

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

TBD

DATE RECEIVED:

2/25/2021 AG

APPLICATION FOR VARIANCE

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Variance, pursuant to Section 10-2.2510 or Section 10-5.2510 Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION		
STREET ADDRESS OF PROPERTY: <i>2323 CLARK LANE, Redondo Beach, CA. 90278</i>		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 24 BLOCK: 65 TRACT: 390 FT EX 378		ZONING: <i>REDONDO VILLA R-2</i>
RECORDED OWNER'S NAME: <i>Stewart Hoffmam Chikako Hoffmam</i>	APPLICANT'S NAME: <i>Stewart Hoffmam Chikako Hoffmam</i>	AUTHORIZED AGENT'S NAME: (if different than applicant)
MAILING ADDRESS: <i>2323 CLARK LN. REDONDO BEACH, CA. 90278</i>	MAILING ADDRESS: <i>2323 CLARK LN. REDONDO BEACH, CA. 90278</i>	MAILING ADDRESS:
TELEPHONE: <i>(424) 241-3665</i>	TELEPHONE: <i>(424) 241-3665</i>	TELEPHONE:

B REQUEST	
Describe the proposed project and indicate the development standards from which a Variance is requested: <i>(SEE ATTACHED TYPE WRITTEN ANSWER)</i>	

C	<p>SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.</p> <p>1. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.</p> <p>(See ATTACHED TYPE WRITTEN ANSWER)</p> <p>2. Indicate how the strict application of the zoning provisions, in light of the above circumstances, deprives your property of privileges enjoyed by other property in the vicinity and in the same zone.</p> <p>(See ATTACHED TYPE WRITTEN ANSWER)</p> <p>3. Indicate how the adjustment authorized by the Variance, if granted, does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and in the same zone.</p> <p>(See ATTACHED TYPE WRITTEN ANSWER)</p>
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C SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.

4. Indicate how the Variance, if granted, will not be contrary to the objectives of the General Plan.

(SEE ATTACHED TYPE WRITTEN ANSWER)

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

(SEE ATTACHED TYPE WRITTEN ANSWER)

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the Variance. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
LANDO	1305 Mackay Lane R.B	24	65	REDONDO VILLA
ANIE CERVANTES	2401 Clark Lane Redondo Beach	13	64	REDONDO VILLA
Mercedes Temporino	2403 Clark Lane, R.B.	14	64	REDONDO VILLA
CURT PRATT	2311 CLARK LANE R.B	A		
Bhushan DESAI	2409 Harriman Lane			
BRUNO CONTE	2423 CLARK LANE	24	64	REDONDO VILLA

OWNER'S AFFIDAVIT

Project address: 2323 CLARK LANE

Project description: NEW ATTACHED GARAGE & SECOND STORY ADU

Stewart Hoffman
I (We) CHIRAKO Hoffman, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): Stewart Hoffman

Clark Glenn

Address: 2323 Clark Lane

Redondo Beach, CA. 90278

Phone No. (Res.) (424) 241-3665

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____

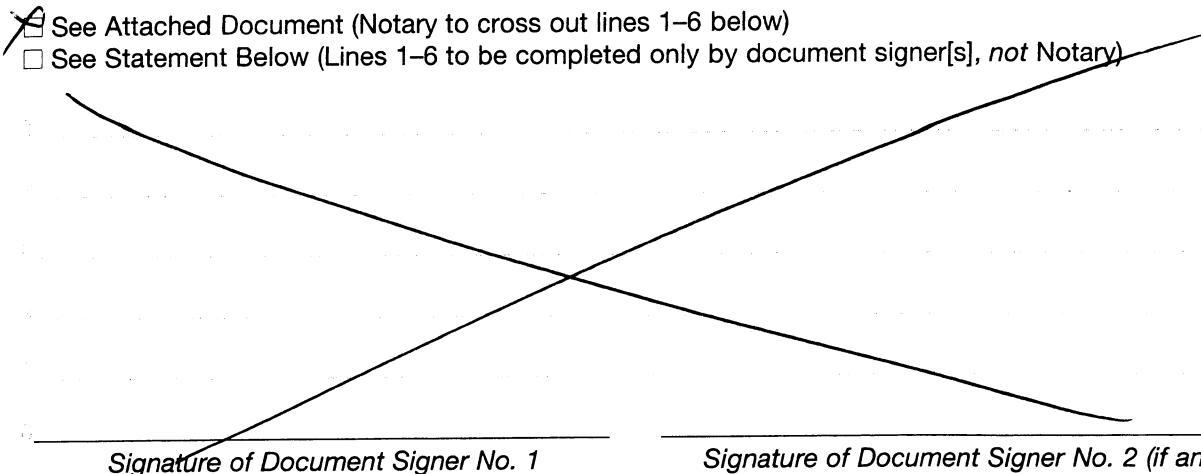
by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

