

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, October 15, 2020**

**THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR NEWSOM ON MARCH 17, 2020.**

REGULAR MEETING OF THE PLANNING COMMISSION - 7:00 PM

**ALL COMMISSION MEMBERS ARE PARTICIPATING BY VIRTUAL
MEETING. MEMBERS OF THE PUBLIC MAY ONLY PARTICIPATE BY
ZOOM, EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://us02web.zoom.us/webinar/register/WN_Q_tVz2DWScmiFs4q3Xa_Ew

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda

received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Email written communication to PlanningRedondo@redondo.org.

REGULAR MEETING OF THE PLANNING COMMISSION - 7:00 PM

- A. CALL TO ORDER / ADMINISTER OATH OF OFFICE FOR NEW AND RE-APPOINTED COMMISSIONERS**
- B. ROLL CALL**
- C. SALUTE TO THE FLAG**
- D. APPROVE ORDER OF AGENDA**
- E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

- E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- F.1. [APPROVE AFFIDAVIT OF POSTING OF THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 15, 2020](#)**

- F.2. [APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2020](#)**

- F.3. [RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE](#)**

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

- H.1. [RECEIVE AND FILE WRITTEN COMMUNICATIONS FOR THE PLANNING COMMISSION ON NON-AGENDA ITEMS](#)**

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING TO CONSIDER AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION FOR THE CONSTRUCTION OF A NEW DETACHED ACCESSORY DWELLING UNIT (ADU) ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY ZONE (R-2)

APPLICANT: Terry and Leigh Gasparovic

PROPERTY OWNER: Same as applicant

ADDRESS: 719 Elvira Avenue

CASE NO: APL-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only denying an appeal and upholding the administrative denial for a detached accessory dwelling unit over 16 feet in building height behind an existing two-story single family residence located within the Low-Density Multiple-Family Residential (R-2) zone at 719 Elvira Avenue subject to the findings contained therein.

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE

CONTACT: SEAN SCULLY, PLANNING MANAGER

L.2. ELECTION OF CHAIRPERSON AND SECRETARY FOR THE TERM OF OCTOBER 2020 THROUGH SEPTEMBER 2021

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 7:00 p.m. on November 19, 2020, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.

CONSENT CALENDAR

The Planning Commission has placed cases, which have been recommended for approval by the Planning Department staff, and which have no anticipated opposition, on the Consent Calendar section of the agenda. Any member of the Planning Commission may request that

any item on the Consent Calendar be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Consent Calendar will be approved by the Planning Commission by adopting the findings and conclusions in the staff report, adopting the Exemption Declaration or certifying the Negative Declaration, if applicable to that case, and granting the permit or entitlement requested, subject to the conditions contained within the staff report.

Cases which have been removed from the Consent Calendar will be heard immediately following approval of the remaining Consent items, in the ascending order of case number.

RULES PERTAINING TO PUBLIC TESTIMONY

1. No person shall address the Commission without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.
2. Speakers may be sworn in by the Chairperson.
3. After a motion is passed or a hearing closed, no person shall address the Commission on the matter without first securing permission of the Chairperson.
4. Each person addressing the Commission shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.
5. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the Commission.
6. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.
7. No person shall speak twice on the same agenda item unless permission is granted by a majority of the Commission.
8. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.
9. All remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No questions shall be directed to a member of the Planning Commission or the City staff except through, and with the permission of, the Chairperson.
10. Speakers shall confine their remarks to those which are relevant to the subject of the hearing. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the Commission, shall be the judge of relevancy and whether character or motives are being impugned.
11. The public participation portion of the agenda shall be reserved for the public to address the Planning Commission regarding problems, question, or complaints within the jurisdiction of the Planning Commission.
12. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Commission, shall be forthwith barred from future audience before the Commission, unless permission to continue be granted by the Chairperson.
13. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.
14. In the event that any meeting is willfully interrupted so as to render the orderly conduct of

such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the Commission may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.

APPEALS OF PLANNING COMMISSION DECISIONS

All decisions of the Planning Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Planning Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be accompanied by an appeal fee of 25% of original application fee up to a maximum of \$500.00 and must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

Planning Commission decisions on applications which do not automatically require City Council review (e.g. Zoning Map Amendments and General Plan Amendments), become final following conclusion of the appeal period, if a written appeal has not been filed in accordance with the appeal procedure outline above.

No appeal fee shall be required for an appeal of a decision on a Coastal Development Permit application.



Administrative Report

E.1., File # PC20-1593

Meeting Date: 10/15/2020

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING October 15, 2020

F. CONSENT CALENDAR

F.2. APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2020

- Amended September 17, 2020 meeting minutes from those provided with the agenda packet, with the following changes as requested by Chairperson Dan Elder and verified by review of the meeting video:
 - Page 4, after “In response to Chair Elder’s question regarding plans to add solar, Mr. Phillips stated they have not decided yet”, the following sentence be added: “Chair Elder spoke in support of adding solar to reduce reliance on an aging power plant at the Waterfront and reduce reliance on fossil fuels.”
 - Page 11, revise “imminent” to “eminent” in paragraphs 2 and 3

A. CALL MEETING TO ORDER

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Chair Elder at 7:00 p.m.

B. ROLL CALL

Commissioners Present: Hinsley, Toporow, Strutzenberg, Ung, Vice Chair Glad, Chair Elder

Commissioners Absent: Rodriguez

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Planning Analyst
Eleanor Manzano, City Clerk

C. SALUTE TO THE FLAG

Vice Chair Glad led in the Salute to the Flag.

Chair Elder called for a moment of silence in honor of those suffering from COVID-19 and the current wildfires.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Strutzenberg, seconded by Commissioner Toporow, to approve the Order of Agenda as presented. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 Receive and File Written Communications and Blue Folder Items

Motion by Commissioner Strutzenberg, seconded by Commissioner Ung, to receive and file Written Communications and Blue Folder Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of September 17, 2020

F.2 Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

F.3 Receive and File Planning Commission Referrals to Staff Update

Planning Analyst Lina Portolese announced there were no e-Comments or written communications received regarding the Consent Calendar.

Commissioner Hinsley pulled Item No. F.2 from the Consent Calendar for separate consideration.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg, to approve Items No. F.1 and F.3 under the Consent Calendar. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

Commissioner Hinsley referenced a Blue Folder Item with suggested edits to the meeting minutes of August 20, 2020.

Commissioner Strutzenberg offered edits to Page 7, Paragraph 2 of the minutes, as follows: "Commissioner Strutzenberg voiced caution in declaring a need for new and improved office space, in a post-pandemic work environment; this may or may not be true, especially because more people are working from home; expressed concerns regarding incentivizing desired businesses and asked about traffic flows on Artesia Boulevard."

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve Item No. F.2, under the Consent Calendar, as corrected. Motion carried (5-1), by roll call vote, with Vice Chair Glad, abstaining and Commissioner Rodriguez, absent.

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Planning Analyst Lina Portolese announced there were no e-Comments received regarding non-agenda items.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to receive and file Written Communications for the Planning Commission on Non-Agenda Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

I. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking with Commissioner Strutzenberg regarding Item No. J.1, with staff regarding Item No. J.2 and the public, Councilmember Gran, City staff and attended a community meeting hosted by Councilmember Horvath regarding Item No. J.3.

Commissioner Strutzenberg reported speaking with Commissioner Hinsley regarding Item No. J.1.

Chair Elder reported speaking with a resident regarding Item No. J.2 and regarding Item No. J.3, attended a GPAC meeting and a public forum and discussed it with Councilmembers Emdee, Gran and Horvath as well as residents at a community meeting hosted by Councilmember Horvath.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR SETBACK TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE CONNECTING TO THE DETACHED GARAGE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

PROPERTY OWNER: Ian and Victoria Phillips
APPLICANT: Same as Owner
PROPERTY ADDRESS: 2736 Spreckels Lane
CASE NO: VAR-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing;
3. Adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Hinsley, seconded by Commissioner Toporow to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Senior Planner Antonio Gardea presented the report addressing the property location, existing conditions, zoning, setbacks, existing and proposed floor plan, applicable development standards, existing and proposed site plan, similar surrounding properties, the need for a variance and recommendations.

Commissioner Hinsley asked about the lot sizes of the surrounding properties that were granted variances in the past.

In reply to Chair Elder's question regarding whether the variance would apply if the property owners decided to build a second story in the future, Senior Planner Gardea noted the variance is specific to this project and if the property owner decided to build a second story, the project would need to be reviewed by the Planning Commission as they would be adding to a non-conforming setback. He reported that because the property owner is adding over 50% of the existing square footage, they would be required to comply with current building codes.

Chair Elder invited the applicant/property owner to address the Commission.

Applicant and Property Owner Ian Phillips indicated the property has become too small for a growing family; noted they would like to add another bedroom and bathroom; reported surrounding residents have made similar expansions and asked that the Planning Commission grant their request for a variance.

In response to Chair Elder's question regarding plans to add solar, Mr. Phillips stated they have not decided yet.

Chair Elder spoke in support of adding solar to reduce reliance on an aging power plant at the Waterfront and reduce reliance on fossil fuels.

In reply to Commissioner Strutzenberg's question, Mr. Phillips addressed replacement of the roof and roofing materials. Commissioner Strutzenberg felt it presents a good opportunity to add solar.

Chair Elder discussed the benefits of rewiring the garage for electric vehicles.

Senior Planner Gardea reported surrounding properties are basically the same as the subject property in terms of being 105' in length.

Chair Elder spoke in favor of the project.

Commissioner Strutzenberg commented positively on the design and the renderings in the presentation.

Discussion followed regarding variances granted in the past.

Planning Manager Sean Scully reported that the City's variance laws are based on the State's variance laws and they have not changed since the 60's.

Vice Chair Glad spoke positively about the project; noted the proposal keeps the property consistent with the neighborhood and reported the addition is modest.

Commissioner Strutzenberg expressed concerns regarding setting a bad precedence.

Community Development Director Brandy Forbes stated there are specific requirements that must be met to grant a variance and any application coming forward would have to meet those criteria, which the subject project does.

Vice Chair Glad wondered if there is language that could be added to prevent this project being used as precedence for the proliferation of "McMansions" in the future.

Discussion followed regarding a preference for smaller additions that are consistent with surrounding neighborhoods and including additional findings to prevent setting precedence in justifying larger projects.

Commissioner Hinsley stated he would be interested in modifying the findings as the criteria for special circumstances do not seem sufficient. Senior Planner Gardea reported the position of the garage is a legal, non-conforming structure and if it were to be built to code, the garage would be in the top left corner of the lot and they would lose back yard space. Commissioner Hinsley suggested adding language to the findings that "this lot's length, with R-1 requirements, makes the buildable space, untenable".

Commissioner Ung stated it would seem any property in that neighborhood is subject to the same setbacks and questioned if that is a special circumstance.

Commissioner Hinsley opined that having an existing two-car garage is not a special circumstance to the property.

Commissioner Strutzenberg expressed concerns regarding using projects from the 60's and 80's as precedence to justify the project.

Community Development Director Forbes reported the agenda report is part of the record.

Commissioner Ung stated he does not view the projects from the 60's and 80's as precedence but views them as examples that are not out of character with the neighborhood.

Commissioner Hinsley felt the findings and special circumstances should not reference other properties.

Motion by Commissioner Hinsley, seconded by Commissioner Strutzenberg to receive and file staff's PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Hinsley to adopt a resolution by title only approving the Exemption

Declaration and Variance subject to the findings and conditions contained therein, with the following modification: Modify Finding No. 1 to strike "Surrounding properties abutting to the south..." and add language "The property's lot size and front and rear setback requirements limit the development as a special circumstance applicable to the property".

Commissioner Strutzenberg offered a friendly amendment to remove references to other properties under Finding No. 1.B.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A to strike "Surrounding properties abutting to the south..." and add language "The property's lot size and front and rear setback requirements limit the development as a special circumstance applicable to the property" and removing references to other properties under Finding No. 1.B.

Planning Manager Scully noted the criteria identify the findings and surrounding properties as special circumstances.

Regarding setting precedence, Community Development Director Forbes suggested the following language: "A precedent would not be set with this approval for neighboring projects seeking a variance of greater size or height."

Commissioner Ung felt that the properties demonstrate that they exist, and the City would not be granting something out of the ordinary. When they were granted or built is not as important as the surrounding neighborhood.

Community Development Director Forbes added that no precedence is established in the findings or resolution but rather the properties are listed as acknowledging they surround the subject property.

Planning Manager Scully reiterated that the criteria allow the surroundings as special circumstances and precedence is limited in that the project must be consistent with its surroundings.

Vice Chair Glad did not believe setting a precedent is as big of a concern given the scope and size of the project, the nature of the project, the fact that it is consistent with the surrounding neighborhood and the existing language in the code. Having more projects this size, may help in demonstrating that "McMansions" are inconsistent with the character of a neighborhood.

Substitute motion by Commissioner Ung, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

Commissioner Ung withdrew the substitute motion.

Commissioner Hinsley restated his amended motion.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A changing the first sentence of the italicized explanation to read, "The property is developed with an existing, detached, two-car garage on a corner lot, with a side-facing garage", striking the last sentence, "Surrounding properties abutting to the south..." and striking the last sentence on Finding No. 1.B. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Strutzenberg and Chair Elder commended the property owners on the project.

**J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTIONS
RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10, CHAPTER 5 OF
THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN
RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW
AND AMENDING TITLE 10, CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING
TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CONSISTENT WITH
STATE LAW AND THAT THE CITY COUNCIL ADOPT A FINDING THAT THE
AMENDMENTS ARE STATUTORILY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

PROCEDURES:

- a) Open Public Hearing, administer oath to the public, take testimony, and deliberate;
- b) Close Public Hearing; and
- c) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA; and
- d) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Community Development Director Forbes presented the report addressing background on State legislation, basic key changes to the legislation, categories of streamlined ADUs,

differences between coastal zoning and inland zoning resolutions, details of the streamlined ADU categories including associated limits, conditions for all streamlined including parking and Coastal Development Permit, non-streamlined ADUs, procedures and recommendations.

Chair Elder commended staff on the work and for doing what it can so that the City maintains local control. He invited members of the public to address the Commission.

Holly Osbourn referenced the pandemic and noted having ADUs at 5' apart is not considered socially distanced and spoke about SB 1120, units allowed and adding ADUs if a city has a granny flat ordinance.

Terry Gasparovic discussed the ability for R-2 units to build two-story ADUs; spoke about not wanting a condominium built behind his house, but something much smaller; reported that building a two-story ADU allows them to maintain open space and agreed with a push towards smaller developments.

Planning Analyst Portolese read an e-Comment from Bruce Bernard with questions regarding allowing multi-story ADUs on single-family lots and addressing multi-story streamlined ADUs in the ordinance, the administrative report, and the resolution.

Community Development Director Forbes reported if a project meets the basic requirements for a streamlined ADU, the City cannot require anything beyond that. However, the City can restrict the height (16') for a detached structure. The number of stories is not mentioned and therefore, the City is not allowed to impose additional restrictions. Additionally, she noted that ADUs cannot count towards a property's density.

Commissioner Strutzenberg asked about other states with similar regulations and Community Development Director Forbes stated she has not observed where other states are mandating ADUs; noted many municipalities have pushed back and reported the City has sent letters of opposition, but she is not aware of any litigation challenging the State. She discussed sunset of owner-occupancy; reported anything that was granted a permit prior to January 1, 2020 with owner-occupancy restrictions will be allowed to continue; confirmed there will be a mix throughout the City and indicated a deed restriction would need to be recorded. Community Development Director Forbes added there is no rush in applications; reported there have been more inquiries than applications and noted applications that have been submitted are complying with State regulations as well as what the City has drafted. She stated that the City has opted not to allow converting ADUs to separate units or subdivisions; addressed the 16' height requirement and precluding building second stories over garages and reported the City can only limit the number of stories in non-streamlined ADUs. In terms of parking, Community Development Director Forbes reported applicants can use any configuration and could park on setbacks and discussed proximity to public transit.

Commissioner Toporow asked about a requirement for open space and Community Development Director Forbes reiterated that if a streamline ADU meets the State's basic standards, the City must approve the application and may not impose any other standards.

Discussion followed regarding the possibility of challenging the legislation, the need to provide justification for parking under the coastal zone, maintaining access to the waterfront and recent parking/use surveys.

In reply to Commissioner Hinsley's question about an appeals process, Community Development Director Forbes stated she has not seen any regulations relative to an appeals process.

Commissioner Strutzenberg asked about pending legislation that would affect ADUs and Community Development Director Forbes reported the matter is stabilized for now and there have been no changes to the regulations.

Motion by Vice Chair Glad, seconded by Commissioner Toporow, to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Strutzenberg, seconded by Vice Chair Glad, to receive and file the PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried (5-1), by roll call vote, with Commissioner Toporow, opposed and Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

J.3. PUBLIC HEARING TO DISCUSS, RECEIVE PUBLIC INPUT/COMMENTS, CONSIDER, AND MAKE A RECOMMENDATION TO THE MAYOR AND CITY COUNCIL ON THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) WHICH INCLUDES STRATEGIES TO ACTIVATE, ENERGIZE, AND REVITALIZE THE ARTESIA AND AVIATION CORRIDORS. THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN DOCUMENT CAPTURES THE RECOMMENDATIONS OF PREVIOUS EFFORTS AS WELL AS THE ANALYSIS, DISCUSSIONS, AND RECOMMENDATIONS BY THE CITY'S GENERAL PLAN ADVISORY COMMITTEE (GPAC). THE DRAFT AACAP DEFINES A NUMBER OF STRATEGIES AND IMPLEMENTABLE ACTIONS THAT WILL GUIDE THE REVITALIZATION OF THE ARTESIA AND AVIATION CORRIDORS, INCLUDING PHYSICAL PLACEMAKING ENHANCEMENTS SUCH AS OUTDOOR DINING, PEDESTRIAN IMPROVEMENTS (BENCHES, LANDSCAPING, LIGHTING, AND CROSSWALK IMPROVEMENTS), CONNECTIVITY TO SURROUNDING

NEIGHBORHOODS, AND NEW GATHERING SPACES TO CREATE A SENSE OF “PLACE AND CHARACTER”.

RECOMMENDATION:

1. Open the public hearing, accept any public comments/input, review, discuss, and consider the comments from each Planning Commissioner and reach consensus on any recommended comments, changes, and edits to the Draft Artesia & Aviation Corridors Area Plan (January 2020);
2. Close the public hearing;
3. Adopt the attached Resolution and “Exhibit A” recommending that the City Council consider the Draft AACAP with any proposed comments, changes, or edits to be noted in “Exhibit A”.

CONTACT: SEAN SCULLY, PLANNING MANAGER

Vice Chair Glad recused herself from this item and the remainder of the meeting; announced that her family is moving out of the State and reported she tendered her resignation from the Planning Commission and GPAC, which was approved by City Council. She expressed her appreciation to Commission colleagues for their thoughtful consideration of issues and the hard work and dedication of staff.

Members of the Commission thanked Ms. Glad for her service and wished her well.

Ms. Glad left the meeting at 9:57 p.m.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to reopen the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Planning Manager Sean Scully reviewed the deliberation process and PowerPoint slides noting staff has included most of the Planning Commission’s previous comments into the presentation.

Chair Elder discussed his comments and suggestions for the AACAP in terms of actionable items including restoring the name of Redondo Beach Boulevard.

A poll of the Commission resulted in a 3-2 (Ung and Strutzenberg) vote to recommend that City Council consider restoring the name of Redondo Beach Boulevard and was agreed to.

Regarding PM.6, Chair Elder suggested the City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses. Commissioner Toporow agreed and stated it will raise the bar in terms of the types of businesses to attract. Commissioners Strutzenberg and Hinsley expressed concerns regarding impacts to parking.

A poll of the Commission resulted in a 3-2 (Hinsley and Strutzenberg) vote to recommend that

City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses and was agreed to.

Chair Elder discussed PM.7 and PM.8 and suggested the City Council consider expanding pedestrian areas to adjacent lots and consider using eminent domain for redevelopment. Commissioner Ung stated he would not support the suggestion and felt the way that it is written is sufficient.

A poll of the Commission resulted in a 2-3 (Toporow, Strutzenberg and Ung) vote to recommend that City Council consider expanding pedestrian areas to adjacent lots and consider using eminent domain for redevelopment and failed.

Relative to MO.1, Chair Elder stated one of the most effective incentives is being able to modify parking requirements for specific businesses. In terms of MO.6 and MO.7, Chair Elder discussed support for bicycle lanes down Artesia; felt it is unsafe at this point and prohibitively costly, but suggested putting modifications in place to support it in the future by reducing drive-way cut-throughs now. For MO.13, Chair Elder suggested testing streetlets as close to a final implementation as possible. He suggested encouraging Council to focus using Matthews and Vanderbilt for bike traffic under MO.16.

A poll of the Commission resulted in a 4-1 (Strutzenberg, abstained) vote to recommend that City Council focus on using Matthews and Vanderbilt for bike traffic under MO.16 and was agreed to.

Commissioner Hinsley presented details of changes he proposed for the AACAP and City Council's consideration. He felt the general direction, overall, is good; discussed the biggest risks since creation of the plan by GPAC as COVID-19 and the impact of Proposition 15; spoke about areas of agreement and areas with which he does not agree and suggested eliminating on-street parking in the blocks at nodes first, on Artesia.

Commissioner Toporow stated it would work if parking structures are built.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley spoke in support of establishing shared parking and then reducing parking requirements to encourage development.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley discussed preferred uses and agreed with identifying preferable uses such as restaurants, retail and office uses on Artesia and office and retail on Aviation. Commissioner Ung spoke in support of encouraging restaurant uses on Aviation. Commissioner Toporow suggested using recommended uses rather than preferred uses.

A poll of the Commission resulted in a 1-4 (Elder, Toporow, Strutzenberg and Ung) vote to recommend to City Council the identification of preferable uses on Artesia such as restaurants, retail and office uses on Artesia and only office and retail uses on Aviation and failed.

Commissioner Hinsley disagreed with sidewalk/parking lot dining on Artesia and suggested allowing roof-top dining along Artesia. Commissioner Strutzenberg expressed concerns with potential challenges to roof-top dining.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add roof-top dining to sidewalk dining on Artesia and was agreed to.

Commissioner Hinsley noted streetlets are planned for two signalized lights and suggested identifying other locations for streetlets that are not signalized.

Planning Manager Scully noted that multiple locations will be evaluated for streetlets than the two identified in the plan.

A poll of the Commission resulted in a 3-2 (Elder and Toporow) vote to recommend that City Council avoid identified streetlet locations at signalized lights and find other streetlet locations near nodes and was agreed to.

Commissioner Hinsley suggested that for sellable properties, City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development. Commissioner Toporow reported the Public Art Commission tried to get vacant storefronts on PCH to have artwork in the windows but there were challenges with property owners and added she believes the Public Art Commission would support it doing the same along Artesia. She agreed to implementing a fee or allow property owners of vacant storefronts to place artwork in their windows. Commissioner Strutzenberg questioned the legality of doing that and stated that as a property owner, he would not want it imposed on him. Chair Elder agreed with the idea, but noted he shares Commissioner Strutzenberg's concerns.

A poll of the Commission resulted in a 3-2 (Elder and Strutzenberg) vote to recommend that City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development and was agreed to.

Commissioner Hinsley highlighted the importance of funding and starting implementation of the AACAP as soon as possible.

Commissioner Strutzenberg reviewed his proposed changes; believed this matter to be receive and file rather than an approval; noted the purpose of the document to allow staff to move forward with proposed zoning changes; opined the document is now outdated; spoke about Artesia remaining a traffic thoroughfare; disagreed with comparisons to Riviera Village; stressed the documents needs to evolve, organically; spoke in support of initiating a Business Improvement District (BID); discussed the proliferation of certain businesses such as

massage parlors; suggested the document provides a scattering of concepts that may or may not be relevant and reiterated his recommendation to receive and file it.

Commissioner Toporow expressed concerns regarding project costs; noted challenges in prioritizing one item over the other; discussed the need for defining timeframes; spoke about the document needing a rough projected timeline with potential milestones. Commissioner Ung spoke about the need for funding prior to developing a timeline and discussed uncertainties. Commissioner Strutzenberg suggested recommending a prioritization rather than a timeline.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add a prioritization of implementation items, in time, to the AACAP and a standard, linear timeline with milestones to get a feel of the possible roll out and was agreed to.

Commissioner Toporow discussed funding and suggested the document provide potential funding with a list of potential funding sources. Commissioner Strutzenberg did not believe it would be meaningful because of the scale of the plan.

A poll of the Commission resulted in a 4-1 (Strutzenberg) vote to recommend to City Council to include a pie chart or other visual aids showing the projected possible amounts from different funding sources which would allow some approximation of what is possible and was agreed to.

Commissioner Ung reviewed his proposed changes to the AACAP; discussed lack of representation on Aviation; wondered what type of improvements would benefit Aviation versus Artesia; spoke about the possibility of forming a BID and addressed the lack of concepts for Aviation. Chair Elder agreed with the concept and noted Aviation has more challenges than Artesia. Commissioner Ung suggested that any references to or desired changes by GPAC should not be included in the plan in terms of mixed uses on Artesia.

Community Development Director Forbes reported the GPAC voted on the issue as well as land uses and moving the plan forward.

Commissioner Ung presented his observations and additional comments; suggested consideration of impacts to surrounding neighborhoods; spoke about the plan's relevance, considering the COVID-19 pandemic and cautioned against smaller businesses being priced out by larger corporations.

Community Development Director Forbes offered the following language: "Potential AACAP changes may result from the pandemic. Make sure this plan has flexibility to adapt to external influences".

Discussion followed regarding incentivizing small businesses to come into the area.

Community Development Director Forbes recommended the following addition to the report: "Consider regulations that encourage local businesses in favor of larger chains."

A poll of the Commission resulted in a 4-1 (Strutzenberg abstained) vote to recommend to City Council to add the following to the report: "Potential AACAP changes may result from the pandemic. Make sure this plan has flexibility to adapt to a post-pandemic environment" and "Consider regulations that encourage local businesses in favor of larger, national chains" was agreed to.

Planning Analyst Portolese reported there are members of the public in the meeting wishing to address the Commission and read an e-Comment from Robert Black in support of the AACAP.

Community Development Director Forbes summarized the Planning Commission's comments and recommendations to City Council, as discussed.

Motion by Commissioner Toporow, seconded by Commissioner Ung, to close the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Hinsley discussed adopting the resolution with the recommendations as listed in Exhibit A; referenced Section 1, Finding B and stated there was nothing in the document detailing consistency with the General Plan. Planning Manager Scully noted no policies were stated specifically in substantiating consistency with the General Plan but in general, the AACAP is consistent with the General Plan. Planning Manager Scully suggested adding language to Finding B as follows: "The proposed Draft AACAP is consistent with the General Plan in that it shall be the goal of the City of Redondo Beach to provide lands for and encourage the development of retail, specialty, entertainment and similar uses which attract customers from adjacent cities in the region as well as serving City residents", and the Commission concurred.

Motion Commissioner Hinsley, seconded by Commissioner Toporow to adopt the attached Resolution, by title only, and "Exhibit A" recommending that the City Council consider the Draft AACAP with any proposed changes to Finding 1.B and comments, changes, or edits to be noted in "Exhibit A". Motion carried (4-1), by roll call vote, with Commissioner Strutzenberg, opposed and Commissioner Rodriguez, absent.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1. DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME**
ADOPT A RESOLUTION BY 2/3 VOTE APPROVING THE AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME TO 6:30 P.M.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

The Commission discussed the possibility of changing the Commission regular meeting times to 6:30 p.m.

