

BLUE FOLDER ITEM

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PLANNING COMMISSION MEETING May 20, 2021

J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR YARD SETBACK TO CONSTRUCT A NEW ATTACHED TWO-CAR GARAGE, WITH A SECOND-STORY ADDITION ABOVE, ON PROPERTY LOCATED IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE.

**APPLICANT: STEWART AND CHIKAKO HOFFMAN
ADDRESS: 2323 CLARK LANE
CASE NO: VAR-2021-02**

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- 1305 Mackay Lane Modification approval letter



CITY OF REDONDO BEACH CALIFORNIA

415 DIAMOND STREET
POST OFFICE BOX 270
REDONDO BEACH, CALIFORNIA 90277-0270

October 5, 1999

NOTICE OF DECISION ON MODIFICATION AND EXEMPTION DECLARATION

SUBJECT PROPERTY: 1305 Mackay Lane
Lot 24, Block 65, Tract Redondo Villa Tract

APPLICANT: Antonio Molina

CASE NO: M-99-17

REQUEST:

The applicant's request is for a Modification to permit the construction of a one-story addition onto an existing single family residence with a minimum 11-foot, 9-inch rear yard setback that is less than the required average rear yard setback of 15 feet.

FINDINGS/STAFF ANALYSIS:

The applicant is proposing to construct an addition onto an existing single-family residence on a property located at 1305 Mackay Lane, Redondo Beach in an R-2 (Low Density, Multi-Family Residential) zone. The lot on which the residence is situated is a rectangular parcel, approximately 60 feet in width and 51 feet in depth, with an approximate total lot area of 3,060 square feet.

The property is developed with a one-story single-family residence of approximately 830 square feet, constructed in 1939. There is an attached one-car garage on the north side of the building, with access from Mackay Lane. The existing building has a front setback of 10-feet, side setbacks of 8 and 5 feet, and a rear setback of 17'3" feet along the rear of the house and 5 feet along the rear of the garage. The current building footprint provides less than the required average rear yard setback of 15 feet.

The applicant proposes to add an area 13.5 feet in width and 5.5 feet in depth, for a total floor area of 74 square feet, to the rear of the dwelling unit on the ground floor. This addition will result in the creation of a new bathroom and closet.

The approval of a modification is required in order to grant the applicant permission to construct the proposed residential project with a minimum 11-foot, 9-inch rear yard setback which is less than the required average rear yard setback of 15 feet. Pursuant to Section 10-2.2508 of the Redondo Beach Municipal Code, the Land Use Administrator may grant a maximum 50% reduction in the required rear yard setback up to a minimum dimension of 10 feet. The proposal would continue to meet the minimum setback requirement of 10 feet.

The subject property has an unusual lot size and orientation. The lot size of 3,060 square feet is less than the 5,000 square foot minimum lot size for the R-2 zone. The existing lot is also less than half the size of the most common lot size of 7,500 square feet in the area. In addition, with an existing lot depth of 50 feet, the property does not conform with the minimum lot depth of 100 feet.

The lot is also oriented different than a standard lot. Front and rear property lines are normally shorter than side property lines on a standard rectangular residential lot in the City. The requirements for setbacks are designed under these assumptions of lot orientation. As such, setback requirements often specify greater distances for front and rear yards than side yards. In this case, the front and rear property lines, at 60 feet wide, are longer than the side property lines, at 51 feet deep. This shallow lot depth does not allow for an adequate building area if required front and rear setbacks are maintained. Given that the existing rear setback is less than a 15-foot average, the request for a 75 square foot addition appears reasonable.

It is the opinion of the Land Use Administrator that the requested modification is minor in nature. Approval of the request will not be detrimental to the public welfare, nor will construction of the project result in adverse impacts upon the neighborhood.

ENVIRONMENTAL FINDINGS:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines. An Exemption Declaration has been issued pursuant to Section 10-3.301 of the Redondo Beach Municipal Code. The Exemption Declaration may be reviewed in the Planning Division of the Community Development Department, 415 Diamond Street, Redondo Beach, California.

DECISION:

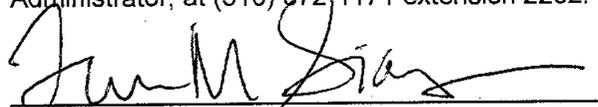
It is the policy of the office of the Land Use Administrator to encourage reasonable additions to sound single-family homes as a means of preserving their value, utility, and useful lives. In light of this policy and the points noted above, particularly the minor nature of the encroachment and the lack of impacts upon adjacent properties, it is the decision of the Land Use Administrator to grant the requested modification, subject to the plans and application submitted, and subject to the following conditions:

1. That the minimum rear yard setback shall be 11-feet, 9-inches as measured from the rear property line.
2. That the approval of the modification application is the approval of conceptual plans only, and therefore the submission to and approval by the Planning Division of fully dimensioned and accurate site plans, floor plans and elevations, shall be required prior to the issuance of building permits.
3. That the plans shall meet all other applicable codes, including the uniform building codes and fire codes, prior to the issuance of building permits.

APPEALS:

This decision shall become final and conclusive on the 10th day after the mailing date of this notice, pursuant to Sections 10-2.2508(F) and 10-3.1102 of the Redondo Beach Municipal Code, unless a written protest is filed with the Planning Division, or the City Council, by motion, removes jurisdiction from the Land Use Administrator. A written protest filed with the Planning Division within the 10-day protest period will result in a public hearing before the Land Use Administrator. If the City Council, by motion, removes jurisdiction from the Land Use Administrator, said matter shall be set for public hearing before the Planning Commission, pursuant to the procedures as set forth in Section 10-2.2508 of the Redondo Beach Municipal Code.

If additional information regarding this application is desired, please call Teresa Gianos, Land Use Administrator, at (310) 372-1171 extension 2232.



Teresa M. Gianos
Land Use Administrator