

From: Terry L Gasparovic
Sent: Wednesday, July 29, 2020 10:07 PM
To: Stacey Kinsella <Stacey.Kinsella@redondo.org>
Cc: 'Wilson Gasparovic, Leigh A'
Subject: 719 Elvira Appeal

Hi Stacey,

We would like to appeal the results of the ADR.

We are very disappointed and to get the ADR back from Planning rejected. So back in January 2020 we were told that Redondo Beach did not have an active ADU ordinance. So we contacted Planning, City Council and even HCD to try and understand Redondo Beach's ADU requirements and how we could move forward. We had a hard time finding information on Redondo Beach unlike all the other cities like Torrance and Hermosa that updated their ADU ordinances in December of 2019. So since Redondo had no code and the State code was the default we contacted HCD. They assured us that our plans were OK for a two story ADU on 719 Elvira, so we turned our drawings in to Planning on 2/12/2020 for approval. Unfortunately the plans were rejected because it was two story. We told planning were working with HCD and that they approved of what we were building. Then you requested that we resubmit the drawings again to Planning but this time include the HCD emails. So we turned them in again on 2/26/2020 along with the HCD emails. Once again Planning came back and rejected our plans because it was two story. But this time you suggested we turn in an ADR. So we had hoped that the conversations that Redondo Beach Planning had with HCD cleared up all the confusion so we could build our ADU. So we once again submitted the two story plans. But because it has been almost 14 months and were serious about wanting to get started we also included plans for a single story ADU with a slightly raised roof to add some privacy and a little storage to the ADU. But once again they both got rejected. So we are not sure why Planning asked us to submit the drawings.

Here is our problem with the results.

Our two story house sits well below the 3 story apartments in front of and behind our home. Both of the ADU designs we submitted are below the roof of our house and all the structures around us. The size and height of the ADU plans we submitted are nothing unusual for Redondo Beach. You see them all around the neighborhood and can even find one under construction on El Redondo right now. Because I don't think Redondo has an ADU active ordinance. The thing that keeps coming to mind is that what we want to build is almost half the size of the two on a lot condos that could get built on this R-2 lot.

We look forward to reviewing our project with the Planning Commission,

Thanks,
Terry and Leigh Gasparovic