Discussion followed regarding other commissions meeting at 6:30 p.m.,

Motion Commissioner Hinsley, seconded by Chair Elder to adopt a resolution, by title only, by a 2/3 vote approving the amendments to the Planning Commission Bylaws to change the meeting start time to 6:30 p.m. Motion failed 3-2 with Commissioners Ung and Toporow, opposed and Commissioner Rodriguez, absent.

Discussion followed regarding the possibility of reconsidering the item when a full Commission is present.

M. ITEMS FROM STAFF - None

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Ung, to adjourn at 12:05 a.m. September 18, 2020, to the next Planning Commission meeting on Thursday, October 15, 2020, at 7:00 p.m. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Respectfully submitted,

Brandy Forbes
Community Development Director

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING October 15, 2020

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

**L.1. DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES
RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE**

CONTACT: SEAN SCULLY, PLANNING MANAGER

- PowerPoint Presentation

Outdoor Living Space & Public Open Space

Discussion Item
Planning Commission
October 15, 2020

Outdoor Living Space

- Residential Development Standards- Zoning Requirement
- Purpose and Intent
 - Go beyond required setbacks
 - Achieve higher quality and livability
 - Design for local climate and environmental conditions
 - Differentiate Redondo Beach from most other cities

Outdoor Living Space- Incentive Approach

- R-1 Zone and SFR in any zone (except R-1A – 400 sq. ft.): 800 sq. ft.
- Condominium/Multi-Family (one area must be a minimum of 300 sq.ft. including bonuses and have a minimum dimension of 10')
 - R-2: 450 sq.ft. Condo; 400 sq.ft. MF
 - R-3 & RMD: 350 sq.ft. Condo; 350 sq.ft. MF
 - RH-1-3: 200 sq.ft Condo; 200 sq.ft. MF
- Calculations of outdoor living space depends on the location and dimensions of the space.
- Design for utility (usability) – larger areas incentivized
 - Minimum 5'x 10' dimension (100 percent credit)
 - Chairs with side table
 - Minimum 7'x 10' dimension (150 percent credit)
 - Lounge chairs with tables
 - Minimum 10'x 15' dimension (200 percent credit)
 - Dining table, chairs and room for service and activities
 - Access requirement from living area otherwise (Kitchen, dining room, living room or similar communal area) the area only receives 50 percent credit
 - Roof Deck 500 sq. ft. maximum, 15' x 15' minimum dimensions (15 percent credit)

Lot Area = 7,496 SF

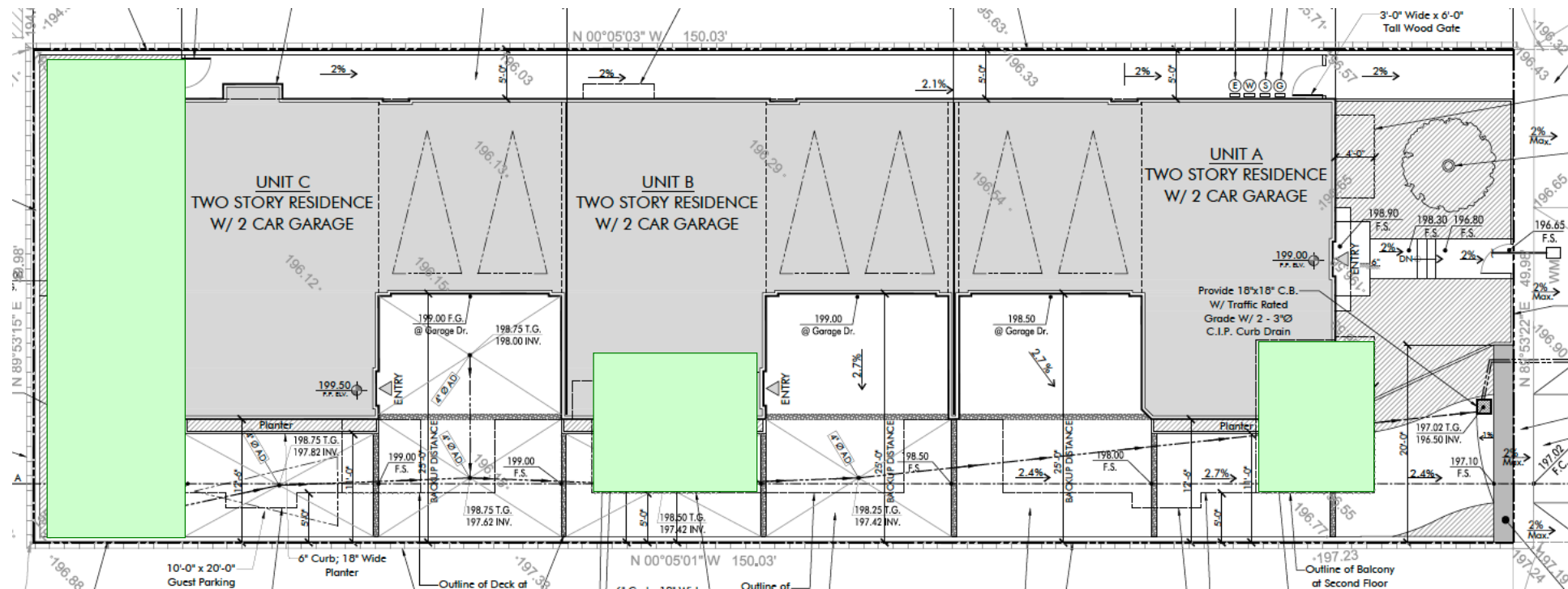
Unit #A = 2,039 SF

$$\text{OLS} = 186 \text{ SF} * 200\% = 396 \text{ SF}$$

Unit #B = 2,013 SF

$$\text{OLS} = 176 \text{ SF} * 200\% = 352 \text{ SF}$$

Unit #C = 2,110 SF

$$\text{OLS} = 603 \text{ SF} * 100\% = 603 \text{ SF}$$


Area Analysis – R3

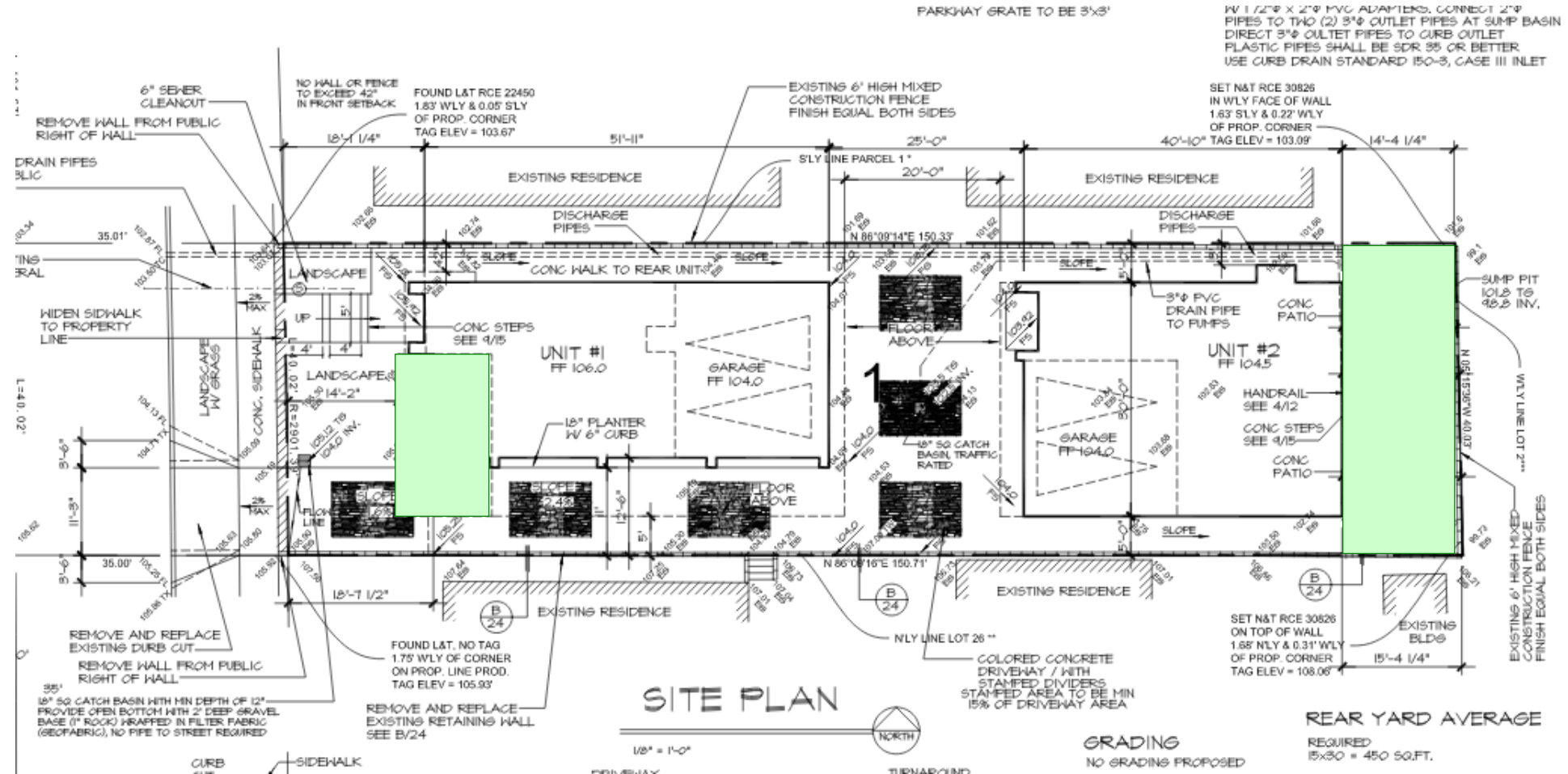
Lot Area = 6,021 SF

Unit #1 = 2119 SF

OLS = 207 SF * 200% = 414 SF

Unit #2 = 2102 SF

OLS = 600 SF * 100% = 600 SF



Public Open Space Requirements on Private Development

- First enacted in 2010 in Coastal Commercial zones
 - 10 percent of constructed square footage, FAR bonus for 20 percent
- Later enacted in MU zones
 - 10 percent of constructed square footage. No bonus
- Must be improved to allow passive or active use
- What is high quality public open space?
 - An area open to public, not fenced or gated with minimum 10' dimension. Does not include parking areas or landscape within parking areas

Types of Public Open Space

- Paseos
- Plazas, Squares
- Parks
- Pools
- Fountains
- Events and activities areas
- Greenbelts and buffers

Public Open Space

- Public Access protected by deed restriction
- Maintenance responsibility of private development
- No initial or ongoing cost to City
- Requirement is in addition to Quimby park acquisition fees

A Variety of Public Open Spaces





Places to Gather





Passive Gathering Spaces





Passive and Active Gathering Spaces



Activated Open Space



Comments and Questions?



Administrative Report

F.1., File # PC20-1544

Meeting Date: 10/15/2020

TITLE

APPROVE AFFIDAVIT OF POSTING OF THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 15, 2020



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda – Virtual Meeting
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ City Hall Bulletin Board, Door “4”
Meeting Date & Time	Thursday October 15, 2020 7:00 p.m.

As Planning Analyst of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Lina Portolese, Planning Analyst

Date: October 12, 2020



Administrative Report

F.2., File # PC20-1564

Meeting Date: 10/15/2020

TITLE

APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2020

A. CALL MEETING TO ORDER

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Chair Elder at 7:00 p.m.

B. ROLL CALL

Commissioners Present: Hinsley, Toporow, Strutzenberg, Ung, Vice Chair Glad, Chair Elder

Commissioners Absent: Rodriguez

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Planning Analyst
Eleanor Manzano, City Clerk

C. SALUTE TO THE FLAG

Vice Chair Glad led in the Salute to the Flag.

Chair Elder called for a moment of silence in honor of those suffering from COVID-19 and the current wildfires.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Strutzenberg, seconded by Commissioner Toporow, to approve the Order of Agenda as presented. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 Receive and File Written Communications and Blue Folder Items

Motion by Commissioner Strutzenberg, seconded by Commissioner Ung, to receive and file Written Communications and Blue Folder Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of September 17, 2020

F.2 Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

F.3 Receive and File Planning Commission Referrals to Staff Update

Planning Analyst Lina Portolese announced there were no e-Comments or written communications received regarding the Consent Calendar.

Commissioner Hinsley pulled Item No. F.2 from the Consent Calendar for separate consideration.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg, to approve Items No. F.1 and F.3 under the Consent Calendar. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

Commissioner Hinsley referenced a Blue Folder Item with suggested edits to the meeting minutes of August 20, 2020.

Commissioner Strutzenberg offered edits to Page 7, Paragraph 2 of the minutes, as follows: "Commissioner Strutzenberg voiced caution in declaring a need for new and improved office space, in a post-pandemic work environment; this may or may not be true, especially because more people are working from home; expressed concerns regarding incentivizing desired businesses and asked about traffic flows on Artesia Boulevard."

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve Item No. F.2, under the Consent Calendar, as corrected. Motion carried (5-1), by roll call vote, with Vice Chair Glad, abstaining and Commissioner Rodriguez, absent.

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Planning Analyst Lina Portolese announced there were no e-Comments received regarding non-agenda items.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to receive and file Written Communications for the Planning Commission on Non-Agenda Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

I. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking with Commissioner Strutzenberg regarding Item No. J.1, with staff regarding Item No. J.2 and the public, Councilmember Gran, City staff and attended a community meeting hosted by Councilmember Horvath regarding Item No. J.3.

Commissioner Strutzenberg reported speaking with Commissioner Hinsley regarding Item No. J.1.

Chair Elder reported speaking with a resident regarding Item No. J.2 and regarding Item No. J.3, attended a GPAC meeting and a public forum and discussed it with Councilmembers Emdee, Gran and Horvath as well as residents at a community meeting hosted by Councilmember Horvath.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR SETBACK TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE CONNECTING TO THE DETACHED GARAGE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

PROPERTY OWNER: Ian and Victoria Phillips
APPLICANT: Same as Owner
PROPERTY ADDRESS: 2736 Spreckels Lane
CASE NO: VAR-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing;
3. Adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Hinsley, seconded by Commissioner Toporow to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Senior Planner Antonio Gardea presented the report addressing the property location, existing conditions, zoning, setbacks, existing and proposed floor plan, applicable development standards, existing and proposed site plan, similar surrounding properties, the need for a variance and recommendations.

Commissioner Hinsley asked about the lot sizes of the surrounding properties that were granted variances in the past.

In reply to Chair Elder's question regarding whether the variance would apply if the property owners decided to build a second story in the future, Senior Planner Gardea noted the variance is specific to this project and if the property owner decided to build a second story, the project would need to be reviewed by the Planning Commission as they would be adding to a non-conforming setback. He reported that because the property owner is adding over 50% of the existing square footage, they would be required to comply with current building codes.

Chair Elder invited the applicant/property owner to address the Commission.

Applicant and Property Owner Ian Phillips indicated the property has become too small for a growing family; noted they would like to add another bedroom and bathroom; reported surrounding residents have made similar expansions and asked that the Planning Commission grant their request for a variance.

In response to Chair Elder's question regarding plans to add solar, Mr. Phillips stated they have not decided yet.

In reply to Commissioner Strutzenberg's question, Mr. Phillips addressed replacement of the roof and roofing materials. Commissioner Strutzenberg felt it presents a good opportunity to add solar.

Chair Elder discussed the benefits of rewiring the garage for electric vehicles.

Senior Planner Gardea reported surrounding properties are basically the same as the subject property in terms of being 105' in length.

Chair Elder spoke in favor of the project.

Commissioner Strutzenberg commented positively on the design and the renderings in the presentation.

Discussion followed regarding variances granted in the past.

Planning Manager Sean Scully reported that the City's variance laws are based on the State's variance laws and they have not changed since the 60's.

Vice Chair Glad spoke positively about the project; noted the proposal keeps the property consistent with the neighborhood and reported the addition is modest.

Commissioner Strutzenberg expressed concerns regarding setting a bad precedence.

Community Development Director Brandy Forbes stated there are specific requirements that must be met to grant a variance and any application coming forward would have to meet those criteria, which the subject project does.

Vice Chair Glad wondered if there is language that could be added to prevent this project being used as precedence for the proliferation of “McMansions” in the future.

Discussion followed regarding a preference for smaller additions that are consistent with surrounding neighborhoods and including additional findings to prevent setting precedence in justifying larger projects.

Commissioner Hinsley stated he would be interested in modifying the findings as the criteria for special circumstances do not seem sufficient. Senior Planner Gardea reported the position of the garage is a legal, non-conforming structure and if it were to be built to code, the garage would be in the top left corner of the lot and they would lose back yard space. Commissioner Hinsley suggested adding language to the findings that “this lot’s length, with R-1 requirements, makes the buildable space, untenable”.

Commissioner Ung stated it would seem any property in that neighborhood is subject to the same setbacks and questioned if that is a special circumstance.

Commissioner Hinsley opined that having an existing two-car garage is not a special circumstance to the property.

Commissioner Strutzenberg expressed concerns regarding using projects from the 60’s and 80’s as precedence to justify the project.

Community Development Director Forbes reported the agenda report is part of the record.

Commissioner Ung stated he does not view the projects from the 60’s and 80’s as precedence but views them as examples that are not out of character with the neighborhood.

Commissioner Hinsley felt the findings and special circumstances should not reference other properties.

Motion by Commissioner Hinsley, seconded by Commissioner Strutzenberg to receive and file staff’s PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Hinsley to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modification: Modify Finding No. 1 to strike “Surrounding properties abutting to the south...” and add language “The property’s lot size and front and rear setback requirements

limit the development as a special circumstance applicable to the property”.

Commissioner Strutzenberg offered a friendly amendment to remove references to other properties under Finding No. 1.B.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A to strike “Surrounding properties abutting to the south...” and add language “The property’s lot size and front and rear setback requirements limit the development as a special circumstance applicable to the property” and removing references to other properties under Finding No. 1.B.

Planning Manager Scully noted the criteria identify the findings and surrounding properties as special circumstances.

Regarding setting precedence, Community Development Director Forbes suggested the following language: “A precedent would not be set with this approval for neighboring projects seeking a variance of greater size or height.”

Commissioner Ung felt that the properties demonstrate that they exist, and the City would not be granting something out of the ordinary. When they were granted or built is not as important as the surrounding neighborhood.

Community Development Director Forbes added that no precedence is established in the findings or resolution but rather the properties are listed as acknowledging they surround the subject property.

Planning Manager Scully reiterated that the criteria allow the surroundings as special circumstances and precedence is limited in that the project must be consistent with its surroundings.

Vice Chair Glad did not believe setting a precedent is as big of a concern given the scope and size of the project, the nature of the project, the fact that it is consistent with the surrounding neighborhood and the existing language in the code. Having more projects this size, may help in demonstrating that “McMansions” are inconsistent with the character of a neighborhood.

Substitute motion by Commissioner Ung, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

Commissioner Ung withdrew the substitute motion.

Commissioner Hinsley restated his amended motion.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad to adopt a

resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A changing the first sentence of the italicized explanation to read, "The property is developed with an existing, detached, two-car garage on a corner lot, with a side-facing garage", striking the last sentence, "Surrounding properties abutting to the south..." and striking the last sentence on Finding No. 1.B. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Strutzenberg and Chair Elder commended the property owners on the project.

**J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTIONS
RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10, CHAPTER 5 OF
THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN
RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW
AND AMENDING TITLE 10, CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING
TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CONSISTENT WITH
STATE LAW AND THAT THE CITY COUNCIL ADOPT A FINDING THAT THE
AMENDMENTS ARE STATUTORILY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

PROCEDURES:

- a) Open Public Hearing, administer oath to the public, take testimony, and deliberate;
- b) Close Public Hearing; and
- c) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA; and
- d) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Community Development Director Forbes presented the report addressing background on State legislation, basic key changes to the legislation, categories of streamlined ADUs, differences between coastal zoning and inland zoning resolutions, details of the streamlined ADU categories including associated limits, conditions for all streamlined including parking and Coastal Development Permit, non-streamlined ADUs, procedures and recommendations.

Chair Elder commended staff on the work and for doing what it can so that the City maintains local control. He invited members of the public to address the Commission.

Holly Osbourn referenced the pandemic and noted having ADUs at 5' apart is not considered socially distanced and spoke about SB 1120, units allowed and adding ADUs if a city has a granny flat ordinance.

Terry Gasparovic discussed the ability for R-2 units to build two-story ADUs; spoke about not wanting a condominium built behind his house, but something much smaller; reported that building a two-story ADU allows them to maintain open space and agreed with a push towards smaller developments.

Planning Analyst Portolese read an e-Comment from Bruce Bernard with questions regarding allowing multi-story ADUs on single-family lots and addressing multi-story streamlined ADUs in the ordinance, the administrative report, and the resolution.

Community Development Director Forbes reported if a project meets the basic requirements for a streamlined ADU, the City cannot require anything beyond that. However, the City can restrict the height (16') for a detached structure. The number of stories is not mentioned and therefore, the City is not allowed to impose additional restrictions. Additionally, she noted that ADUs cannot count towards a property's density.

Commissioner Strutzenberg asked about other states with similar regulations and Community Development Director Forbes stated she has not observed where other states are mandating ADUs; noted many municipalities have pushed back and reported the City has sent letters of opposition, but she is not aware of any litigation challenging the State. She discussed sunset of owner-occupancy; reported anything that was granted a permit prior to January 1, 2020 with owner-occupancy restrictions will be allowed to continue; confirmed there will be a mix throughout the City and indicated a deed restriction would need to be recorded. Community Development Director Forbes added there is no rush in applications; reported there have been more inquiries than applications and noted applications that have been submitted are complying with State regulations as well as what the City has drafted. She stated that the City has opted not to allow converting ADUs to separate units or subdivisions; addressed the 16' height requirement and precluding building second stories over garages and reported the City can only limit the number of stories in non-streamlined ADUs. In terms of parking, Community Development Director Forbes reported applicants can use any configuration and could park on setbacks and discussed proximity to public transit.

Commissioner Toporow asked about a requirement for open space and Community Development Director Forbes reiterated that if a streamline ADU meets the State's basic standards, the City must approve the application and may not impose any other standards.

Discussion followed regarding the possibility of challenging the legislation, the need to provide justification for parking under the coastal zone, maintaining access to the waterfront and recent parking/use surveys.

In reply to Commissioner Hinsley's question about an appeals process, Community Development Director Forbes stated she has not seen any regulations relative to an appeals process.

Commissioner Strutzenberg asked about pending legislation that would affect ADUs and Community Development Director Forbes reported the matter is stabilized for now and there have been no changes to the regulations.

Motion by Vice Chair Glad, seconded by Commissioner Toporow, to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Strutzenberg, seconded by Vice Chair Glad, to receive and file the PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried (5-1), by roll call vote, with Commissioner Toporow, opposed and Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

J.3. PUBLIC HEARING TO DISCUSS, RECEIVE PUBLIC INPUT/COMMENTS, CONSIDER, AND MAKE A RECOMMENDATION TO THE MAYOR AND CITY COUNCIL ON THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) WHICH INCLUDES STRATEGIES TO ACTIVATE, ENERGIZE, AND REVITALIZE THE ARTESIA AND AVIATION CORRIDORS. THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN DOCUMENT CAPTURES THE RECOMMENDATIONS OF PREVIOUS EFFORTS AS WELL AS THE ANALYSIS, DISCUSSIONS, AND RECOMMENDATIONS BY THE CITY'S GENERAL PLAN ADVISORY COMMITTEE (GPAC). THE DRAFT AACAP DEFINES A NUMBER OF STRATEGIES AND IMPLEMENTABLE ACTIONS THAT WILL GUIDE THE REVITALIZATION OF THE ARTESIA AND AVIATION CORRIDORS, INCLUDING PHYSICAL PLACEMAKING ENHANCEMENTS SUCH AS OUTDOOR DINING, PEDESTRIAN IMPROVEMENTS (BENCHES, LANDSCAPING, LIGHTING, AND CROSSWALK IMPROVEMENTS), CONNECTIVITY TO SURROUNDING NEIGHBORHOODS, AND NEW GATHERING SPACES TO CREATE A SENSE OF "PLACE AND CHARACTER".

RECOMMENDATION:

1. Open the public hearing, accept any public comments/input, review, discuss, and consider the comments from each Planning Commissioner and reach consensus on any recommended comments, changes, and edits to the Draft Artesia & Aviation Corridors Area Plan (January 2020);
2. Close the public hearing;
3. Adopt the attached Resolution and "Exhibit A" recommending that the City Council consider the Draft AACAP with any proposed comments, changes, or edits to be noted in "Exhibit A".

CONTACT: SEAN SCULLY, PLANNING MANAGER

Vice Chair Glad recused herself from this item and the remainder of the meeting; announced that her family is moving out of the State and reported she tendered her resignation from the Planning Commission and GPAC, which was approved by City Council. She expressed her appreciation to Commission colleagues for their thoughtful consideration of issues and the hard work and dedication of staff.

Members of the Commission thanked Ms. Glad for her service and wished her well.

Ms. Glad left the meeting at 9:57 p.m.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to reopen the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Planning Manager Sean Scully reviewed the deliberation process and PowerPoint slides noting staff has included most of the Planning Commission's previous comments into the presentation.

Chair Elder discussed his comments and suggestions for the AACAP in terms of actionable items including restoring the name of Redondo Beach Boulevard.

A poll of the Commission resulted in a 3-2 (Ung and Strutzenberg) vote to recommend that City Council consider restoring the name of Redondo Beach Boulevard and was agreed to.

Regarding PM.6, Chair Elder suggested the City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses. Commissioner Toporow agreed and stated it will raise the bar in terms of the types of businesses to attract. Commissioners Strutzenberg and Hinsley expressed concerns regarding impacts to parking.

A poll of the Commission resulted in a 3-2 (Hinsley and Strutzenberg) vote to recommend that City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses and was agreed to.

Chair Elder discussed PM.7 and PM.8 and suggested the City Council consider expanding pedestrian areas to adjacent lots and consider using imminent domain for redevelopment. Commissioner Ung stated he would not support the suggestion and felt the way that it is written is sufficient.

A poll of the Commission resulted in a 2-3 (Toporow, Strutzenberg and Ung) vote to recommend that City Council consider expanding pedestrian areas to adjacent lots and consider using imminent domain for redevelopment and failed.

Relative to MO.1, Chair Elder stated one of the most effective incentives is being able to modify parking requirements for specific businesses. In terms of MO.6 and MO.7, Chair Elder discussed support for bicycle lanes down Artesia; felt it is unsafe at this point and prohibitively costly, but suggested putting modifications in place to support it in the future by reducing drive-way cut-throughs now. For MO.13, Chair Elder suggested testing streetlets as close to a final implementation as possible. He suggested encouraging Council to focus using Matthews and Vanderbilt for bike traffic under MO.16.

A poll of the Commission resulted in a 4-1 (Strutzenberg, abstained) vote to recommend that City Council focus on using Matthews and Vanderbilt for bike traffic under MO.16 and was agreed to.

Commissioner Hinsley presented details of changes he proposed for the AACAP and City Council's consideration. He felt the general direction, overall, is good; discussed the biggest risks since creation of the plan by GPAC as COVID-19 and the impact of Proposition 15; spoke about areas of agreement and areas with which he does not agree and suggested eliminating on-street parking in the blocks at nodes first, on Artesia.

Commissioner Toporow stated it would work if parking structures are built.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley spoke in support of establishing shared parking and then reducing parking requirements to encourage development.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley discussed preferred uses and agreed with identifying preferable uses such as restaurants, retail and office uses on Artesia and office and retail on Aviation. Commissioner Ung spoke in support of encouraging restaurant uses on Aviation. Commissioner Toporow suggested using recommended uses rather than preferred uses.

