

5 1/2/25

Our names are Pam Absher and Bill Nevarez. I grew up in Redondo Beach. We have lived at 1015 Avenue B for 37 years. The home is on the east side of Prospect and the lots are 40' wide. We are here to ask for help in dealing with issues arising from construction at 1019 Avenue B. The home underwent 4 construction projects from September 2021 to August 2023. The current problems are noise, water runoff, and a violation of our privacy.

The home was sold in January 2021. In August 2021 the new owners moved out and construction started in September 2021 to enclose an upstairs balcony and convert it to a bedroom. Workers were busting through the frosted glass blocks of the upstairs master bathroom. This was directly across from our home. In contacting the city we learned a permit had not been obtained for the work. This started the continuous calls to the city. The contractor controlled this project, to our detriment. They worked nights, weekends and holidays. They did not bring in a dumpster, but allowed dirt and debris to pile up adjacent to our home. Numerous complaints were made to the city.

We have now learned the permit for the enclosure of the balcony did not include the replacement of the bathroom window. We now have a large sliding glass window directly across from our master bedroom window. The Redondo Beach Design Guidelines state "to enhance privacy, windows of new buildings are discouraged from lining up with a neighbor's windows." The city inspector failed to catch a major window was replaced that wasn't on the enclosure of the balcony permit.

Following the completion of the balcony project, an air conditioning unit was installed in their driveway, 12 ½' from our property line. The unit is noisy inside our home and our lights flicker when the unit starts up. Jo Salcido confirmed the unit was not permitted. We made repeated efforts for the city to deal with the non-permitted AC unit, and the noise it generated in our home. In August 2024, when the home was in escrow, and no changes have been made to the unit, it was permitted. The building inspector, Peter Tucker, reported the manual rated the 48" AC unit at 49 decibels 15' from the unit. Keep in mind, our lots are only 40' wide. The city's maximum permissible interior dwelling sound level is 40 and 45 decibels, depending on the time of day. The noise rating is per the unit's manual, which has a caveat, the data is "standard under certain environmental and layout assumptions." The neighbor's AC unit has been installed just off the driveway, in a cavity, that creates a sound tunnel and the noise is amplified. The noise is reflecting on hard surfaces which exacerbates the noise. Subsequently, the neighbors changed out their pool heater, without a permit, which resulted in loud rumbling inside our home. It sounds like a Mack truck.

The neighbors then converted their garage to an ADU and extended their home into the driveway. They have installed a door to the ADU which is adjacent to the property line, with a camera. Rain water runs from under the fence the prior owners installed flooding our planters. There is a pool drain in their driveway, which drains water from the pool to the street when it rains. The water floods the section of our lawn that is adjacent to their driveway.

The owners sold the home in October 2024. New owners moved in early 2025. We have tried to reasonably address our concerns with the new owners, but the prior owners have painted a bad image of us.

Our life has been miserable the last 4 years due to the city not enforcing the building code or addressing our well documented complaints.

We are asking the city to advise the current owners of 1019 Avenue B of the existing nuisance and violation of our right to quiet enjoyment of our property.

City website:

Mission statement: "The mayor and council are the elected representatives of the residents of Redondo Beach. They formulate policy, enact laws, promote community interest and implement programs and services that enhance the quality of life form those who live, work, visit and play in the city."

Brad Waller's page: "Brad is committed to enhancing the quality of life for Redondo Beach residents through thoughtful leadership and practical solutions."

Jim Light's page: "I urge you to contact your local representatives to let us know how we can serve you better."

