

RESOLUTION NO. 07-22

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, TO NOT MERGE TWO CONTIGUOUS LOTS ON PROPERTY COMMONLY KNOWN AS 1161 7<sup>TH</sup> PLACE, LEGALLY DESCRIBED AS LOTS 17 AND 18, BLOCK 139, REDONDO VILLA 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 May 15, 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. The property is located on a block that is unusual in that the north side is characterized by a uniform pattern of 25-foot wide lots with only one 50-foot wide parcel out of eleven while the south side is comprised of lots that are 35 and 40 feet wide and are a mix of "half lots" and "through lots" where some of the homes front on 6<sup>th</sup> Street.
2. Given that a vast majority of the lots within this block on the north of 7<sup>th</sup> Place are similar in size and width, merger of the lots would adversely impact the existing integrity of the north side of the block, and therefore, the neighborhood.

Section 4. Based on the foregoing, the Planning Commission and hereby determines not to merge lots 17 and 18, Block 139 of the Redondo Villa Tract and directs staff to file for record with the County Recorder's office a release of the notice of intention and a notice for non-merger.

VOTE:                   AYES: K. Allen, A. Kersenboom, R. Pizer  
                               NOES: None  
                               ABSTAIN: None  
                               ABSENT: S. Perotti, P. Hoffman

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 07-22 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 May 15, 2007.

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Kent Allen, Chairman

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Ken Robertson, Secretary

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May 15, 2007

Date