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# Notice of Administrative Decision

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**PROJECT LOCATION:** 2015 SPEYER LANE UNIT B, REDONDO BEACH, CA

**PROJECT TYPE:** ADMINISTRATIVE DESIGN REVIEW FOR AN ACCESSORY STRUCTURE ATTACHED TO THE MAIN HOME WITHIN THE REAR SETBACK OF PROPERTY LOCATED WITHIN THE LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE

**APPLICANT'S NAME:** MATTHEW AND CORY SUFNAR

**DECISION DATE:** FEBRUARY 16, 2021

**APPLICANT'S REQUEST:**

Consideration of an Administrative Design Review application for an accessory structure attached to 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.

**BACKGROUND:**

The subject property located at 2015 Speyer Lane Unit B, Redondo Beach is the rear unit of a 2-unit detached residential condominium development. The condominium units were built to the development standards of the underlying R-2 zone, with the rear elevation of Unit B having an average 15-foot setback to the rear property line, as required by the R-2 zone development standards.

The current request proposes to construct an attached accessory structure to the rear of Unit B, within the rear setback. The structure would be attached to the main home, with a solid roof element that extends from the rear elevation wall, and posts to the ground that support the other end. The roof element would extend out towards the rear property line and then attach to another existing accessory structure comprised of a solid block wall fireplace element. The structure would be fully open on two sides. Once the roof element is attached to the existing fireplace structure, it would all function as one accessory structure attached to the main home. Access would be from a sliding glass door at the rear elevation of the home. The attached accessory structure would be setback approximately 1 ½ feet away from the rear property line, as measured from the base of the fireplace wall and the supporting posts.

The Community Development Director has reviewed the application for Administrative Design Review, along with the proposed drawings and additional support materials, and has made the following determination and decision as to the application.

**DETERMINATION**

Redondo Beach Municipal Code (RBMC) Section 10-2.1500 regulates accessory structures in residential zones. RBMC Section 10-2.1500(a) states the following:

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“(a) **Setbacks between buildings.** The minimum distance between a dwelling unit and an accessory structure, or between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.”

It has been stated by the applicant that the use of the term “buildings” in the heading of this subsection exempts the subject structure from the provision of the minimum distance to the dwelling unit since the applicant’s structure is not a “building” per the definition found in RBMC Section 10-2.402. The applicant asserts that the minimum separation from the dwelling unit is not applicable and the structure should be allowed to be attached to the main home, while still being afforded the ability to have as little as a zero rear setback, as allowed for accessory structures under RBMC Section 10-2.1500(c)(4). As proposed, the rear setback of the structure would be 1 ½ feet from the rear property line.

RBMC Section 10-2.202 states, in part, “where uncertainty exists regarding the interpretation of any provision of this chapter or its application to a specific site, the Community Development Director shall determine the intent of the provision.” This gives authority and deference to the Community Development Director’s interpretation of the any Zoning Code section in question.

Further, pursuant to RBMC Section 10-2.401(g), article and section headings contained in the Zoning Ordinance shall not be deemed to govern, limit, modify or in any matter affect the scope, meaning or intent of any section hereof. Therefore, although “buildings” is stated in the subsection heading, it does not modify the intent of including accessory structures in the immediate sentence following the heading.

Based on the authority granted by the Zoning Code as stated above, it is the position of the Community Development Director that the intent of the provision is to include accessory structures in addition to accessory buildings. The first sentence in the subsection references “accessory structure,” thereby, not excluding accessory structures, but rather including them along with “buildings.” Therefore, the proposed structure must be separated from the main home by at least 5 feet to be in compliance with RBMC 10-2.1500 Accessory structures in residential zones.

### **DECISION:**

Based on the determinations above, the request for an accessory structure attached to the main home in the rear setback of 2015 Speyer Lane Unit B is not approved as proposed in the application for Administrative Design Review submitted on February 7, 2021, and is hereby denied.

This decision of the Community Development Director shall become final and conclusive on March 1, 2021 at 5:30 p.m. pursuant to Section 10-2.2500(g) of the Redondo Beach Municipal Code, unless prior to this time, a written appeal is filed with the Planning Division requesting a public hearing before the Planning Commission. The written appeal may be submitted by email to [PlanningRedondo@redondo.org](mailto:PlanningRedondo@redondo.org).



Brandy Forbes, AICP  
Community Development Director