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Google Maps

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Google Maps

Image capture: Jun 2022 © 2025 Google



Google Maps

1014 Avenue B

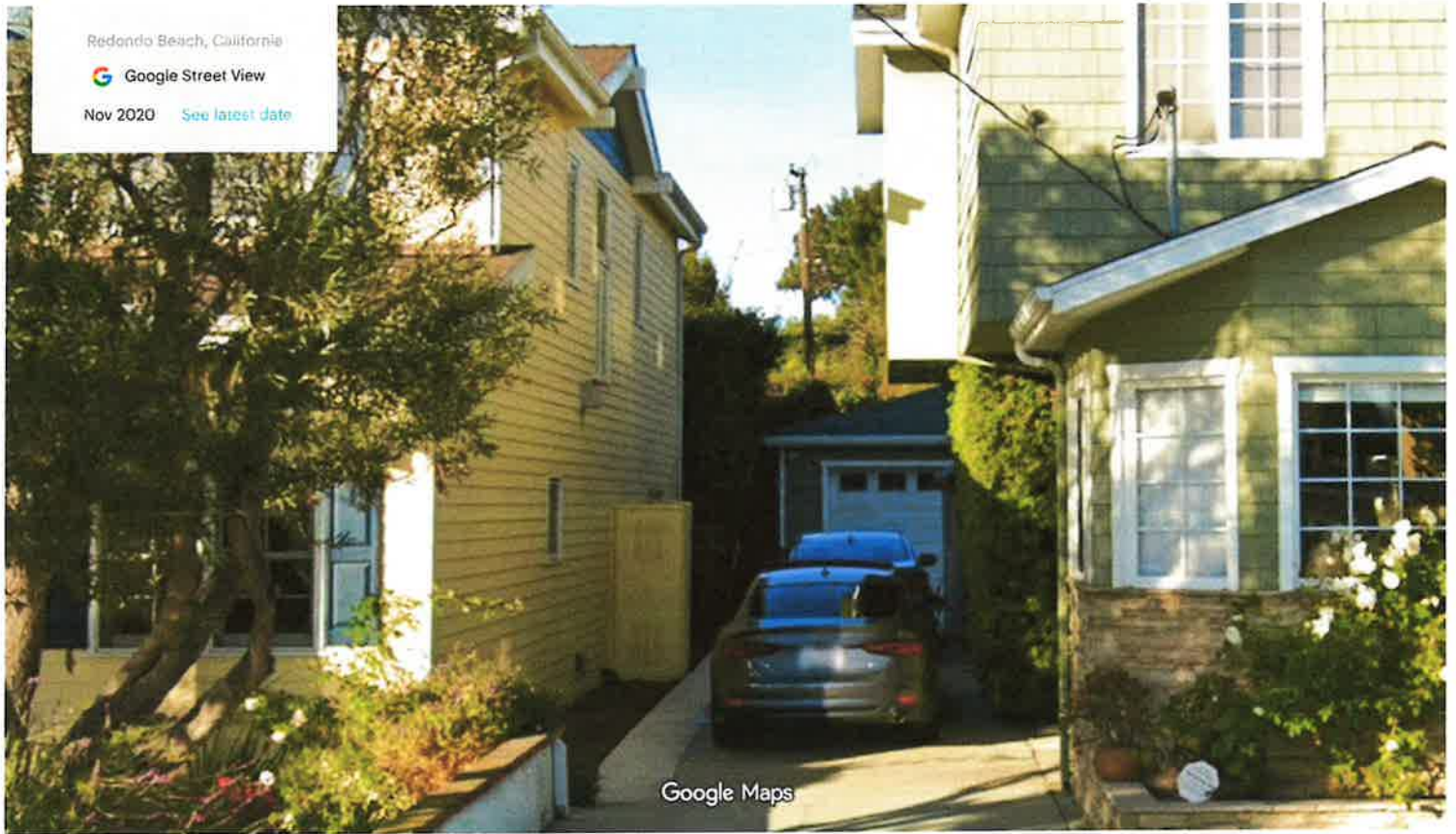


Image capture: Nov 2020 © 2025 Google



RE: AC Unit at 1019 Avenue B

From: Jo Salcido (j.salcido@redondo.org)
To: pamabsher@yahoo.com
Cc: j.salcido@redondo.org
Date: Friday, June 24, 2022 at 07:16 AM PDT

Good Morning Pam,

Received, will check for permits and contact property about the noise issue.

Sincerely,

Jo Salcido

SR. CODE ENFORCEMENT OFFICER
POLICE DEPARTMENT, COMMUNITY SERVICES UNIT
TEL: 310.379-2477 EXT. 2448
J.Salcido@redondo.org

We Are the Community – Leading the Way in Law Enforcement



From: Pam Absher <pamabsher@yahoo.com>
Sent: Thursday, June 23, 2022 3:13 PM
To: Jo Salcido <J.Salcido@redondo.org>
Subject: Fw: AC Unit at 1019 Avenue B

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Ms. Salcido,

Has the AC unit been approved by the city? If so, can you provide suggestions on how to deal with the noise? This week, at 9:30 pm the neighbors turned on the AC, even though it was 66 degrees outside. With our windows shut, we can still hear rumbling in our home.

Thank you for your assistance.

Pam Absher
(310) 540-5698

----- Forwarded Message -----

From: Pam Absher <pamabsher@yahoo.com>

To: jo.salcido@redondo.org <jo.salcido@redondo.org>

Sent: Friday, May 20, 2022 at 10:37:37 AM PDT

Subject: AC Unit at 1019 Avenue B

Ms. Salcido:

Our new neighbors recently remodeled their home, and after the remodel was complete an AC unit was installed in their driveway. Last weekend, during the heatwave, they turned on the AC unit and it ran all day---as they had their windows open as well. The AC unit is a slim Day and Night unit with an open fan pointing toward our house. Our windows are directly across from the unit, and we don't have AC in our home, which means our windows are open on warm days. When the neighbor's AC unit is running it sounds like a blow dryer is on in our home.

I asked the neighbor if the location was approved by the city and they responded "everything was permitted." I suggested to the neighbor we figure out a way to buffer the noise, and they were silent on the request. I called the city on Monday and learned the AC was not approved by Planning.

I am an insurance adjuster and after 40+ years in the business I am good at mediating issues. Unfortunately we have found the new neighbors to be oblivious to cares outside of their world. We are asking for help in diplomatically dealing with this situation.

I do have an additional concern and that is with the Fire Sprinkler system. The system was deactivated by their contractor for the remodel, and I have not seen Fire Safe return to reactivate the system. Given our homes are so close, and again, I am an insurance adjuster, we ask that the Building Department verify the sprinkler system is operable.

