assessed Value:	\$ 719620
County Zoning Code:	HBR1*	Assessed Land Value:	\$ 575696
County Use Code:	0100	Assessed Impr Value:	\$ 143924
Year Built:	1953	H.O. Exemption:	\$ 7000
Number of Bedrooms:	2	Number of Units:	1
		Number of Baths:	1

Legal Description

Legal Description:

AND ALL OF
SHAKESPEARE NE 15 FT OF LOTS 4
 od