

## **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.*

### **CITY COUNCIL MEETING**

**May 18, 2021**

- L.1.** PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION DECISION APPROVING THE REQUEST FOR AN ACCESSORY STRUCTURE'S ROOF ATTACHED TO THE REAR ELEVATION OF THE MAIN HOME WITHIN THE REAR SETBACK OF THE REAR UNIT OF AN EXISTING 2-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2015 SPEYER LANE UNIT B.

**CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

- Letters of support for appellant (neighbor)

May 9, 2021

Dear Members of the Redondo Beach City Council,

We are retired sales executives in the office equipment industry. We are also the next door neighbors of William and Lisa Stock and have been friends of theirs for 18 years. We raised our children together and have supported one another through the joys and trials of parenting. They have been close friends and good neighbors and we are there for each other in case of emergency.

We have been very disturbed to hear the Stocks have had such immense difficulty with the neighbors behind their home for the last year. From what we know of the situation, these individuals have built an oversized structure in their tiny backyard without any setback. Furthermore, they did so illegally without securing the necessary permits or approved plans and in defiance of seven violations/stop work orders/warnings issued by the City. We are wondering why the City allowed this situation to get so out of hand. Everyone should be able to build what they want in their own backyard – as long as their project adheres to municipal, state and federal building codes. According to what we understand, this project does not meet building codes. If Redondo Beach enacts building codes then it should be their responsibility to enforce them, not the Stocks. Otherwise, it is the City's responsibility to change the codes. This situation has managed to cause a great deal of animosity amongst our neighbors and placed the Stocks at the center of it. Please do the right thing and take responsibility for your laws. The action you take tonight will send a message to all of Redondo Beach that either we are a lawful city or a lawless one. Lawbreakers should not be given preferential treatment. It's unfair to residents and contractors who secure the proper permits and follow the appropriate legal construction process.

We also want to add that the neighbors at 2015 Speyer Lane who built this illegal structure worked to retaliate against the Stocks by rallying the neighborhood against them all because they reported this illegal project. We know of several neighbors who have been afraid to speak up about this issue due to the bullying by these vindictive homeowners. When they gathered support from around the neighborhood for their construction project, we wonder if these individuals happened to mention their structure was built illegally? We highly doubt that they did.

Sincerely,



Beth and Ken Mulholland  
2016 Belmont Lane, Unit A  
Redondo Beach, CA 90278

May 8, 2021

Dear Redondo Beach City Council Members,

I am a homeowner who has remodeled five houses for my own personal use in Los Angeles and Washington state in the last 22 years. I've worked with general contractors on some projects and acted as my own general contractor on others.

With each remodel, I have researched zoning and building codes at length and interacted with city building and zoning departments personally. I may not always agree with every regulation, but I respect each one as being the law. It takes time, money and effort to pull permits and deal with inspectors, but it is worth it.

I accept the process because I know building and zoning codes ensure that my home and property are being protected from unsafe and unsuitable development.

Here we have a situation where it appears residential building permits were not pulled and zoning and building codes were not followed, and warnings from the City of Redondo Beach to cease construction were ignored.

I believe that anyone who has purposely built un-permitted structures should be required to come into compliance with everything they have built, and anything that does not meet current code or zoning regulations should be removed.

If that does not occur, what message does it send to other residents and builders who want to ignore building codes and zoning laws in the future? Do whatever you want... because the City of Redondo Beach won't enforce existing laws?

I also don't understand a Planning Commission decision to ignore such violations. Is a precedent being set for future development in general - or - was this a one-time exception? If it was a one-time exception, why was it allowed?

I have known Bill and Lisa Stock for 38 years. They are honest and considerate people who have been responsible residents of Redondo Beach for more than three decades. They are simply requesting that the existing laws, rules and codes of the city be enforced. This should not be too much to ask.

No single homeowner should be able to adversely affect the quality of life and the property values of their neighbors by willfully not building to code and permit.

Respectfully,



Michael Dworski  
2211 Hollyridge Drive  
Los Angeles, California 90068

# Realogics

## Sotheby's

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May 17, 2021

City Council of Redondo Beach

415 Diamond Street

Redondo Beach, CA 90277

Dear Council Members:

This letter is in support of William and Lisa Stock regarding an appeal before your body. I have been long term friends with Bill and Lisa. The Stocks are very ethical, honest and bright people who have a general live and let live attitude about life. The problem they're encountering with their neighbors the Sufnar's though is one of "quiet enjoyment", or rather a lack thereof.

I've been a Realtor in WA state for twenty years. Currently I hold a position as a Managing Broker with Realogics Sotheby's International Realty in Seattle, WA. I have dealt with permits/plans/inspections and I've also assisted my clients over the years with navigating permits, plans and inspections with multiple building agencies. As a Realtor I'm generally pro-growth and development but not all development is warranted.

In a previous lifetime I was a staff member of the WA State House of Representatives and worked for the Committee Chair, Maria Cantwell, of the House Committee who drafted our Growth Management Act (GMA) of 1990/91. Now US Senator Maria Cantwell (D-WA), she worked to create a fair system that balanced the needs for growth while maintaining the integrity of good design and planning but also preserved rural and open spaces. In essence the goal of a comprehensive planning commission or building department.

The Redondo Beach Planning Department seems to have not issued permits for the addition in the back yard of the Sufnar family's home. Land use designations and permits exist for a reason. To create a fair and balanced system for a comprehensive plan to add both aesthetic values and preserve quality of life. Ignoring your own professional planners in the City Building Department will set a precedent for home owners to simply ignore zoning, permitting or design guidelines.

*In my experience, residential structures that are not built to municipal, state and federal building codes negatively impact the property values of the adjacent properties in a neighborhood. Your own staff/counsel will be able to assist you regarding any liabilities a politically based decision by the Redondo Beach City Council might create.*

Sincerely,

Rick Maynard

Managing Broker

Realogics Sotheby's International Realty

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May 5, 2021

Redondo Beach City Council  
415 Diamond Street  
Redondo Beach, CA 90277

Dear Council Members,

My friends Bill and Lisa Stock, whom I've known for more than two decades, are good, reasonable people. They've lived in Redondo Beach for as long as I've known them and love their home and city.

However, their enjoyment of their home was severely disrupted last year when a neighbor began what I understand to be multiple unpermitted building projects.

I was surprised to hear that despite the Stocks informing the city of the unauthorized construction and the city taking some action, the projects continued to be built and nothing was done to stop them.

I'm a homeowner who's renovated several houses in the state of California. I have worked extensively with city building and zoning departments in order to gain permits for these renovations, so I am well aware of what you must do to be a good citizen... get the approval of your city before you start a project.

I may have been frustrated with the limitations imposed on me occasionally, but I understand why there are limitations in place. They protect property owners from unsafe, illegal structures and rampant, unpermitted construction.

Unpermitted projects can ruin neighborhoods. They also rob residents like Bill and Lisa Stock of the ability to enjoy the quality of life that I hope the city of Redondo Beach would ensure. I hope you take the appropriate action to remedy this situation.

Sincerely,



Mark Mueller

422 Las Alturas Road - Santa Barbara, CA 93103

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