

**CITY OF REDONDO BEACH  
PLANNING DIVISION**

RECIEVED BY:

DATE RECEIVED:

**APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW DECISION  
RESIDENTIAL PROJECT**

*Application is hereby made to the Planning Division of the City of Redondo Beach, for Administrative Design Review Decision, pursuant to Section 10-2.2500 or Section 10-5.2500 Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>		
	<b>STREET ADDRESS OF PROPERTY:</b> 719 Elvira Ave Redondo Beach, CA 90277		
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: 94                      BLOCK: 5                      TRACT: Knob Hill		<b>ZONING:</b>  R-2
	<b>FLOOR AREA RATIO (equal to gross floor area divided by site size)</b>  SITE SIZE (sq. ft.): 7500                      GROSS FLOOR AREA (sq. ft.):                      FLOOR AREA RATIO:		
	<b>RECORDED OWNER'S NAME:</b>  Gasparovic Terry L and Leigh W	<b>APPLICANT'S NAME:</b>  	<b>AUTHORIZED AGENT'S NAME:</b> (if different than applicant)
	<b>MAILING ADDRESS:</b>  719 Elvira Ave Redondo Beach, CA 90277	<b>MAILING ADDRESS:</b>  	<b>MAILING ADDRESS:</b>  
	<b>TELEPHONE:</b>  Terry (310) 413 - 3336 Leigh (310) 968 - 5052	<b>TELEPHONE:</b>  	<b>TELEPHONE:</b>  
<b>B</b>	<b>REQUEST</b>		
	<b>The applicant requests a Administrative Design Review Decision to use the above described property for the following purposes:</b> We want to make this 100 year old vintage craftsman house our long-term family home. But to make this happen we need to increase the size of the garage and add an attached ADU. The single structure would be out of sight from the street behind the current vintage two story house. We have been told by Planning that we can do something close to want we want, but it would be a condo residence. We have no interest in having a condo in our backyard and losing all the outdoor space that we love so much and part of the reason we bought this particular home. Our objective for the ADU is to increase the usefulness, safety and privacy of this property without building a two-on-a-lot condo, which seems to be the default for many of the the other vintage homes in the area. Our ADU would be for a home office, a place for out of state family visiting, and a small home gym. The ADU is also a way to provide some privacy from the three sets of condos that tower over our backyard.		

MARCH 2020

<b>C</b>	<p><b>CRITERIA:</b> Explain how the project is consistent with the criteria in Section 10-2.2500(b) or Section 10-5.2500(b) of the Zoning Ordinance or Zoning Ordinance for the Coastal Zone respectively.</p>
	<p><b>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</b></p> <p>The zoning for this lot is R-2. Therefore it is designed for 2 properties on the lot. The majority on the lots on our street have 5,500 sq ft two story structures on the lots. Our project will be less than half the size.</p>
	<p><b>2. Indicate how the location of buildings and structures avoid traffic congestion or impairment of traffic visibility and protect pedestrian safety and welfare.</b></p> <p>This design helps reduce congestion and traffic by continuing to keep it a single family home on an R-2 lot. The ADU will be behind the house not visible to the street. Ultimately the design will have six non-street parking spots.</p>
	<p><b>3. Indicate how the location and design of the project is compatible with the overall community and surrounding neighborhood and how the project does not adversely impact surrounding properties or harmfully impact the public health, safety and general welfare;</b></p> <p>The structure will be behind a 100 year-old home, one of a handful left on the street. The majority of the single-family homes on the street have a similar structure built behind them -either a separate condo or an accessory structure with a living area on top. This structure is not uncommon to Redondo Beach, there are dozens of accessory structures with living areas attached to them. There are no public health, safety or general welfare impacts associated with this request.</p>
	<p><b>4. Describe how the architectural style and design of the project:</b></p> <p><b>a. Enhances the neighborhood, contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character;</b></p> <p>The design of the project will be similar to the vintage home already on the lot. We have had dozens of requests by the neighbors to try and save the original house.</p> <p><b>b. Makes use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;</b></p> <p>The design will be similar to the original craftsman style front house.</p> <p><b>c. Avoids a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;</b></p> <p>The craftsman style design features will prevent a box-like appearance.</p>



**d. Continues on all elevations the architectural character established for the street facing elevations to the extent feasible;**

**e. Ensures that the physical proportions of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;**

The backyard structure is only minimally visible from the street, as it is largely situated behind the home. The single story option is not visible from the street at all.

**f. Includes windows on the front façade;**

Yes, There will be windows to let in lots of natural light

**g. Provides sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable;**

Over 1,150 sq ft of outdoor living space.

**5. Describe how the project is consistent with the intent of residential design guidelines and how the design:**

**a. Reduces the appearance of mass and bulk;**

The structure is half the size of a condo in its place.

**b. Reduces paved surfaces;**

N/A (Only driveway is paved)

**c. Reduces the impacts of building height, mezzanines and roof decks;**

Lower than than all the structures on the street. No mezzanines or roof decks.

**d. Reduces the impacts of garages on the street frontage.**

N/A (Garage is in the rear and the structure is virtually invisible from the street)

## OWNER'S AFFIDAVIT

**Project address:** 719 Elvira Avenue, Redondo Beach

**Project description:** Garage/ADU

I (We) Terry and Leigh Gasparovic, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): *[Signature]*

Leigh Wilen Gasparovic

Address: ~~8800 Wilshire Blvd~~

~~719 Elvira Ave~~

Redondo Beach, CA

Phone No. (Res.) 310 413 3336 / 310 9685052

(Bus.) \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

*SEE  
ATTACHED  
FOR NOTARY*

\_\_\_\_\_  
FILING CLERK OR NOTARY PUBLIC

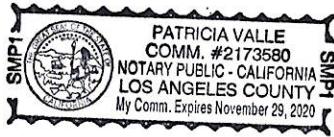
State of California )  
County of Los Angeles ) ss

Seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 20  
day of JUNE, 2020, by TERRY GASPAROVIC  
AND LEIGH WILSON GASPAROVIC,  
proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature