

RESOLUTION NO. 2105-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH GRANTING THE APPEAL AND OVERTURNING THE PLANNING COMMISSION APPROVAL OF 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 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 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, the Planning Commission on March 18th, 2021, 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;

WHEREAS, the City Council of the City of Redondo Beach opened a public hearing on May 18th, 2021 to consider the appeal and continued the public hearing to June 1st, 2021; and

WHEREAS, the City Council has considered evidence presented by the Planning Division, the proponent, the appellant, and other interested parties at a continued public hearing held on the 1st day of June, 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 inconsistent with the City's Zoning Ordinance set forth therein for the following reasons:

[FINDINGS TO BE DETERMINED BY CITY COUNCIL. FOR EXAMPLE, THE ADMINISTRATIVE DESIGN REVIEW DECISION CONTAINED THE FOLLOWING FINDINGS.]

[a. Per Section 10-2.2500(b)(1) of the criteria for Administrative Design Review, the attached accessory structure does not comply with the provisions of Title 10 Chapter 2. Section 10-2.1500(a) states 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. The accessory structure proposed to be attached to the rear elevation of the main dwelling unit is inconsistent with this provision.]

[b. Per Section 10-2.2500(b)(4) of the criteria for Administrative Design Review, the design is not compatible with the overall community and surrounding neighborhood. Accessory structures within the Low-Density Multiple-Family Residential R-2 zone are required to have a minimum 5-foot separation from the accessory structure to the main dwelling unit.]

[2. The application, specifications, drawings, and supplemental materials submitted with the application have been reviewed by the City Council and are found to be inconsistent with provisions of the Zoning Code.]

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 grant the appeal overturning the Planning Commission decision and denies the request for an accessory structure attached to the rear elevation of the main home within the rear setback pursuant to the plans and application considered by the City Council at its meeting of the 1st day of June, 2021.

SECTION 2. 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 1st day of June, 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 the foregoing Resolution No. 2105-043 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 1st day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

Eleanor Manzano, CMC City Clerk