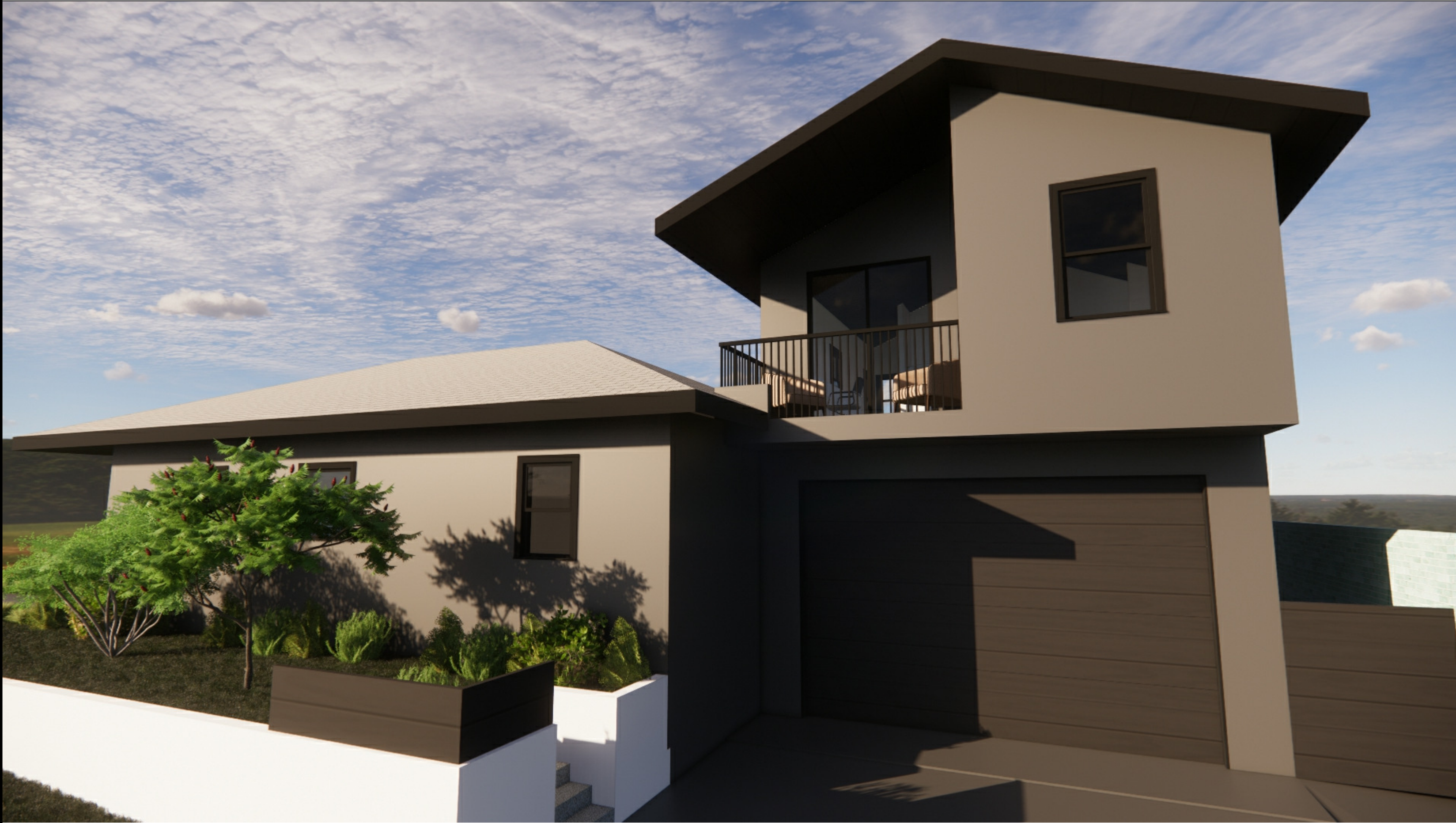


NEW ATTACHED GARAGE & 2ND STORY ADU

2323 CLARK LANE, REDONDO BEACH, CA 90278



PROJECT INFORMATION

Project Info - Topic	INFORMATION
PROJECT ADDRESS:	2323/2323 1/2 CLARK LN, REDONDO BEACH, CA 90287
APN:	4157027025
LEGAL DESCRIPTION:	REDONDO VILLA TRACT 90 FT OF LOT 24 BLK 65
PROJECT DESCRIPTION:	DEMO (E) 268 SQ.FT. DETACHED GARAGE, NEW ATTACHED GARAGE & ADU STAIR ACCESS OF 528 SQ.FT. WITH SECOND STORY ADDITION OF 489 SQ.FT. & 56 SQ.FT. DECK. GRADING 40 C.Y. AT GARAGE. NON-STREAMLINED A.D.U. PROCESS.
ZONING:	R-2 LOW DENSITY - MULTI FAMILY RESIDENTIAL
LOT AREA:	4,445 SQ.FT.
APPLICABLE CODES & STANDARDS:	2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE (CFC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2017 LOS ANGELES CITY CODE

OWNER STATEMENT FOR REDONDO BEACH PLANNING

01/07/2021

Hello Mr. Gardea-

My name is Stewart Hoffman, and I am writing you today to hopefully give you a sense of what my wife and I are trying to accomplish by submitting our plan for an ADU above a garage at 2323 Clark Lane. In general, we are looking to increase the livable space on our property where we can work and live. We currently live in a ~980 sq. foot house and with current pandemic restrictions we are both working from home full time. We desperately need more space for office work as well as for physical and mental health. Currently, the only area of our property that we feel we could most easily build the livable space we desire, is in the location of our old 1-car detached garage. We would like to demolish the current 1-car garage and replace it with an attached 2-car garage with ADU on top. There are multiple challenges that we face that I hope you will consider in your evaluation of our plan.

