

**RESOLUTION NO. 2020-\*\*-PCR-\*\*\***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DENYING AN APPEAL AND UPHOLDING THE ADMINISTRATIVE DENIAL FOR A DETACHED ACCESSORY DWELLING UNIT OVER 16 FEET IN BUILDING HEIGHT BEHIND AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 719 ELVIRA AVENUE**

WHEREAS, a request for Administrative Design Review was filed by the owners of the property located at 719 Elvira Avenue for the consideration of two design options for a new detached Accessory Dwelling Unit (ADU) behind the existing two-story single family residence located within a Low-Density Multiple-Family Residential (R-2) zone; and

WHEREAS, the Planning Division provided a Notice of Administrative Decision on July 20, 2020 stating that the Community Development Director supports the one-story design option with the revision that the building height be up to 16 feet per the mandated maximum overall building height regulated by the California Government Code Section 65852.22;

WHEREAS, the owner of the property filed an appeal of the Administrative Design Review decision of the Community Development Director within the appeal period outlined in Redondo Beach Municipal Code;

WHEREAS, notice of the time and place of the public hearing where the 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 15<sup>th</sup> day of October, 2020 with respect thereto.

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

1. In accordance with Section 10-5.2500(b) of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review was reviewed by the Planning Division and were found to be inconsistent with the mandated

requirements outlined by State regulations for ADUs as well as the City's Municipal Code for Multi-Family development in the R-2 Zone for the following reasons:

- a) Per the California Government Code Section 65852.22, local jurisdictions are required to approve detached, new construction streamlined ADU for a lot with a proposed or existing single-family dwelling and may impose a height limitation of 16 feet;
  - b) The two design options proposed by the owners each exceed the height limit of 16 feet with the one-story design option proposed at 19 feet and the two-story design option proposed at approximately 23 feet;
  - c) The applicants can still explore constructing a second detached residence/condo unit with two stories and up to 30 feet in overall building height per the R-2 development standards outlined in Municipal Code Section 10-5.513; and,
  - d) The subject property appears to be adequate in size and shape to accommodate a second detached residence/condo within the existing rear yard.
2. The plans, specifications, and drawings submitted by the applicants have been reviewed by the Planning Division and the new detached Accessory Dwelling Unit is supported with a modified height of up to 16 feet per the State regulated height limit.

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 deny the appeal of the Administrative Design Review and uphold the Community Development Director's determination pursuant to the plans and applications considered by the Planning Commission at its meeting of the 15<sup>th</sup> day of October, 2020.

Section 2. 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 15<sup>th</sup> day of October, 2020.

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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. 2020-\*\*-PCR-\*\*\* 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 15<sup>th</sup> day of October, 2020 by the following 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