

OWNER'S AFFIDAVIT

Project address: 415 S. Guadalupe Ave., Redondo Beach 90277

Project description: Addition of non-covered deck to
historical home

I (we) David + CaroleAnne Hardy, 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): David Hardy
CaroleAnne Hardy

Address: 415 S. Guadalupe Ave.
Redondo Beach, CA
90277

Phone No. (Res.) 310-704-4740
(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.

[Signature]
V.V. 2/23/22

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 23rd
day of February, 2022, by _____
Caroleanne Hardy & David John Hardy _____,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature _____

A handwritten signature in cursive script, appearing to read 'Venice', followed by a horizontal line.

CITY OF REDONDO BEACH

PLANNING DIVISION

APPLICATION NO.

DATE RECEIVED:

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 415 S. Guadalupe Ave., Redondo Beach 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 17+18 BLOCK: 155 TRACT:	ZONING: Commercial / Non-conforming
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
	SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.) FLOOR AREA RATIO:
	RECORDED OWNER'S NAME: David + CaroleAnne Hardy	AUTHORIZED AGENT'S NAME:
	MAILING ADDRESS: 415 S. Guadalupe Ave. 90277	MAILING ADDRESS: N/A
	TELEPHONE: 310-704-4740	TELEPHONE:
	APPLICANT'S NAME: David + CaroleAnne Hardy	PROJECT ARCHITECT: Itani Design Group
	MAILING ADDRESS: 415 S. Guadalupe Ave. 90277	MAILING ADDRESS: 2459 W. 228th St., Torrance 90501
	TELEPHONE: 310-704-4740	TELEPHONE: 310-897-2136 LICENSE NO. 55688
B	REQUEST	
	<p>The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:</p> <p>Addition of wooden deck on north side of the home. Property is commercial/non-conforming and bordered on all sides by commercial lots. One existing window will be replaced with French doors opening on to the deck. Open deck/balcony is 158 sqft. French door is 6'x6'8". Intent is to optimize living space in historic beach cottage and retain original style/architecture.</p>	

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zoning Ordinance
	<p>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</p> <p>Yes. As a commercial/non-conforming property bordered by commercial lots, setbacks are consistent with current zoning ordinance.</p>
	<p>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.</p> <p>No natural terrain will be affected by the project, and the structure addition is designed to match the style of the historic building. The deck will be painted to match the current colors of the home.</p>
	<p>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</p> <p>The project is contained on the property with no access to public rights-of-way.</p>

4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

The design, which has been previously approved by the Historical Preservation Commission, includes elements consistent and compatible with the historic home, as well as those in the surrounding neighborhood. All materials will be consistent with the existing structure, and the scale is compatible with the home and the neighborhood.

5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.

The design adds an outdoor area at the street level (on Guadalupe) which further enhances the flat north side of the building.

6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs is harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.

No signs are included in the plan.