The first major challenge is that our lot is sub-standard lot of only 4500 sq. feet. The lot used to be a standard full-size (6500 sq. foot) was allowed to be sub-divided back in the 80s, I believe. This size discrepancy causes problems when applying default setbacks from property lines. It is our hope that the city of Redondo will evaluate our project and see the uniqueness of this situation and provide a modification or variance to resolve the setback requirements.

Secondly, there seems to be a lack of clarity in the building codes regarding an ADU above a garage whether it is attached or detached. We are aware of other ADUs that have been allowed by the city above garages. We hope that the city will evaluate our plan using the non-streamlined ADU evaluation and agree an ADU above a garage makes sense in our case.

There are also some benefits of the plan that the city should consider as well. We believe that the new garage and ADU height will be compatible with other 2-story buildings across the street and in the neighborhood. The new structure would be attached to the house and keep the same architectural style as the main residence. We intend to keep the same color scheme, siding and windows for the new structure so that it will look like the main residence and garage/ADU were all built together. The plan would also set the garage and ADU back from the sidewalk enough to accommodate 2 cars in the driveway, plus the 2 parking spaces in the garage, for a total of 4 parking spaces off the street.

We look forward to working with the city of Redondo Beach in evaluating our plan.

Regards,

Stewart Hoffman
Stewart and Chikako Hoffman

SHEET INDEX

ARCHITECTURAL	
A0.00	COVER SHEET
ARCHITECTURAL	
A1.00	SITE PLAN
A2.01	FLOOR PLANS
A3.00	EXTERIOR ELEVATION

PROJECT DIRECTORY

CLIENT
CONTACT: STEWART & CHIKAKO HOFFMAN
ADDRESS: 2323 CLARK LN, REDONDO BEACH, CA 90287
PHONE: 424-241-3665
EMAIL: STEW.HOFFMAN@GMAIL.COM

DRAFTSMAN
NAME: ONLY THINK GREEN - SUSTAINABLE DESIGNS
CONTACT: BILL CHIRIBOGA
ADDRESS: 407 W 7TH ST, SAN PEDRO, CA
PHONE: 619-317-3246
EMAIL: ONLYTHINKGREEN@YAHOO.COM

STRUCTURAL
NAME:
CONTACT:
ADDRESS:
PHONE:
EMAIL:
LICENSE #

TITLE 24
NAME: LRG ENERGY, LLC.
CONTACT: LAWRENCE GORDON
ADDRESS: 1207 W. 112TH ST., LOS ANGELES, CA 90044
PHONE: 323-855-9827
EMAIL: LRGDESIGNS914@GMAIL.COM

