

RESOLUTION NO. 2025-06-PC-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE.

WHEREAS, a Variance is requested under Redondo Beach Municipal Code Section 10-2.2510 to allow the proposed additions to maintain the existing 9.1-foot front setback, existing 4.8-foot north side setback, and a reduced outdoor living area; and

WHEREAS, the applicant proposes a 78 square-foot first-floor addition, a 482 square-foot second-floor addition, a new 107 square-foot balcony, a new 78 square-foot front porch, re-orientation of the garage doors from the south to the west elevation, and demolition of two sheds totaling 283 square feet to increase usable outdoor living area; 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 two-story single-family home ($\pm 2,058$ square feet) with attached two-car garage was built in 1963 and currently encroaches into the front and north side-yard setbacks and lacks the required 800 square feet of outdoor living space; and

WHEREAS, the lot was created by subdivision from 213 North Irena Avenue, resulting in an irregular shape with $\pm 2,980$ square feet of lot area (55' front, 50' rear, 72' north side, 48' south side); 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 19th day of June, 2025, 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 irregular shape and substandard size (2,980 ft² versus the 5,000 ft² minimum) and depth (72 ft/48 ft versus the 100 ft minimum) create unique development constraints not faced by other R-3 parcels in the surrounding neighborhood. Because the existing two-story home already encroaches into the front and northern side setbacks and lacks the required outdoor living area, strict adherence to the 18-ft front setback, 5-ft side setback, and 800 sf outdoor living space would eliminate nearly all buildable area and render the site undevelopable to a scale consistent with neighborhood character. These physical hardships justify relief from the standard yard and open-space requirements to afford the property the same development privileges as conforming lots.

- 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-3 parcels, approval of this variance shall be conditioned upon: (1) strict matching of the second-story addition's front and side setbacks to the existing nonconforming dimensions; (2) removal of the two rear/south sheds to increase usable outdoor area by 283 sf; and (3) construction per the approved site plan and elevations. These conditions guarantee that no future enlargement beyond the existing building footprint or further encroachment into required yards will be permitted.

- 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 modest additions that maintain the existing building envelope and by improving on-site open space through the removal of the sheds, the project furthers the goals of healthy, sustainable housing 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, and reduced outdoor living space for first and second-story additions to an existing two-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-3) 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 first- and second-story additions shall maintain a 9.1-foot front yard setback and a 4.8-foot north side yard setback, matching the existing nonconforming dimensions, as depicted on the approved Site Plan.
9. Prior to issuance of any building permit, the two existing sheds located at the rear and south of the property shall be fully removed. Their removal shall expand the outdoor living area by 283 square feet.
10. The relocated garage entrance shall be designed to ensure that no vehicles may encroach into the public right-of way. Prior to permit issuance, the applicant shall

- provide a site plan demonstrating adequate off-site parking and any other requirements as required by the Traffic Engineer to prohibit parking in the public right-of-way.
11. 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.
 12. Outdoor living area shall be limited to the extent shown on the approved plans. No additional structures, patios, or landscaping features shall encroach into the approved setbacks or increase the nonconforming status.
 13. All construction, including the re-orientation of the garage doors and new driveway approach, shall strictly conform to the architectural drawings, floor plans, elevations, and site plan stamped "Approved" on June 19, 2025. The Planning Division shall be authorized to approve minor changes.
 14. 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.
 15. 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 Conditional Use Permit 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 19th day of June, 2025.

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. 2025-06-PC-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 19th day of June, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Scully,
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office