A poll of the Commission resulted in a 1-4 (Elder, Toporow, Strutzenberg and Ung) vote to recommend to City Council the identification of preferable uses on Artesia such as restaurants, retail and office uses on Artesia and only office and retail uses on Aviation and

failed.

Commissioner Hinsley disagreed with sidewalk/parking lot dining on Artesia and suggested allowing roof-top dining along Artesia. Commissioner Strutzenberg expressed concerns with potential challenges to roof-top dining.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add roof-top dining to sidewalk dining on Artesia and was agreed to.

Commissioner Hinsley noted streetlets are planned for two signalized lights and suggested identifying other locations for streetlets that are not signalized.

Planning Manager Scully noted that multiple locations will be evaluated for streetlets than the two identified in the plan.

A poll of the Commission resulted in a 3-2 (Elder and Toporow) vote to recommend that City Council avoid identified streetlet locations at signalized lights and find other streetlet locations near nodes and was agreed to.

Commissioner Hinsley suggested that for sellable properties, City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development. Commissioner Toporow reported the Public Art Commission tried to get vacant storefronts on PCH to have artwork in the windows but there were challenges with property owners and added she believes the Public Art Commission would support it doing the same along Artesia. She agreed to implementing a fee or allow property owners of vacant storefronts to place artwork in their windows. Commissioner Strutzenberg questioned the legality of doing that and stated that as a property owner, he would not want it imposed on him. Chair Elder agreed with the idea, but noted he shares Commissioner Strutzenberg's concerns.

A poll of the Commission resulted in a 3-2 (Elder and Strutzenberg) vote to recommend that City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development and was agreed to.

Commissioner Hinsley highlighted the importance of funding and starting implementation of the AACAP as soon as possible.

Commissioner Strutzenberg reviewed his proposed changes; believed this matter to be receive and file rather than an approval; noted the purpose of the document to allow staff to move forward with proposed zoning changes; opined the document is now outdated; spoke about Artesia remaining a traffic thoroughfare; disagreed with comparisons to Riviera Village; stressed the documents needs to evolve, organically; spoke in support of initiating a Business Improvement District (BID); discussed the proliferation of certain businesses such as massage parlors; suggested the document provides a scattering of concepts that may or may not be relevant and reiterated his recommendation to receive and file it.

Commissioner Toporow expressed concerns regarding project costs; noted challenges in prioritizing one item over the other; discussed the need for defining timeframes; spoke about the document needing a rough projected timeline with potential milestones. Commissioner Ung spoke about the need for funding prior to developing a timeline and discussed uncertainties. Commissioner Strutzenberg suggested recommending a prioritization rather than a timeline.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add a prioritization of implementation items, in time, to the AACAP and a standard, linear timeline with milestones to get a feel of the possible roll out and was agreed to.

Commissioner Toporow discussed funding and suggested the document provide potential funding with a list of potential funding sources. Commissioner Strutzenberg did not believe it would be meaningful because of the scale of the plan.

A poll of the Commission resulted in a 4-1 (Strutzenberg) vote to recommend to City Council to include a pie chart or other visual aids showing the projected possible amounts from different funding sources which would allow some approximation of what is possible and was agreed to.

Commissioner Ung reviewed his proposed changes to the AACAP; discussed lack of representation on Aviation; wondered what type of improvements would benefit Aviation versus Artesia; spoke about the possibility of forming a BID and addressed the lack of concepts for Aviation. Chair Elder agreed with the concept and noted Aviation has more challenges than Artesia. Commissioner Ung suggested that any references to or desired changes by GPAC should not be included in the plan in terms of mixed uses on Artesia.

Community Development Director Forbes reported the GPAC voted on the issue as well as land uses and moving the plan forward.

Commissioner Ung presented his observations and additional comments; suggested consideration of impacts to surrounding neighborhoods; spoke about the plan's relevance, considering the COVID-19 pandemic and cautioned against smaller businesses being priced out by larger corporations.

Community Development Director Forbes offered the following language: "Potential AACAP changes may result from the pandemic. Make sure this plan has flexibility to adapt to external influences".

Discussion followed regarding incentivizing small businesses to come into the area.

Community Development Director Forbes recommended the following addition to the report: "Consider regulations that encourage local businesses in favor of larger chains."

A poll of the Commission resulted in a 4-1 (Strutzenberg abstained) vote to recommend to City Council to add the following to the report: "Potential AACAP changes may result from the

pandemic. Make sure this plan has flexibility to adapt to a post-pandemic environment” and “Consider regulations that encourage local businesses in favor of larger, national chains” was agreed to.

Planning Analyst Portolese reported there are members of the public in the meeting wishing to address the Commission and read an e-Comment from Robert Black in support of the AACAP.

Community Development Director Forbes summarized the Planning Commission's comments and recommendations to City Council, as discussed.

Motion by Commissioner Toporow, seconded by Commissioner Ung, to close the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Hinsley discussed adopting the resolution with the recommendations as listed in Exhibit A; referenced Section 1, Finding B and stated there was nothing in the document detailing consistency with the General Plan. Planning Manager Scully noted no policies were stated specifically in substantiating consistency with the General Plan but in general, the AACAP is consistent with the General Plan. Planning Manager Scully suggested adding language to Finding B as follows: “The proposed Draft AACAP is consistent with the General Plan in that it shall be the goal of the City of Redondo Beach to provide lands for and encourage the development of retail, specialty, entertainment and similar uses which attract customers from adjacent cities in the region as well as serving City residents”, and the Commission concurred.

Motion Commissioner Hinsley, seconded by Commissioner Toporow to adopt the attached Resolution, by title only, and “Exhibit A” recommending that the City Council consider the Draft AACAP with any proposed changes to Finding 1.B and comments, changes, or edits to be noted in “Exhibit A”. Motion carried (4-1), by roll call vote, with Commissioner Strutzenberg, opposed and Commissioner Rodriguez, absent.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1. DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME**
ADOPT A RESOLUTION BY 2/3 VOTE APPROVING THE AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME TO 6:30 P.M.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

The Commission discussed the possibility of changing the Commission regular meeting times to 6:30 p.m.

Discussion followed regarding other commissions meeting at 6:30 p.m.,

Motion Commissioner Hinsley, seconded by Chair Elder to adopt a resolution, by title only, by a 2/3 vote approving the amendments to the Planning Commission Bylaws to change the meeting start time to 6:30 p.m. Motion failed 3-2 with Commissioners Ung and Toporow, opposed and Commissioner Rodriguez, absent.

Discussion followed regarding the possibility of reconsidering the item when a full Commission is present.

M. ITEMS FROM STAFF - None

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Ung, to adjourn at 12:05 a.m. September 18, 2020, to the next Planning Commission meeting on Thursday, October 15, 2020, at 7:00 p.m. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Respectfully submitted,

Brandy Forbes
Community Development Director

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING October 15, 2020

F. CONSENT CALENDAR

F.2. APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2020

- Amended September 17, 2020 meeting minutes from those provided with the agenda packet, with the following changes as requested by Chairperson Dan Elder and verified by review of the meeting video:
 - Page 4, after “In response to Chair Elder’s question regarding plans to add solar, Mr. Phillips stated they have not decided yet”, the following sentence be added: “Chair Elder spoke in support of adding solar to reduce reliance on an aging power plant at the Waterfront and reduce reliance on fossil fuels.”
 - Page 11, revise “imminent” to “eminent” in paragraphs 2 and 3

A. CALL MEETING TO ORDER

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Chair Elder at 7:00 p.m.

B. ROLL CALL

Commissioners Present: Hinsley, Toporow, Strutzenberg, Ung, Vice Chair Glad, Chair Elder

Commissioners Absent: Rodriguez

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Planning Analyst
Eleanor Manzano, City Clerk

C. SALUTE TO THE FLAG

Vice Chair Glad led in the Salute to the Flag.

Chair Elder called for a moment of silence in honor of those suffering from COVID-19 and the current wildfires.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Strutzenberg, seconded by Commissioner Toporow, to approve the Order of Agenda as presented. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 Receive and File Written Communications and Blue Folder Items

Motion by Commissioner Strutzenberg, seconded by Commissioner Ung, to receive and file Written Communications and Blue Folder Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of September 17, 2020

F.2 Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

F.3 Receive and File Planning Commission Referrals to Staff Update

Planning Analyst Lina Portolese announced there were no e-Comments or written communications received regarding the Consent Calendar.

Commissioner Hinsley pulled Item No. F.2 from the Consent Calendar for separate consideration.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg, to approve Items No. F.1 and F.3 under the Consent Calendar. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of August 20, 2020

Commissioner Hinsley referenced a Blue Folder Item with suggested edits to the meeting minutes of August 20, 2020.

Commissioner Strutzenberg offered edits to Page 7, Paragraph 2 of the minutes, as follows: "Commissioner Strutzenberg voiced caution in declaring a need for new and improved office space, in a post-pandemic work environment; this may or may not be true, especially because more people are working from home; expressed concerns regarding incentivizing desired businesses and asked about traffic flows on Artesia Boulevard."

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve Item No. F.2, under the Consent Calendar, as corrected. Motion carried (5-1), by roll call vote, with Vice Chair Glad, abstaining and Commissioner Rodriguez, absent.

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Planning Analyst Lina Portolese announced there were no e-Comments received regarding non-agenda items.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to receive and file Written Communications for the Planning Commission on Non-Agenda Items. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

I. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking with Commissioner Strutzenberg regarding Item No. J.1, with staff regarding Item No. J.2 and the public, Councilmember Gran, City staff and attended a community meeting hosted by Councilmember Horvath regarding Item No. J.3.

Commissioner Strutzenberg reported speaking with Commissioner Hinsley regarding Item No. J.1.

Chair Elder reported speaking with a resident regarding Item No. J.2 and regarding Item No. J.3, attended a GPAC meeting and a public forum and discussed it with Councilmembers Emdee, Gran and Horvath as well as residents at a community meeting hosted by Councilmember Horvath.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR SETBACK TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE CONNECTING TO THE DETACHED GARAGE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

PROPERTY OWNER: Ian and Victoria Phillips
APPLICANT: Same as Owner
PROPERTY ADDRESS: 2736 Spreckels Lane
CASE NO: VAR-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing;
3. Adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Hinsley, seconded by Commissioner Toporow to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Senior Planner Antonio Gardea presented the report addressing the property location, existing conditions, zoning, setbacks, existing and proposed floor plan, applicable development standards, existing and proposed site plan, similar surrounding properties, the need for a variance and recommendations.

Commissioner Hinsley asked about the lot sizes of the surrounding properties that were granted variances in the past.

In reply to Chair Elder's question regarding whether the variance would apply if the property owners decided to build a second story in the future, Senior Planner Gardea noted the variance is specific to this project and if the property owner decided to build a second story, the project would need to be reviewed by the Planning Commission as they would be adding to a non-conforming setback. He reported that because the property owner is adding over 50% of the existing square footage, they would be required to comply with current building codes.

Chair Elder invited the applicant/property owner to address the Commission.

Applicant and Property Owner Ian Phillips indicated the property has become too small for a growing family; noted they would like to add another bedroom and bathroom; reported surrounding residents have made similar expansions and asked that the Planning Commission grant their request for a variance.

In response to Chair Elder's question regarding plans to add solar, Mr. Phillips stated they have not decided yet.

Chair Elder spoke in support of adding solar to reduce reliance on an aging power plant at the Waterfront and reduce reliance on fossil fuels.

In reply to Commissioner Strutzenberg's question, Mr. Phillips addressed replacement of the roof and roofing materials. Commissioner Strutzenberg felt it presents a good opportunity to add solar.

Chair Elder discussed the benefits of rewiring the garage for electric vehicles.

Senior Planner Gardea reported surrounding properties are basically the same as the subject property in terms of being 105' in length.

Chair Elder spoke in favor of the project.

Commissioner Strutzenberg commented positively on the design and the renderings in the presentation.

Discussion followed regarding variances granted in the past.

Planning Manager Sean Scully reported that the City's variance laws are based on the State's variance laws and they have not changed since the 60's.

Vice Chair Glad spoke positively about the project; noted the proposal keeps the property consistent with the neighborhood and reported the addition is modest.

Commissioner Strutzenberg expressed concerns regarding setting a bad precedence.

Community Development Director Brandy Forbes stated there are specific requirements that must be met to grant a variance and any application coming forward would have to meet those criteria, which the subject project does.

Vice Chair Glad wondered if there is language that could be added to prevent this project being used as precedence for the proliferation of "McMansions" in the future.

Discussion followed regarding a preference for smaller additions that are consistent with surrounding neighborhoods and including additional findings to prevent setting precedence in justifying larger projects.

Commissioner Hinsley stated he would be interested in modifying the findings as the criteria for special circumstances do not seem sufficient. Senior Planner Gardea reported the position of the garage is a legal, non-conforming structure and if it were to be built to code, the garage would be in the top left corner of the lot and they would lose back yard space. Commissioner Hinsley suggested adding language to the findings that "this lot's length, with R-1 requirements, makes the buildable space, untenable".

Commissioner Ung stated it would seem any property in that neighborhood is subject to the same setbacks and questioned if that is a special circumstance.

Commissioner Hinsley opined that having an existing two-car garage is not a special circumstance to the property.

Commissioner Strutzenberg expressed concerns regarding using projects from the 60's and 80's as precedence to justify the project.

Community Development Director Forbes reported the agenda report is part of the record.

Commissioner Ung stated he does not view the projects from the 60's and 80's as precedence but views them as examples that are not out of character with the neighborhood.

Commissioner Hinsley felt the findings and special circumstances should not reference other properties.

Motion by Commissioner Hinsley, seconded by Commissioner Strutzenberg to receive and file staff's PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Toporow, seconded by Vice Chair Glad to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Hinsley to adopt a resolution by title only approving the Exemption

Declaration and Variance subject to the findings and conditions contained therein, with the following modification: Modify Finding No. 1 to strike “Surrounding properties abutting to the south...” and add language “The property’s lot size and front and rear setback requirements limit the development as a special circumstance applicable to the property”.

Commissioner Strutzenberg offered a friendly amendment to remove references to other properties under Finding No. 1.B.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A to strike “Surrounding properties abutting to the south...” and add language “The property’s lot size and front and rear setback requirements limit the development as a special circumstance applicable to the property” and removing references to other properties under Finding No. 1.B.

Planning Manager Scully noted the criteria identify the findings and surrounding properties as special circumstances.

Regarding setting precedence, Community Development Director Forbes suggested the following language: “A precedent would not be set with this approval for neighboring projects seeking a variance of greater size or height.”

Commissioner Ung felt that the properties demonstrate that they exist, and the City would not be granting something out of the ordinary. When they were granted or built is not as important as the surrounding neighborhood.

Community Development Director Forbes added that no precedence is established in the findings or resolution but rather the properties are listed as acknowledging they surround the subject property.

Planning Manager Scully reiterated that the criteria allow the surroundings as special circumstances and precedence is limited in that the project must be consistent with its surroundings.

Vice Chair Glad did not believe setting a precedent is as big of a concern given the scope and size of the project, the nature of the project, the fact that it is consistent with the surrounding neighborhood and the existing language in the code. Having more projects this size, may help in demonstrating that “McMansions” are inconsistent with the character of a neighborhood.

Substitute motion by Commissioner Ung, to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein.

Commissioner Ung withdrew the substitute motion.

Commissioner Hinsley restated his amended motion.

Amended motion by Commissioner Hinsley, seconded by Vice Chair Glad to adopt a resolution by title only approving the Exemption Declaration and Variance subject to the findings and conditions contained therein, with the following modifications: Modify Finding No. 1.A changing the first sentence of the italicized explanation to read, "The property is developed with an existing, detached, two-car garage on a corner lot, with a side-facing garage", striking the last sentence, "Surrounding properties abutting to the south..." and striking the last sentence on Finding No. 1.B. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Strutzenberg and Chair Elder commended the property owners on the project.

**J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTIONS
RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10, CHAPTER 5 OF
THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN
RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW
AND AMENDING TITLE 10, CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING
TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CONSISTENT WITH
STATE LAW AND THAT THE CITY COUNCIL ADOPT A FINDING THAT THE
AMENDMENTS ARE STATUTORILY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

PROCEDURES:

- a) Open Public Hearing, administer oath to the public, take testimony, and deliberate;
- b) Close Public Hearing; and
- c) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA; and
- d) Adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to open the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Chair Elder administered the Audience Oath to members of the public wishing to address the Planning Commission on this item.

Community Development Director Forbes presented the report addressing background on State legislation, basic key changes to the legislation, categories of streamlined ADUs,

differences between coastal zoning and inland zoning resolutions, details of the streamlined ADU categories including associated limits, conditions for all streamlined including parking and Coastal Development Permit, non-streamlined ADUs, procedures and recommendations.

Chair Elder commended staff on the work and for doing what it can so that the City maintains local control. He invited members of the public to address the Commission.

Holly Osbourn referenced the pandemic and noted having ADUs at 5' apart is not considered socially distanced and spoke about SB 1120, units allowed and adding ADUs if a city has a granny flat ordinance.

Terry Gasparovic discussed the ability for R-2 units to build two-story ADUs; spoke about not wanting a condominium built behind his house, but something much smaller; reported that building a two-story ADU allows them to maintain open space and agreed with a push towards smaller developments.

Planning Analyst Portolese read an e-Comment from Bruce Bernard with questions regarding allowing multi-story ADUs on single-family lots and addressing multi-story streamlined ADUs in the ordinance, the administrative report, and the resolution.

Community Development Director Forbes reported if a project meets the basic requirements for a streamlined ADU, the City cannot require anything beyond that. However, the City can restrict the height (16') for a detached structure. The number of stories is not mentioned and therefore, the City is not allowed to impose additional restrictions. Additionally, she noted that ADUs cannot count towards a property's density.

Commissioner Strutzenberg asked about other states with similar regulations and Community Development Director Forbes stated she has not observed where other states are mandating ADUs; noted many municipalities have pushed back and reported the City has sent letters of opposition, but she is not aware of any litigation challenging the State. She discussed sunset of owner-occupancy; reported anything that was granted a permit prior to January 1, 2020 with owner-occupancy restrictions will be allowed to continue; confirmed there will be a mix throughout the City and indicated a deed restriction would need to be recorded. Community Development Director Forbes added there is no rush in applications; reported there have been more inquiries than applications and noted applications that have been submitted are complying with State regulations as well as what the City has drafted. She stated that the City has opted not to allow converting ADUs to separate units or subdivisions; addressed the 16' height requirement and precluding building second stories over garages and reported the City can only limit the number of stories in non-streamlined ADUs. In terms of parking, Community Development Director Forbes reported applicants can use any configuration and could park on setbacks and discussed proximity to public transit.

Commissioner Toporow asked about a requirement for open space and Community Development Director Forbes reiterated that if a streamline ADU meets the State's basic standards, the City must approve the application and may not impose any other standards.

Discussion followed regarding the possibility of challenging the legislation, the need to provide justification for parking under the coastal zone, maintaining access to the waterfront and recent parking/use surveys.

In reply to Commissioner Hinsley's question about an appeals process, Community Development Director Forbes stated she has not seen any regulations relative to an appeals process.

Commissioner Strutzenberg asked about pending legislation that would affect ADUs and Community Development Director Forbes reported the matter is stabilized for now and there have been no changes to the regulations.

Motion by Vice Chair Glad, seconded by Commissioner Toporow, to close the Public Hearing. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Strutzenberg, seconded by Vice Chair Glad, to receive and file the PowerPoint presentation. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 5 of the Municipal Code pertaining to accessory dwelling units in residential zones in the Coastal Zone consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried (5-1), by roll call vote, with Commissioner Toporow, opposed and Commissioner Rodriguez, absent.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt a resolution by title only recommending that the City Council amend Title 10 Chapter 2 of the Municipal Code pertaining to Accessory Dwelling Units in residential zones consistent with State law with a finding that the amendments are statutorily exempt from CEQA. Motion carried unanimously (6-0), by roll call vote, with Commissioner Rodriguez, absent.

J.3. PUBLIC HEARING TO DISCUSS, RECEIVE PUBLIC INPUT/COMMENTS, CONSIDER, AND MAKE A RECOMMENDATION TO THE MAYOR AND CITY COUNCIL ON THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) WHICH INCLUDES STRATEGIES TO ACTIVATE, ENERGIZE, AND REVITALIZE THE ARTESIA AND AVIATION CORRIDORS. THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN DOCUMENT CAPTURES THE RECOMMENDATIONS OF PREVIOUS EFFORTS AS WELL AS THE ANALYSIS, DISCUSSIONS, AND RECOMMENDATIONS BY THE CITY'S GENERAL PLAN ADVISORY COMMITTEE (GPAC). THE DRAFT AACAP DEFINES A NUMBER OF STRATEGIES AND IMPLEMENTABLE ACTIONS THAT WILL GUIDE THE REVITALIZATION OF THE ARTESIA AND AVIATION CORRIDORS, INCLUDING PHYSICAL PLACEMAKING ENHANCEMENTS SUCH AS OUTDOOR DINING, PEDESTRIAN IMPROVEMENTS (BENCHES, LANDSCAPING, LIGHTING, AND CROSSWALK IMPROVEMENTS), CONNECTIVITY TO SURROUNDING

NEIGHBORHOODS, AND NEW GATHERING SPACES TO CREATE A SENSE OF “PLACE AND CHARACTER”.

RECOMMENDATION:

1. Open the public hearing, accept any public comments/input, review, discuss, and consider the comments from each Planning Commissioner and reach consensus on any recommended comments, changes, and edits to the Draft Artesia & Aviation Corridors Area Plan (January 2020);
2. Close the public hearing;
3. Adopt the attached Resolution and “Exhibit A” recommending that the City Council consider the Draft AACAP with any proposed comments, changes, or edits to be noted in “Exhibit A”.

CONTACT: SEAN SCULLY, PLANNING MANAGER

Vice Chair Glad recused herself from this item and the remainder of the meeting; announced that her family is moving out of the State and reported she tendered her resignation from the Planning Commission and GPAC, which was approved by City Council. She expressed her appreciation to Commission colleagues for their thoughtful consideration of issues and the hard work and dedication of staff.

Members of the Commission thanked Ms. Glad for her service and wished her well.

Ms. Glad left the meeting at 9:57 p.m.

Motion by Commissioner Toporow, seconded by Commissioner Strutzenberg to reopen the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Planning Manager Sean Scully reviewed the deliberation process and PowerPoint slides noting staff has included most of the Planning Commission’s previous comments into the presentation.

Chair Elder discussed his comments and suggestions for the AACAP in terms of actionable items including restoring the name of Redondo Beach Boulevard.

A poll of the Commission resulted in a 3-2 (Ung and Strutzenberg) vote to recommend that City Council consider restoring the name of Redondo Beach Boulevard and was agreed to.

Regarding PM.6, Chair Elder suggested the City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses. Commissioner Toporow agreed and stated it will raise the bar in terms of the types of businesses to attract. Commissioners Strutzenberg and Hinsley expressed concerns regarding impacts to parking.

A poll of the Commission resulted in a 3-2 (Hinsley and Strutzenberg) vote to recommend that

City Council consider adjusting the FAR greater than 0.6 as anything less will not provide sufficient incentives for redevelopment for specific uses and was agreed to.

Chair Elder discussed PM.7 and PM.8 and suggested the City Council consider expanding pedestrian areas to adjacent lots and consider using eminent domain for redevelopment. Commissioner Ung stated he would not support the suggestion and felt the way that it is written is sufficient.

A poll of the Commission resulted in a 2-3 (Toporow, Strutzenberg and Ung) vote to recommend that City Council consider expanding pedestrian areas to adjacent lots and consider using eminent domain for redevelopment and failed.

Relative to MO.1, Chair Elder stated one of the most effective incentives is being able to modify parking requirements for specific businesses. In terms of MO.6 and MO.7, Chair Elder discussed support for bicycle lanes down Artesia; felt it is unsafe at this point and prohibitively costly, but suggested putting modifications in place to support it in the future by reducing drive-way cut-throughs now. For MO.13, Chair Elder suggested testing streetlets as close to a final implementation as possible. He suggested encouraging Council to focus using Matthews and Vanderbilt for bike traffic under MO.16.

A poll of the Commission resulted in a 4-1 (Strutzenberg, abstained) vote to recommend that City Council focus on using Matthews and Vanderbilt for bike traffic under MO.16 and was agreed to.

Commissioner Hinsley presented details of changes he proposed for the AACAP and City Council's consideration. He felt the general direction, overall, is good; discussed the biggest risks since creation of the plan by GPAC as COVID-19 and the impact of Proposition 15; spoke about areas of agreement and areas with which he does not agree and suggested eliminating on-street parking in the blocks at nodes first, on Artesia.

Commissioner Toporow stated it would work if parking structures are built.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley spoke in support of establishing shared parking and then reducing parking requirements to encourage development.

A poll of the Commission resulted in a 3-2 (Toporow and Ung) vote to recommend that City Council eliminate on-street parking in the blocks at nodes first, on Artesia and was agreed to.

Commissioner Hinsley discussed preferred uses and agreed with identifying preferable uses such as restaurants, retail and office uses on Artesia and office and retail on Aviation. Commissioner Ung spoke in support of encouraging restaurant uses on Aviation. Commissioner Toporow suggested using recommended uses rather than preferred uses.

A poll of the Commission resulted in a 1-4 (Elder, Toporow, Strutzenberg and Ung) vote to recommend to City Council the identification of preferable uses on Artesia such as restaurants, retail and office uses on Artesia and only office and retail uses on Aviation and failed.

Commissioner Hinsley disagreed with sidewalk/parking lot dining on Artesia and suggested allowing roof-top dining along Artesia. Commissioner Strutzenberg expressed concerns with potential challenges to roof-top dining.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add roof-top dining to sidewalk dining on Artesia and was agreed to.

Commissioner Hinsley noted streetlets are planned for two signalized lights and suggested identifying other locations for streetlets that are not signalized.

Planning Manager Scully noted that multiple locations will be evaluated for streetlets than the two identified in the plan.

A poll of the Commission resulted in a 3-2 (Elder and Toporow) vote to recommend that City Council avoid identified streetlet locations at signalized lights and find other streetlet locations near nodes and was agreed to.

Commissioner Hinsley suggested that for sellable properties, City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development. Commissioner Toporow reported the Public Art Commission tried to get vacant storefronts on PCH to have artwork in the windows but there were challenges with property owners and added she believes the Public Art Commission would support it doing the same along Artesia. She agreed to implementing a fee or allow property owners of vacant storefronts to place artwork in their windows. Commissioner Strutzenberg questioned the legality of doing that and stated that as a property owner, he would not want it imposed on him. Chair Elder agreed with the idea, but noted he shares Commissioner Strutzenberg's concerns.

A poll of the Commission resulted in a 3-2 (Elder and Strutzenberg) vote to recommend that City Council consider implementing a fee for property owners who choose to leave their sites empty or blighted to motivate and encourage development and was agreed to.

Commissioner Hinsley highlighted the importance of funding and starting implementation of the AACAP as soon as possible.

Commissioner Strutzenberg reviewed his proposed changes; believed this matter to be receive and file rather than an approval; noted the purpose of the document to allow staff to move forward with proposed zoning changes; opined the document is now outdated; spoke about Artesia remaining a traffic thoroughfare; disagreed with comparisons to Riviera Village; stressed the documents needs to evolve, organically; spoke in support of initiating a Business Improvement District (BID); discussed the proliferation of certain businesses such as

massage parlors; suggested the document provides a scattering of concepts that may or may not be relevant and reiterated his recommendation to receive and file it.