VICINITY MAP

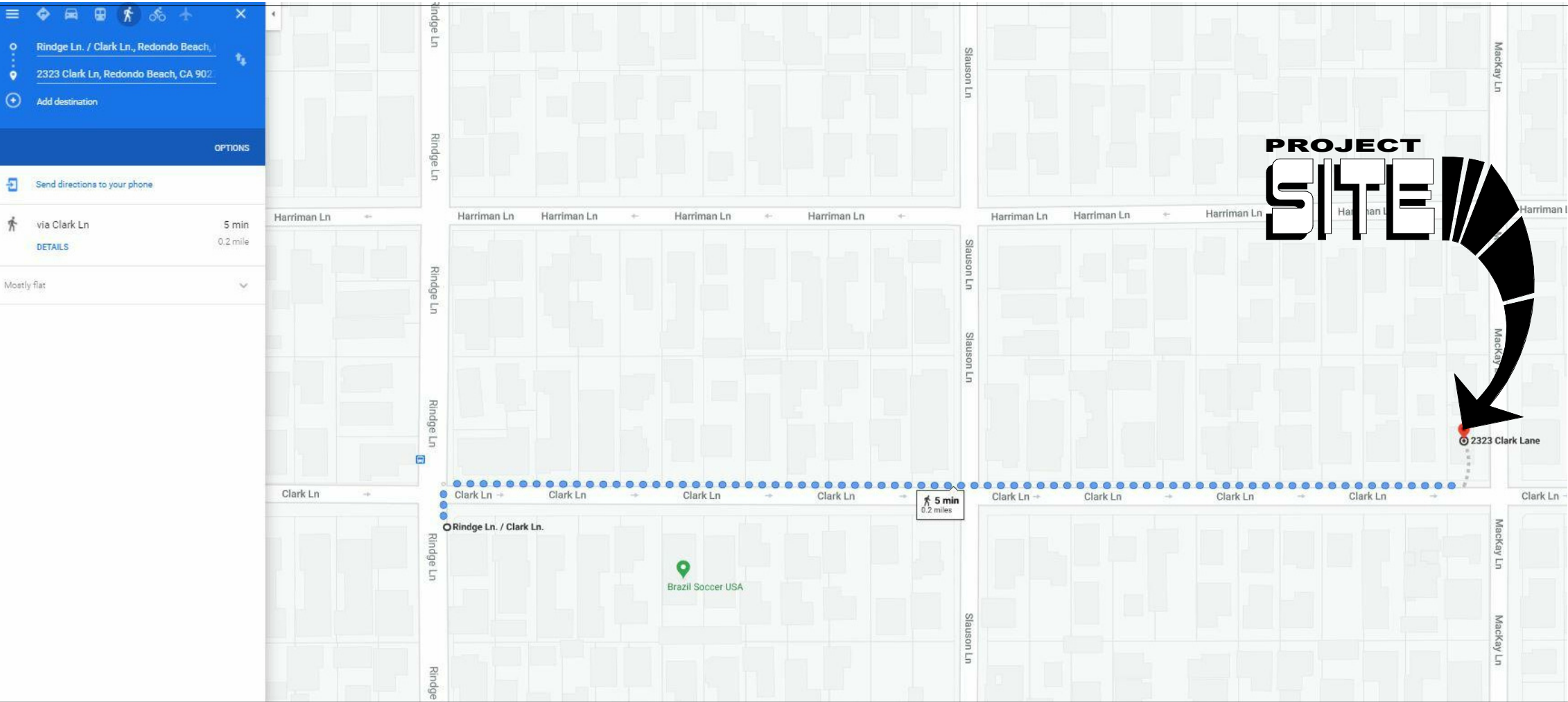


FIRE HYDRANT LOCATIONS

LOCATION	DISTANCE	IMAGE
2322 CLARK AVE, REDONDO BEACH	30 LINEAR FEET	

NEAREST BUS STOP

NEAREST BUS STOP IS LOCATED 0.2 MILES FROM PROPERTY. LOCATION FIRESTONE BLVD. & STATE ST.



ISSUED FOR:

PLANNING

REVISIONS

ENGINEER

STAMP

DRAFTSPERSON

BILL CHIRIBOGA
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OnlyThinkGreen@yahoo.com

