

RESOLUTION NO. 2021--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DENYING A REQUEST FOR PLANNING COMMISSION DESIGN REVIEW FOR A STRUCTURAL ALTERATION AND ADDITION TO AN EXISTING, LEGAL NON-CONFORMING PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 2303 ROCKEFELLER LANE UNIT A

WHEREAS, an application was filed on behalf of the owner of property located at 2303 Rockefeller Lane Unit A for consideration of an Exemption Declaration and Planning Commission Design Review to allow the structural alteration and construction of an 80 square-foot, minor addition (study) to an existing legal non-conforming property located within a Low-Density Multiple-Family (R-3) zone;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and applications would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; 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 16th day of September, 2021, with respect thereto.

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

1. Pursuant to Section 10-2.2502 of the Redondo Beach Municipal Code, the applicant's request for to Planning Commission Design Review is found to be inconsistent with the criteria set forth therein for the following reasons:
 - a) *The alteration or addition shall increase the degree of nonconformity with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, and setback requirements. The addition increases and exacerbates the existing nonconformity, in terms of outdoor usable open space.*
 - b) *That if the structure containing the nonconforming use is nonconforming with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, or provision of off-street parking, the alteration or addition shall not substantially increase the useful life of the nonconforming structure. The*

nonconforming building is nonconforming with respect to outdoor usable open space. The proposed addition increases the useful life of the non-conforming residential dwelling unit.

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

Section 1. Based on the above findings, the Planning Commission does hereby deny the Planning Commission Design Review considered by the Planning Commission at its meeting of the 16th day of September, 2021.

Section 2. 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 16th day of September, 2021.

Planning Commission Chair
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2021-**-PCR-*** 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 16th day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office