Thank you.

Pam Absher

(310) 540-5698



Code Enforcement

Building or Site Location: 1019 AVENUE B

Contractor: JACOB SUPOWIT, TENNA BEYO SUPOWIT, KRISTEN R. & DARRYL GIEL

Description of Work: INSTALLED AN AC UNIT WITHOUT PLANNING DEPT. APPROVAL OR SECURING BUILDING PERMITS.

Owners Name: INFO ABOVE.

☒ STOP ALL WORK IMMEDIATELY (Investigative fees are required).

☒ Planning Division approval required.

Planners are available between the hours of 7:30 AM and 12 noon, contact the Planning Department at 310-318-0637. The Planning Department is located at 415 Diamond Street, Redondo Beach; Door "E".

☒ Building Division approval required.

Plan checkers available between 7:30 AM and 12 noon.

☒ Secure the following permits prior to resuming work:

Plans may be required, contact the Building Department**

☒ Building SECURE ALL REQUIRED

☒ Plumbing PERMITS.

☐ Electrical

☒ Mechanical

☐ Grading/Shoring

**The above Permits may be obtained from the Building Department located at 415 Diamond Street, Redondo Beach; Door "E", between the hours of 7:30 AM - 12 noon and 1:00 PM - 4:00 PM. You may contact the Building Department at 310-318-0636. Please see reverse side for additional information.

OFFICER: J. SALCIDO

DATE: JUNE 30, 2022

Notes:

(310) 379.2477 x 2448

Re: 1019 Avenue B ADU AC Building inspection today

From: Jo Salcido (j.salcido@redondo.org)
To: pamabsher@yahoo.com; bryan.zuppiger@redondo.org
Cc: michael.strosnider@redondo.org; corey.king@redondo.org
Date: Tuesday, August 22, 2023 at 01:00 PM PDT

Hi Pam

Yes, Code Enforcement (myself) and a Building inspector are scheduled to go out tomorrow to address and look all the issues that you brought up in your last email.

We will be paying close attention to the AC unit.

Sincerely,
Jo Salcido

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From: Pam Absher <pamabsher@yahoo.com>
Sent: Tuesday, August 22, 2023 12:41:31 PM
To: Jo Salcido <J.Salcido@redondo.org>
Subject: 1019 Avenue B ADU AC Building inspection today

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Jo,

The building inspector, Paul, was out today at 1019 Avenue B, with the General Contractor, Fernando. My husband tried to say something to Fernando and the inspector, Paul, about the AC noise, but the response he was given is Code Enforcement needs to deal with the issue. I then approached the two men and advised there has to be something wrong with the unit as the the entire side of the ADU rumbles when the AC is on. Fernando tried to brush me off, but Paul was there. Fernando claims he will have the air conditioning contractor take a look at the problem. But, based on our past experience with this contractor, this isn't going to happen.

Sorry its back in your court. Pam

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Jake Supowit <jake.supowit@gmail.com>

Inspection Passed

2 messages

City of Redondo Beach <noreply@cts.city>
To: jake.supowit@gmail.com

Mon, Sep 23, 2024 at 3:48 PM



REDONDO BEACH

Hello from the City of Redondo Beach Permit Center.

Your inspection at 1019 AVE B for permit 2024-6851
was performed and PASSED.

dBA for unit size 48 52.5 from 10ft / 49.00 from 15ft & 46.5 from 20ft

INSPECTION INFORMATION

Date: 9/23/2024

Type: Final- Mechanical (Heating/ Refrigeration)

Result: Pass

Inspector: Pete Tucker

Thanks!

Sincerely,
Pete Tucker
Building & Safety

This email mail may contain private or privileged information

Mon, Sep 23, 2024 at 3:59 PM

<jake.supowit@gmail.com>

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City of Redondo Beach, CA
Monday, December 1, 2025

Title 4. Public Welfare, Morals, and Conduct

Chapter 24. NOISE REGULATION

Article 4. Interior Noise Standards

§ 4-24.401. Maximum permissible interior dwelling sound levels.

The following noise standards for various categories of land use presented as follows, unless otherwise specifically indicated, shall apply to all such structures within a designated land use district category with the windows in their normal seasonal configuration:

Receiving Land Use Category	Time Interval	Allowable Interior Noise Level (dBA)
Residential	10:00 p.m. to 7:00 a.m.	40
	7:00 a.m. to 10:00 p.m.	45
School	7:00 a.m. to 10:00 p.m.	45
Hospital and designated quiet areas	Any time	40

- (a) Correction for time characteristics. No person shall operate, or cause to be operated, any source of sound at any location within the City or allow the creation of any noise which causes the noise level, when measured inside the receiving structure, to exceed:
- (1) The noise standard for that land use district category as specified for a cumulative period of more than five minutes in any hour; or
 - (2) The noise standard plus five dB for a cumulative period of more than one minute in any hour; or
 - (3) The noise standard plus 10 dB for any period of time.
- (§ 1, Ord. 2183 c.s., eff. August 11, 1976)



1014 Avenue B