PROJECT
STEWART HOFFMAN
NEW ATTACHED GARAGE & 2ND
STORY ADU
2323 CLARK LANE, REDONDO BEACH, CA 90278

JOB

#2020_29

DATE

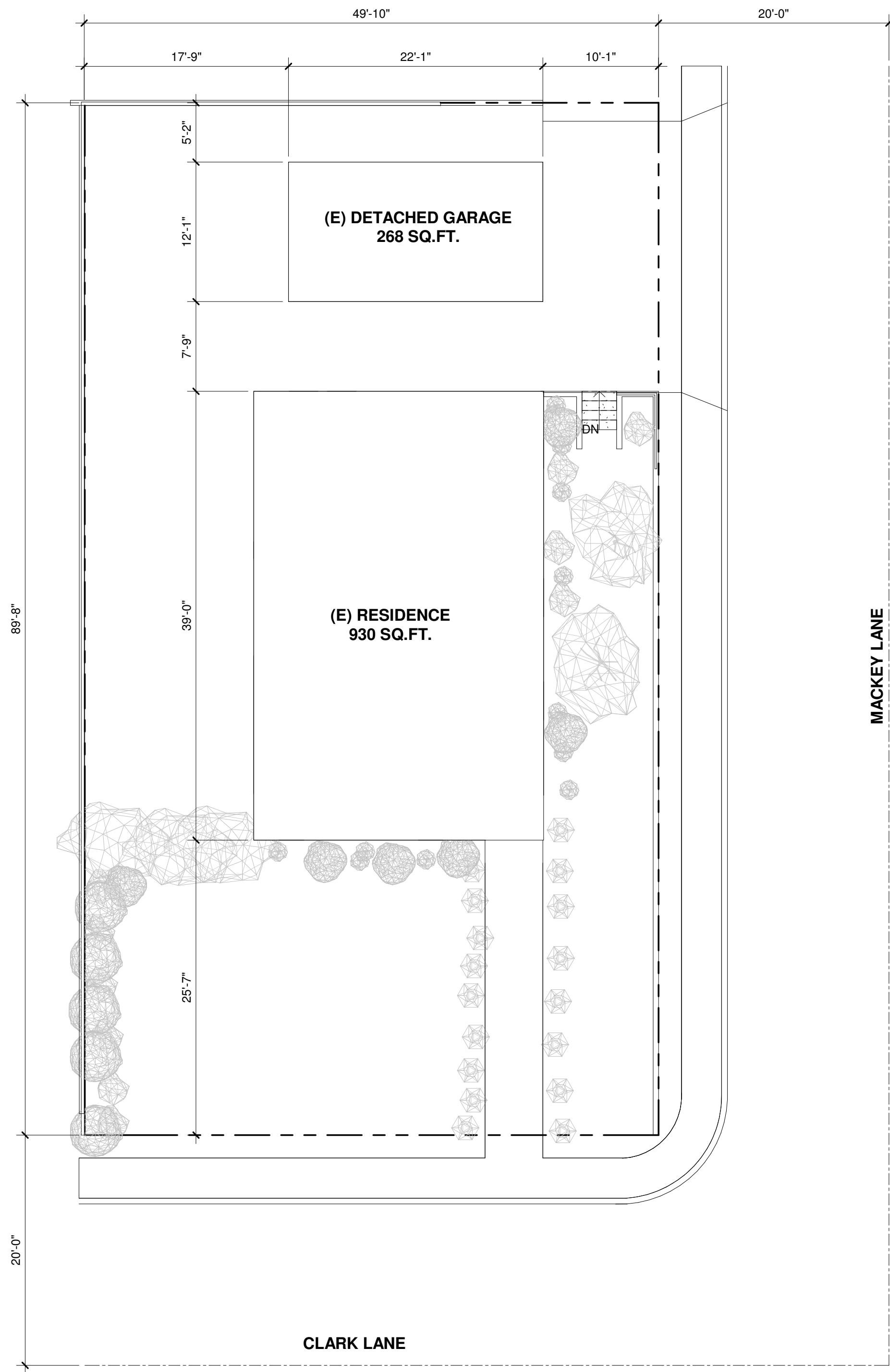
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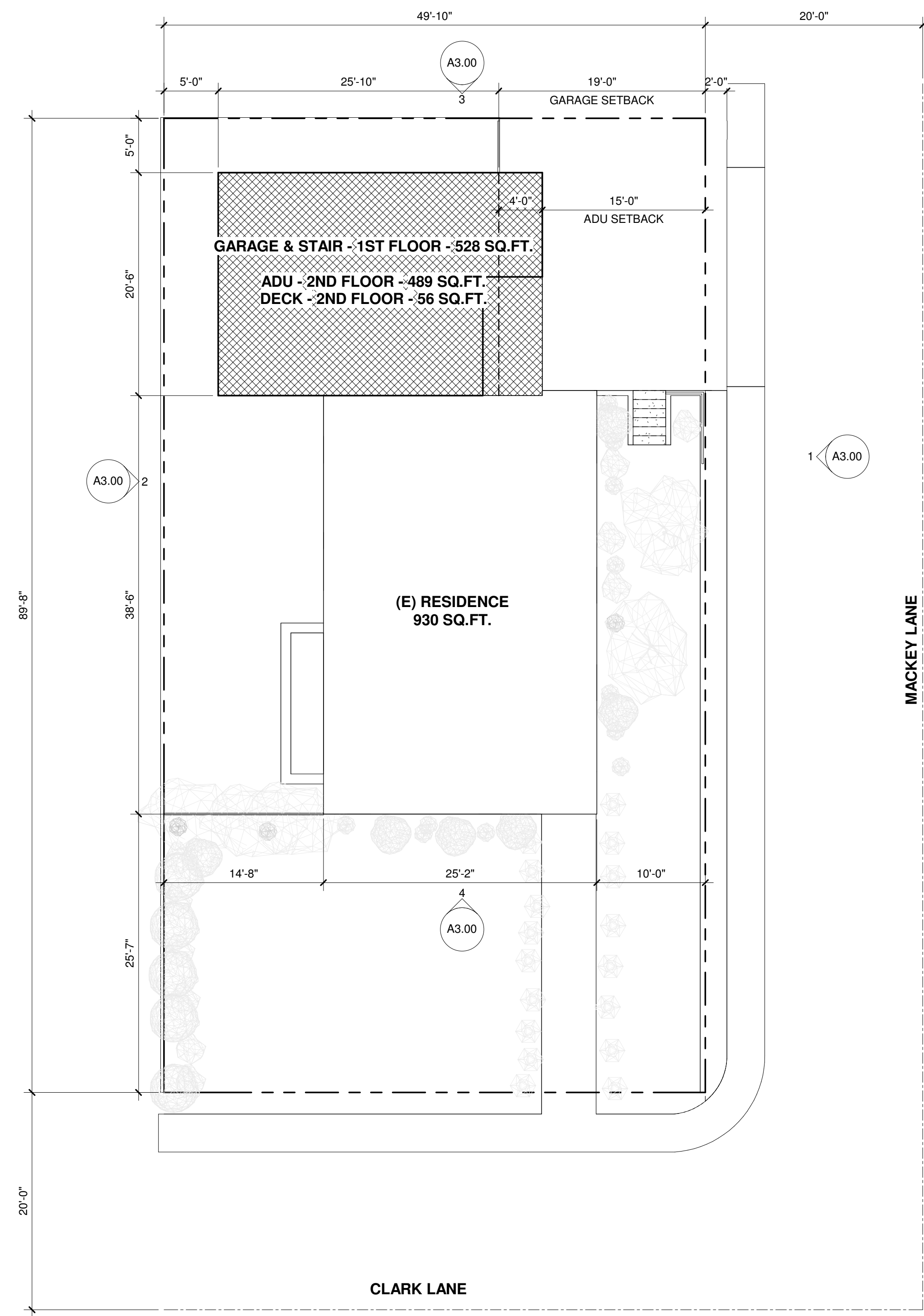
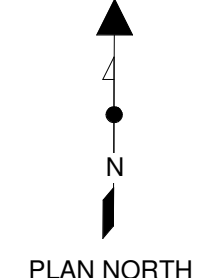
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SHEET

