



## Legislation Text

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**File #:** 21-0224, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Carrie Tai, AICP, Community Development Director

**SUBJECT:**

Recent Planning Commission Quasi-Judicial Decision:

Retroactive Request for Two Variances to Construct a 524 Square-Foot Addition to an Existing Single-Family Residence at 2602 Maple Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Sean and Golita MacIntyre Trust) (Community Development Director Tai).

**INFORMATION ITEM ONLY**

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On July 14, 2021, the Planning Commission considered and **denied** (5:0) the item described below.

Consideration of a Retroactive Request for Two Variances to Construct a 524 Square-Foot Addition to an Existing 3,181 Square-Foot Single-Family Residence. The Two Variance Requests Include: (1) a Variance from Maximum Allowable Buildable Floor Area (BFA), Requesting to Exceed the Site's Maximum BFA of 3,248 Square Feet by 457 Square Feet, for a Total BFA of 3,705 Square Feet; and (2) a Variance from On-Site Parking Requirements, Requesting to Maintain a Two-Car Garage in Lieu of the Required Three-Car Garage for a Single-Family Structure that Exceeds 3,600 Square Feet (Sean and Golita MacIntyre Trust)

On April 28, 2021, the Community Development Department received an application requesting two Variances in order to receive retroactive approval of a 524 square-foot addition (constructed without approval or building permits) to an existing 3,181 square-foot single-family residence at 2602 Maple Avenue. The two Variance requests include: (1) a Variance from maximum allowable buildable floor area (BFA), requesting to exceed the site's maximum BFA of 3,248 square feet by 457 square feet, for a total BFA of 3,705 square feet; and (2) a Variance from on-site parking requirements, specifically requesting to maintain a two-car garage in lieu of the required three-car garage for a single-family structure that exceeds 3,600 square feet. The subject building is located in the "RS" (Residential Single-Family) zoning district in Area District II. The unpermitted and illegal addition is currently an active Code-Enforcement violation.

The staff's recommendation was to CONDUCT the public hearing and DENY the Variance Application.

Link to the Planning Commission Staff Report:

[https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2021/20210714/20210714-2.pdf](https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2021/20210714/20210714-2.pdf)

Planning Commission quasi-judicial decisions can be called up for review by a Councilmember or appealed by any member of the public within 15 days of the decision (M.B.M.C. 10.100.020).