C. Elliott
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal *See attached*
as per CA law

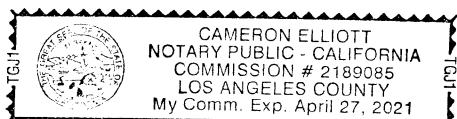
CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 22nd day of February, 2021,
by Date Month Year(1) Stewart Hoffman
(and (2) Chiaka Hoffman),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature C. Elliott
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Owners Affidavit Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Application for Variance

Part I – General Information

B – REQUEST

Describe the proposed project and indicate the development standards from which a Variance is requested:

This project proposes to demolish the existing single-car detached garage and construct an attached two-car garage with a second-floor accessory dwelling unit. The project will have a 19' foot street facing setback that will allow two (2) vehicles to be parked on the driveway without obstructing the public sidewalk or street.

The portion of the project that requires the discretionary approval of the planning commission is the request for a variance that would allow the newly constructed two-car, attached garage/ADU to have a rear setback of 5' feet. Once the garage becomes attached to the residence, the entire structure must meet the required rear setback of the R-2 zone, which is an average of fifteen (15) feet, but no less than ten (10) feet at any point.

C – SHOWINGS

1. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.

The property is located at the northwest corner of Clark Lane and McKay Lane. The lot is fifty (50) feet wide and ninety (90) feet deep, for a total area of 4,500 square feet. It was originally part of a lot fifty (50) feet wide and one hundred fifty (150) feet deep, similar to surrounding properties. However, prior to the current development standards for minimum lot sizes, the rear sixty (60) feet was sold to a separate property owner.

The existing residence has a front setback of 25'-7", a rear setback 24'-2", a side setback of 14'-10" on the west side and a side setback of 10' on the east (street-facing) side. The residence consists of a kitchen, living room, 2 bedrooms, 2 bathrooms and is approximately 930 square feet in area. The existing single car garage is 12'-1" wide and 22'-1" deep for a total of 268 square feet. The setbacks of the existing garage are 7'-9" between the garage and residence, 17'-9" to the west side property line, 5'-2" to the rear (north) property line and 10'-1" to the east (street-facing) side property line.

The property slopes downward by several feet from the west side to the east. It also slopes from the front (south) to the rear (north).

The property is surrounded on all sides by multi-family and multi-story structures with the exception of the property to the rear (north) that is 60' feet by 50' feet in size and is developed with a single-story, single-family residence. All the surrounding properties are zoned low-density, multiple-family residential (R-2).

2. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.

The difficulty of applying the strict application of the zoning provisions on the property stems from the fact that it is substandard in terms of lot depth and lot size, not only in comparison with the surrounding properties, but also in comparison with the minimum lot standards as stated in the zoning ordinance. As per Section 10-2.1528 of the Municipal code, the minimum lot depth is 100 feet and the minimum lot area is 5,000 square feet. This lot is 10 feet less in depth and 500 square feet smaller in area size. Add to this the fact that the location of the current residence does not make it possible to provide a two-car garage anywhere on the property without the approval of this variance, the proposed location appears to be the most suitable.

3. Indicate how the adjustment authorized by the Variance, if granted, does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and in the same zone.

The granting of a reduced rear setback from the required average of fifteen (15) feet, with no point less than ten (10) feet to five (5) feet to allow the construction of an attached two-car garage is not a special privilege inconsistent with what is permitted on other properties in the same zone and vicinity. Providing additional on-site parking makes the site more code-conforming. The proposed project currently has only one (1) enclosed parking space, will now have four (4) spaces including two (2) spaces in a garage and two (2) spaces on the driveway. Furthermore, this will be accomplished by only decreasing the current rear setback of 5'-2" to 5', a decrease of 2".

4. Indicate how the Variance, if granted, will not be contrary to the objectives of the General Plan.

The granting of the reduced rear setback to allow for the construction of an attached two-car garage is in keeping with several of the objectives of the General Plan including, maintaining and extending the useful life of existing single-family residences on lots of less than 6,000 square feet, and providing sufficient parking spaces.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The proposed project will be consistent with the Redondo Beach General Plan by maintaining the architectural style, color and materials of the primary single-family residence. The project will also have parking on the driveway that will be sited off the side street (east) and not dominate the architectural character of the residence.

February 18th, 2021

To:

Planning Department and Planning Commission of the City of Redondo Beach

Hello-

My name is Lan Do and I am the property owner at 1305 McKay Lane, Redondo Beach. My neighbors, Stewart and Chikako Hoffman, have discussed with me their intention of building an attached 2 car garage with ADU above on their property at 2323 Clark Lane. Their project will be near my southern property line. I am fully in favor of them being able to build the project they are submitting to the city. I also feel that it would be a benefit to the neighborhood by adding parking that is off the street. The design and look of their project fits nicely with their current house and will blend in well with the rest of the neighborhood.

Please approve their application for a variance. It will be good for the neighborhood.

Sincerely,



Lan Do