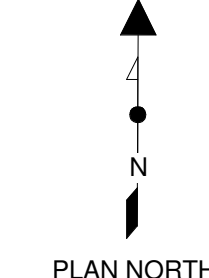
A0.00



EXISTING SITE PLAN | 1
1/8" = 1'-0"



PROPOSED SITE PLAN | 2
1/8" = 1'-0"



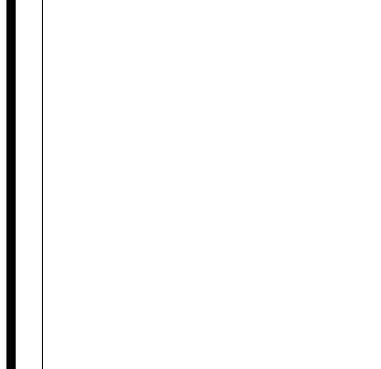
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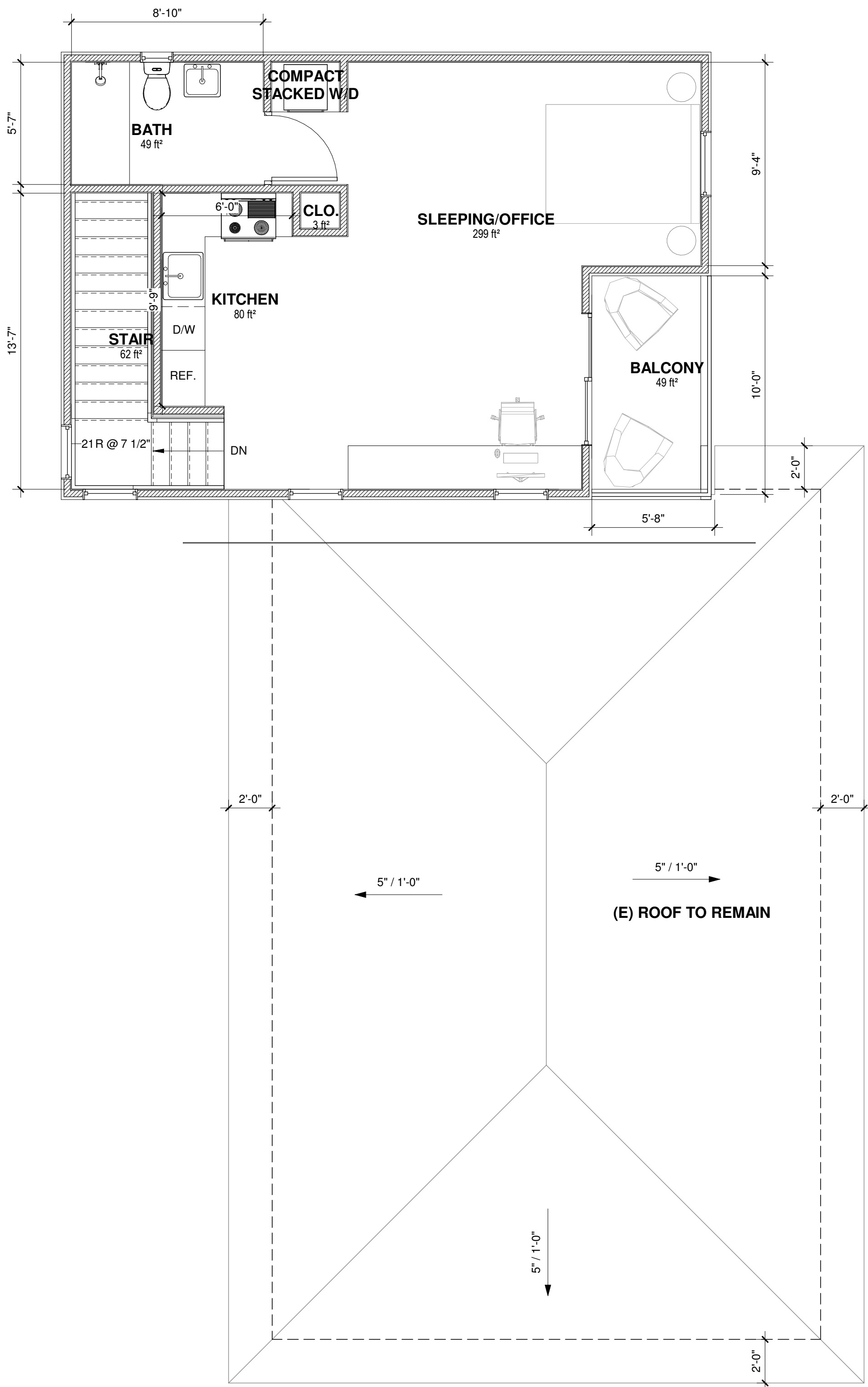
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**NEW ATTACHED GARAGE & 2ND
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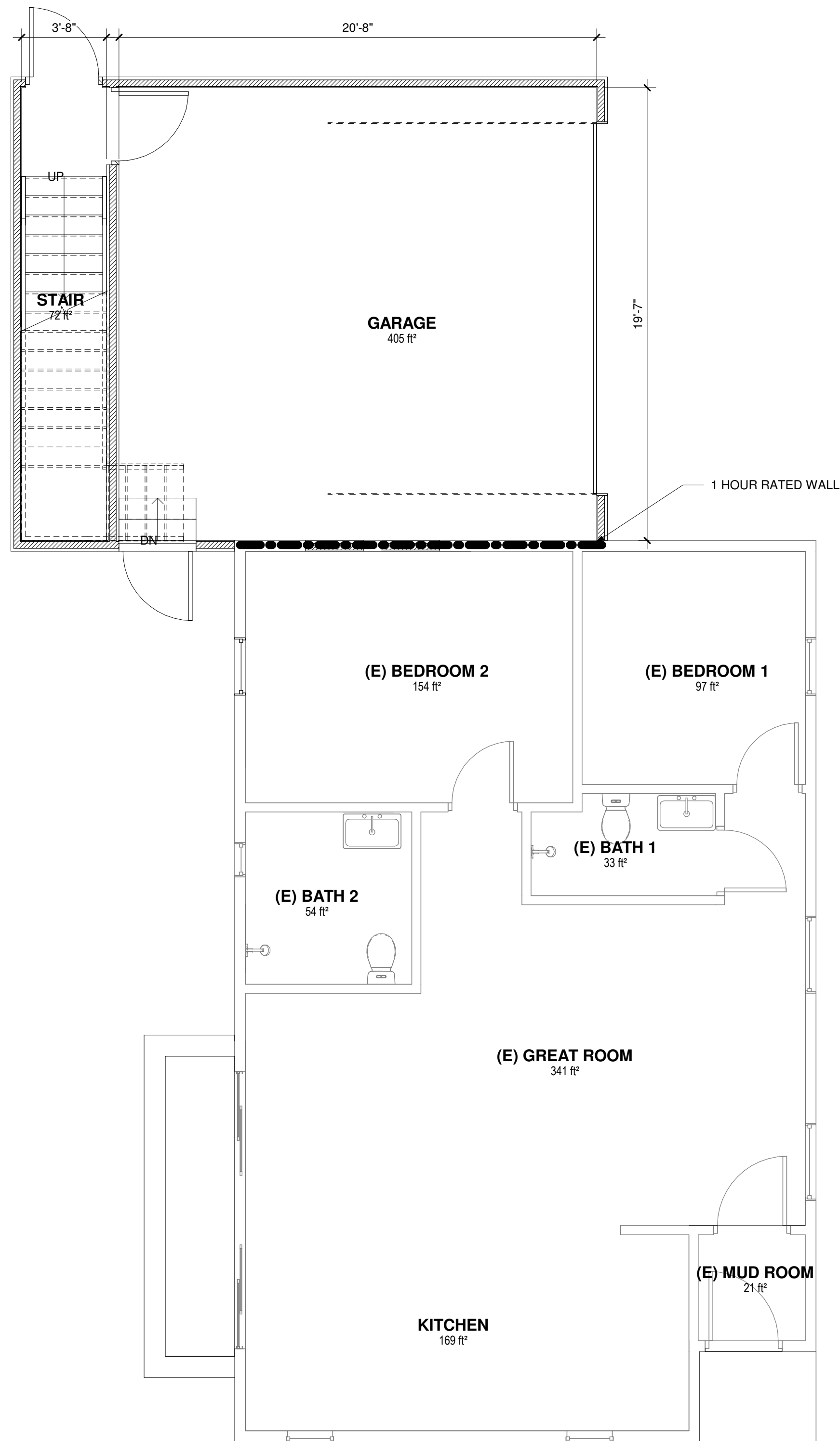
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DATE
02/08/21
SHEET NAME
SITE PLAN

SHEET

A1.00



PROPOSED SECOND FLOOR PLAN | 2
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN | 1
1/4" = 1'-0"

NORTH
PLAN NORTH

FLOOR PLAN LEGEND

<div>W24</div>	WIDTH HEIGHT	WINDOW TYPE
<div>A2X</div>		INTERIOR PARTITION TYPE A = WALL TYPE, VARIES (LETTER WILL VARY) 2 = NOMINAL STUD SIZE (NUMBER WILL VARY) X = 5/8" TYPE 'X' GYP, WHERE OCCURS
<div>101</div>		DOOR NUMBER
<div>KITCHEN 101</div>		ROOM TAG
<div></div>		EXISTING TO REMAIN
<div></div>		EXISTING TO REMOVE
<div></div>		NEW
<div></div>		1HR

