

APPLICATION FOR VARIANCE

FEES: \$3,200

1. PURPOSE:

There may be practical difficulties, unnecessary hardships, and results inconsistent with the general intent and purpose of the Zoning Ordinance if a strictly literal interpretation is made. A Variance may alleviate these conditions only if the decision-making body finds there are exceptional circumstances applicable to the property such that strict application of the zoning provisions deprives the property of privileges enjoyed by other property in the vicinity in the same zone. A Variance shall not grant special privileges inconsistent with the limitations on other properties in the vicinity in the same zone.

In order to ascertain whether a proposed development is compatible with other existing and permitted developments, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

2. INSTRUCTIONS FOR FILING:

a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

b. Application Fee

At the time of filing payment of the application fee is required.

c. Attachments

1. Two (2) complete sets of full-scale Conceptual Drawings and 25 complete copies of reduced Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

2. Two (2) copies of the property survey prepared by a licensed land surveyor. An electronic PDF version of the survey should also be included.

*d. Low Impact Development (LID)

IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PLANNING COMMISSION/HARBOR COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. LIMITATIONS:

- a. A Variance shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2510(L) of the Municipal Code.

5. PROCEDURE:

- a. Applications for Variance shall be filed with the Planning Division approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Division). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned)

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 2 sets up to 18" X 24" and 25 sets up to 11" x 17." Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
 - 1) North arrow.
 - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
 - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
 - 4) Existing topography and proposed grading.
 - 5) Existing trees with a trunk diameter of six inches (6") or greater.
 - 6) All buildings and structures, and the uses within each room.
 - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
 - 8) Exterior lighting.
 - 9) Easements.
 - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
 - 11) Setbacks and spaces between buildings.
 - 12) Walls, fences, and landscaping and their location, height, and materials.
 - 13) Landscaping areas.
 - 14) Trash and recycling facilities.
 - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
 - 16) The location, dimensions, and design of all signs.
 - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
 - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2510(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

B. OTHER EXHIBITS:

1. Property Survey prepared by a licensed land surveyor is required.

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE RECEIVED:

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: 811 Spencer St. Redondo Beach, CA 90277		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: Portion lot 3 & 4 BLOCK: 103 TRACT: Townsite		ZONING: R-3 Single Family Residential
	RECORDED OWNER'S NAME: Eric Yang & Kim Cutler	APPLICANT'S NAME & EMAIL: Grisafe Architecture, Rachel Fuller Rachel @grisafearchitecture.com	AUTHORIZED AGENT'S NAME: (if different than applicant) Mark Grisafe, Architect Mark@grisafearchitecture.com
	MAILING ADDRESS: 811 Spencer St. Redondo Beach, CA 90277	MAILING ADDRESS: 4609 E. Anaheim St. Suite B Long Beach, CA 90804	MAILING ADDRESS: 4609 E. Anaheim St. Suite B Long Beach, CA 90804
	TELEPHONE: (909) 239-7988	TELEPHONE: (562) 420-1035	TELEPHONE: (562) 420-1035

B	REQUEST
	<p>Describe the proposed project and indicate the development standards from which a Variance is requested: Addition of ensuite bedroom above existing garage. Convert side entry garage into front entry garage: no proposed change to square footage of garage.. Add new entry and porch to improve facade and add balcony above. Variance requested for: 1. Reduction of front yard setback minimum dimension and required square footage. Front yard setback square footage reduced to 658 S.F. Front yard setback dimension reduced to 9' at (N) second floor 2. Reduction of outdoor areas to 437</p>

C

SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.

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

Smaller than standard lot under 3,000 S.F. with front property line/setbacks highly affected by the angle of Spencer St.

Property already has reduced existing front setback of 9' to (E) garage, 6' rear setback, and 4'-10" on one side

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.

The lot was divided in the past and its reduced size limits the size of home allowed and makes it difficult to fit all of the essential facilities within the required setbacks. Other properties in the vicinity are allowed larger homes due to having deeper property lines able to accommodate the setback requirements.

Adjacent properties & homes on the same street which also share the smaller lot size of this property have been granted similar encroachments which have allowed them larger home sizes than the provisions would have otherwise allowed. The strict application of the zoning provisions would deprive this property of that same privilege.

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.

As this lot was most likely part of the lot behind it to the east, this house sits on only a portion of a lot. Thus this variance would not provide a special privilege, but would rather allow the property owner to enjoy a more equitable use of the property similar to other lots- both which were split and granted variance and those which were not split.

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.
	<p>4. Indicate how the Variance, if granted, will not be contrary to the objectives of the General Plan. Property was a single family residential before and will remain a single family residential after without changing the density. Redondo Beach General Plan has the area as low density multi-family residential which allows for single family residences and is consistent with this use.</p>
	<p>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan. The proposed use does not change the density/use of the property, is consistent with the desired use indicated in the Redondo Beach General Plan, and design considerations utilized include the following:</p> <ol style="list-style-type: none"> 1. Use Materials, colors and forms which complement the neighborhood. 2. Modulation and articulation of building elevations 3. Use of a well-defined roofline 4. Inclusion of recessed entries and/or porches 5. Minimization of amount of width of the paving of front yards for driveway and garage access

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
	Sy Sheyban	818 Spencer St.	7	102	
	Christian Rose	205 N. Irena Unit B	LOT 10B Unit B	103	
	Kevin Anderson	810 Spencer St RB	Condo Unit 1	102	
	Cora Parker	215 N. Irena Ave Unit B	LOT 1 Unit B	103	
	David Waples	205 N. Irena A	LOT 1 Unit A	103	
	Betty Baron Anderson	213 N. Irena Ave	NW 1/4 of NE 1/4 of Lot 3 of Lot 4	103	

OWNER'S AFFIDAVIT

Project address: 811 Spencer St Redondo Beach CA 90277

Project description: Addition

I (We) Eric Yang & Kimberly Cutler, 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): 

Address: 811 Spencer St
Redondo Beach CA
90277

Phone No. (Res.) cell 909-239-7988
(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.

See C.A. Jurat
Attached W.V. 4/10/2025

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

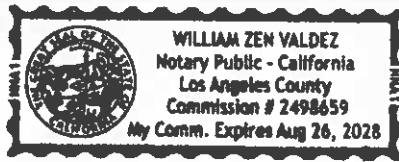
Seal

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 10
day of April, 2025, by Eric Yang;
Kimberly Cutler

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 

