



Notice of Administrative Decision

PROJECT LOCATION: 719 SOUTH ELVIRA, REDONDO BEACH, CA

PROJECT TYPE: ADMINISTRATIVE DESIGN REVIEW PROPOSING TWO DESIGN OPTIONS FOR AN ACCESSORY DWELLING UNIT AT AN EXISTING RESIDENTIAL SITE

APPLICANT'S NAME: TERRY AND LEIGH GASPAROVIC

RESPONSE DATE: JULY 20, 2020

APPLICANT'S REQUEST:

Consideration of a new detached Accessory Dwelling Unit at an existing site that is developed with a single-family residence. The site is zoned R-2 low-density multi-family residential and is also listed as a B-rated historic structure in the City Historic Resources Survey. The applicant submitted two different design options for the Accessory Dwelling Unit (ADU), thus, two analyses are provided within this report. Both of the design options include the demolition of the existing 420 square foot garage.

ONE-STORY DESIGN OPTION:

The one-story design option includes a new 1,152 square foot detached structure located in the rear yard of the existing site. The detached structure would include a new two-car garage 745 square feet in size and the adjacent dwelling unit would be 407 square feet in size. The side setback on the southern side would be 5 feet and the side setback on the northern side would be 6 feet. The rear western setback would be 7 feet. The overall building height is proposed to be 19 feet. Exterior materials include wood windows, horizontal wood siding, and a composition shingle roof.

Per the Memorandum issued by the Department of Housing and Community Development (HCD) on January 10, 2020, for a streamlined detached accessory dwelling unit such as the proposed one-story option, local agencies need to permit up to an 800 square foot accessory dwelling unit with a height up to 16 feet with a minimum of 4-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

The proposed one-story ADU is only 407 square feet and, therefore, is well within the 800 square foot size. The proposed ADU also meets the minimum 4-foot side and rear yard setback requirements set forth by HCD. The building height, however, is 19 feet and exceeds the building height limit of 16 feet.

Additionally, the City Municipal Code Section 10-5.1500 states that accessory structures, in this case the detached garage portion of the structure, shall have a maximum overall building height of 15 feet. The Planning Division is supportive of this design with the revision to meet the HCD-mandated minimum building height requirement of 16 feet, with a Modification application for the garage portion of the structure to exceed the 15 feet maximum overall building height.

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TWO-STORY DESIGN OPTION:

The two-story design option includes a new 1,496 square foot detached structure also to be located in the rear yard of the existing site. The detached structure would include a new two-car garage 716 square feet in size on the first floor and a new ADU 780 square feet in size on the second floor. The second-floor dwelling unit would be accessible via an enclosed stairway located on the northern side of the building. The side setback on the southern side would be 5 feet and the side setback on the northern side would be 11 feet. The rear western setback would be 8 feet. The overall building height is proposed to be just over 23 feet. Exterior materials include wood windows, horizontal wood siding, and a composition shingle roof. This design option also includes a bay window feature in the second story living room.

Per the HCD Memorandum referenced earlier in this report, the proposed ADU is only 780 square feet in size and is below the 800 square feet permitted by HCD for streamlined ADUs. The proposed setbacks also meet the required 4 feet along the sides and rear of the structure. The Planning Division understands the desire to explore a two-story structure for additional floor area without compromising the useable outdoor living space, however, HCD only requires that local agencies provide for a building height up to 16 feet. The 16-foot height requirement is more closely aligned with the City Municipal Code Section 10-5.1500 which states that accessory structures shall have a maximum overall building height of 15 feet. Thus, the Planning Division does not support accessory structures or dwelling units that exceed the maximum building height requirement of 16 feet as set forth by HCD for ADUs.

HISTORIC STATUS:

This property has not been formally assessed for its historic status, however, Staff has had several conversations with the owners that the property appears to be eligible for historic designation. Should the owners choose to move forward with a proposal for a new detached ADU, a Certificate of Appropriateness will be required. This application is required for alterations to historic properties. The Preservation Commission Minor Alterations Subcommittee would review the compatibility of the new building with the existing historic resource. This includes, but is not limited to, a review of architectural style, exterior materials, and overall scale.

Please note that HCD makes further allowances for local agencies when reviewing historic resources. Per the HCD Memorandum dated January 10, 2020, a "local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use... and may also [i]mpose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, lot coverage, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources." While this property is not currently listed in the California Register of Historic Resources, the site appears to be eligible for designation.

CONCLUSION:

The Planning Division is in support of a request for a new one-story detached Accessory Dwelling Unit meeting the accessory dwelling unit building height requirement of 16 feet. In addition to the Administrative Design Review, the project still requires a Certificate of

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Appropriateness application due to its eligibility as a historic resource, a Modification application for the garage portion of the accessory structure exceeding 15 feet in height, and a Coastal Development Permit since it is located within the Coastal Zone. The Coastal Development Permit falls under the jurisdiction of the Community Development Director and may be processed as a public hearing waiver for minor developments.



Brandy Forbes, AICP
Community Development Director