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipment or work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan. Plan dimensions on drawings are shown to the center lines of columns and studs in partition walls U.N.O.
4. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
5. Not less than 5/8" Type X gypsum board or equivalent shall be provided above garage - per table R302.6
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

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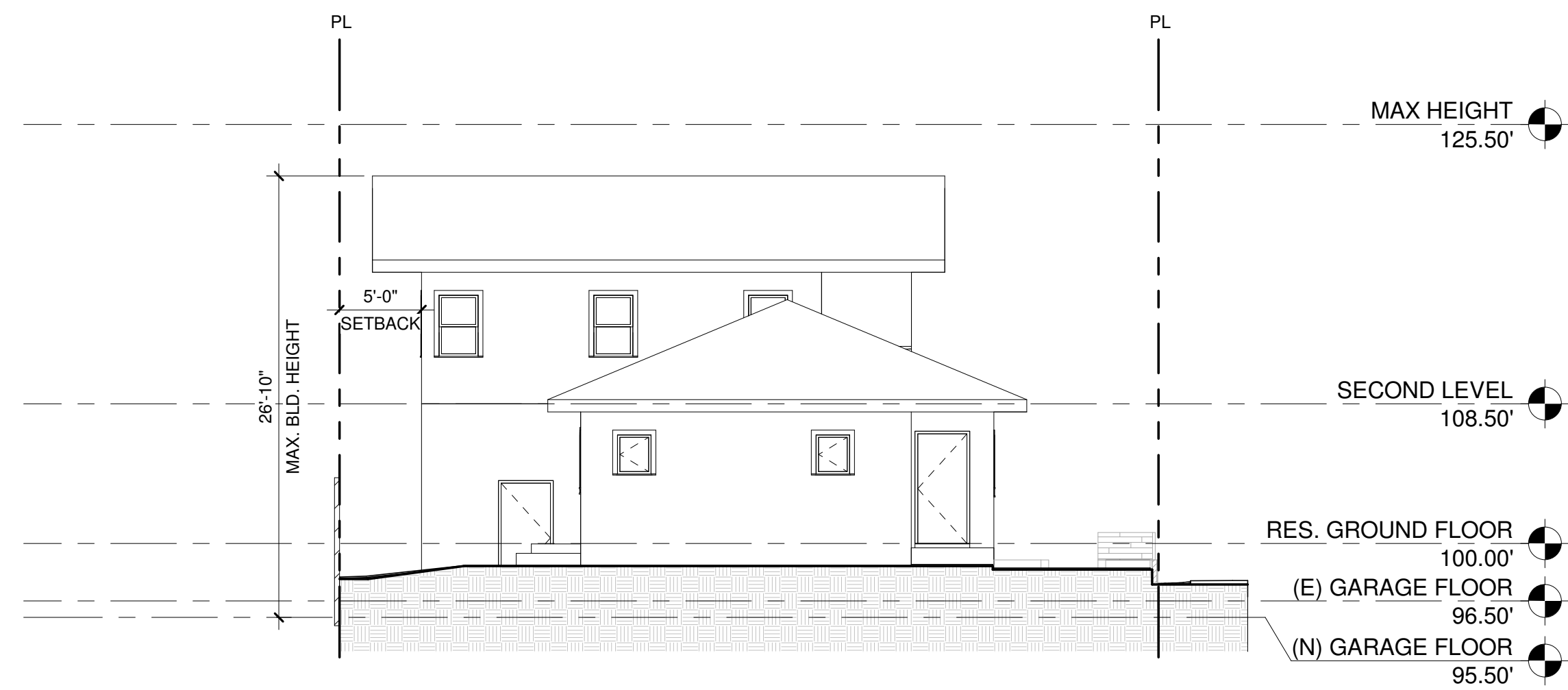
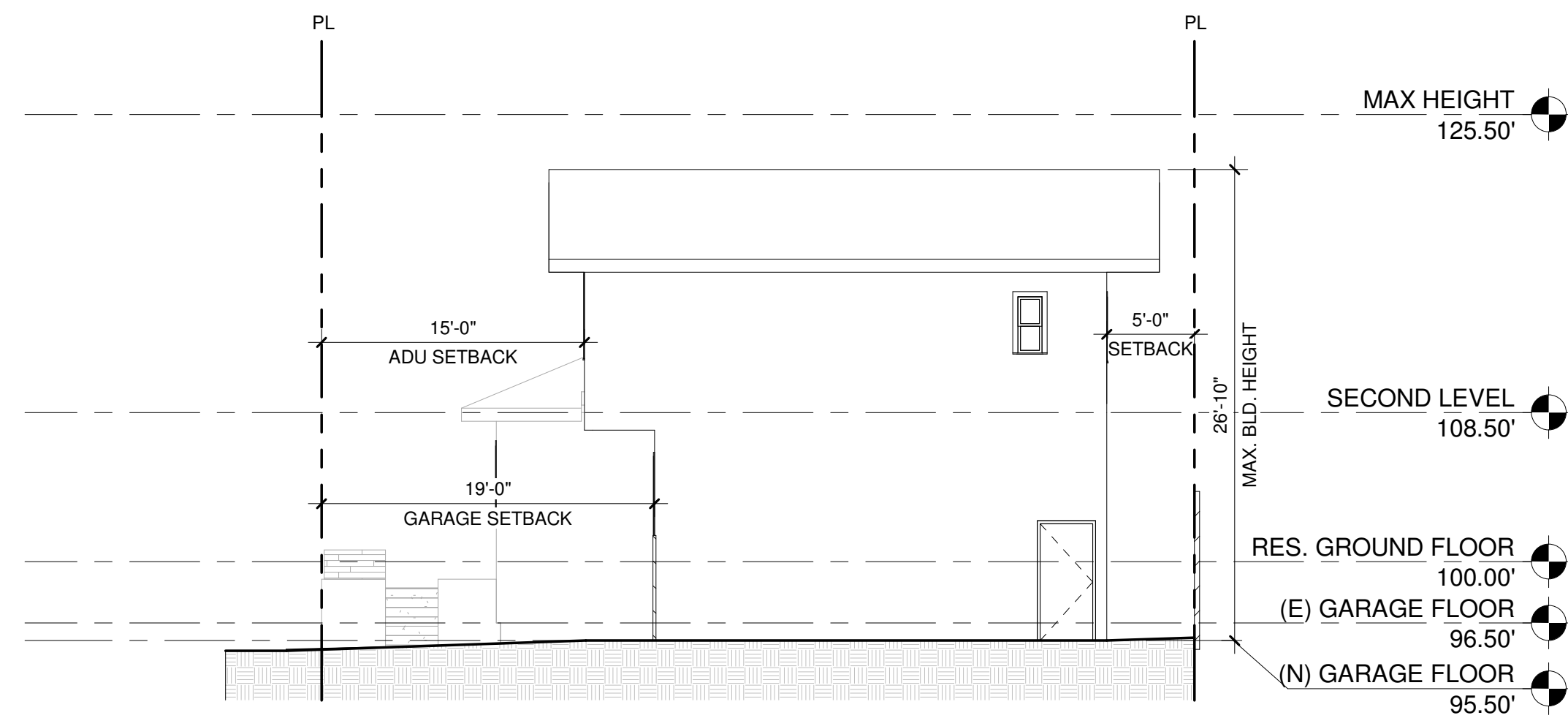
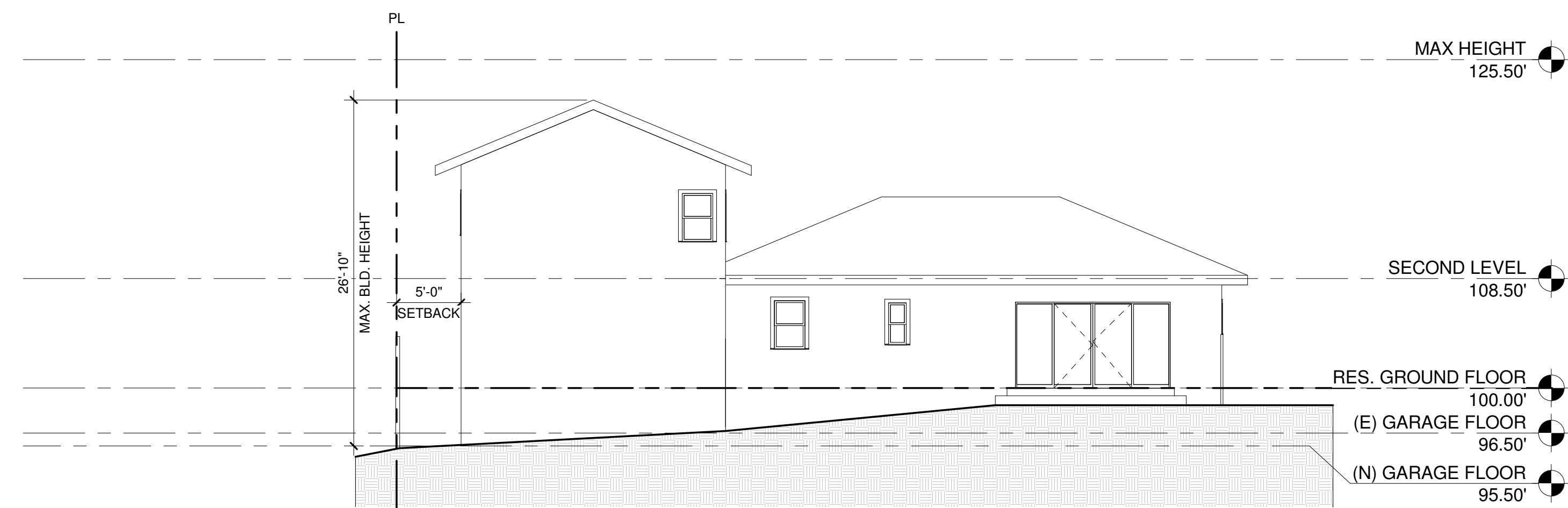
02/08/21

SHEET NAME

FLOOR PLANS

SHEET

A2.01



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SUSTAINABLE DESIGNS

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SHEET NAME

EXTERIOR
ELEVATION

SHEET

A3.00