

**CITY OF REDONDO BEACH
PLANNING DIVISION**

APPLICATION NO.

ADRRES-2021-02

DATE RECEIVED:

2/8/2021 LP

**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

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 2015 SPEYER LANE B REDONDO BEACH CA 90278		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 7,500 SF BLOCK: 2000 TRACT: PM 309-43-44		ZONING: R-2
	FLOOR AREA RATIO (equal to gross floor area divided by site size) SITE SIZE (sq. ft.): 7,500 SF GROSS FLOOR AREA (sq. ft.): N/A FLOOR AREA RATIO: N/A		
	RECORDED OWNER'S NAME: Matthew Sufnar Cory Sufnar	APPLICANT'S NAME: Cory Sufnar	AUTHORIZED AGENT'S NAME: (if different than applicant) N/A
	MAILING ADDRESS: 2015 Speyer Lane B Redondo Beach CA 90278	MAILING ADDRESS: 2015 Speyer Lane Unit B Redondo Beach CA 90278	MAILING ADDRESS: N/A
	TELEPHONE: 310-849-9053	TELEPHONE: 310-849-9053	TELEPHONE: N/A

B REQUEST

The applicant requests an Administrative Design Review Decision to use the above-described property for the following purposes:

What we have in place is fully compliant to Building Code 10-2.1500 based on the following conditions and definitions cited below:

https://www.qcode.us/codes/redondobeach/?view=desktop&topic=10-2-1-10_2_402

Please see page 6 & 7 of **Exhibit A** labeled compliant assessment matrix.

Building Code 10-2.1500 Para. (a) **Setbacks between buildings**. The minimum distance between a dwelling unit and an accessory structure, or between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

▪ 10-2.402 Definitions

https://www.qcode.us/codes/redondobeach/?view=desktop&topic=10-2-1-10_2_402

“**Building**” shall mean any structure with a roof supported by columns and/or walls securely affixed to the ground **which** building is designed and/or used for the shelter **and enclosure** of persons, animals, or property.

- What we have in place does not meet the criteria of being an enclosure, and thus does not qualify as a building to which the code is addressed
- What we have in place continues to meet the outdoor living space requirements
- The way the building code is written today applies to setbacks between **buildings**
- Setbacks between **buildings** does not apply to what we have in place as setbacks are between **buildings** per the written code

Further, under the code definition “Structure” shall mean anything constructed or erected, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner which structure requires location on or in the ground or is attached to something having a location on or in the ground, including fences, walls, swimming and wading pools, and **patios**.

- As such, if you were to apply the **Setback between buildings** in paragraph (a) and then insert the word accessory “structure” in the next sentence, then you are saying that a patio (under the structure definition) would be subject to a five (5) foot distance limitation between a patio (under structure definition) and a dwelling unit. That’s a five (5) foot distance limitation from your house to your patio. We all know that is not the intent as everyone has a patio without these limitations.

“**Accessory structure**” shall mean a structure which is subordinate to the main building or structure on the same lot. This classification includes accessory **buildings**.

- This definition only says that an accessory structure is not the main building, period. It does not provide any further definition or even examples of what an accessory structure might include.

Therefore, what we have in place is fully compliant with the code as written. There is no area where we are non-compliant. Planning may have interpreted the code differently however **any interpretation cannot be in conflict with the code as written**. We are in compliance with the code in its written context and the definitions set forth under 10-2.402.

- In summary, what we have in place:
 - Has no erected walls or enclosures as clearly defined to be required to be subject to the referenced code
 - There is no impediment or obstructions around the structure or house
 - Meets or exceeds outdoor living space requirements
 - The feeling of “bulk” or “mass” is minimized with fully open sides and has a 9’8” height which is far less than the 15 ft roof peak height allowed. The current width of 7’ is far less than the allowed 50 ft (minus 10ft side setback) which could span the entire width of the backyard today. **Please see Exhibit A pages 8 & 9** that will display the extent of what the written code today would allow.

