

RESOLUTION NO. 2026-05-PCR-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, a Variance is requested under Redondo Beach Municipal Code Section 10-2.2510 to allow the proposed additions to maintain the existing 5.8 feet front setback, existing 1-foot north side setback, existing 4.5 feet rear yard setback, and a reduced outdoor living area; and

WHEREAS, the applicant proposes to remodel the existing single-family residence, including construction of a 776 square feet second-floor addition, a 104.8 square feet first-floor addition in the garage area, conversion of 65 square feet of existing garage area to habitable space for the master suite/master bath, a 135 square feet first-floor rear addition, a new approximately 12.75 square feet front balcony, a new approximately 387 square feet rear deck, and exterior façade improvements consisting of contemporary Craftsman-style architectural elements; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the existing single-story single-family home (±1,251 square feet) with attached two-car garage was built in 1958 and currently encroaches into the front, rear, and north side-yard setbacks; and

WHEREAS, the subject lot was created in a substandard configuration, resulting in a lot with approximately 2,850 square feet of lot area and approximate dimensions of 57 feet along the front and rear property lines and 50 feet along the north and south side property lines; and

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; and

WHEREAS, the application and plans are accurate representations of the existing buildings and proposed improvements; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21st day of May, 2026, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
 - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject lot's substandard size and configuration create unique development constraints not faced by many other R-2 parcels in the surrounding neighborhood. The lot is approximately 2,850 square feet, where 5,000 square feet is typically required, and has a lot depth of approximately 50 feet, which is substantially less than the 100 feet lot depth standard. Because the existing single-family residence already encroaches into the front, rear, and northern side yard setbacks, strict adherence to the 15 feet front setback, 5 feet side setback, 10 feet rear setback, and 800-square-foot outdoor living space requirement would significantly limit the buildable area of the site and make it difficult to design a practical residence consistent with the surrounding neighborhood. These physical constraints justify relief from the standard yard and outdoor living space requirements to afford the property similar development opportunities as conforming lots in the R-2 zone.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

To ensure equitable treatment with surrounding R-2 parcels, approval of this variance shall be conditioned upon: (1) construction of the proposed improvements in substantial conformance with the approved site plan, floor plans, and elevations; (2) no further encroachment into the required front, rear, or northern side yard setbacks beyond the setback conditions shown on the approved plans; and (3) verification that the front balcony and decorative architectural projections do not exceed the allowable 30-inch projection into the

required front setback. These conditions ensure that the project remains consistent with the existing nonconforming setback conditions and does not authorize future enlargement or additional encroachments beyond those approved as part of this variance.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan's objectives of preserving and enhancing the City's established residential neighborhoods (Policy LU-4.3) and encouraging infill development that is compatible in scale and design (Policy LU-4.5). By allowing the proposed additions to maintain and align with the existing nonconforming building setbacks, the project allows for reinvestment in an existing residence on a substandard lot while maintaining a scale and design compatible with the surrounding neighborhood. The project also includes exterior façade improvements and contemporary Craftsman-style architectural elements that enhance the appearance of the residence without adversely impacting neighborhood character or public welfare. Thus, the variance aligns with, and does not conflict with, the Comprehensive General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 19th day of June, 2025.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for a reduced front yard setback, reduced side yard setback, reduced rear yard setback, and reduced outdoor living space for first and second-story additions to an existing single-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) Zone.
2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
3. The site shall be fully fenced prior to the start of construction.
4. All on-site litter and debris shall be collected daily.
5. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
6. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that

neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.

7. Streets and sidewalks adjacent to the job site shall be clean and free of debris.
8. The project shall maintain the approved nonconforming setbacks as depicted on the approved Site Plan, including the following:
 - First Story: The first-story garage addition shall maintain the existing nonconforming 1 foot north side yard setback and shall not encroach closer to the north property line than shown on the approved plans. The first-story rear/master suite addition shall maintain the approved 4.5 feet rear yard setback and shall not encroach closer to the rear property line than shown on the approved plans.
 - Second Story: The second-story addition shall maintain the approved reduced 5.8 feet front yard setback by aligning with the existing front façade of the residence and shall not encroach closer to the front property line than shown on the approved plans. The front balcony and associated decorative architectural projections shall be limited to the maximum projection allowed by the Zoning Ordinance and shall not be considered part of the required setback variance.
9. Prior to issuance of any building or grading permits, the applicant shall submit detailed improvement plans for the public right-of-way along the project frontage showing installation of sidewalk, curb and gutter constructed to current City standards.
10. The 713 square feet outdoor living area shall be limited to the extent shown on the approved plans.
11. All construction shall strictly conform to the architectural drawings, floor plans, elevations, and site plan stamped "Approved" on May 21, 2026. The Planning Division shall be authorized to approve minor changes.
12. No future expansion of the building footprint or additional encroachments into front, side, or rear yard setbacks shall be allowed beyond that which is approved herein.
13. The applicant shall obtain all required demolition, building, grading, and mechanical permits and shall comply with all applicable provisions of the California Building Code, Fire Code, and City ordinances.

Section 3. That the approved Variance shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2026.

Planning Commission Chair
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-05-PCR-XX was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2026, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Scully,
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office