

809 ESPLANADE

Development, Renovation & Planning Parameters

PLANNING FRAMEWORK

The existing residence presents two materially different development paths: **retain and rehabilitate the legal nonconforming structure**, or **demolish and redevelop under current standards**. The distinction is significant because the existing front- and side-yard setbacks are legal nonconforming conditions that may be preserved in certain renovation or partial-demolition scenarios, but are not carried forward after a full demolition.

REDEVELOPMENT AT A GLANCE

A complete demolition would eliminate the home's existing legal nonconforming front- and side-yard setback conditions. New construction would be subject to current development standards. The front yard must meet the City's required setback average, with **no portion closer than 20 feet** to the front property line. A second-story front setback must **average an additional 10 feet beyond the required first-story average**. At the west/rear property line, the rear yard must average at least **20% of lot depth** and may be **no less than 15 feet at any point**.

The property is subject to a **0.65 FAR**. The resulting maximum allowable floor area depends on the lot area and FAR methodology accepted by the City; a specific square-foot figure should be confirmed against the survey and City's calculation before being represented as final.

Because of the property's unusual **topography, configuration and physical constraints**, a future owner may potentially pursue a **Modification and/or Variance** where applicable. These are discretionary applications—not automatic waivers of development standards—and approval depends on the proposed design and the findings required by the City.

Existing Structure: Rehabilitation and Remodeling

The residence may remain in its existing location. Interior remodeling and exterior alterations are permitted, subject to applicable building and planning review. The principal planning constraint arises when work changes the existing footprint or increases floor area. Additions, expansion, or other changes to square footage must be evaluated against current development standards and may require additional discretionary review.

Additions and Expansion

The site is subject to a maximum **0.65 Floor Area Ratio (FAR)**. Any new floor area must comply with applicable FAR, setbacks, height, open-space and parking requirements, together with coastal review. Existing legal nonconforming conditions do not automatically authorize new construction within the same nonconforming envelope. Where an addition is proposed to align with an existing nonconforming setback, a Modification or other applicable discretionary approval may be required.

Current Development Standards

STANDARD	REQUIREMENT
Maximum height	30 feet
Floor Area Ratio (FAR)	0.65
Parking	2-car enclosed garage
Outdoor living space	800 square feet

Setback Standards

Front	Average setback of at least 25% of lot depth or 25 feet, whichever is less; no point may be less than 20 feet . Setback averaging applies.
Second story	The average front setback must be 10 feet greater than the required average first-story front setback . A front-facing wall with a top plate above 16 feet is treated as second story for this calculation.
Side	5 feet minimum for the full lot length. For additions to existing single-family dwellings on lots under 50 feet wide, an existing side setback under 5 feet may be matched if it is at least 10% of lot width.
Rear / West	Average setback of at least 20% of lot depth ; no point may be less than 15 feet .

Legal Nonconforming Conditions

Planning staff identifies the existing **front-yard and side-yard setbacks as legal nonconforming**. These conditions are important to any renovation strategy. The existing setbacks may generally remain where the project retains the structure and involves additions or partial demolition. New work, however, must satisfy current standards unless an applicable Modification or other discretionary approval is obtained.

Full Demolition and Redevelopment

A complete demolition eliminates the ability to rely on the existing legal nonconforming setback conditions. A replacement residence must comply with current zoning and development standards, including setbacks, FAR, height, open space, parking and applicable coastal requirements. For redevelopment purposes, the existing nonconforming envelope should therefore not be assumed to be grandfathered.

Coastal Development Review

The property is within the coastal review framework. Planning staff advises that a **Coastal Development Permit (CDP)** will be required as part of project review. Additions, changes in use, new units and full redevelopment projects would likely trigger CDP review. Depending on project scale and scope, environmental, geotechnical, geological or other technical studies may also be required. The precise submittal requirements cannot be established until a specific development proposal is presented.

Discretionary Relief: Modifications and Variances

Variances and Modifications are distinct discretionary processes. Given the property's topography, existing development pattern and physical limitations, one or more discretionary applications may be relevant to a future design. These processes should not be viewed as a right to bypass setbacks or other development standards. Availability and approval depend on the specific proposal and satisfaction of the findings required by the City.

Historic Status

The property is **not locally landmarked and is not listed on a historical resources inventory**, according to Planning staff. No local historic designation was identified as an independent development restriction in the City's response.

Planning Records

At the time of the City's response, the Planning Division reported no additional prior planning determinations, surveys, variances, Coastal Development Permits, code cases or other Planning Division records that would materially supplement the information summarized here.

DEVELOPMENT DUE DILIGENCE

This document summarizes information provided by the City of Redondo Beach Planning Division and is not a zoning opinion, entitlement determination, architectural feasibility study or representation of buildable area. Developers, architects and prospective owners should independently verify lot dimensions, survey conditions, FAR methodology, setbacks, open-space calculations, parking, coastal jurisdiction, geotechnical requirements and all discretionary approval pathways before designing or underwriting a project.