C	<p>CRITERIA: 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>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain. Yes</p> <ul style="list-style-type: none"> Existing Total Outdoor Living Space (Backyard Footprint) (13.5' (W) x 50' (L)) = 675 SF Accessory structure: 38% (261.9 SF) of Existing Outdoor Living Space. Meets outdoor living space of open-air requirements with 414 SF open air outdoor living space
	<p>2. Indicate how the location of buildings and structures avoid traffic congestion or impairment of traffic visibility and protect pedestrian safety and welfare.</p> <ul style="list-style-type: none"> N/A Residence is a rear single- family unit on a "2 on a lot" (R-2) configuration Accessory structure resides within resident's property line and property footprint. Out of view from main street and right of ways, safe and architecturally compatible to surrounding areas
	<p>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;</p> <ul style="list-style-type: none"> Refer to aforementioned comments in Question 2 above. Out of view from main street and right of ways, safe and architecturally compatible to surrounding areas Stamped drawings from licensed professional engineer (PE) Not expanding square footage of existing dwelling Overwhelming resident support of improvements. See Exhibit A slides 13 & 14 Project compatible to self-survey of improvements made to several backyard residences within the City Eliminates the damage caused by four (4) hulking 30' tall trees along our property line that were planted by Developer at the petition (two request) of rear neighbor in 2001. Shallow root system cracked patio, damaged turf, sprinkler system and encroached underneath house foundation. Thousands of dollars of damage to the house when one tree fell on the house. This was the second incident of trees falling causing an environmental impact to our property and adjacent neighbors. Please refer to Exhibit A slides 15 & 16. Cypress Tree pollen had significant impact to teenage daughters' allergies as she's highly allergic to various environmental conditions. Root caused determined after years of testing, therapy shots, immunotherapy, complete indoor carpet removal, etc. Removal enables safe, outdoor reduced pollen free environment sanctuary. Not including high cost of tree trimming maintenance and debris littering neighbors' yards.

4. Describe how the architectural style and design of the project:

- a. Enhances the neighborhood, contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character;**
 - Please refer to **Exhibit A Slide 4** Before and After Comparative Photos and **Slide 3** Current Backyard Photos to substantiate aesthetically and architecturally pleasing design that is well suited for the surrounding area. **Please see Exhibit A slide 8 and 9. This is what the written code today would allow. This is NOT aesthetically pleasing and shows we have built a much less invasive structure than what the code would allow today.**
 - Improves housing stock
 - Color schemes, material quality, workmanship, design and engineering were performed in accordance with the most current building means and construction. Process for the State of California.
 - Structure made from wood and masonry dampens ambient noise from with either our house or generated by adjacent/rear neighbors
 - Provides both parties privacy from one another
 - Structure free from acceptable adverse impacts and built within property line, in rear of house and out of view from the street and right of ways.
 - Please refer to **Exhibit A Slide 13** for snapshot of nearby neighbors that support backyard improvements
 - Please refer to **Exhibit A slides 17-22** for precedent set for attached accessory structures
- 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;**
 - Low profile roof elevation meets city requirements. Current code would allow for a 15ft roof peak allowed per written code today. Our structure at 9'8" is far less than what the code would allow today.
- c. Avoids a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;**
 - Fully Compliant – Please refer to responses in Question A & B and **Exhibit A slide 2** Before and After Comparison Photos.
- d. 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;**
 - Complies. Low profile structure meets city ordinance requirements
 - Residence is a rear single- family unit on a “2 on a lot” (R-2) configuration
- e. Includes windows on the front façade;**
 - N/A – No windows
 - Project residence is a rear single-family unit of a “2 on a lot” (R-2) Configuration
- f. 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;**
 - N/A – No landscaping required
 - Resident is a rear single-family unit on a “2 on a lot” (R-2) configuration

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;

- **See Exhibit A Slide 8 & 9.** These are examples of what the accessory structure code would allow today. What we have in place significantly reduces the appearance of mass and bulk verses what the code allows today.

b. Reduces paved surfaces;

- N/A – No paved surfaces
- Residence is a rear single-family unit on a “2 on a lot” (R-2) configuration

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

- N/A – No mezzanine or roof deck
- Residence is a rear single-family unit on a “2 on a lot” (R-2) configuration

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

- N/A – No impact to garages on street frontage
- Residence is a rear single-family unit on a “2 on a lot” (R-2) configuration

OWNER'S AFFIDAVIT

Project address: 2015 Speyer Lane #B

Project description: Accessory structure compliant with building code 10-2.1500

I (We) Matthew Sufnar and Cory Sufnar, 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): _____

Address: 2015 Speyer Lane #B

Redondo Beach, CA 90278

Phone No. (Res.) 310.849.9053 (cell)

(Bus.) 310.291.2098 (cell)

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.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal