

**RESOLUTION NO. 2021-03-PCR-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH UPHOLDING AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION AND APPROVING THE REQUEST FOR AN ACCESSORY STRUCTURE'S ROOF ATTACHED TO THE REAR ELEVATION OF THE MAIN HOME WITHIN THE REAR SETBACK OF THE REAR UNIT OF AN EXISTING 2-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2015 SPEYER LANE UNIT B**

WHEREAS, an application for an Administrative Design Review was filed with the Planning Division by the owners of the condominium unit located at 2015 Speyer Lane Unit B for consideration of an accessory structure to have the roof attached to the rear elevation of the main home within the rear setback of the rear unit of an existing 2-unit residential condominium development on property located with a Low-Density Multiple-Family Residential (R-2) zone;

WHEREAS, the Community Development Director issued a Notice of Administrative Decision on February 16, 2021 denying the request stating that the attached accessory structure does not meet a 5-foot separation requirement between it and the dwelling unit as required by Redondo Beach Municipal Code Section 10-2.1500 Accessory structures in residential zones;

WHEREAS, the decision of the Community Development Director is appealable to the Planning Commission as outlined in Redondo Beach Municipal Code Section 10-2.2500(g);

WHEREAS, the owner of the unit filed an appeal of the administrative decision within the appeal period specified in the Redondo Beach Municipal Code Section 10-2.2500(g);

WHEREAS, notice of the time and place of the public hearing where the appeal would be considered were 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 Planning Division, the unit owner, and other interested parties at the public hearing held on the 18<sup>th</sup> day of March, 2021, with respect thereto.

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

1. In accordance with Section 10-2.2500 of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review was reviewed by the Planning Commission and found to be consistent with the City's Zoning Ordinance set forth therein for the following reasons:
  - a) Per criteria (1) for Administrative Design Review, the proposed accessory structure's roof complies with the provisions of Title 10 Chapter 2 as set forth in Section 10-2.1500 Accessory structures in residential zones.
  - b) Per criteria (4) for Administrative Design Review, the design is compatible with the overall community and surrounding neighborhood.
2. The application, specifications, drawings, and supplemental materials submitted with the application have been reviewed by the Planning Commission, and are approved.

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 uphold the appeal of the Administrative Design Review decision and approves the request for an accessory structure's roof attached to the rear elevation of the main home encroaching into the rear setback of the rear unit of an existing 2-unit residential condominium development pursuant to the plans and application considered by the Planning Commission at its meeting of the 18<sup>th</sup> day of March, 2021 with the following conditions:

1. Rain gutters to be added to the north roof of the structure that drain onto the 2015 Speyer Lane Unit B property away from the property to the north.
2. Plantings, as approved by the Planning Division, shall be installed to the height of the roof of the structure and must be installed on either side of the fireplace portion of the structure to buffer sound and incorporate natural elements. This shall be maintained by the owner.
3. If any additional accessory structure is to be considered in this rear yard, it must meet the RBMC and all required municipal permits must be obtained prior to any construction or the additional structure will be required to be removed.
4. No walls may be added to this accessory structure within 5 feet of the dwelling unit or any other accessory structure.

5. The property owner shall submit construction plans and obtain all required municipal permits must be obtained from the City of Redondo Beach within 6 months.

Section 2. The decision of the Planning Commission shall become null and void if not vested within 12 months after the Planning Commission's approval of the request.

Section 3. That, prior to seeking judicial review of this resolution, an appeal to the City Council is required. There are ten days from the date of adoption of this resolution in which to file an 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 18<sup>th</sup> day of March, 2021.



Dan Elder, Chair  
Planning Commission  
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. 2021-03-PCR-01 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 18<sup>th</sup> day of March, 2021, by the following vote:

AYES:     Chair Elder, Commissioners Ung, Toporow, Hinsley, Berg, Godek,  
            and Strutzenberg

NOES:     None

ABSENT:   None

ABSTAIN:  None

  
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Brandy Forbes, AICP  
Community Development Director

APPROVED AS TO FORM:

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City Attorney's Office