Commissioner Toporow expressed concerns regarding project costs; noted challenges in prioritizing one item over the other; discussed the need for defining timeframes; spoke about the document needing a rough projected timeline with potential milestones. Commissioner Ung spoke about the need for funding prior to developing a timeline and discussed uncertainties. Commissioner Strutzenberg suggested recommending a prioritization rather than a timeline.

A poll of the Commission resulted in a 5-0 vote to recommend to City Council to add a prioritization of implementation items, in time, to the AACAP and a standard, linear timeline with milestones to get a feel of the possible roll out and was agreed to.

Commissioner Toporow discussed funding and suggested the document provide potential funding with a list of potential funding sources. Commissioner Strutzenberg did not believe it would be meaningful because of the scale of the plan.

A poll of the Commission resulted in a 4-1 (Strutzenberg) vote to recommend to City Council to include a pie chart or other visual aids showing the projected possible amounts from different funding sources which would allow some approximation of what is possible and was agreed to.

Commissioner Ung reviewed his proposed changes to the AACAP; discussed lack of representation on Aviation; wondered what type of improvements would benefit Aviation versus Artesia; spoke about the possibility of forming a BID and addressed the lack of concepts for Aviation. Chair Elder agreed with the concept and noted Aviation has more challenges than Artesia. Commissioner Ung suggested that any references to or desired changes by GPAC should not be included in the plan in terms of mixed uses on Artesia.

Community Development Director Forbes reported the GPAC voted on the issue as well as land uses and moving the plan forward.

Commissioner Ung presented his observations and additional comments; suggested consideration of impacts to surrounding neighborhoods; spoke about the plan's relevance, considering the COVID-19 pandemic and cautioned against smaller businesses being priced out by larger corporations.

Community Development Director Forbes offered the following language: "Potential AACAP changes may result from the pandemic. Make sure this plan has flexibility to adapt to external influences".

Discussion followed regarding incentivizing small businesses to come into the area.

Community Development Director Forbes recommended the following addition to the report: "Consider regulations that encourage local businesses in favor of larger chains."

A poll of the Commission resulted in a 4-1 (Strutzenberg abstained) vote to recommend to City Council to add the following to the report: "Potential AACAP changes may result from the pandemic. Make sure this plan has flexibility to adapt to a post-pandemic environment" and "Consider regulations that encourage local businesses in favor of larger, national chains" was agreed to.

Planning Analyst Portolese reported there are members of the public in the meeting wishing to address the Commission and read an e-Comment from Robert Black in support of the AACAP.

Community Development Director Forbes summarized the Planning Commission's comments and recommendations to City Council, as discussed.

Motion by Commissioner Toporow, seconded by Commissioner Ung, to close the Public Hearing. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Commissioner Hinsley discussed adopting the resolution with the recommendations as listed in Exhibit A; referenced Section 1, Finding B and stated there was nothing in the document detailing consistency with the General Plan. Planning Manager Scully noted no policies were stated specifically in substantiating consistency with the General Plan but in general, the AACAP is consistent with the General Plan. Planning Manager Scully suggested adding language to Finding B as follows: "The proposed Draft AACAP is consistent with the General Plan in that it shall be the goal of the City of Redondo Beach to provide lands for and encourage the development of retail, specialty, entertainment and similar uses which attract customers from adjacent cities in the region as well as serving City residents", and the Commission concurred.

Motion Commissioner Hinsley, seconded by Commissioner Toporow to adopt the attached Resolution, by title only, and "Exhibit A" recommending that the City Council consider the Draft AACAP with any proposed changes to Finding 1.B and comments, changes, or edits to be noted in "Exhibit A". Motion carried (4-1), by roll call vote, with Commissioner Strutzenberg, opposed and Commissioner Rodriguez, absent.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1. DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME**
ADOPT A RESOLUTION BY 2/3 VOTE APPROVING THE AMENDMENTS TO THE PLANNING COMMISSION BYLAWS TO CHANGE THE MEETING START TIME TO 6:30 P.M.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

The Commission discussed the possibility of changing the Commission regular meeting times to 6:30 p.m.

Discussion followed regarding other commissions meeting at 6:30 p.m.,

Motion Commissioner Hinsley, seconded by Chair Elder to adopt a resolution, by title only, by a 2/3 vote approving the amendments to the Planning Commission Bylaws to change the meeting start time to 6:30 p.m. Motion failed 3-2 with Commissioners Ung and Toporow, opposed and Commissioner Rodriguez, absent.

Discussion followed regarding the possibility of reconsidering the item when a full Commission is present.

M. ITEMS FROM STAFF - None

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Ung, to adjourn at 12:05 a.m. September 18, 2020, to the next Planning Commission meeting on Thursday, October 15, 2020, at 7:00 p.m. Motion carried unanimously (5-0), by roll call vote, with Commissioner Rodriguez, absent.

Respectfully submitted,

Brandy Forbes
Community Development Director



Administrative Report

F.3., File # PC20-1545

Meeting Date: 10/15/2020

TITLE

RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE

PLANNING COMMISSION REFERRALS TO STAFF

<u>REFERRAL TOPIC</u>	<u>DATE REFERRAL MADE</u>	<u>COMMENTS</u>	<u>STATUS</u>
Discussion on the definition of "Open Space"	10/17/2019	Discussion item agendaized for October 15, 2020	Completed
Economic impacts for certain uses, the economic report that went to GPAC	10/17/2019	Emailed to Commissioners on July 28, 2020	Completed
List of Housing Bills and potential impacts	10/17/2019	Commissioners can refer to the report that was presented to City Council on January 7, 2020	Completed
Upcoming ADU regulation changes	11/21/2019	ADU update presented to the Planning Commission on May 21, 2020	Completed
Discuss recommendations for design guidelines related to open space, FARs, views	1/16/2020	Staff will provide follow-up to the Commission when the consultant has been selected to update the Residential Design Guidelines, which is a Strategic Plan Item.	Pending
Correct procedure for opening and closing public hearings	6/18/2020	Answer was provided at the Planning Commission meeting of July 16, 2020 informing the Commission that they do have the ability to reopen a public hearing at the same meeting	Completed
Guidance on the ability for Commissioners to speak with each other on upcoming projects being considered by them	6/18/2020	City Attorney provided opinion at the City Council meeting of September 15, 2020	Completed
Status of email addresses and business cards for Commissioners	7/16/2020	It has been determined that these will be addressed after the local emergency	Pending
When reopening a public hearing, who can make the motion, does it need to be voted on, and is the Commission required to take public testimony again	7/16/2020	To reopen a public hearing, any Commissioner can make the motion, which would have to be voted on and passed. The Commission should offer the chance for the public to comment, but can limit persons who have previously commented to commenting only on new information after the public hearing reopened.	Completed

Status of the cannabis ordinance amendments	8/20/2020	City Manager's task force will be developing recommendations, and any future ordinance update will come before the Planning Commission.	Completed
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Administrative Report

H.1., **File #** PC20-1546

Meeting Date: 10/15/2020

TITLE

RECEIVE AND FILE WRITTEN COMMUNICATIONS FOR THE PLANNING COMMISSION ON NON-AGENDA ITEMS

From: Mark Nelson

Sent: Wednesday, September 30, 2020 10:47 AM

To: CityClerk@torranceca.gov; CityClerk <CityClerk@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Eleanor Manzano <Eleanor.Manzano@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>

Cc: Communications <communications@bchd.org>

Subject: PUBLIC COMMENT - BCHD Misrepresentation of HLC Benefits in Secret Negotiations

Public comment - Redondo Beach and Torrance Mayor and Council and Planning Commissions

In late 2018 or early 2019, BCHD entered into secret discussions with the City of Redondo Beach regarding BCHD's massive over-development project. How do we know they had secret negotiations? In July of 2020, BCHD finally released a letter to the Redondo Beach City Attorney dated February of 2019 documenting an alleged agreement with the City Attorney. Unfortunately, because the public, BCHD's taxpayer-owners, and the Healthy Living Campus Community Working Group were all excluded from the process, BCHD was free to make false statements about its over-development project without any public oversight.

BCHD represented to the City Attorney that their massive development that targets 35% residents from the Palos Verdes Peninsula, 30% residents from the rest of California (and even outside California), 11% Torrance from Torrance and only 5% from south Redondo 90277 unequivocally benefits Redondo Beach. BCHD's Century City lawyer wrote at BCHD's direction, "Clearly, the Healthy Living Campus project will be of significant benefit to the residents of Redondo Beach ..." That's a very bold statement. Clearly means "without dispute" and "all but certain". Significant means "noteworthy" and "extraordinary".

In a Public Records Act response, BCHD admitted that it has conducted no research on the 60 years of damages that South Bay Hospital and BCHD have had on the surrounding neighborhoods. They haven't even attempted to value the loss of privacy, sirens, extra car trips, toxic tailpipe exhaust, noise, bright nighttime sign and parking lot lighting, and Bluezones chronic stress "the silent killer." Worse yet, BCHD denies they have any negative impacts on the surrounding neighborhoods.

In another Public Records Act response, BCHD admitted that it doesn't even track its 40+ program's costs or benefits. After 25 years of spending \$14M a year (current budget), BCHD hasn't bothered to track program costs or benefits.

So it's clear that BCHD lied to the City Attorney when BCHD claimed that "Clearly, the Healthy Living Campus project will be of significant benefit to the residents of Redondo Beach ..." Redondo Beach only receives 9% of the benefits from the massive over-development project. South Redondo only receives 5% of the benefits - yet Redondo Beach residents (and mostly 90277) bear 100% of the environmental and economic injustice and negative externalities of BCHD's 705,000 sqft, 75-foot tall, 6 and 8-story over-development project.

BCHD doesn't track costs and benefits of its PRIOR programs, but yet somehow BCHD can GUARANTEE to the Redondo Beach City Attorney that it will provide FUTURE benefits? Overall, Redondo Beach has an 11-to-1 damages to benefits burden from BCHD's proposed development based on BCHD's own market study of targeted renters for the \$12,500/month assisted living facility.

BCHD has no program costs and benefits, and has no research on the damages to the surrounding

community. Yet BCHD guaranteed to the City Attorney that the benefits to Redondo Beach (not the Beach Cities, JUST Redondo Beach) were significant (extraordinary), even after taking into account all the economic and environmental injustice damages to the surrounding south Redondo Beach neighborhoods. That's a lie, plain and simple. BCHD doesn't have the information needed to make such an assurance to anyone. And if they have the data, then they were required by law to produce it in Public Records Act responses.

The only reason that BCHD got away with such a big lie until now is that they did this all in secret, without oversight of the public, their taxpayer-owners, or the Community Working Group. BCHD must withdraw its false claim immediately and stop operating in the shadows against the interests of the residents of Redondo Beach who bear 100% of the environmental and economic injustice burdens of BCHD's proposed over-development.

Mark Nelson
Redondo Beach Property Owner
3 Year Volunteer, BCHD Community Working Group

From: Mark Nelson

Sent: Thursday, October 1, 2020 5:11 PM

To: Communications <communications@bchd.org>; CityClerk@torranceca.gov; CityClerk <CityClerk@redondo.org>; Eleanor Manzano <Eleanor.Manzano@redondo.org>; vish.chatterji@bchd.org; noel.chun@bchd.org; jane.diehl@bchd.org; michelle.bholat@bchd.org; vanessa.poster@bchd.org; Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Public Comments to BCHD Board, Redondo Beach and Torrance Mayors, Councils, and Planning Commissions - FALSE STATEMENTS REGARDING RCFE MARKET STUDIES

The following public comment is provided to the responsible CEQA agencies and the City of Redondo Beach as the potential issuer of a CUP. BCHD is in the process of publishing FALSE FAQs and this requires any BCHD data to require workpapers to be attached due to their gaslighting campaign.

BCHDs FAQ wildly misstates both their own consultant's work and the size of the Beach Cities (Hermosa, Redondo, and Manhattan Beach) that own the BCHD.

Per US Census data for 2019, the total population of the Beach Cities is 121,000.

Per BCHD's own MDS consultants, there will be 6,550 households age 75+ in 2024, and only 1,241 of those households will be income qualified to live in the BCHD's proposed development. BCHD's published numbers in their FAQ are false based on their own MDS consultant report that BCHD cites.

	POPULATION	HOUSEHOLDS (2024)		MARKET PROSPECTS (2024)
	Total	Total	75+	Income Qualified, 75+
Redondo Beach	66,749	34,151	3834	539
Manhattan Beach	35,183	14,033	1856	506
Hermosa Beach	19,320	9,678	860	196
TOTAL	121,252	57,862	6,550	1,241

Sources: <https://www.census.gov/quickfacts/redondobeachcitycalifornia>
<https://www.census.gov/quickfacts/manhattanbeachcitycalifornia>
<https://www.census.gov/quickfacts/hermosabeachcitycalifornia>
https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasability-Study_2019_0.pdf
(Exhibits 3-2, 3-3, zipcodes 90254, 90266, 90277, 90278)

BCHD FALSE FAQ

The following is the full text of BCHD's false assertion:

FAQ: Has BCHD done any market research about the need for Assisted Living facilities in the South Bay?

Answer: BCHD retained MDS Market Research to conduct a market study(ies) evaluating the feasibility of a proposed assisted living and memory care community in Redondo Beach. Field work and analysis were originally completed in April 2016 and updated in August 2018 and May 2019.

The MDS Report projects the **number of Beach Cities residents age 75 and older** requiring assistance with two or more Activities of Daily Living health tasks (bathing, dressing, feeding, etc.) to be:

2019: 9,547 (32.5% of the 75+ population)
2021: 9,911 (32.1%)
2024: 10,458 (31.7%) (IMPLIES OVER 33,000 AGE 75+ RESIDENTS IN HERMOSA, MANHATTAN and REDONDO BEACH in 2024)

The MDS market studies are available at www.bchdcampus.org/campus, listed under “Project Materials.”



Administrative Report

J.1., File # PC20-1547

Meeting Date: 10/15/2020

To: PLANNING COMMISSION

From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

PUBLIC HEARING TO CONSIDER AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION FOR THE CONSTRUCTION OF A NEW DETACHED ACCESSORY DWELLING UNIT (ADU) ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY ZONE (R-2)

APPLICANT: Terry and Leigh Gasparovic

PROPERTY OWNER: Same as applicant

ADDRESS: **719 Elvira Avenue**

CASE NO: APL-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only denying an appeal and upholding the administrative denial for a detached accessory dwelling unit over 16 feet in building height behind an existing two-story single family residence located within the Low-Density Multiple-Family Residential (R-2) zone at 719 Elvira Avenue subject to the findings contained therein.

BACKGROUND

The subject site is located on Elvira Avenue between Knob Hill Avenue and Topaz Street, just west of Pacific Coast Highway. The property has an existing two-story single-family residence with a detached garage in the rear yard. The garage is accessible via a concrete ribbon driveway along the southern side yard. City permit records reflect that both the house and the garage were built in 1924. This property is listed in the City's Historic Resources Survey as a B-rated potential historic resource.



The applicants recently acquired this property and spoke with staff several times regarding the historic status as well as the potential to both restore and develop the site. The owners intend to demolish the existing garage and replace it with a new larger garage that will also include an Accessory Dwelling Unit (ADU). Various versions of preliminary plans were reviewed with the Community Development Director during weekly staff meetings and informal feedback was provided to the owners.

Throughout the discussion process, staff has advised that the proposed detached rear structure could either meet the Development Standards outlined for the R-2 Zone for an allowed second residence/condo or meet the minimum requirements imposed by the State regulations for ADUs. The proposal does not meet the standards for the R-2 Zone second residence/condo (does not meet rear setbacks) and exceeds the requirements the State has imposed for local jurisdictions regarding height.

The applicants requested a formal written response from the Community Development Director. Thus, they submitted an Administrative Design Review application with architectural plans on June 22, 2020. The submittal included two designs options for an ADU, with the first option proposing a one-story 1,152 square foot detached structure and the second option proposing a two-story 1,496 square foot detached structure. On July 20, 2020 the Community Development Director provided a Notice of Administrative Decision outlining the Planning Division's support of the one-story option reduced to a height of 16 feet per the State-regulated maximum height limit for detached ADUs. The Notice of Administrative Decision states that the Planning Division does not support the two-story option, as the height far exceeds the State-regulated maximum 16 foot height requirement. If the applicants wish to pursue the larger, two-story structure, they could do so as a second residence/condo by adjusting the proposed rear setback. The Notice of Administrative Decision was appealed by the applicants on July 29, 2020.

EVALUATION OF REQUEST

Accessory Dwelling Units

The most recent State ADU regulations were signed into law in October 2019 and became effective on January 1, 2020. The Department of Housing and Community Development (HCD) provided

further guidance on what the revised State regulations entail through a memorandum published on January 10, 2020.

The Planning Commission recently reviewed draft ADU Ordinances on September 17, 2020. Of the four main types of streamlined ADUs reviewed by the Planning Commission, the proposed project falls under the streamlined single family detached new construction category. Although this is a multifamily zoned lot, there is only a single family dwelling existing on the site, and therefore this category of streamlined ADU is applicable. This type of ADU requires 4 foot side and rear setbacks, there must be a five foot minimum distance between structures for fire protection or otherwise meet the fire code, and the City must allow up to 16 feet in overall building height. The maximum ADU size limit for streamlined detached ADUs on a lot with a single family dwelling unit is 800 square feet. Because this site is located within the Coastal Zone, the proposed ADU requires a Coastal Development Permit (CDP) public hearing waiver. The applicants have not processed a CDP application yet as they have not achieved approval for their desired design.

The Proposed Project

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.

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 ADU 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.

Both of the design options meet the minimum 4-foot side and rear required setbacks as well as the 5-foot required setback between the ADU and the existing house. The proposed floor area for either ADU design option is less than 800 square feet, which meets the streamlined ADU requirements for new construction on a lot with an existing single family dwelling. The State requires that local agencies provide for a building height of up to 16 feet. Each of the design proposals exceed 16 feet in building height, therefore not meeting that streamlined ADU requirement.

The Development Standards

Per the Redondo Beach Municipal Code Section 10-5.513, lots within the R-2 Zone that are 6,000 square feet in size or greater can be developed with one dwelling unit for each 2,984 square feet of

lot area. The Los Angeles County Assessor's data shows that this site is 50 feet in width and 150 feet in depth for a total area of 7,500 square feet. This lot, therefore, can accommodate two separate residences.

The R-2 development standards require that detached dwelling units have a 20-foot setback between the structures, a 5-foot setback to the side property lines, and an average 15-foot setback to the rear property line. Each residence needs to have a minimum of 400 square feet of outdoor living space and two enclosed parking spaces. Lastly, residences on an R-2 lot are allowed to have two stories and be up to 30 feet in overall building height.

If the applicants opted to create a rear residence instead of an ADU, they could obtain the building height that they desire. The two-story design option is proposed well below the 30-foot height limit and the only setback they would need to adjust is the rear setback (15-foot average required). The yard space between the ADU and the house is large enough to accommodate 400 square feet of outdoor living space for each unit. The garage area would need to be expanded to accommodate four parking spaces, though, as a potentially historic site, the applicants could explore a Historic Variance for reduced parking.

Historic Status

The existing house is identified in the City's Historic Resources Survey as a B-rated Craftsman structure built in 1924. B-rated structures are less distinctive than A-rated structures (the most ideal rating), however, they are often well-designed and may have a relationship to an important person or event in the City's history. The Craftsman style of architecture was the most popular building style in the City during the 1920s. This building exhibits many characteristics of the Craftsman style including the heavy use of wood siding and trim, a prominent entry porch with tapered porch columns, and the use of single or double-hung windows.

Staff has had several conversations with the owners that the property appears to be eligible for historic designation. Research confirms that the house is 96 years old and has had very few alterations over the years. While it is unclear if the house is tied to an important person or event, the style of the home is certainly tied to the early development of the City.

Typically, a Certificate of Appropriateness application would be required for exterior alterations to a potentially historic resource. The Preservation Commission Minor Alterations Subcommittee reviews minor projects for compatibility with the existing historic resource. This includes, but is not limited to, a review of architectural style, exterior materials, and overall scale.

Appeal

The applicants submitted an appeal (see attached) of the Community Development Director's decision on July 29, 2020. The appeal includes several points, which are summarized below:

1. The City did not have an active ADU Ordinance in January 2020, therefore, the applicants contacted HCD directly. HCD told the applicants that their two-story plans are acceptable.

2. The applicants provided drawings for a two-story design to the Planning Division on February 12, 2020. The drawings were later rejected by the Planning Division.
3. The applicants provided the plans again to the Planning Division on February 26, 2020 along with copies of the email discussions with HCD. The Planning Division rejected the plans again based upon the two-story design.
4. The Planning Division suggested that the applicants submit an Administrative Design Review application. The applicants also included plans for a one-story option with a raised roof for privacy and storage. The drawings were rejected by the Planning Division.
5. The ADU designs are below the roof of the existing residence and the surrounding structures.
6. The size and height of the two design options are not unusual for ADUs being built in Redondo Beach.
7. The applicants wish to build a structure that is approximately half the size of the condominiums that could be built on an R-2 lot.

The City has not yet adopted new ADU Ordinances addressing the laws that came into effect in January. Draft ordinances were reviewed by the Planning Commission on September 17, 2020 and introduced by the City Council on October 6, 2020. Since January, however, the Planning Division has been adhering to the guidance provided by HCD within the memorandum dated January 10, 2020 and with the State regulations that became effective January 1, 2020.

The applicants have indeed provided a variety of informal plans to the Planning Division for review. Staff has reviewed sketches created by the applicants themselves as well as more detailed architectural plans created by a local designer. Informal feedback has been provided to the applicants on multiple occasions. Per the Memorandum issued by the HCD on January 10, 2020, for a streamlined detached accessory dwelling unit, local agencies need to permit an ADU with 4 foot side and rear yard setbacks, up to 800 square feet in size, and a height up to 16 feet. The ADU design options are appropriate in relationship to size and setbacks, but HCD only requires that local agencies provide for a building height up to 16 feet which the ADU design options exceed. Furthermore, 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.

The applicants requested formal written feedback from the Planning Division, thus, they were directed to submit an Administrative Design Review (ADR) application. The ADR application was submitted on June 22, 2020 and included a one-story ADU design option and a two-story ADU design option. The Notice of Administrative Decision was provided on July 20, 2020 which stated support for the one-story design option at a modified building height from what was proposed to a maximum height of up to 16 feet.

The one-story design option will indeed be lower than the surrounding buildings. The two-story design option may be lower than other adjacent buildings, however, the exact height of the neighboring properties is not known at this time.

There have been several ADUs constructed within the City of Redondo Beach that were permitted prior the current legislation. The City's original ADU Ordinances were adopted in April 2019. Prior to April 2019, the City adhered to HCD guidelines and State regulations allowing for two-story ADUs.

With the current guidance, local agencies are only mandated to allow up to 16 feet in overall building height. Certainly, a streamlined ADU could be 2 stories, but it still would need to meet the 16' height limit.

The applicants are proposing two different design options that are somewhere in between an Accessory Dwelling Unit and the R-2 development standards outlined within the City Municipal Code. The applicants can simply build a second residence/condo that can be up to 30 feet in overall building height with just a minor adjustment to the proposed rear setback. Alternatively, the applicant could modify the one-story ADU design with a minor adjustment to height.

CONCLUSION

The property owners are allowed to construct a new detached streamlined Accessory Dwelling Unit towards the rear of the existing site that adheres to the standards outlined by the State regulations (4' side and rear yard setbacks, up to 16' in height, and up to 800 square feet in size). The owners are also allowed to construct a new rear residence that adheres to the development standards for the R-2 multi-family zone. The design options proposed exceed the mandated overall building height of up to 16 feet. The applicants have the option to explore an ADU with an overall building height of up to 16 feet, or they can explore a second residence/condo with an overall building height of 30 feet, making the adjustment to meet rear setback requirements.

ATTACHMENTS

Draft Resolution
Administrative Design Review application
Architectural Drawings One-Story Design Option
Architectural Drawings Two-Story Design Option
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Administrative Report

J.1., File # PC20-1547

Meeting Date: 10/15/2020

To: PLANNING COMMISSION

From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

PUBLIC HEARING TO CONSIDER AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION FOR THE CONSTRUCTION OF A NEW DETACHED ACCESSORY DWELLING UNIT (ADU) ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY ZONE (R-2)

APPLICANT: Terry and Leigh Gasparovic

PROPERTY OWNER: Same as applicant

ADDRESS: **719 Elvira Avenue**

CASE NO: APL-2020-02

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only denying an appeal and upholding the administrative denial for a detached accessory dwelling unit over 16 feet in building height behind an existing two-story single family residence located within the Low-Density Multiple-Family Residential (R-2) zone at 719 Elvira Avenue subject to the findings contained therein.

BACKGROUND

The subject site is located on Elvira Avenue between Knob Hill Avenue and Topaz Street, just west of Pacific Coast Highway. The property has an existing two-story single-family residence with a detached garage in the rear yard. The garage is accessible via a concrete ribbon driveway along the southern side yard. City permit records reflect that both the house and the garage were built in 1924. This property is listed in the City's Historic Resources Survey as a B-rated potential historic resource.



The applicants recently acquired this property and spoke with staff several times regarding the historic status as well as the potential to both restore and develop the site. The owners intend to demolish the existing garage and replace it with a new larger garage that will also include an Accessory Dwelling Unit (ADU). Various versions of preliminary plans were reviewed with the Community Development Director during weekly staff meetings and informal feedback was provided to the owners.

Throughout the discussion process, staff has advised that the proposed detached rear structure could either meet the Development Standards outlined for the R-2 Zone for an allowed second residence/condo or meet the minimum requirements imposed by the State regulations for ADUs. The proposal does not meet the standards for the R-2 Zone second residence/condo (does not meet rear setbacks) and exceeds the requirements the State has imposed for local jurisdictions regarding height.

The applicants requested a formal written response from the Community Development Director. Thus, they submitted an Administrative Design Review application with architectural plans on June 22, 2020. The submittal included two designs options for an ADU, with the first option proposing a one-story 1,152 square foot detached structure and the second option proposing a two-story 1,496 square foot detached structure. On July 20, 2020 the Community Development Director provided a Notice of Administrative Decision outlining the Planning Division's support of the one-story option reduced to a height of 16 feet per the State-regulated maximum height limit for detached ADUs. The Notice of Administrative Decision states that the Planning Division does not support the two-story option, as the height far exceeds the State-regulated maximum 16 foot height requirement. If the applicants wish to pursue the larger, two-story structure, they could do so as a second residence/condo by adjusting the proposed rear setback. The Notice of Administrative Decision was appealed by the applicants on July 29, 2020.

EVALUATION OF REQUEST

Accessory Dwelling Units

The most recent State ADU regulations were signed into law in October 2019 and became effective on January 1, 2020. The Department of Housing and Community Development (HCD) provided

further guidance on what the revised State regulations entail through a memorandum published on January 10, 2020.

The Planning Commission recently reviewed draft ADU Ordinances on September 17, 2020. Of the four main types of streamlined ADUs reviewed by the Planning Commission, the proposed project falls under the streamlined single family detached new construction category. Although this is a multifamily zoned lot, there is only a single family dwelling existing on the site, and therefore this category of streamlined ADU is applicable. This type of ADU requires 4 foot side and rear setbacks, there must be a five foot minimum distance between structures for fire protection or otherwise meet the fire code, and the City must allow up to 16 feet in overall building height. The maximum ADU size limit for streamlined detached ADUs on a lot with a single family dwelling unit is 800 square feet. Because this site is located within the Coastal Zone, the proposed ADU requires a Coastal Development Permit (CDP) public hearing waiver. The applicants have not processed a CDP application yet as they have not achieved approval for their desired design.

The Proposed Project

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.

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 ADU 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.

Both of the design options meet the minimum 4-foot side and rear required setbacks as well as the 5-foot required setback between the ADU and the existing house. The proposed floor area for either ADU design option is less than 800 square feet, which meets the streamlined ADU requirements for new construction on a lot with an existing single family dwelling. The State requires that local agencies provide for a building height of up to 16 feet. Each of the design proposals exceed 16 feet in building height, therefore not meeting that streamlined ADU requirement.

The Development Standards

Per the Redondo Beach Municipal Code Section 10-5.513, lots within the R-2 Zone that are 6,000 square feet in size or greater can be developed with one dwelling unit for each 2,984 square feet of

lot area. The Los Angeles County Assessor's data shows that this site is 50 feet in width and 150 feet in depth for a total area of 7,500 square feet. This lot, therefore, can accommodate two separate residences.

The R-2 development standards require that detached dwelling units have a 20-foot setback between the structures, a 5-foot setback to the side property lines, and an average 15-foot setback to the rear property line. Each residence needs to have a minimum of 400 square feet of outdoor living space and two enclosed parking spaces. Lastly, residences on an R-2 lot are allowed to have two stories and be up to 30 feet in overall building height.

If the applicants opted to create a rear residence instead of an ADU, they could obtain the building height that they desire. The two-story design option is proposed well below the 30-foot height limit and the only setback they would need to adjust is the rear setback (15-foot average required). The yard space between the ADU and the house is large enough to accommodate 400 square feet of outdoor living space for each unit. The garage area would need to be expanded to accommodate four parking spaces, though, as a potentially historic site, the applicants could explore a Historic Variance for reduced parking.

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The existing house is identified in the City's Historic Resources Survey as a B-rated Craftsman structure built in 1924. B-rated structures are less distinctive than A-rated structures (the most ideal rating), however, they are often well-designed and may have a relationship to an important person or event in the City's history. The Craftsman style of architecture was the most popular building style in the City during the 1920s. This building exhibits many characteristics of the Craftsman style including the heavy use of wood siding and trim, a prominent entry porch with tapered porch columns, and the use of single or double-hung windows.

Staff has had several conversations with the owners that the property appears to be eligible for historic designation. Research confirms that the house is 96 years old and has had very few alterations over the years. While it is unclear if the house is tied to an important person or event, the style of the home is certainly tied to the early development of the City.

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1. The City did not have an active ADU Ordinance in January 2020, therefore, the applicants contacted HCD directly. HCD told the applicants that their two-story plans are acceptable.

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3. The applicants provided the plans again to the Planning Division on February 26, 2020 along with copies of the email discussions with HCD. The Planning Division rejected the plans again based upon the two-story design.
4. The Planning Division suggested that the applicants submit an Administrative Design Review application. The applicants also included plans for a one-story option with a raised roof for privacy and storage. The drawings were rejected by the Planning Division.
5. The ADU designs are below the roof of the existing residence and the surrounding structures.
6. The size and height of the two design options are not unusual for ADUs being built in Redondo Beach.
7. The applicants wish to build a structure that is approximately half the size of the condominiums that could be built on an R-2 lot.

The City has not yet adopted new ADU Ordinances addressing the laws that came into effect in January. Draft ordinances were reviewed by the Planning Commission on September 17, 2020 and introduced by the City Council on October 6, 2020. Since January, however, the Planning Division has been adhering to the guidance provided by HCD within the memorandum dated January 10, 2020 and with the State regulations that became effective January 1, 2020.

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The applicants requested formal written feedback from the Planning Division, thus, they were directed to submit an Administrative Design Review (ADR) application. The ADR application was submitted on June 22, 2020 and included a one-story ADU design option and a two-story ADU design option. The Notice of Administrative Decision was provided on July 20, 2020 which stated support for the one-story design option at a modified building height from what was proposed to a maximum height of up to 16 feet.

The one-story design option will indeed be lower than the surrounding buildings. The two-story design option may be lower than other adjacent buildings, however, the exact height of the neighboring properties is not known at this time.

There have been several ADUs constructed within the City of Redondo Beach that were permitted prior the current legislation. The City's original ADU Ordinances were adopted in April 2019. Prior to April 2019, the City adhered to HCD guidelines and State regulations allowing for two-story ADUs.

With the current guidance, local agencies are only mandated to allow up to 16 feet in overall building height. Certainly, a streamlined ADU could be 2 stories, but it still would need to meet the 16' height limit.

The applicants are proposing two different design options that are somewhere in between an Accessory Dwelling Unit and the R-2 development standards outlined within the City Municipal Code. The applicants can simply build a second residence/condo that can be up to 30 feet in overall building height with just a minor adjustment to the proposed rear setback. Alternatively, the applicant could modify the one-story ADU design with a minor adjustment to height.

CONCLUSION

The property owners are allowed to construct a new detached streamlined Accessory Dwelling Unit towards the rear of the existing site that adheres to the standards outlined by the State regulations (4' side and rear yard setbacks, up to 16' in height, and up to 800 square feet in size). The owners are also allowed to construct a new rear residence that adheres to the development standards for the R-2 multi-family zone. The design options proposed exceed the mandated overall building height of up to 16 feet. The applicants have the option to explore an ADU with an overall building height of up to 16 feet, or they can explore a second residence/condo with an overall building height of 30 feet, making the adjustment to meet rear setback requirements.

ATTACHMENTS

Draft Resolution
Administrative Design Review application
Architectural Drawings One-Story Design Option
Architectural Drawings Two-Story Design Option
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RESOLUTION NO. 2020-PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DENYING AN APPEAL AND UPHOLDING THE ADMINISTRATIVE DENIAL FOR A DETACHED ACCESSORY DWELLING UNIT OVER 16 FEET IN BUILDING HEIGHT BEHIND AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 719 ELVIRA AVENUE

WHEREAS, a request for Administrative Design Review was filed by the owners of the property located at 719 Elvira Avenue for the consideration of two design options for a new detached Accessory Dwelling Unit (ADU) behind the existing two-story single family residence located within a Low-Density Multiple-Family Residential (R-2) zone; and

WHEREAS, the Planning Division provided a Notice of Administrative Decision on July 20, 2020 stating that the Community Development Director supports the one-story design option with the revision that the building height be up to 16 feet per the mandated maximum overall building height regulated by the California Government Code Section 65852.22;

WHEREAS, the owner of the property filed an appeal of the Administrative Design Review decision of the Community Development Director within the appeal period outlined in Redondo Beach Municipal Code;

WHEREAS, notice of the time and place of the public hearing where the application would be considered was 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 applicant, the Planning Division, and other interested parties at the public hearing held on the 15th day of October, 2020 with respect thereto.

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

1. In accordance with Section 10-5.2500(b) of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review was reviewed by the Planning Division and were found to be inconsistent with the mandated

requirements outlined by State regulations for ADUs as well as the City's Municipal Code for Multi-Family development in the R-2 Zone for the following reasons:

- a) Per the California Government Code Section 65852.22, local jurisdictions are required to approve detached, new construction streamlined ADU for a lot with a proposed or existing single-family dwelling and may impose a height limitation of 16 feet;
 - b) The two design options proposed by the owners each exceed the height limit of 16 feet with the one-story design option proposed at 19 feet and the two-story design option proposed at approximately 23 feet;
 - c) The applicants can still explore constructing a second detached residence/condo unit with two stories and up to 30 feet in overall building height per the R-2 development standards outlined in Municipal Code Section 10-5.513; and,
 - d) The subject property appears to be adequate in size and shape to accommodate a second detached residence/condo within the existing rear yard.
2. The plans, specifications, and drawings submitted by the applicants have been reviewed by the Planning Division and the new detached Accessory Dwelling Unit is supported with a modified height of up to 16 feet per the State regulated height limit.

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 deny the appeal of the Administrative Design Review and uphold the Community Development Director's determination pursuant to the plans and applications considered by the Planning Commission at its meeting of the 15th day of October, 2020.

Section 2. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the 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 15th day of October, 2020.

Planning Commission Chair
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. 2020-**-PCR-*** 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 15th day of October, 2020 by the following vote:

AYES:

NOES:

ABSENT:

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DIVISION

RECIEVED BY:

DATE RECEIVED:

**APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW DECISION
RESIDENTIAL PROJECT**

Application is hereby made to the Planning Division of the City of Redondo Beach, for Administrative Design Review Decision, pursuant to Section 10-2.2500 or Section 10-5.2500 Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 719 Elvira Ave Redondo Beach, CA 90277		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 94 BLOCK: 5 TRACT: Knob Hill		ZONING: R-2
	FLOOR AREA RATIO (equal to gross floor area divided by site size) SITE SIZE (sq. ft.): 7500 GROSS FLOOR AREA (sq. ft.): FLOOR AREA RATIO:		
	RECORDED OWNER'S NAME: Gasparovic Terry L and Leigh W	APPLICANT'S NAME: 	AUTHORIZED AGENT'S NAME: (if different than applicant)
	MAILING ADDRESS: 719 Elvira Ave Redondo Beach, CA 90277	MAILING ADDRESS: 	MAILING ADDRESS:
	TELEPHONE: Terry (310) 413 - 3336 Leigh (310) 968 - 5052	TELEPHONE: 	TELEPHONE:
B	REQUEST		
	The applicant requests a Administrative Design Review Decision to use the above described property for the following purposes: We want to make this 100 year old vintage craftsman house our long-term family home. But to make this happen we need to increase the size of the garage and add an attached ADU. The single structure would be out of sight from the street behind the current vintage two story house. We have been told by Planning that we can do something close to want we want, but it would be a condo residence. We have no interest in having a condo in our backyard and losing all the outdoor space that we love so much and part of the reason we bought this particular home. Our objective for the ADU is to increase the usefulness, safety and privacy of this property without building a two-on-a-lot condo, which seems to be the default for many of the the other vintage homes in the area. Our ADU would be for a home office, a place for out of state family visiting, and a small home gym. The ADU is also a way to provide some privacy from the three sets of condos that tower over our backyard.		

MARCH 2020

C	<p>CRITERIA: Explain how the project is consistent with the criteria in Section 10-2.2500(b) or Section 10-5.2500(b) of the Zoning Ordinance or Zoning Ordinance for the Coastal Zone respectively.</p>
	<p>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</p> <p>The zoning for this lot is R-2. Therefore it is designed for 2 properties on the lot. The majority on the lots on our street have 5,500 sq ft two story structures on the lots. Our project will be less than half the size.</p>
	<p>2. Indicate how the location of buildings and structures avoid traffic congestion or impairment of traffic visibility and protect pedestrian safety and welfare.</p> <p>This design helps reduce congestion and traffic by continuing to keep it a single family home on an R-2 lot. The ADU will be behind the house not visible to the street. Ultimately the design will have six non-street parking spots.</p>
	<p>3. Indicate how the location and design of the project is compatible with the overall community and surrounding neighborhood and how the project does not adversely impact surrounding properties or harmfully impact the public health, safety and general welfare;</p> <p>The structure will be behind a 100 year-old home, one of a handful left on the street. The majority of the single-family homes on the street have a similar structure built behind them -either a separate condo or an accessory structure with a living area on top. This structure is not uncommon to Redondo Beach, there are dozens of accessory structures with living areas attached to them. There are no public health, safety or general welfare impacts associated with this request.</p>
	<p>4. Describe how the architectural style and design of the project:</p> <p>a. Enhances the neighborhood, contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character;</p> <p>The design of the project will be similar to the vintage home already on the lot. We have had dozens of requests by the neighbors to try and save the original house.</p> <p>b. Makes use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;</p> <p>The design will be similar to the original craftsman style front house.</p> <p>c. Avoids a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;</p> <p>The craftsman style design features will prevent a box-like appearance.</p>

d. Continues on all elevations the architectural character established for the street facing elevations to the extent feasible;

e. Ensures that the physical proportions of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;

The backyard structure is only minimally visible from the street, as it is largely situated behind the home. The single story option is not visible from the street at all.

f. Includes windows on the front façade;

Yes, There will be windows to let in lots of natural light

g. Provides sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable;

Over 1,150 sq ft of outdoor living space.

5. Describe how the project is consistent with the intent of residential design guidelines and how the design:

a. Reduces the appearance of mass and bulk;

The structure is half the size of a condo in its place.

b. Reduces paved surfaces;

N/A (Only driveway is paved)

c. Reduces the impacts of building height, mezzanines and roof decks;

Lower than than all the structures on the street. No mezzanines or roof decks.

d. Reduces the impacts of garages on the street frontage.

N/A (Garage is in the rear and the structure is virtually invisible from the street)

OWNER'S AFFIDAVIT

Project address: 719 Elvira Avenue, Redondo Beach

Project description: Garage/ADU

I (We) Terry and Leigh Gasparovic, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): *[Signature]*

Leigh Wilen Gasparovic

Address: ~~8800 Wilshire Blvd~~

~~719 Elvira Ave~~

Redondo Beach, CA

Phone No. (Res.) 310 413 3336 / 310 9685052

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

*SEE
ATTACHED
FOR NOTARY*

FILING CLERK OR NOTARY PUBLIC

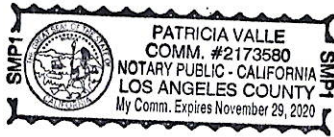
State of California)
County of Los Angeles) ss

Seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 20
day of JUNE, 2020, by TERRY GASPAROVIC
AND LEIGH WILSON GASPAROVIC,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

Patricia Valle

PROPOSED:

NEW ACCESSORY DWELLING UNIT AND
GARAGE BEHIND EXISTING HISTORICAL
RESIDENCE

ADDRESS:

719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

OWNER:

TERRY & LEIGH GASPAROVIC
719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

LEGAL DISCRPTION:

LOT: 94
BLOCK: 5
TRACT: KNOB HILL
ASSESSOR'S ID #: 7508-015-027

ZONING:

R2

TYPE OF OCCUPANCY:

R-3 / U

TYPE OF CONSTRUCTION:

V-B

LOT:

LOT: 50' X 150.00' = 7500 S.F.

SQUARE FOOTAGE:

EXIST. RESIDENCE: 1,740 S.F.
EXIST. COVERED PORCH: 142 S.F.
DEMO 2-CAR GARAGE: 420 S.F.

NEW A.D.U.: 407 S.F.

NEW 2-CAR GARAGE: 745 S.F.
NON HABITABLE STORAGE: 4,957 C.F.

TOTAL LIVING PROPOSED: 2,147 S.F.

OUTDOOR LIVING SPACE:

REQUIRED: 800 S.F.
PROVIDED: 1,164 S.F.

PARKING:

2-CAR GARAGE

FLOOD ZONE:

X

FIRE SPRINKLERS:

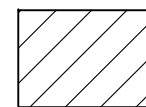
EXISTING RESIDENCE: NONE
NEW A.D.U.: NOT REQUIRED

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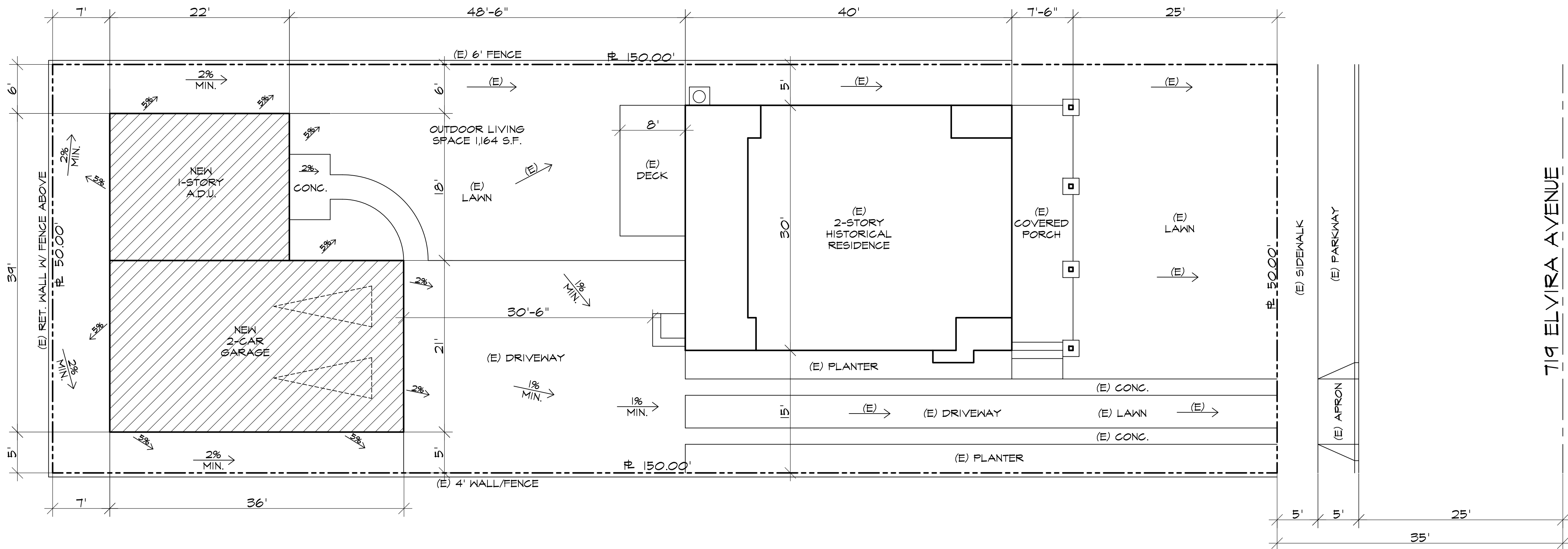
A1.1 JOB DATA, SITE PLAN
A2.1 FLOOR PLANS, ROOF PLAN
A3.1 ELEVATIONS
A4.1 SECTIONS

ALL WORK SHALL CONFORM TO THE 2019
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CODE, 2019 MECHANICAL CODE, 2019 CALIFORNIA
ELECTRICAL CODE, 2019 CALIFORNIA GREEN
BUILDING STANDARDS, 2019 CALIFORNIA ENERGY
STANDARDS AND CITY MUNICIPAL CODES.

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FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.



= NEW 1ST FLOOR AREA



SITE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

CHAMBERLAIN
ASSOCIATES

RESIDENTIAL DESIGN
PROFESSIONAL DRAFTING

MICHAEL S. CHAMBERLAIN
310 S. PROSPECT AVE. #42
REDONDO BEACH, CA 90277
(310)316-3163

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AT:
719 SOUTH ELVIRA AVE
REDONDO BEACH, CA 90277

DATE:

5-29-20

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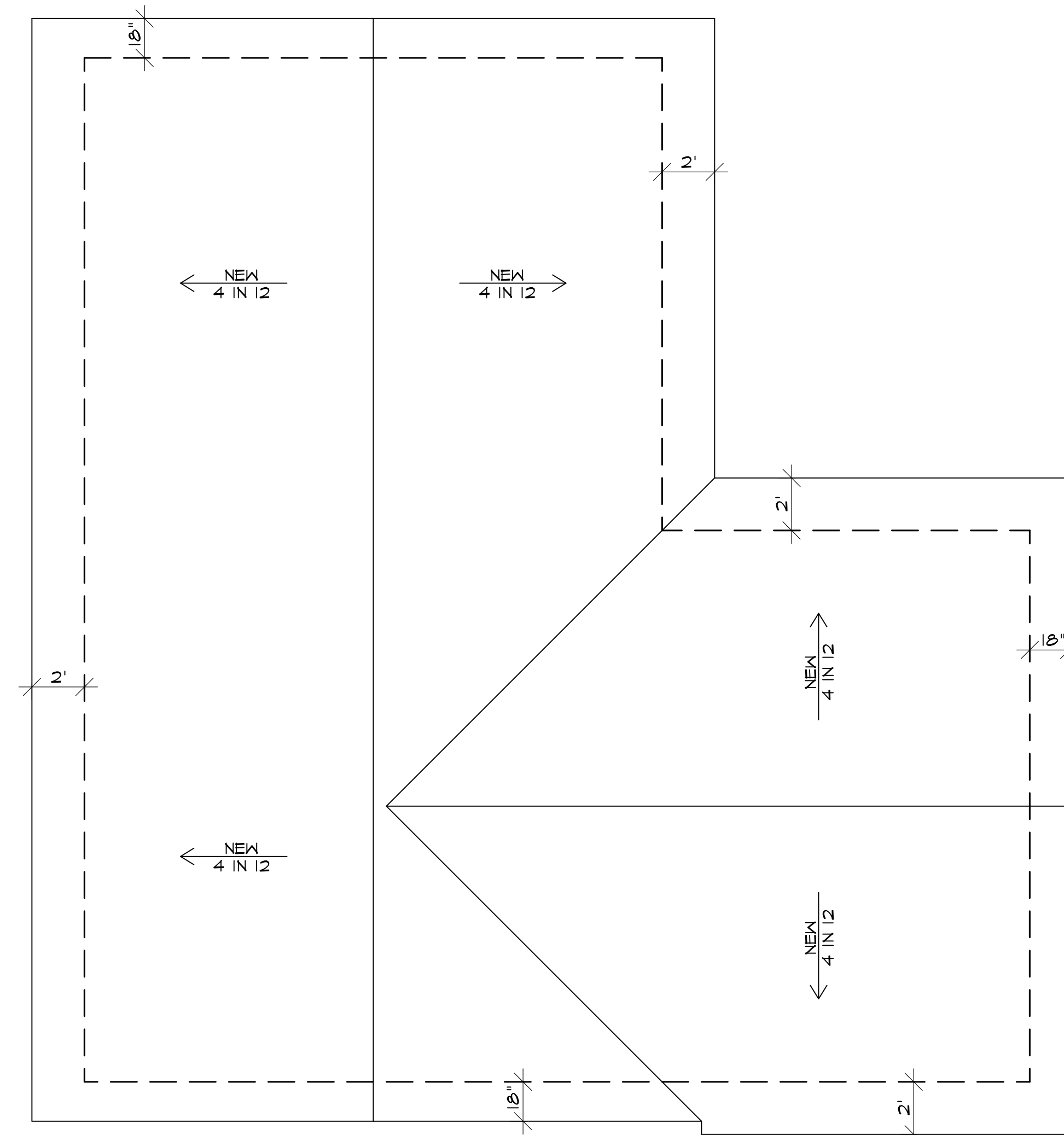
A1.1

DOOR SCHEDULE						
SYM.	SIZE	TYPE	MATERIAL	THICKNESS	GLASS AREA (SQ. FT.)	REMARKS
1	3'-0" X 6'-8"	ENTRY	WOOD	1-3/4"		DECORATIVE TEMPERED SOLID CORE OR EQUAL
2	2'-6" X 6'-8"	INTERIOR	WOOD	1-3/8"		

NOTE: ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND MAXIMUM SHGC OF 0.23

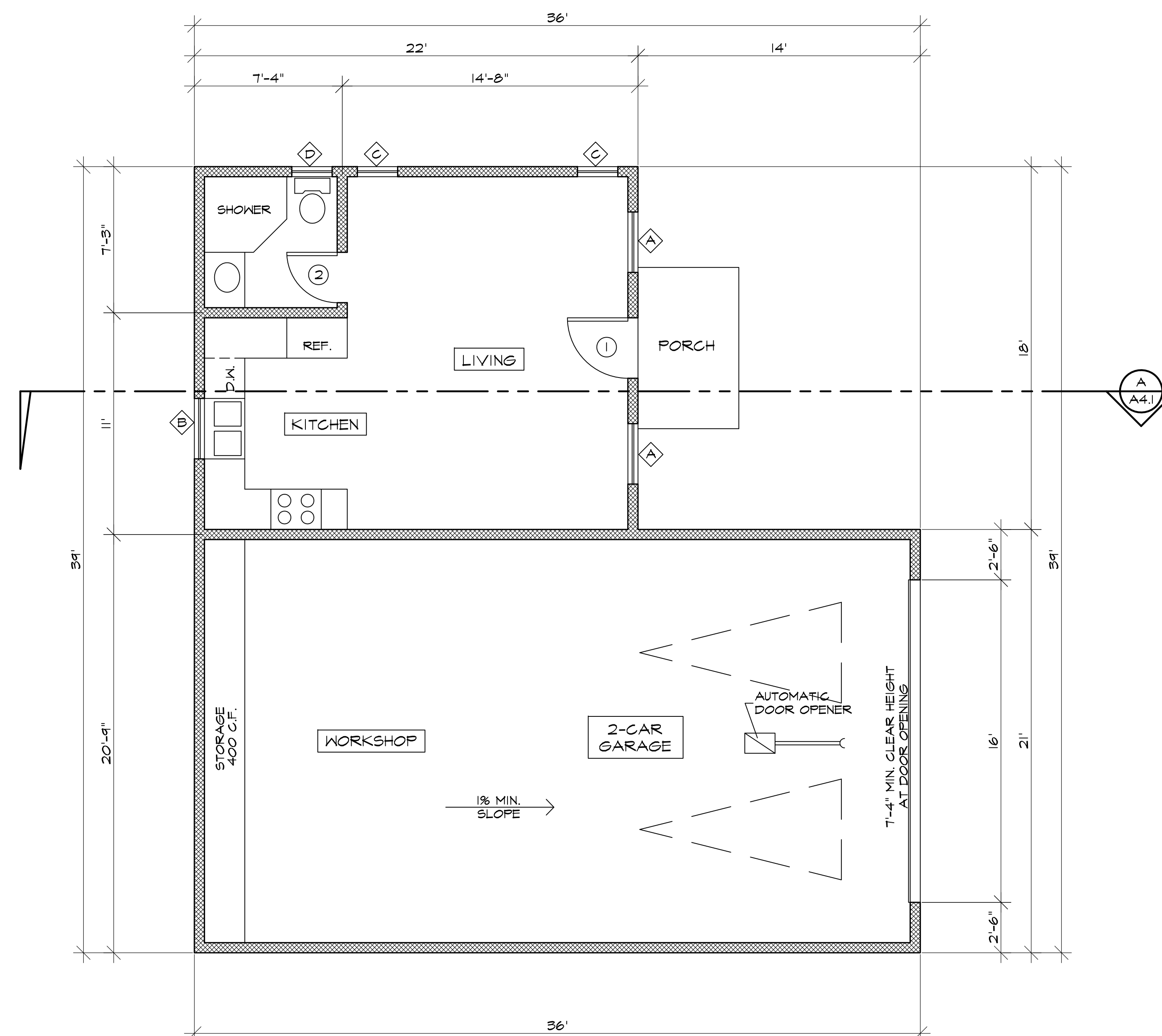
WINDOW SCHEDULE						
SYM.	SIZE	TYPE	HINGE	U-VALUE MAX.	GLASS AREA (SQ. FT.)	REMARKS
A	3'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	15	
B	3'-0" X 4'-6"	WOOD	DOUBLE HUNG	0.30	13.5	TEMPERED
C	2'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	10	
D	2'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	10	TEMPERED

NOTE: ALL WINDOWS SHALL HAVE A MAXIMUM SHGC OF 0.23



ROOF PLAN

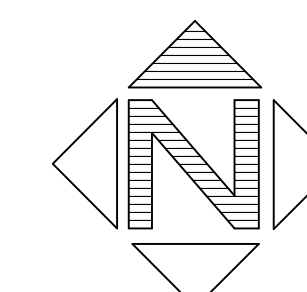
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
A.D.U. LIVING:	407 S.F.
GARAGE:	745 S.F.
STORAGE:	653 C.F.



REVISIONS:

CHAMBERLAIN
ASSOCIATES

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DATE:

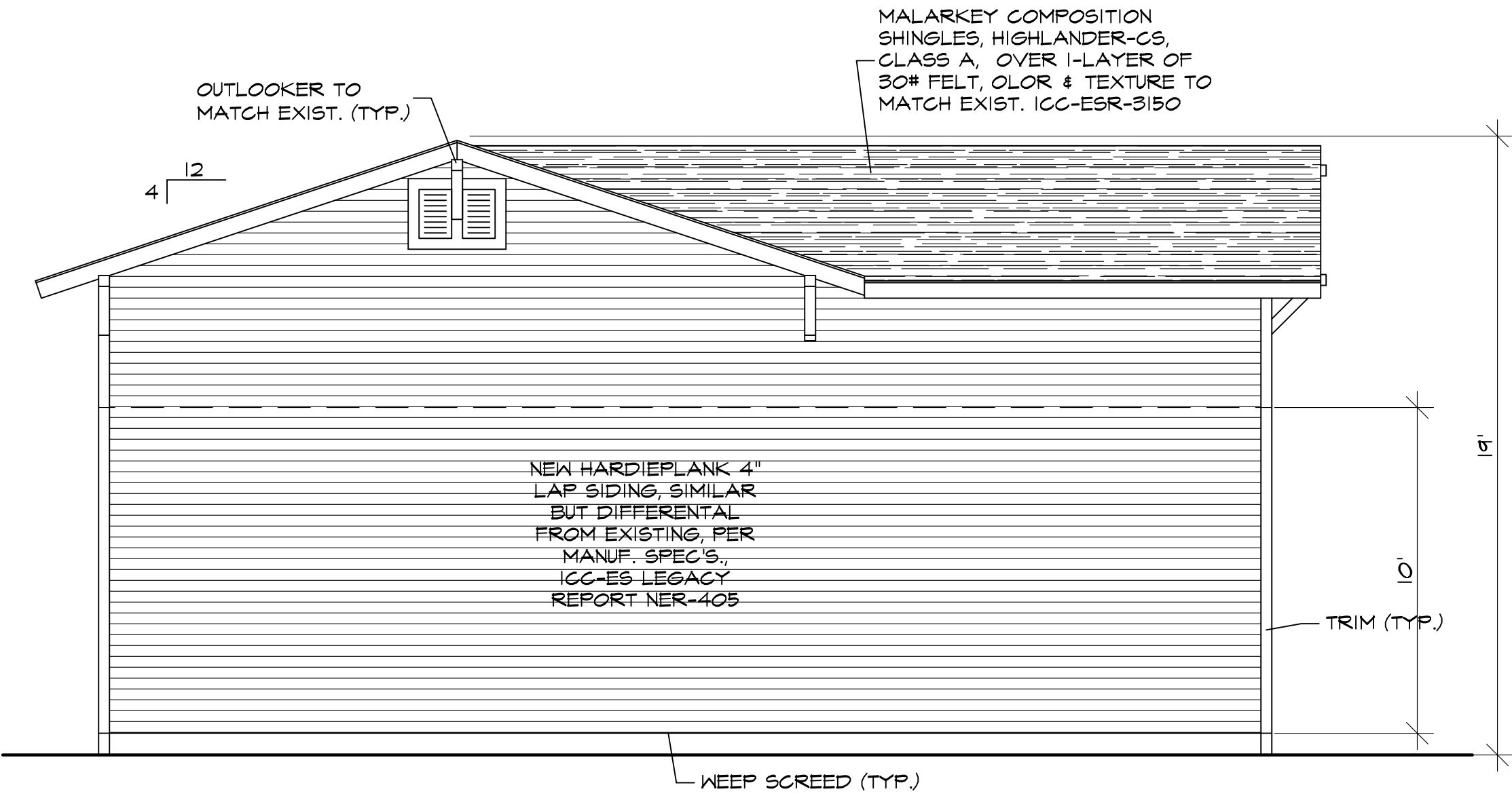
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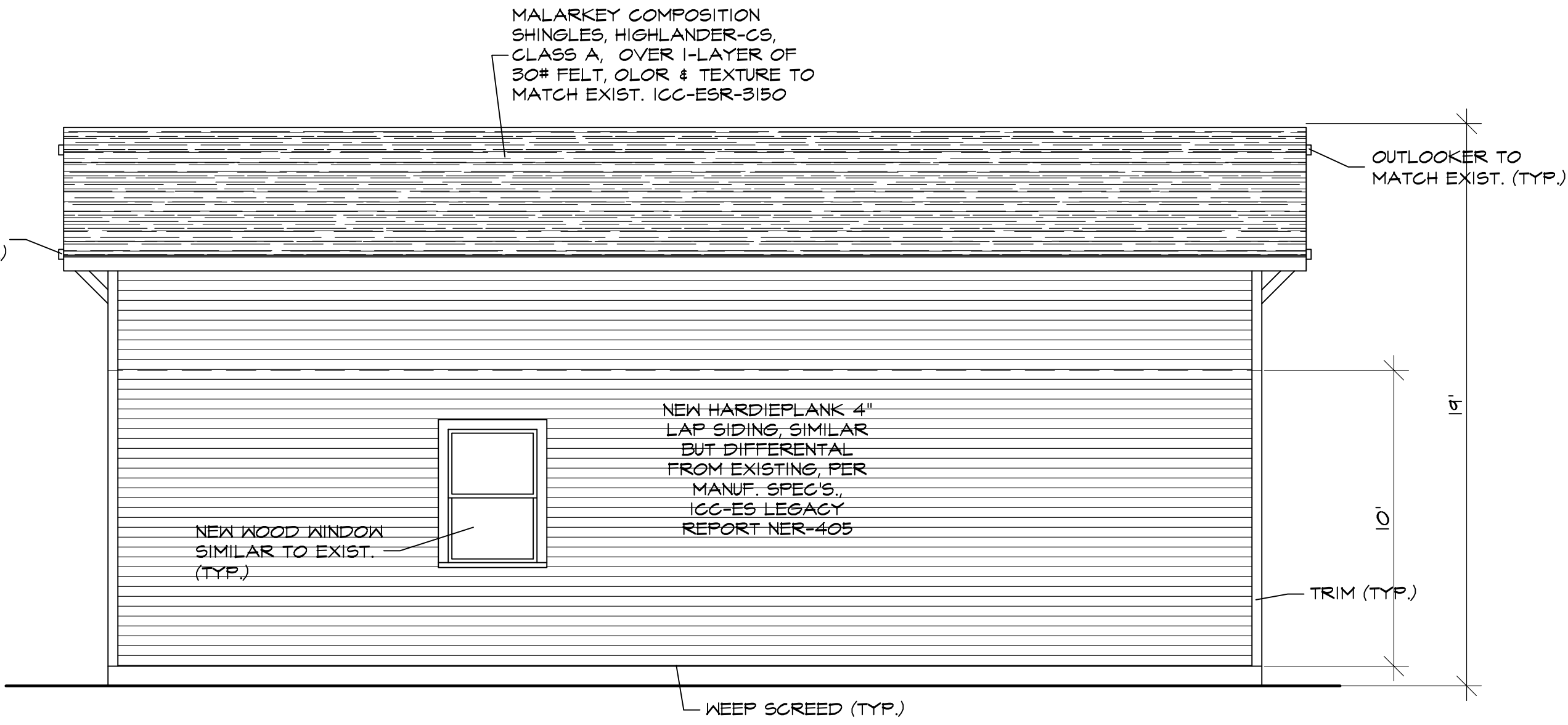
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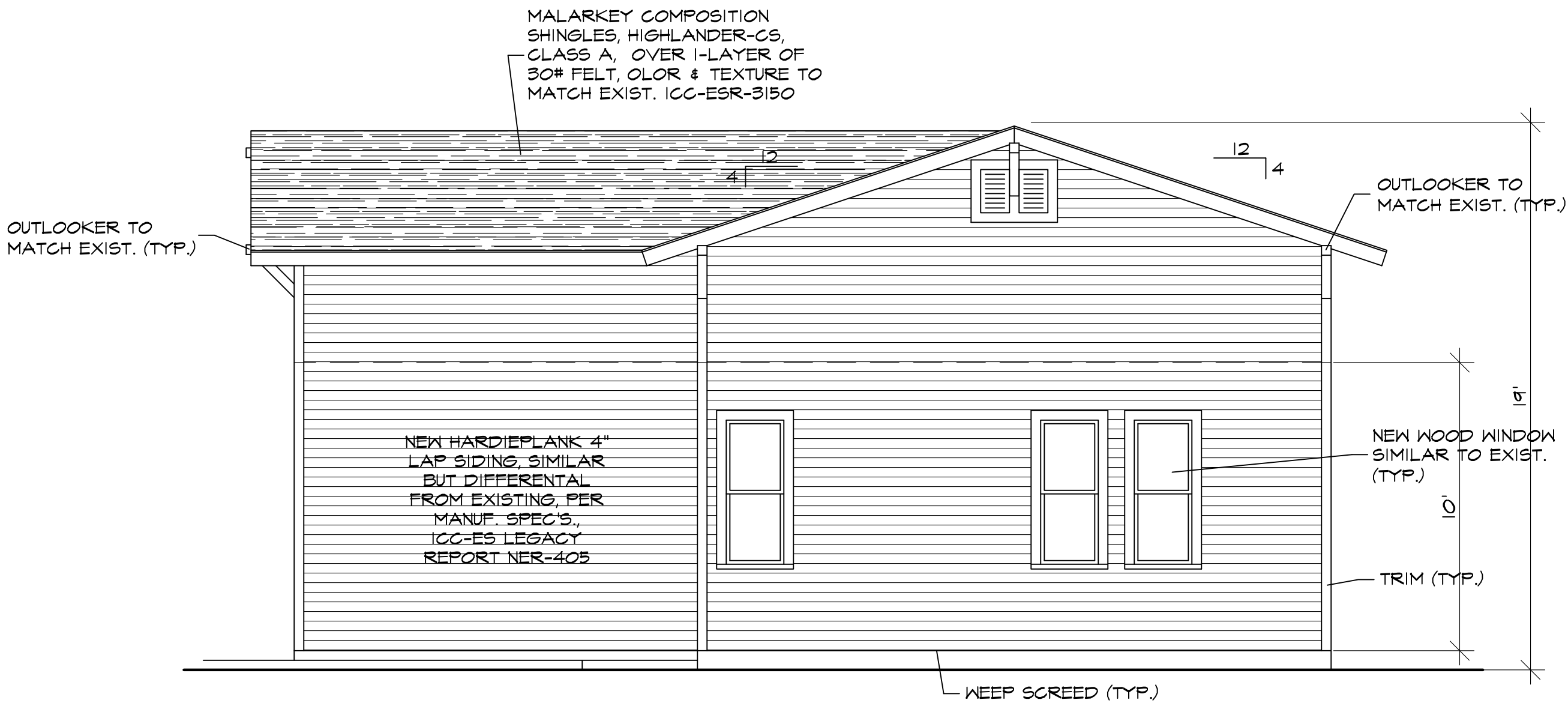
LEFT / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



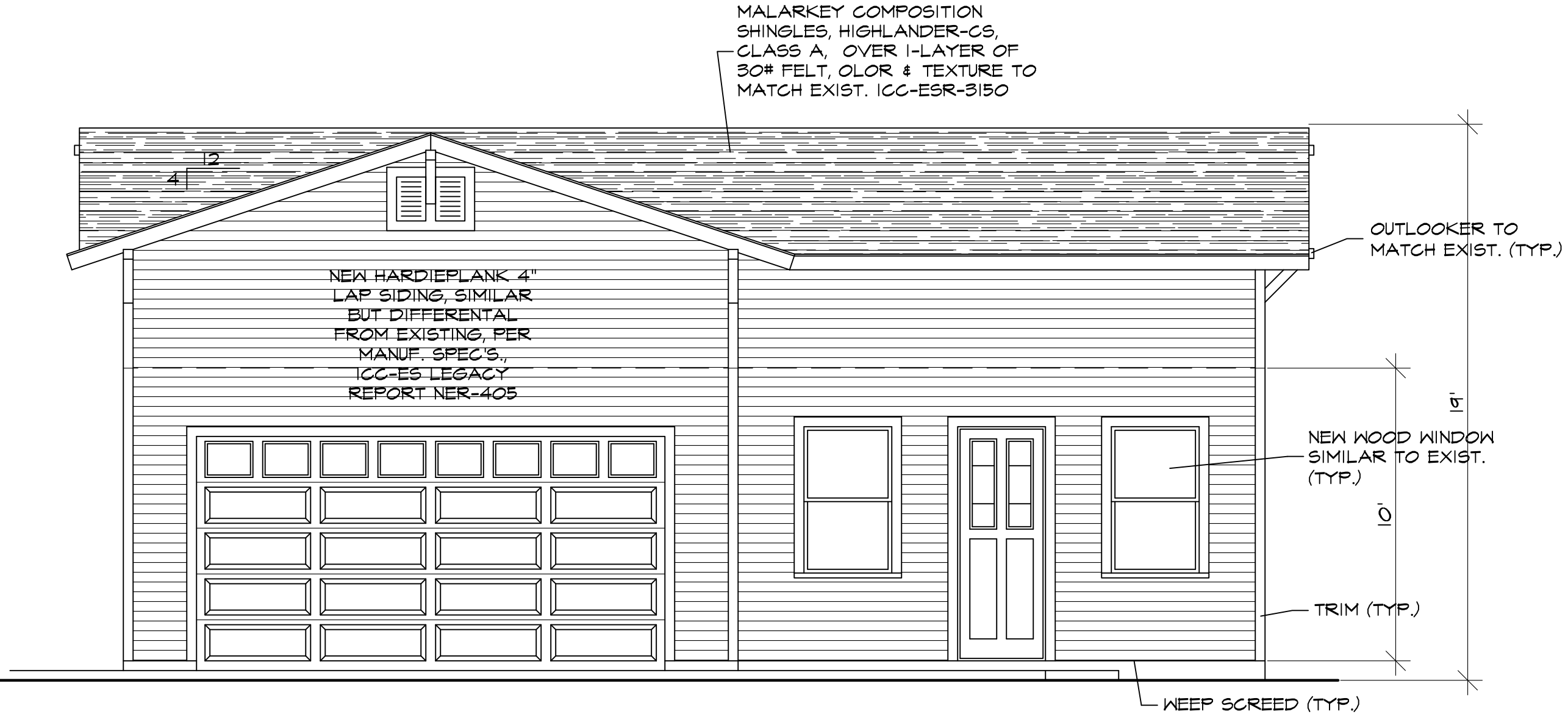
REAR / WEST ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT / NORTH ELEVATION

SCALE: 1/4" = 1'-0"



FRONT / EAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

CHAMBERLAIN ASSOCIATES

RESIDENTIAL DESIGN PROFESSIONAL DRAFTING

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REDONDO BEACH, CA 90277

DATE:

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REVISIONS:

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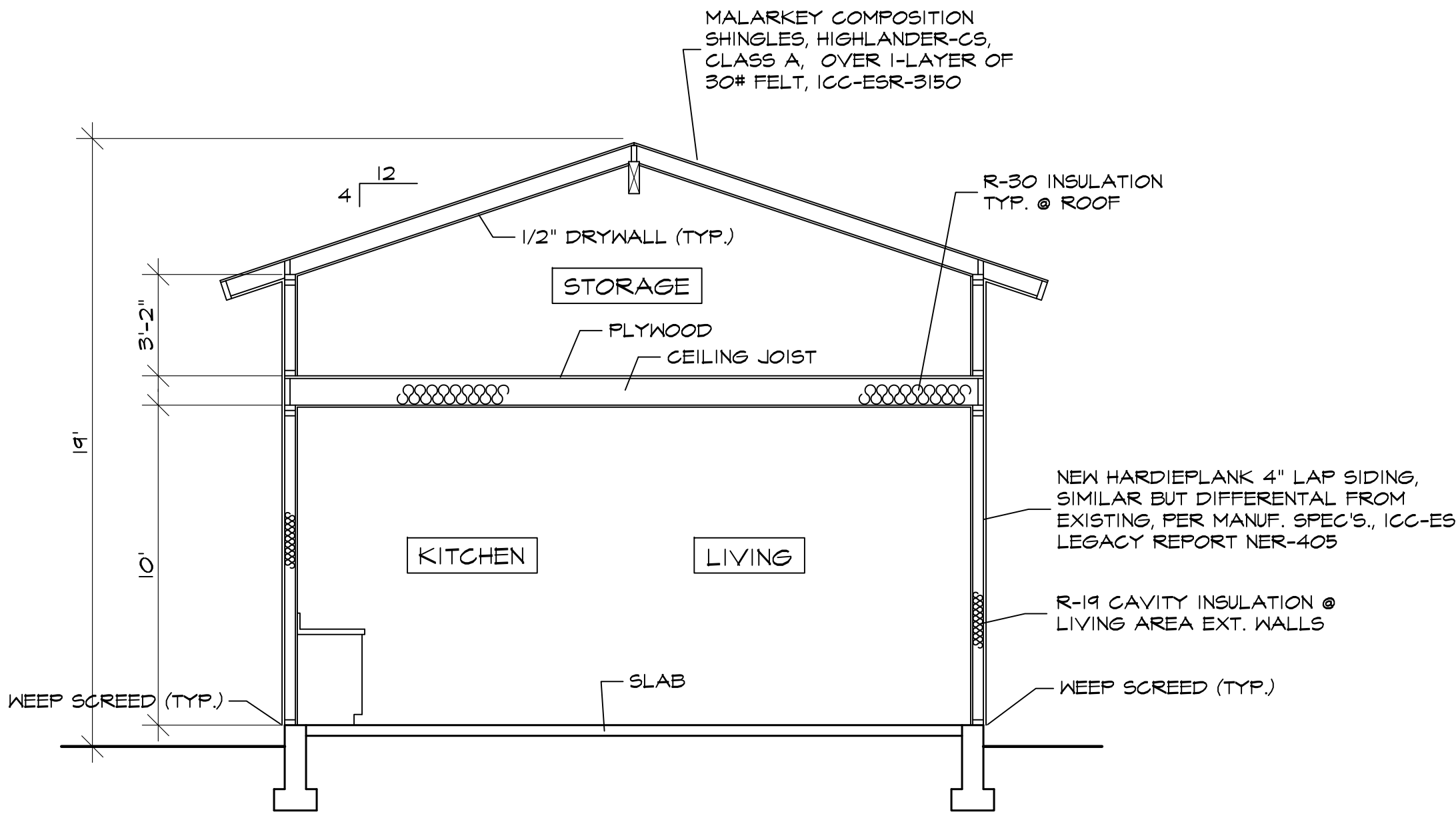
5-29-20

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SECTION A

SCALE: 1/4" = 1'-0"

PROPOSED:

NEW ACCESSORY DWELLING UNIT
BEHIND EXISTING HISTORICAL
RESIDENCE

ADDRESS:

719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

OWNER:

TERRY & LEIGH GASPAROVIC
719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

LEGAL DISCRPTION:

LOT: 94
BLOCK: 5
TRACT: KNOB HILL
ASSESOR'S ID #: 7508-015-027

ZONING:

R2

TYPE OF OCCUPANCY:

R-3 / U

TYPE OF CONSTRUCTION:

V-B

LOT:

LOT: 50' X 150.00' = 7500 S.F.

SQUARE FOOTAGE:

EXIST. RESIDENCE: 1,740 S.F.
EXIST. COVERED PORCH: 142 S.F.
DEMO 2-CAR GARAGE: 420 S.F.

NEW 1ST FLOOR A.D.U.: 32 S.F.
NEW 2ND FLOOR A.D.U.: 748 S.F.
TOTAL NEW A.D.U.: 780 S.F.

NEW 2-CAR GARAGE: 716 S.F.
STORAGE: 653 C.F.

TOTAL LIVING PROPOSED: 2,520 S.F.

OUTDOOR LIVING SPACE:

REQUIRED: 800 S.F.
PROVIDED: 1,335 S.F.

PARKING:

2-CAR GARAGE

FLOOD ZONE:

X

FIRE SPRINKLERS:

EXISTING RESIDENCE: NONE
NEW A.D.U.: NOT REQUIRED

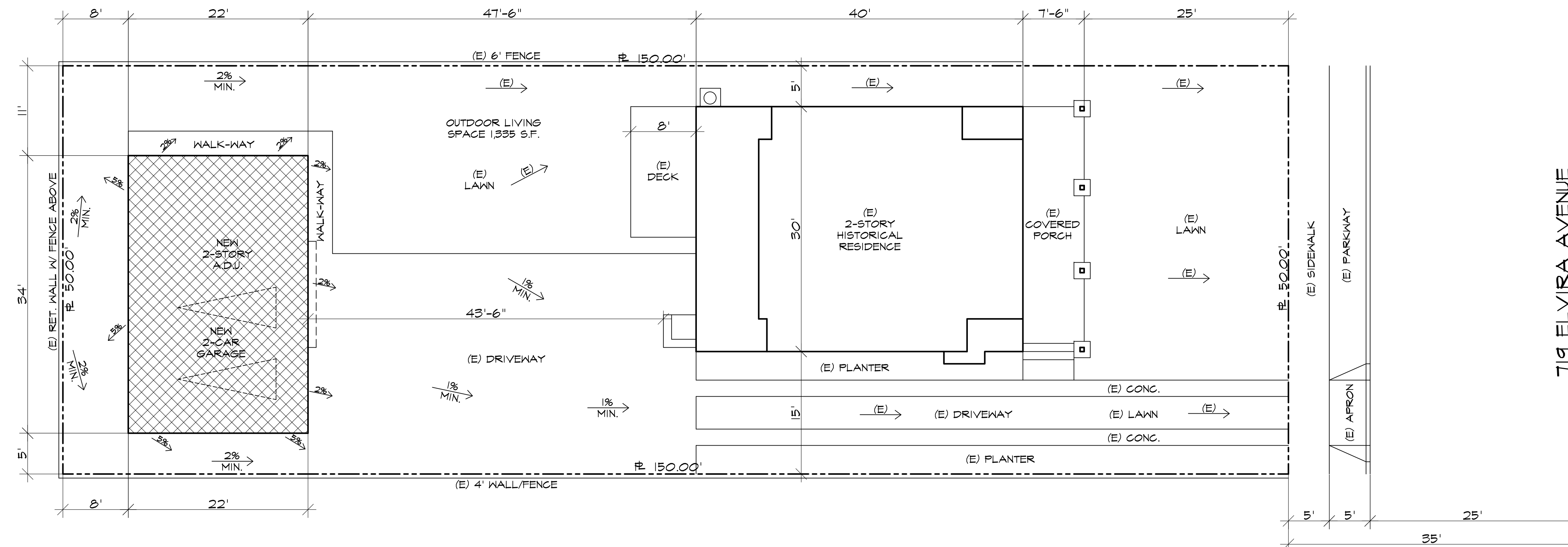
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A2.1 FLOOR PLANS, ROOF PLAN
A3.1 ELEVATIONS
A4.1 SECTIONS

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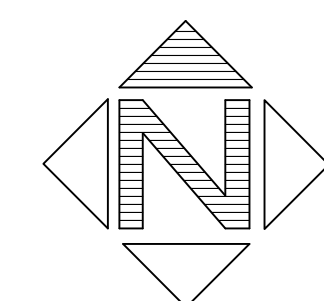
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FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.

-  = NEW 1ST FLOOR AREA
 = NEW 2ND FLOOR AREA



SITE PLAN

SCALE: 1/8" = 1'-0"



REVISIONS:

CHAMBERLAIN
ASSOCIATES

RESIDENTIAL DESIGN
PROFESSIONAL DRAFTING

MICHAEL S. CHAMBERLAIN
310 S. PROSPECT AVE. #42
REDONDO BEACH, CA 90277
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ACCESSORY DWELLING UNIT
AT:
719 SOUTH ELVIRA AVE
REDONDO BEACH, CA 90277

DATE:

5-29-20

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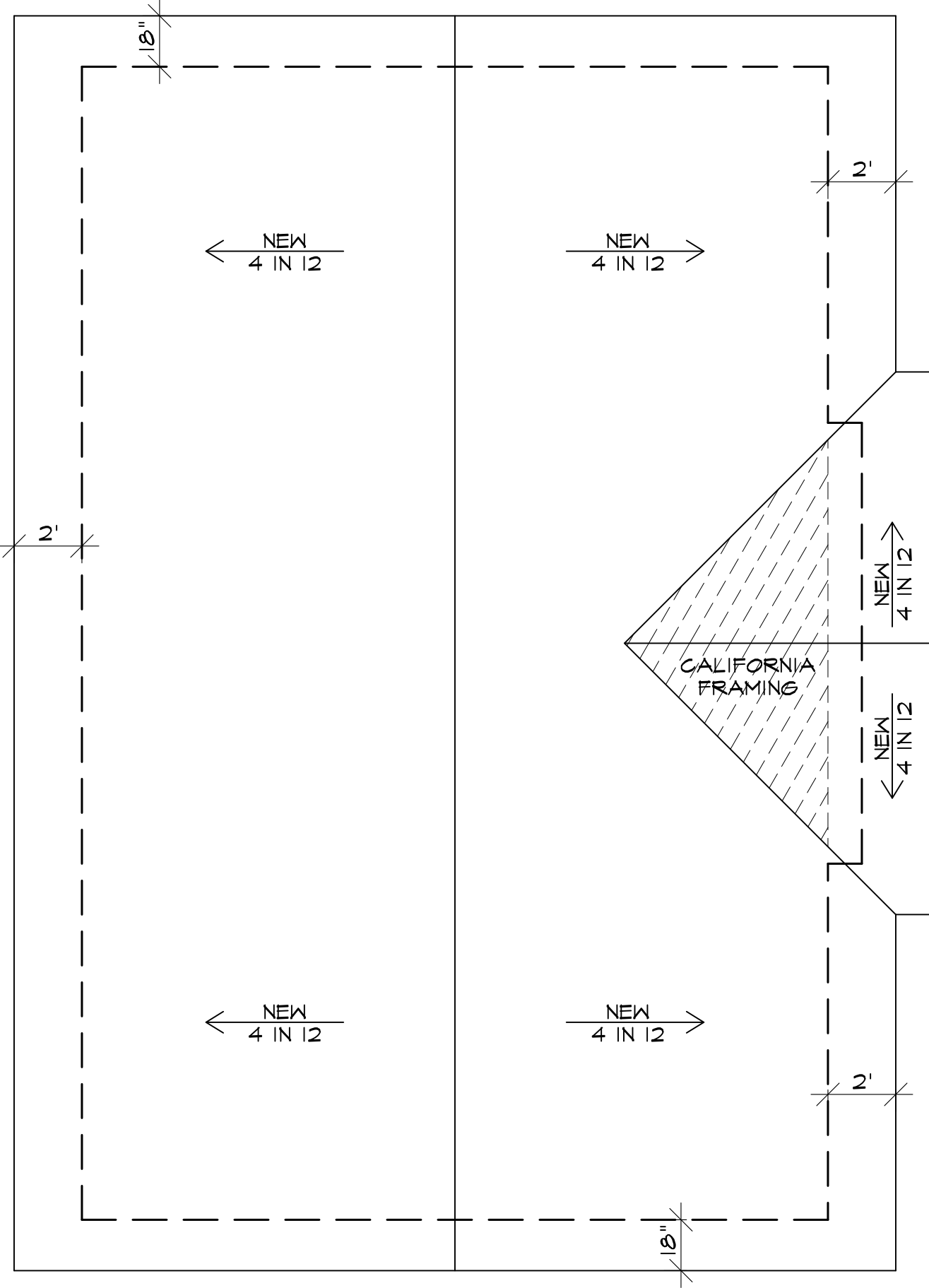
A1.1

DOOR SCHEDULE						
SYM.	SIZE	TYPE	MATERIAL	THICKNESS	GLASS AREA (SQ. FT.)	REMARKS
1	3'-0" X 6'-8"	ENTRY	WOOD	1-3/4"		DECORATIVE TEMPERED SOLID CORE OR EQUAL 1-HOUR SELF-CLOSING SOLID CORE
2	3'-0" X 6'-8"	GARAGE	WOOD	1-3/8"		
3	3'-0" X 6'-8"	INTERIOR	WOOD	1-3/8"		
4	2'-6" X 6'-8"	INTERIOR	WOOD	1-3/8"		
5	8'-0" X 6'-8"	WARDROBE	WOOD	1-3/8"		CLOSET

NOTE: ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND MAXIMUM SHGC OF 0.23

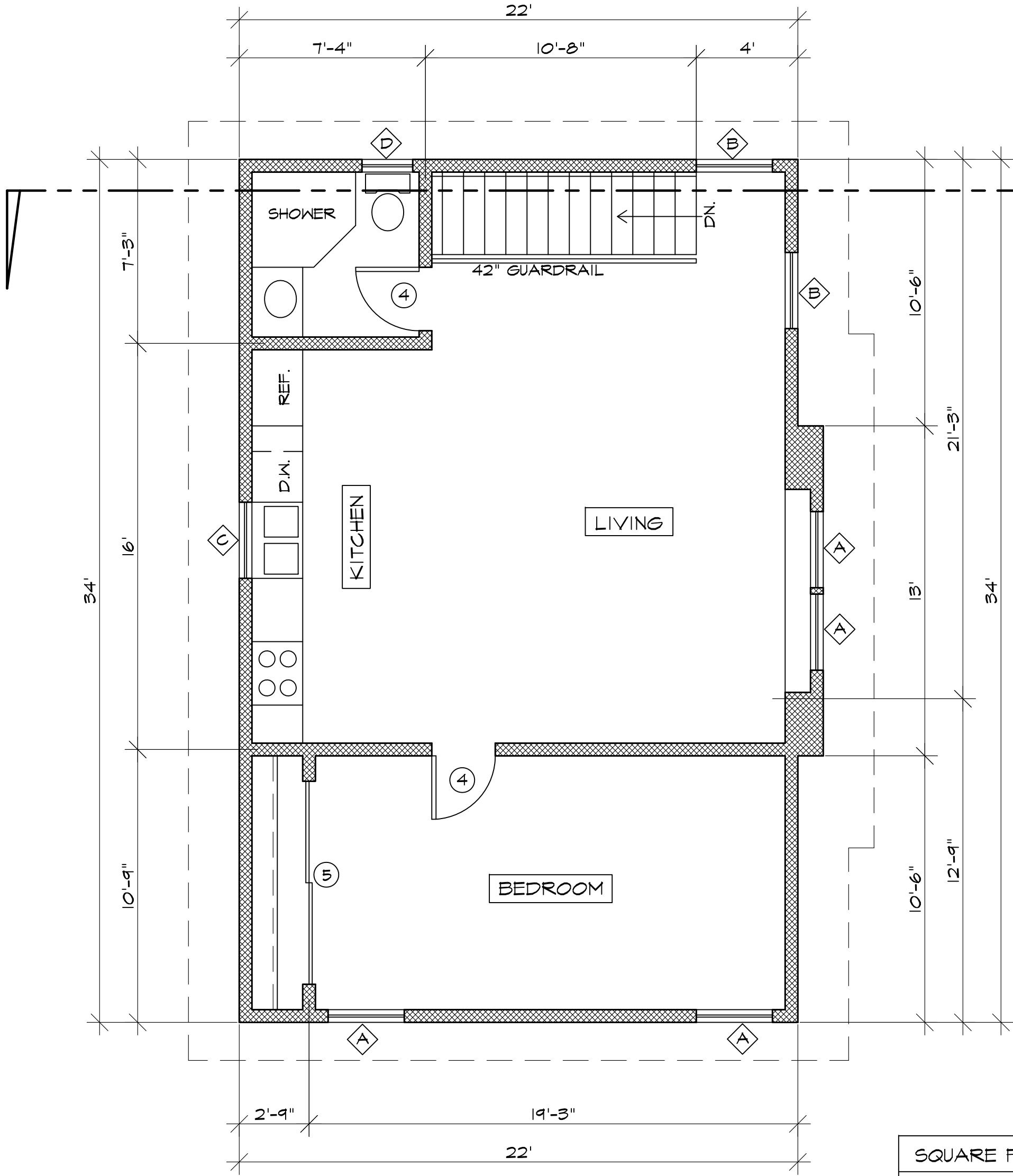
WINDOW SCHEDULE						
SYM.	SIZE	TYPE	HINGE	U-VALUE MAX.	GLASS AREA (SQ. FT.)	REMARKS
A	3'-0" X 4'-6"	WOOD/VINYL	SINGLE HUNG	0.30	13.5	EGRESS AT BEDROOMS
B	3'-0" X 4'-6"	WOOD/VINYL	SINGLE HUNG	0.30	13.5	TEMPERED
C	3'-0" X 3'-0"	WOOD/VINYL	SINGLE HUNG	0.30	9	
D	2'-0" X 3'-0"	WOOD/VINYL	SINGLE HUNG	0.30	6	TEMPERED

NOTE: ALL WINDOWS SHALL HAVE A MAXIMUM SHGC OF 0.23



ROOF PLAN

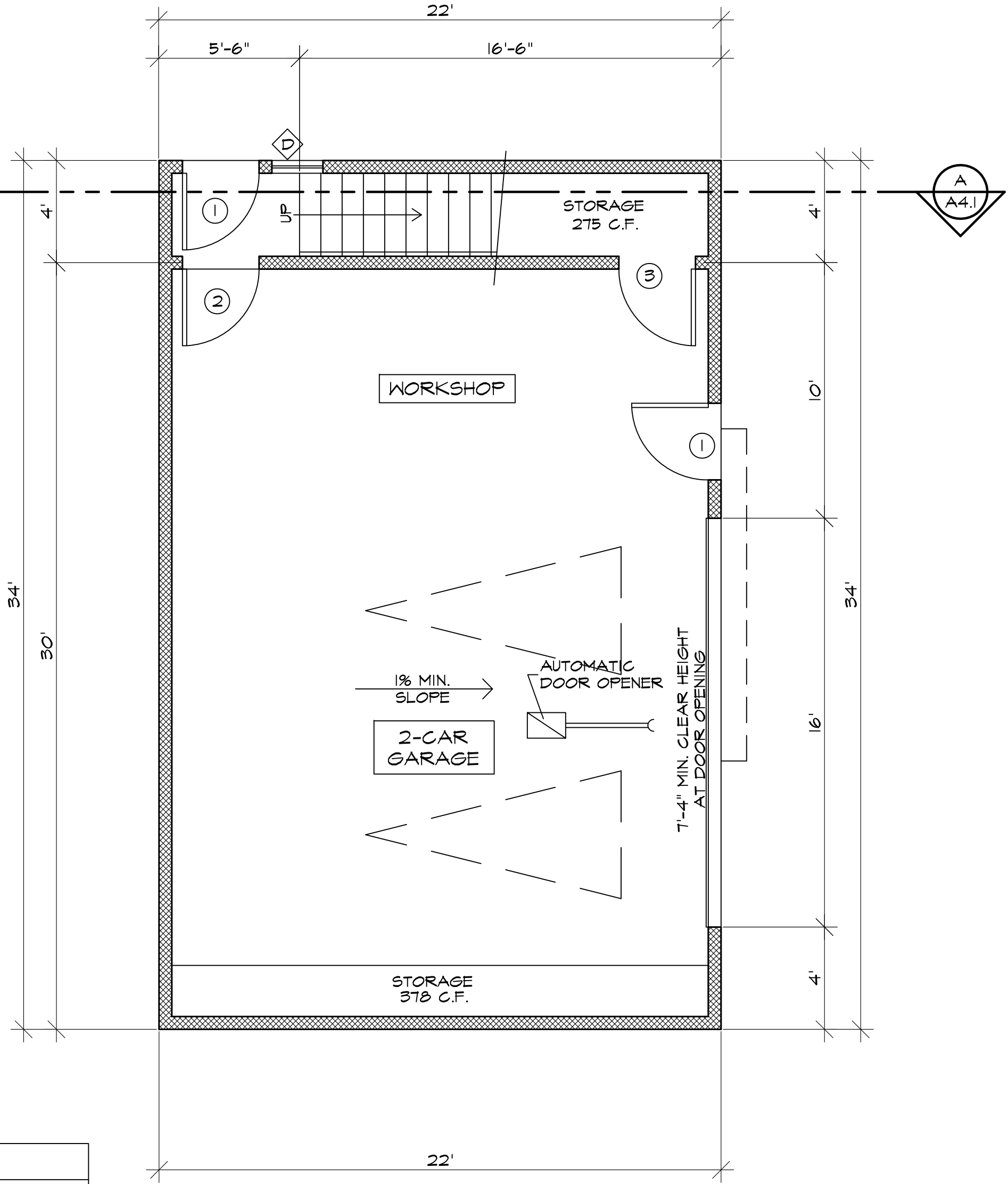
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN

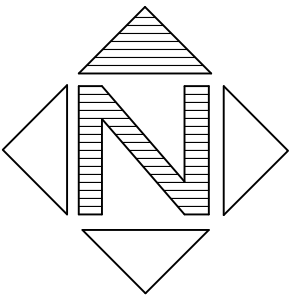
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
1ST FLOOR:	32 S.F.
2ND FLOOR:	743 S.F.
TOTAL:	780 S.F.
GARAGE:	716 S.F.
STORAGE:	653 C.F.



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISIONS:

CHAMBERLAIN ASSOCIATES

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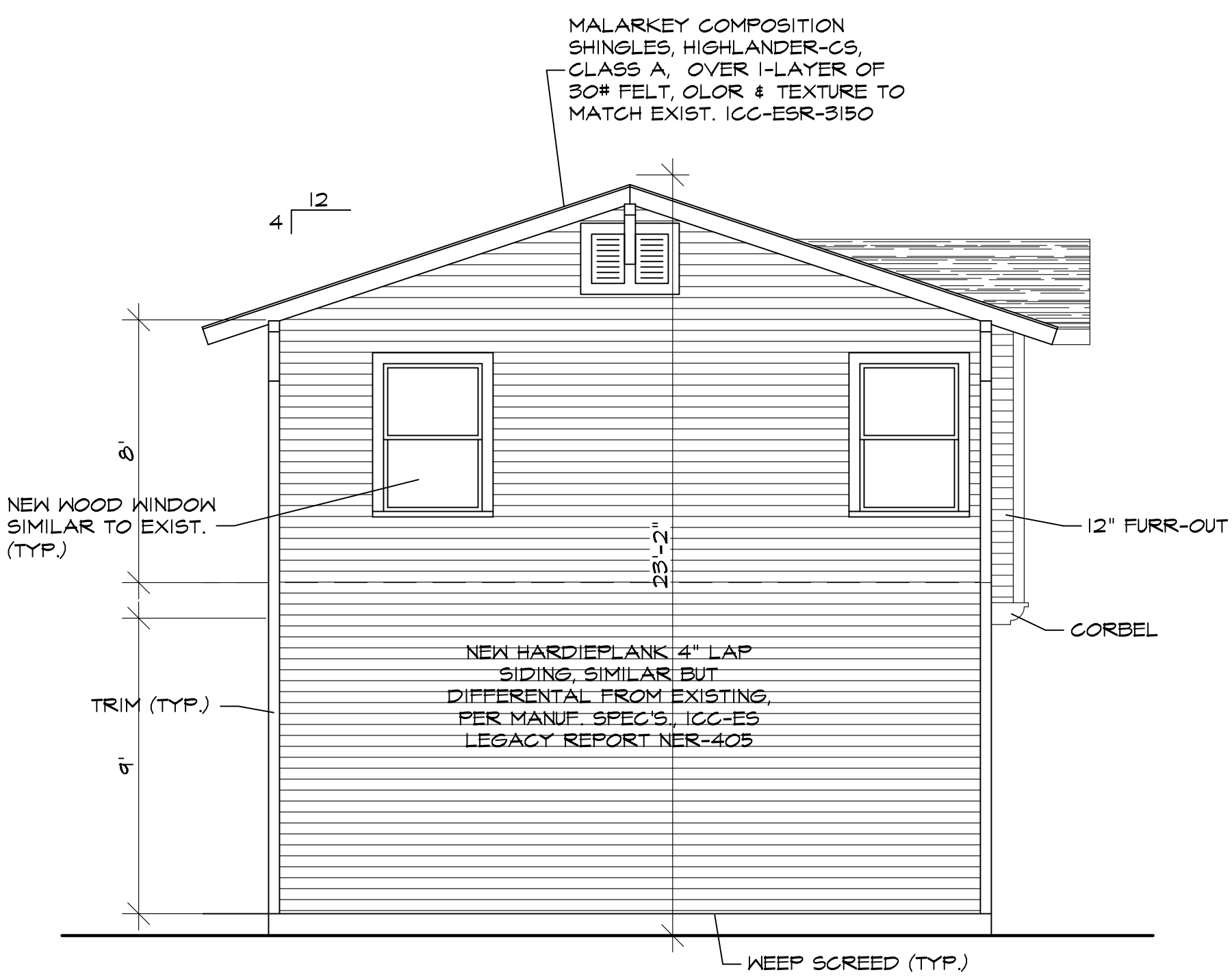
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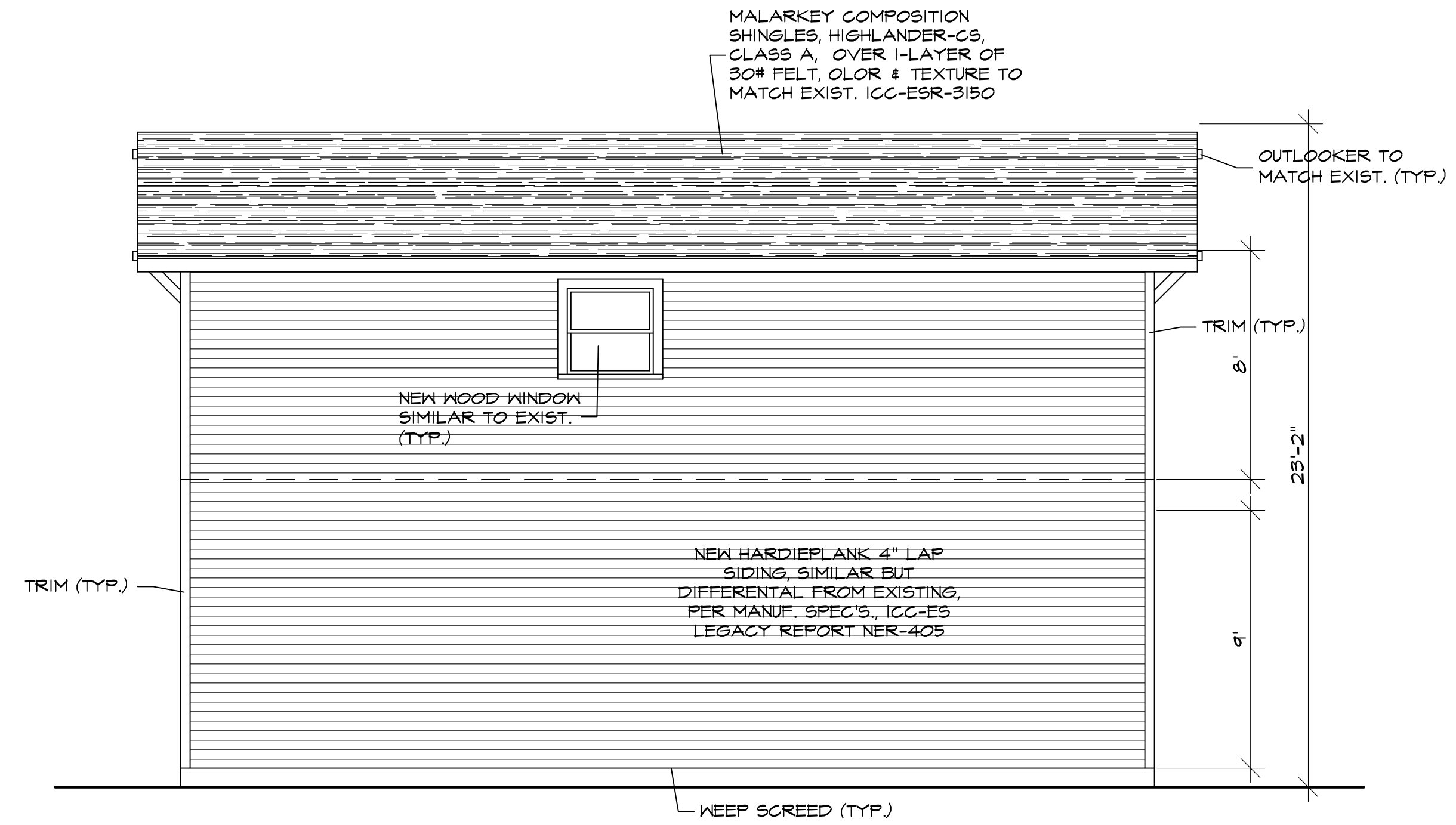
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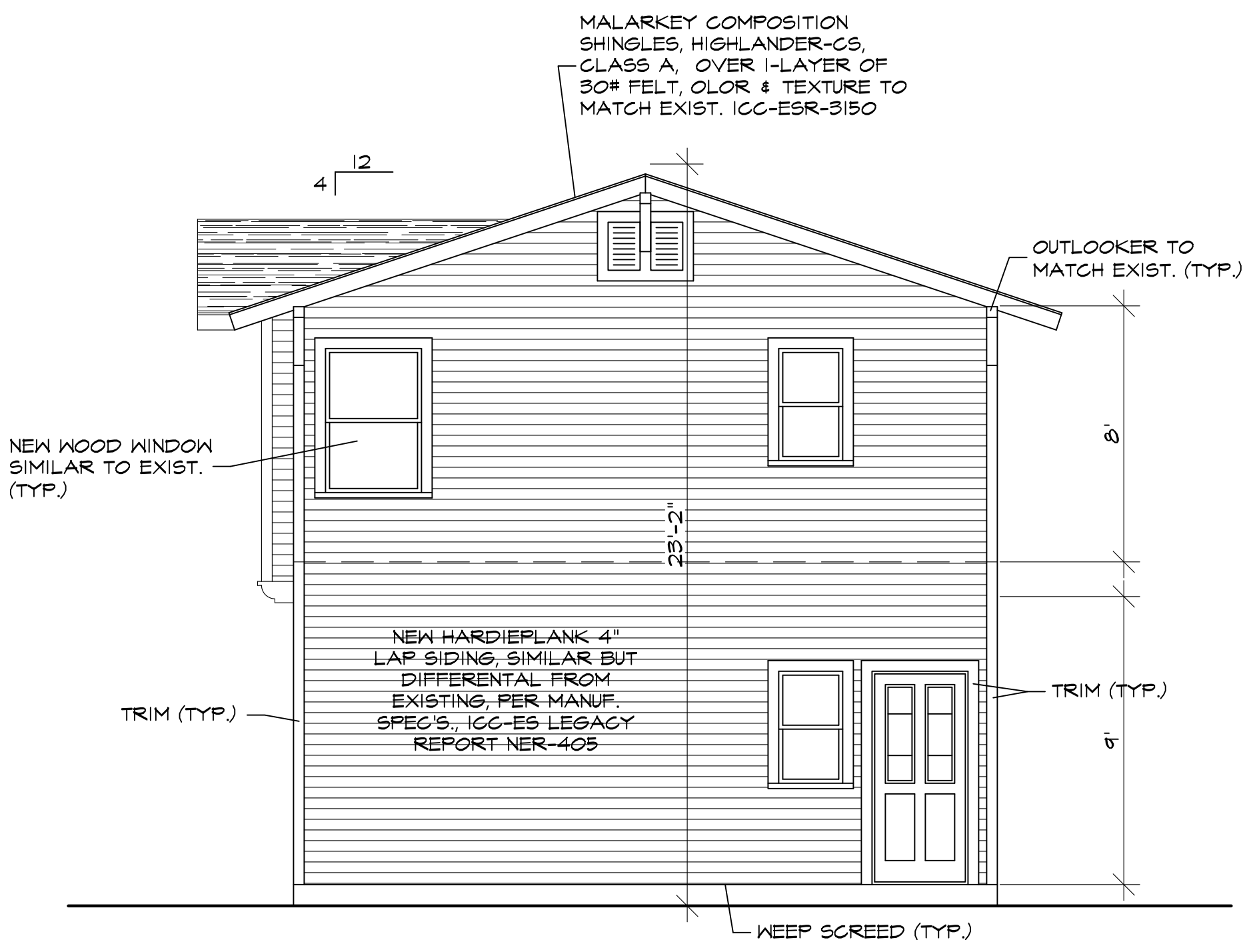
LEFT / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



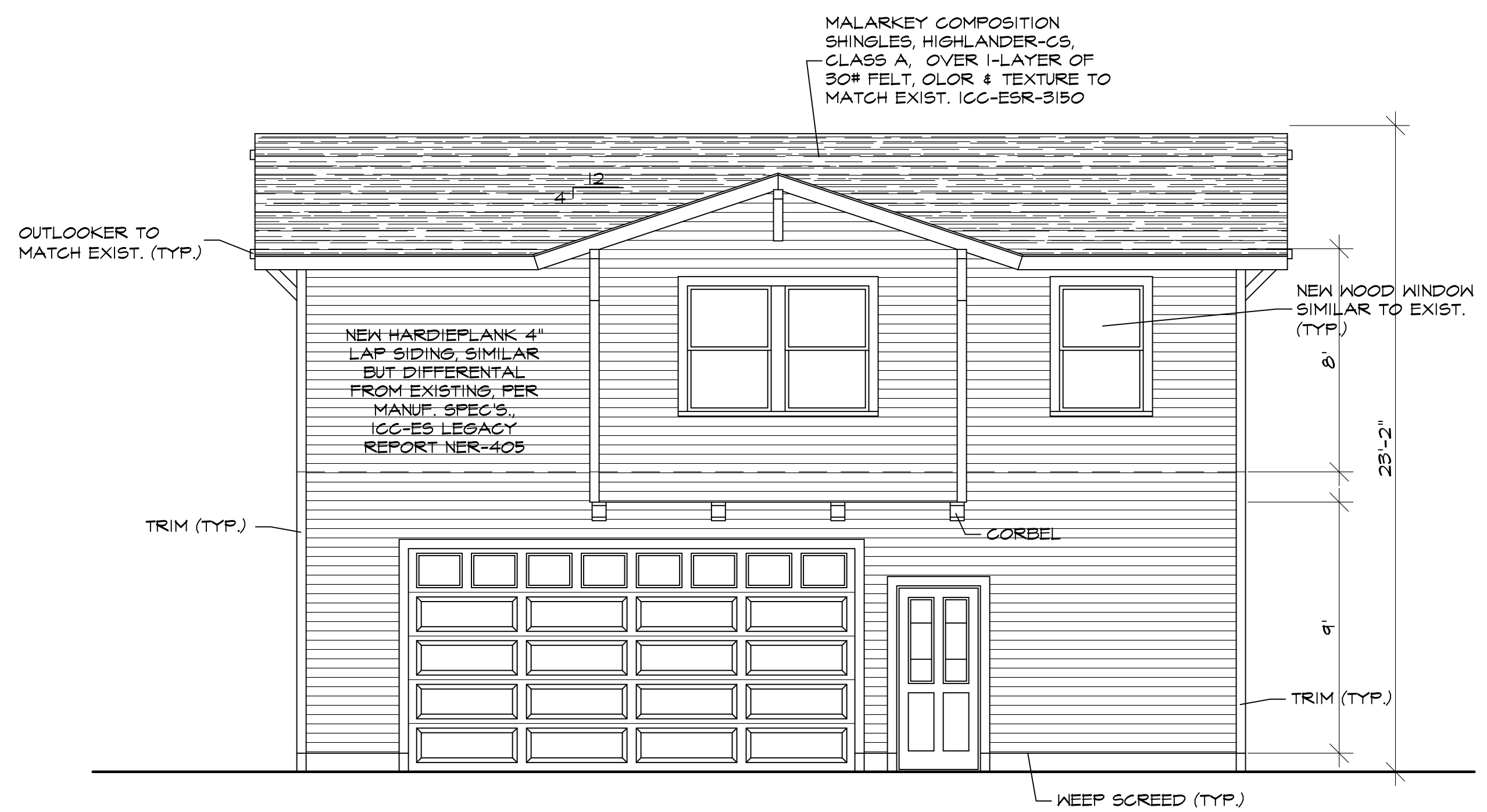
REAR / WEST ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT / NORTH ELEVATION

SCALE: 1/4" = 1'-0"



FRONT / EAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

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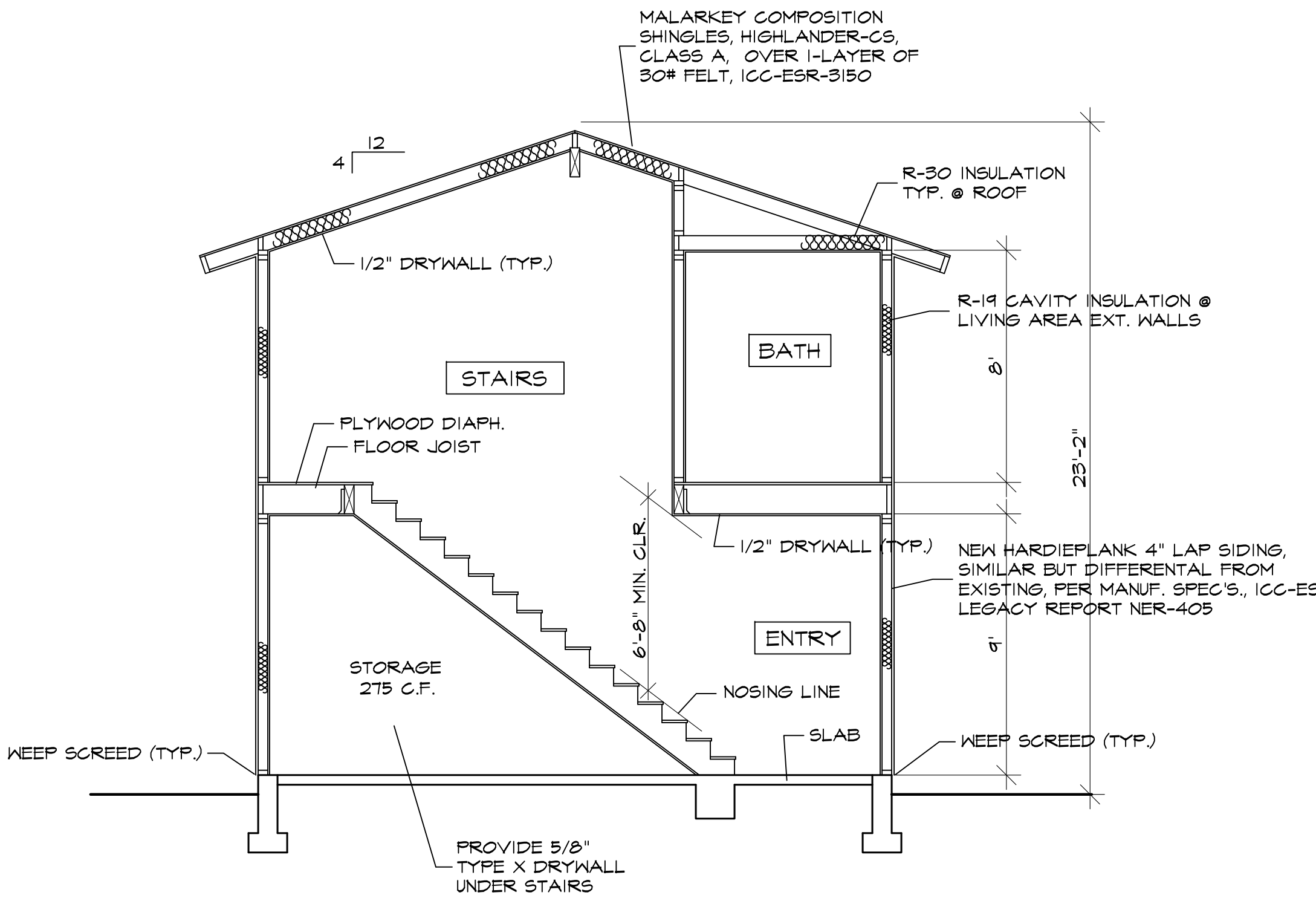
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SECTION A

SCALE: 1/4" = 1'-0"



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.

