



Dear Community Development Director,

We are asking for an Administrative Design Review of our project at 719 Elvira.

For over a year now we have been working with Planning to try to come up with a design that allows for garage with an attached ADU. There were a few ideas that were suggested, but they took up the outdoor space we want to protect, such as two separate backyard structures, etc.. What we want is nothing new to Redondo Beach - you can find them all over the city. We just want a small ADU/Office space that is connected to a rear garage. It would be a place for our out-of-state family to stay when they visit, and for use as a home office, so my wife doesn't have to commute to downtown Los Angeles every day. The ADU will also add some privacy from the three sets of condos that overlook our backyard, so that we will feel comfortable using the grassy area for family activities.

When we learned that the current ADU ordinance for Redondo Beach would be null and void in 2020 we looked into what it would become. It was exactly what we wanted to build, almost identical to what was allowed last year, before the new ordinance went into place just after we closed escrow. To make sure there was no confusion, we contacted HCD several times and we always got the same answer: what we want to build is currently allowed in Redondo Beach. Then we contacted Redondo Beach to confirm they did not have a new ADU ordinance in place. We were told they do not currently have an ADU ordinance, but that they are working on one. So within weeks we had prints updated, engineered and printed. We hired soil sample companies and surveyors to make sure we got everything to the City in time, before a new ordinance was put in place. We did not want to be left out like we were just after closing escrow. So, on Feb 12, 2020 we dropped off all of our drawings. We had the soil samples and surveying complete and submitted to the City. We thought we had everything ready for approval. But it was all given back to us with no written explanation. I was just told verbally that it was too tall and too large. So we had an email from HCD saying the two story was legal, but we were told we couldn't build it. When I asked the planners what I could do to help make it pass, they suggested making it smaller. So we had our designer reduce the size of the garage and ADU. Then we had it all engineered again and turned it in on Feb 26, 2020. This time with the HCD emails that explained that since Redondo had no ordinance in place the two-story unit was acceptable. Then on March 5, 2020 it was all given back to me again and I was told again that it was too tall. But I explained I had the HCD email. The planner

suggested that I wait a couple weeks and resubmit the drawings under the new ADR documentation Planning was going to introduce. So that is what I am doing now.

In order to save time and possibly give the City and myself more options, I am submitting two sets of prints. They are both well below the 35' and taller apartments behind and in front of my house. One is one story and the other is two story. Ideally, we would like to have both versions pass, than pick the best option for our family. But they both give us the space, privacy and the flexibility we are going to need while we rebuild the beautiful little 100 year old house we hope to raise our family in.

We are at a point where we have owned this home for over a year, while it has sat vacant and potentially deteriorating further, and we have lost out on thousands in rental income on our current home. It's important for us to try to reach an acceptable resolution, or give up on this dream and figure out something else to do with this property, which would be a bit heartbreaking for us. Restoring it without expanding the garage and getting some additional usable space and, importantly, some privacy in the backyard, are really not acceptable options for our family.

Thank you for your time and understanding,

Terry Gasparovic
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