

**RESOLUTION NO. 2022-05-PCR-XXX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE**

WHEREAS, an application was filed on behalf of the owners of property located at 415 South Guadalupe Avenue for approval of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony on a nonconforming locally designated historic residence within the Commercial (C-2) Zone; 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 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 19<sup>th</sup> day of May, 2022 with respect thereto.

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

1. In accordance with 10-2.2002(b), the minor addition to the nonconforming residential use is consistent with the criteria set forth therein for the following reasons:
  - a. The proposed balcony would not adversely impact the surrounding properties. The balcony would not be visible to the property to the south, the property to the west is topographically lower and the yard area for that mixed-use site has mature vegetation with an outdoor space far away from the balcony, and the property to the north will be a new two-story commercial building immediately adjacent to the shared property line.
  - b. The proposed balcony would not increase the degree of nonconformity with respect to the standards of property development for the C-2 zone including, but not limited to, density, building height, floor area ratio, and setback

requirements. This is supported in that the proposed balcony would not increase the existing building envelope, would not change the density on this lot, would not interfere with the required setbacks, and would not change the building height.

- c. The proposed balcony would not decrease the future capability of the property to provide off-street parking. While the property does not currently have on-site parking, the proposed balcony would not impede the site's ability to accommodate future parking.
  - d. The proposed balcony does not cause or increase a deficiency in the number of parking spaces required for the existing use. The property does not currently have on-site parking; however, the proposed balcony would not increase the degree of that specific nonconformity.
  - e. The residential structure is nonconforming with respect to the commercial zoning and the lack of off-street parking; however, the proposed balcony does not substantially increase the useful life of the nonconforming structure. The life of the nonconforming structure was substantially extended due to the local Landmark Designation approved by the Preservation Commission on March 2, 2022. This designation stands even if the balcony is not constructed.
  - f. The proposed balcony is not inconsistent with the General Plan. The project meets Goal 1.0 of the Housing Element (2013-2021) to "[m]aintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach." This also includes Policy 1.3 which states, in part, that the City is to "encourage the maintenance and repair of the City's historical structures."
2. In accordance with Municipal Code Sections 10-2.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
- a. The design of the proposed project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns. Further, the proposed balcony addition would improve the use of the historic home by providing 158 square feet of additional outdoor living space. The proposed balcony would provide more eyes on the street with side views of Guadalupe Avenue. The balcony would not impact the existing internal circulation, parking, or other design concerns.

- b. The location of the existing historic residence respects the natural terrain of the site and the proposed balcony would not change the terrain or the existing landscaping.
  - c. The proposed balcony would be harmonious and consistent with the existing architectural style and materials of the historic home. The balcony would be comprised of wood and be painted to match the existing trim on the home.
  - d. The existing historic home is already integrated and compatible with the neighborhood and the proposed balcony would in harmony with the existing scale and bulk of the site as well as the surrounding properties. Further, the subject property would remain one-story as viewed from the street frontage. The proposed wood balcony would have a low profile with only eight (8) inches visible above the existing front yard fence. The character of the neighborhood would remain unchanged.
  - e. The design of the existing California Bungalow home would remain unchanged, but does include four-sided architecture with distinctive features such as siding, trim, gable roof elements, and an entry porch. The proposed balcony would be compatible in scale and materials (wood) as the existing residence.
  - f. The project does not include signage, therefore, the signage criteria does not apply.
  - g. The project is consistent with the intent of residential design guidelines adopted by resolution of the City Council. The proposed balcony would be in keeping with the scale, mass, and character of the existing home as well as the surrounding neighborhood, particularly the older homes on the west side of South Guadalupe Avenue. The building height, floor area, and existing California Bungalow architectural features would remain unchanged.
  - h. The standard project conditions outlined within this Resolution are deemed necessary to protect the public health, safety, and general welfare of the subject site and the surrounding properties. As a locally designated landmark, the project is also subject to the Secretary of the Interior's Standards for Rehabilitation (SISR) of historic structures.
3. The plans, specifications, and drawings submitted with the applications have been reviewed by the Planning Commission and are approved.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301

and 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

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 approve the Exemption Declaration and the Planning Commission Design Review pursuant to the plans and applications considered by the Planning Commission at its meeting of the 19<sup>th</sup> day of May, 2022.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the construction of a new unenclosed balcony on a nonconforming locally designated historic residence within the Commercial (C-2) Zone. The proposed balcony shall be constructed and maintained in substantial compliance with the plans reviewed and approved by the Planning Commission at its meeting on May 19, 2022.
2. The project shall comply with all conditions outlined within the Preservation Commission Resolution adopted on March 2, 2022.
3. The balcony shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.
4. The precise architectural treatment of the balcony shall be subject to Planning Division approval prior to the issuance of building permits.
5. The applicant shall provide on-site erosion protection for the storm drainage system during construction to the satisfaction of the Engineering Division.
6. The areas of work shall be fully fenced during construction.
7. All on-site litter and debris shall be collected daily.
8. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. No work shall occur on Sundays and holidays.
9. There shall be no storage of materials on public streets.

10. The project applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighboring properties are not subjected to excessive noise, disorderly behavior, or abusive language.
11. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
12. The streets and sidewalks adjacent to the job site shall be clean and free of debris.
13. The Planning Division shall be authorized to approve minor changes.
14. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
15. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Section 3. The approved applications shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) 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 19<sup>th</sup> day of May, 2022.

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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. 2022-05-PCR-XXX 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 19<sup>th</sup> day of May, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

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Brandy Forbes, AICP  
Community Development Director

APPROVED AS TO FORM:

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City Attorney's Office