Notice of Administrative Decision

Page 2 of 3

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

Notice of Administrative Decision

Page 3 of 3

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

From: Terry L Gasparovic
Sent: Wednesday, July 29, 2020 10:07 PM
To: Stacey Kinsella <Stacey.Kinsella@redondo.org>
Cc: 'Wilson Gasparovic, Leigh A'
Subject: 719 Elvira Appeal

Hi Stacey,

We would like to appeal the results of the ADR.

We are very disappointed and to get the ADR back from Planning rejected. So back in January 2020 we were told that Redondo Beach did not have an active ADU ordinance. So we contacted Planning, City Council and even HCD to try and understand Redondo Beach's ADU requirements and how we could move forward. We had a hard time finding information on Redondo Beach unlike all the other cities like Torrance and Hermosa that updated their ADU ordinances in December of 2019. So since Redondo had no code and the State code was the default we contacted HCD. They assured us that our plans were OK for a two story ADU on 719 Elvira, so we turned our drawings in to Planning on 2/12/2020 for approval. Unfortunately the plans were rejected because it was two story. We told planning were working with HCD and that they approved of what we were building. Then you requested that we resubmit the drawings again to Planning but this time include the HCD emails. So we turned them in again on 2/26/2020 along with the HCD emails. Once again Planning came back and rejected our plans because it was two story. But this time you suggested we turn in an ADR. So we had hoped that the conversations that Redondo Beach Planning had with HCD cleared up all the confusion so we could build our ADU. So we once again submitted the two story plans. But because it has been almost 14 months and were serious about wanting to get started we also included plans for a single story ADU with a slightly raised roof to add some privacy and a little storage to the ADU. But once again they both got rejected. So we are not sure why Planning asked us to submit the drawings.

Here is our problem with the results.

Our two story house sits well below the 3 story apartments in front of and behind our home. Both of the ADU designs we submitted are below the roof of our house and all the structures around us. The size and height of the ADU plans we submitted are nothing unusual for Redondo Beach. You see them all around the neighborhood and can even find one under construction on El Redondo right now. Because I don't think Redondo has an ADU active ordinance. The thing that keeps coming to mind is that what we want to build is almost half the size of the two on a lot condos that could get built on this R-2 lot.

We look forward to reviewing our project with the Planning Commission,

Thanks,
Terry and Leigh Gasparovic



Dear Community Development Director,

We are asking for an Administrative Design Review of our project at 719 Elvira.

For over a year now we have been working with Planning to try to come up with a design that allows for garage with an attached ADU. There were a few ideas that were suggested, but they took up the outdoor space we want to protect, such as two separate backyard structures, etc.. What we want is nothing new to Redondo Beach - you can find them all over the city. We just want a small ADU/Office space that is connected to a rear garage. It would be a place for our out-of-state family to stay when they visit, and for use as a home office, so my wife doesn't have to commute to downtown Los Angeles every day. The ADU will also add some privacy from the three sets of condos that overlook our backyard, so that we will feel comfortable using the grassy area for family activities.

When we learned that the current ADU ordinance for Redondo Beach would be null and void in 2020 we looked into what it would become. It was exactly what we wanted to build, almost identical to what was allowed last year, before the new ordinance went into place just after we closed escrow. To make sure there was no confusion, we contacted HCD several times and we always got the same answer: what we want to build is currently allowed in Redondo Beach. Then we contacted Redondo Beach to confirm they did not have a new ADU ordinance in place. We were told they do not currently have an ADU ordinance, but that they are working on one. So within weeks we had prints updated, engineered and printed. We hired soil sample companies and surveyors to make sure we got everything to the City in time, before a new ordinance was put in place. We did not want to be left out like we were just after closing escrow. So, on Feb 12, 2020 we dropped off all of our drawings. We had the soil samples and surveying complete and submitted to the City. We thought we had everything ready for approval. But it was all given back to us with no written explanation. I was just told verbally that it was too tall and too large. So we had an email from HCD saying the two story was legal, but we were told we couldn't build it. When I asked the planners what I could do to help make it pass, they suggested making it smaller. So we had our designer reduce the size of the garage and ADU. Then we had it all engineered again and turned it in on Feb 26, 2020. This time with the HCD emails that explained that since Redondo had no ordinance in place the two-story unit was acceptable. Then on March 5, 2020 it was all given back to me again and I was told again that it was too tall. But I explained I had the HCD email. The planner

suggested that I wait a couple weeks and resubmit the drawings under the new ADR documentation Planning was going to introduce. So that is what I am doing now.

In order to save time and possibly give the City and myself more options, I am submitting two sets of prints. They are both well below the 35' and taller apartments behind and in front of my house. One is one story and the other is two story. Ideally, we would like to have both versions pass, than pick the best option for our family. But they both give us the space, privacy and the flexibility we are going to need while we rebuild the beautiful little 100 year old house we hope to raise our family in.

We are at a point where we have owned this home for over a year, while it has sat vacant and potentially deteriorating further, and we have lost out on thousands in rental income on our current home. It's important for us to try to reach an acceptable resolution, or give up on this dream and figure out something else to do with this property, which would be a bit heartbreaking for us. Restoring it without expanding the garage and getting some additional usable space and, importantly, some privacy in the backyard, are really not acceptable options for our family.

Thank you for your time and understanding,

Terry Gasparovic
310 413 3336





Administrative Report

L.1., File # PC20-1548

Meeting Date: 10/15/2020

TO: PLANNING COMMISSION
FROM: SEAN SCULLY, PLANNING MANAGER
SUBJECT: DISCUSSION REGARDING OPEN SPACE

TITLE

DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE

EXECUTIVE SUMMARY

The Planning Commission made a referral to staff for a presentation and discussion regarding the City's open space policies and regulations. This administrative report will provide the basic framework of the open space regulations within the Zoning Ordinance. The staff presentation at the meeting will demonstrate applicability and examples from which the Planning Commission can guide their discussion.

BACKGROUND

Section 10-2.1510 (Zoning Ordinance) and Section 10-5.1510 (Coastal Land Use Plan Implementing Ordinance) regulate the outdoor living space requirements for residential development. The calculation of outdoor living space depends on the location and dimensions of the space. Each dwelling unit must incorporate at least one private patio, balcony, deck, or yard, with minimum open living space requirements based on the type of development:

- Single-Family - 800-square feet
- R-2 zoned condominium developments - 450-square feet per unit
- R-3 zoned condominium developments - 350-square feet per unit
- RMD Medium-Density condominium developments - 350-square feet per unit
- RH High-Density condominium developments - 200-square feet per unit
- Mixed-Use zoned condominium developments - 200-square feet per unit

The Zoning Code allows for bonuses for private patios, balconies, and/or decks which are located off of a communal living area such as a kitchen, dining room, and/or living room. Depending on the dimensions, the open space adjacent to a communal living area can receive a bonus calculation of either 150% or 200%.

Certain outdoor living space areas, such as roof decks or areas not adjacent to communal living, are credited at a lower ratio than the actual square-footage. Front and side setbacks, and areas such as driveways and walkways are not considered outdoor living space.

Lastly, developments in the Mixed-Use (MU) and Regional Commercial (CR) zones require usable public open space subject to the following criteria:

Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

- (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
- (2) Public open space shall be contiguous to the maximum extent feasible.
- (3) Areas less than ten (10) feet in width shall not count as public open space.
- (4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

ATTACHMENTS

Section 10-2.1510 Outdoor living space requirements in residential and mixed-use zones (Zoning Ordinance)

Section 10-5.1510 Outdoor living space requirements in residential and mixed-use zones (Coastal Land Use Plan Implementing Ordinance)



Administrative Report

L.1., File # PC20-1548

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Section 10-5.1510 Outdoor living space requirements in residential and mixed-use zones (Coastal Land Use Plan Implementing Ordinance)

Redondo Beach Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 10 PLANNING AND ZONING](#)[Chapter 2 ZONING AND LAND USE](#)[Article 3. General Regulations](#)[Division 2. Residential and Mixed-Use Zones](#)**10-2.1510 Outdoor living space requirements in residential and mixed-use zones.**

(a) **Purpose.** Each residential and mixed-use zone establishes a minimum square footage of required outdoor living space per dwelling unit. Calculation of outdoor living space depends on the location and dimensions of the space. It is the purpose of these standards to encourage a design where all or most of the outdoor living space is private and that public outdoor living space is secondary.

(b) **Minimum area requirements: R-1, R-1A, R-2, R-3, R-3A, and RMD zones.** Notwithstanding the total outdoor living space required by the zone, each dwelling unit shall be developed with at least one private patio, balcony, deck (not including roof decks), or yard, as described in subsection (c) of this section, with a minimum area of 300 square feet including bonuses, and a minimum dimension of ten (10) feet.

(c) **Qualifying outdoor living space areas: all residential and mixed use zones.** The following types and sizes of space, developed to the following standards, shall qualify as outdoor living space for dwelling units in all residential and mixed-use zones:

(1) **Private patios, balconies, and decks.**

a. **Location, dimensions, and design.** Private patios and decks having a minimum dimension of ten (10) feet by (10) feet and private balconies having a minimum dimension of five (5) feet by ten (10) feet shall qualify if they are located at approximately the same level as the dwelling unit which they serve, and are open to the sky for fifty (50%) percent of their actual area and enclosed by no more than three (3) building walls.

b. **Calculating outdoor living space.** Qualifying outdoor living space shall be counted based on the actual area of the space except as follows:

1. Private balconies not located immediately adjacent to either a kitchen, dining room, living room or similar communal area shall be counted at fifty (50%) percent of the actual area.

2. A bonus of one hundred fifty (150%) percent of actual area shall be granted for private balconies which have minimum dimensions of seven (7) feet by ten (10) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.

3. A bonus of 200 percent of actual area shall be granted for private patios, balconies, and decks which have minimum dimensions of ten (10) feet by fifteen (15) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.

(2) **Private and public roof decks.**

a. **Location, dimensions and design.** Private and public roof decks shall qualify if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

b. **Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.

(3) **Public exterior courts, pools, and activity areas.**

a. **Location, dimensions and design.** Public exterior courts, pools and activity areas shall qualify if they have a minimum dimension of twenty (20) feet by twenty (20) feet, and have not less than twenty (20%) percent of their total area devoted to decorative landscaping. Any portion of a public exterior court or activity area which is not devoted to decorative landscaping shall be either surfaced with decorative architectural materials or developed as sports, game, and/or play equipment areas, putting greens, gardens, reflection pools, fountains, or other similar uses.

b. **Calculating outdoor living space.** Public exterior courts, pools and activity areas shall be counted at 100 percent of their actual area, but shall not comprise more than fifty (50%) percent of the total outdoor living space requirement for the development.

(4) **Public interior recreation rooms.**

a. **Location, dimension, and design.** Recreation rooms shall qualify if they are located immediately adjacent to a public space that qualifies as outdoor living space under the provisions of this section, such as an exterior court or pool, and have a minimum dimension of twenty (20) feet by twenty (20) feet. Interior recreation rooms shall be furnished and maintained with indoor recreational facilities and/or equipment, such as gymnastic equipment, sauna baths, and game tables, which are accessible to all tenants within the development.

b. **Calculating outdoor living space.** A recreation room shall be counted at 100 percent of its actual area, but shall not comprise more than twenty-five (25%) percent of the total outdoor living space requirement for the development.

(5) **Required and non-required setbacks.**

a. **Location, dimensions, and design.** Required side setbacks, required rear setbacks, required building separations, and non-required setback areas on the ground level shall qualify as outdoor living space if they are ten (10) feet or more in width. Required and non-required setbacks counted as outdoor living space shall be developed in accordance with the standards of one or more of the above specified types of outdoor living space.

b. **Calculating outdoor living space.** The creditable area of required and non-required setbacks, where they are for the sole use of one dwelling, shall be calculated in the same manner used for private patios and decks.

(6) **Other types of outdoor living space.** Space which does not fall within the above categories of outdoor living space may qualify as outdoor living space if:

a. It conforms to the purpose and intent of this section; and

b. It is not specifically prohibited in this section.

(7) **Nonqualified outdoor living space.** The following types of space shall not, under any circumstances, qualify as outdoor living space:

a. Required front setbacks;

b. Areas that do not have the minimum dimensions to qualify as outdoor living space under the provisions of this section;

c. Pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;

d. Areas beneath pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;

e. Areas devoted to automobiles and other vehicles, including, but not limited to, driveways, parking spaces, turning radii, aisles, and required planters within open parking areas;

f. Areas devoted to trash enclosures or containers;

g. Areas devoted to public utility vaults, meters, pumps, and similar apparatus unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;

h. Areas devoted to ventilation and air shafts unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;

i. Areas with a slope greater than five (5%) percent with the exception of decoratively landscaped mounds within an area that otherwise qualifies as outdoor living space under the provisions of this section.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by Ord. 2773 c.s., eff. August 1, 1996)

Redondo Beach Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 10 PLANNING AND ZONING](#)[Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE](#)[Article 3. General Regulations](#)[Division 2. Residential and Mixed-Use Zones](#)**10-5.1510 Outdoor living space requirements in residential and mixed-use zones.**

(a) **Purpose.** Each residential and mixed-use zone establishes a minimum square footage of required outdoor living space per dwelling unit. Calculation of outdoor living space depends on the location and dimensions of the space. It is the purpose of these standards to encourage a design where all or most of the outdoor living space is private and that public outdoor living space is secondary.

(b) **Minimum area requirements: R-1, R-2, R-3A, and RMD zones.** Notwithstanding the total outdoor living space required by the zone, each dwelling unit shall be developed with at least one private patio, balcony, deck (not including roof decks), or yard, as described in subsection (c) of this section, with a minimum area of 300 square feet including bonuses, and a minimum dimension of ten (10) feet.

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b. **Calculating outdoor living space.** Qualifying outdoor living space shall be counted based on the actual area of the space except as follows:

1. Private balconies not located immediately adjacent to either a kitchen, dining room, living room or similar communal area shall be counted at fifty (50%) percent of the actual area.

2. A bonus of 150 percent of actual area shall be granted for private balconies which have minimum dimensions of seven (7) feet by ten (10) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.

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a. **Location, dimensions and design.** Public exterior courts, pools and activity areas shall qualify if they have a minimum dimension of twenty (20) feet by twenty (20) feet, and have not less than twenty (20%) percent of their total area devoted to unusable decorative landscaping. Any portion of a public exterior court or activity area which is not devoted to decorative landscaping shall be either surfaced with decorative architectural materials or developed as sports, game, and/or play equipment areas, putting greens, gardens, reflection pools, fountains, or other similar uses. Porous pavement or other similar water quality Best Management Practices (BMPs) shall be encouraged.

b. **Calculating outdoor living space.** Public exterior courts, pools and activity areas shall be counted at 100 percent of their actual area, but shall not comprise more than fifty (50%) percent of the total outdoor living space

requirement for the development.

(4) **Public interior recreation rooms.**

a. **Location, dimension, and design.** Recreation rooms shall qualify if they are located immediately adjacent to a public space that qualifies as outdoor living space under the provisions of this section, such as an exterior court or pool, and have a minimum dimension of twenty (20) feet by twenty (20) feet. Interior recreation rooms shall be furnished and maintained with indoor recreational facilities and/or equipment, such as gymnastic equipment, sauna baths, and game tables, which are accessible to all tenants within the development.

b. **Calculating outdoor living space.** A recreation room shall be counted at 100 percent of its actual area, but shall not comprise more than twenty-five (25%) percent of the total outdoor living space requirement for the development.

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a. **Location, dimensions, and design.** Required side setbacks, required rear setbacks, required building separations, and non-required setback areas on the ground level shall qualify as outdoor living space if they are ten (10) feet or more in width. Required and non-required setbacks counted as outdoor living space shall be developed in accordance with the standards of one or more of the above specified types of outdoor living space.

b. **Calculating outdoor living space.** The creditable area of required and non-required setbacks, where they are for the sole use of one dwelling, shall be calculated in the same manner used for private patios and decks.

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- b. It is not specifically prohibited in this section.

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- e. Areas devoted to automobiles and other vehicles, including, but not limited to, driveways, parking spaces, turning radii, aisles, and required planters within open parking areas;
- f. Areas devoted to trash enclosures or containers;
- g. Areas devoted to public utility vaults, meters, pumps, and similar apparatus unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;
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(§ 1, Ord. 2905 c.s., eff. August 5, 2003)

View the [mobile version](#).

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING October 15, 2020

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

**L.1. DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES
RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE**

CONTACT: SEAN SCULLY, PLANNING MANAGER

- PowerPoint Presentation

Outdoor Living Space & Public Open Space

Discussion Item
Planning Commission
October 15, 2020

Outdoor Living Space

- Residential Development Standards- Zoning Requirement
- Purpose and Intent
 - Go beyond required setbacks
 - Achieve higher quality and livability
 - Design for local climate and environmental conditions
 - Differentiate Redondo Beach from most other cities

Outdoor Living Space- Incentive Approach

- R-1 Zone and SFR in any zone (except R-1A – 400 sq. ft.): 800 sq. ft.
- Condominium/Multi-Family (one area must be a minimum of 300 sq.ft. including bonuses and have a minimum dimension of 10')
 - R-2: 450 sq.ft. Condo; 400 sq.ft. MF
 - R-3 & RMD: 350 sq.ft. Condo; 350 sq.ft. MF
 - RH-1-3: 200 sq.ft Condo; 200 sq.ft. MF
- Calculations of outdoor living space depends on the location and dimensions of the space.
- Design for utility (usability) – larger areas incentivized
 - Minimum 5'x 10' dimension (100 percent credit)
 - Chairs with side table
 - Minimum 7'x 10' dimension (150 percent credit)
 - Lounge chairs with tables
 - Minimum 10'x 15' dimension (200 percent credit)
 - Dining table, chairs and room for service and activities
 - Access requirement from living area otherwise (Kitchen, dining room, living room or similar communal area) the area only receives 50 percent credit
 - Roof Deck 500 sq. ft. maximum, 15' x 15' minimum dimensions (15 percent credit)

Lot Area = 7,496 SF

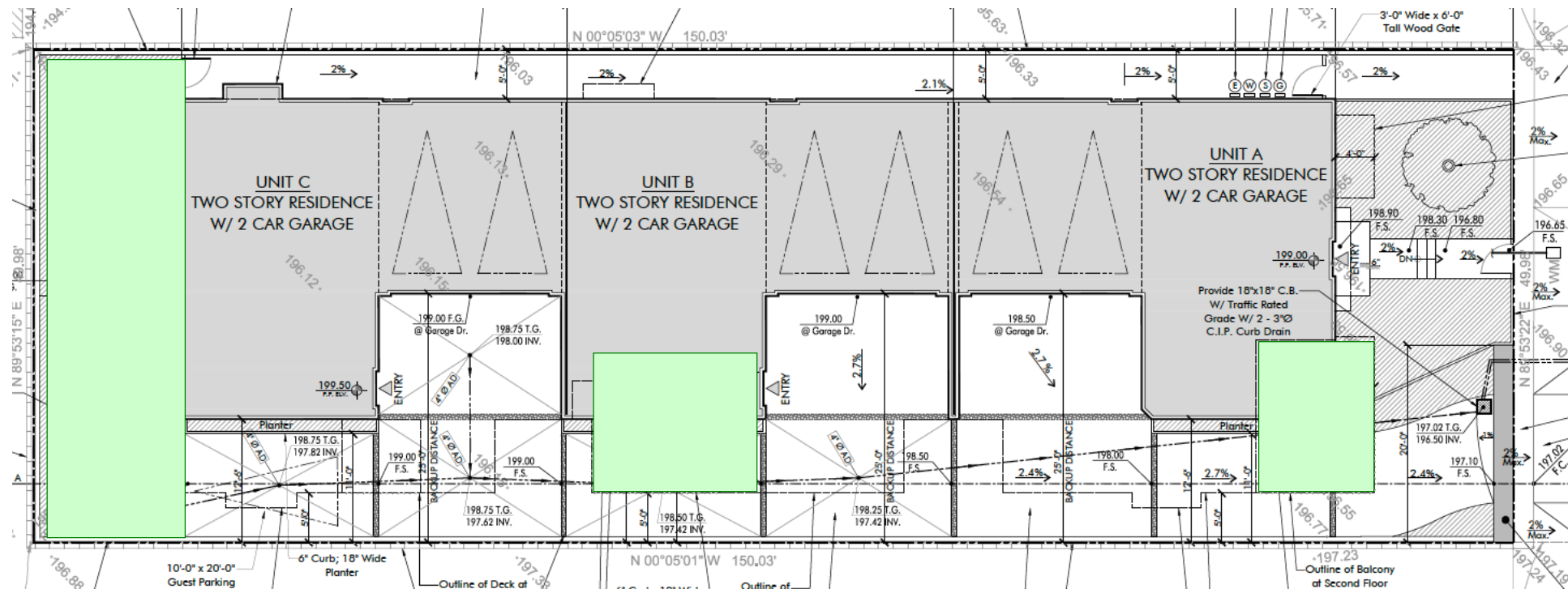
Unit #A = 2,039 SF

$$\text{OLS} = 186 \text{ SF} * 200\% = 396 \text{ SF}$$

Unit #B = 2,013 SF

$$\text{OLS} = 176 \text{ SF} * 200\% = 352 \text{ SF}$$

Unit #C = 2,110 SF

$$\text{OLS} = 603 \text{ SF} * 100\% = 603 \text{ SF}$$


Area Analysis – R3

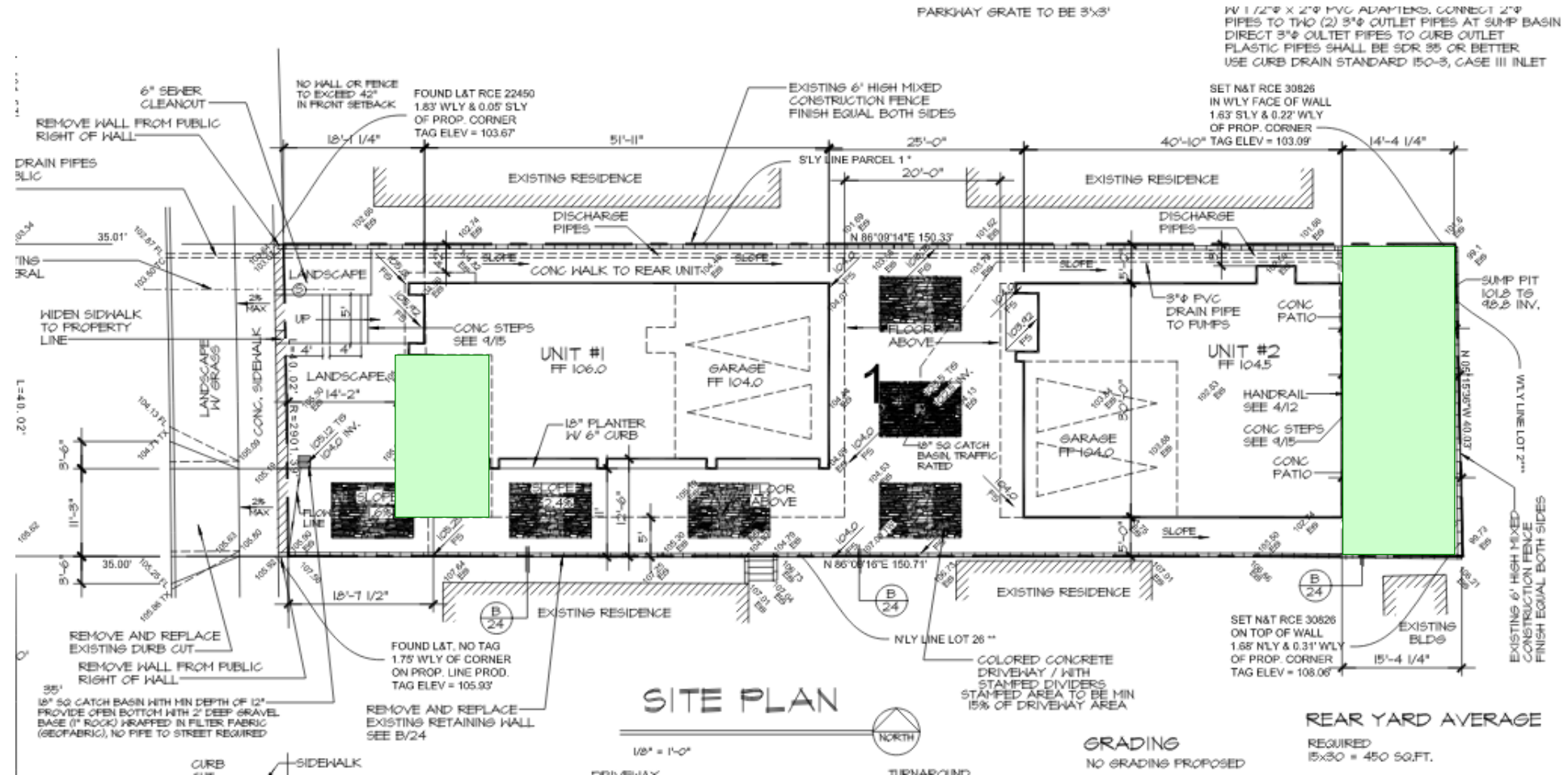
Lot Area = 6,021 SF

Unit #1 = 2119 SF

OLS = 207 SF * 200% = 414 SF

Unit #2 = 2102 SF

OLS = 600 SF * 100% = 600 SF



Public Open Space Requirements on Private Development

- First enacted in 2010 in Coastal Commercial zones
 - 10 percent of constructed square footage, FAR bonus for 20 percent
- Later enacted in MU zones
 - 10 percent of constructed square footage. No bonus
- Must be improved to allow passive or active use
- What is high quality public open space?
 - An area open to public, not fenced or gated with minimum 10' dimension. Does not include parking areas or landscape within parking areas

Types of Public Open Space

- Paseos
- Plazas, Squares
- Parks
- Pools
- Fountains
- Events and activities areas
- Greenbelts and buffers

Public Open Space

- Public Access protected by deed restriction
- Maintenance responsibility of private development
- No initial or ongoing cost to City
- Requirement is in addition to Quimby park acquisition fees

A Variety of Public Open Spaces





Places to Gather





Passive Gathering Spaces





Passive and Active Gathering Spaces



Activated Open Space



Comments and Questions?



Administrative Report

L.2., File # PC20-1549

Meeting Date: 10/15/2020

TITLE

ELECTION OF CHAIRPERSON AND SECRETARY FOR THE TERM OF OCTOBER 2020
THROUGH SEPTEMBER 2021