

RESOLUTION NO. CC-2105-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION DECISION APPROVING THE REQUEST FOR AN ACCESSORY STRUCTURE 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 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 16th, 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 Redondo Beach Municipal Code Section 10-2.2500(g);

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 a public hearing held on March 18th, 2021;

WHEREAS, on March 18th, 2021, the Planning Commission adopted Resolution No. 2021-03-PCR-01 approving the accessory structure's roof to be attached to the rear elevation of the main home within the rear setback;

WHEREAS, the decision of the Planning Commission is subject to a ten (10) day appeal period to the City Council before becoming final as outlined in Redondo Beach Municipal Code Section 10-2.2500(j);

WHEREAS, an appeal of the Planning Commission decision to the City Council was filed on March 19th, 2021, within the timeframe prescribed by Redondo Beach Municipal Code Section 10-2.2500(j);

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 City Council of the City of Redondo Beach has considered evidence presented by the Planning Division, the proponent, the appellant, and other interested parties at a public hearing held on the 18th day of May, 2021, with respect thereto.

NOW, THEREFORE, THE CITY COUNCIL 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 City Council and found to be consistent with the City's Zoning Ordinance set forth therein for the following reasons:

[FINDINGS TO BE DETERMINED BY CITY COUNCIL. FOR EXAMPLE, PLANNING COMMISSION MADE THE FOLLOWING FINDINGS.]

[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 City Council, and are approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the above findings, the City Council does hereby deny the appeal and upholds the Planning Commission decision approving the request for an accessory structure 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 City Council at its meeting of the 18th day of May, 2021.

SECTION 2. This approval is subject to the following conditions as for forth:

[CONDITIONS TO BE DETERMIEND BY CITY COUNCIL. FOR EXAMPLE, PLANNING COMMISSION REQUIRED 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 Redondo Beach Municipal Code 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 3. 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 4. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 18th day of May, 2021.

William C. Brand, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2105-044 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 18th day of May, 2021, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

Eleanor Manzano, CMC City Clerk