

## **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**

- Ex Parte Communication from Councilmember Obagi received from applicant

**From:** Zein Obagi

**Sent:** Monday, May 17, 2021 2:39 PM

**To:** Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Renee Michel <[Renee.Michel@redondo.org](mailto:Renee.Michel@redondo.org)>; Khatirah Nazif <[Khatirah.Nazif@redondo.org](mailto:Khatirah.Nazif@redondo.org)>

**Subject:** Fwd: Work Stop Order - Cory Sufnar

For the public file, ex parte communication re L.1. on tomorrow's agenda. Don't know how or why they emailed Obagi Law.

**From:** Cory Sufnar

**Date:** Mon, May 17, 2021 at 10:33 AM

**Subject:** Work Stop Order - Cory Sufnar

**To:** [zo@](mailto:zo@)

Hi Zein,

I understand your concern in respect to violating work stop orders. I can assure you that we are law abiding citizens and wanted to provide you as much context surrounding this concern. Below is an email chain of one example of the numerous emails showing our cooperation with the city and their process. I think there were 16 complaints filed against us from the neighbors starting with the removal of our trees on our own property. (See attached) The city mandated we work with planning and address which we immediately complied.

I received this letter on 6/17/2020 (attached) We were out of town and I replied that Monday on 6/22 to Norma.

- Permit #20201095 and #20201094 (Gas & Electrical) issued on 7/13/2020 and inspection completed on 7/15/2020 by Bryan Zuppiger.
- Permit #20201559 Issued 9/23/2020 (Slider Door) Inspected 10/6/2020 approved by Paul Mericle
- Permit #20201558 Issued 9/23/2020 (Accessory Structure) Inspected on 10/8/2020 approved by Peter Tucker
- Michael Ross has stopped by two times that I know of. Once I was here and the other I was not. NEITHER of those times were there workers here onsite violating any work stop order.
  - The one time I was here Michael was responding to another complaint filed. We went into the backyard and I had 2 painters there - NO CONSTRUCTION. Michael Ross reported his findings back to Brady Forbes via cell.
- Peter Tucker has also been onsite twice that I can remember. Both times there was NO CONSTRUCTION taking place violating any work stop orders.
- **The email below is a dialogue between myself, planning and Michael Ross. Michael Ross authorized construction to CONTINUE during the work stop order issued on the accessory structure. Mr. Ross authorized the workers to continue on the permitted work which was the BBQ area. Construction resumed on the fireplace accessory structure AFTER the permit was issued on 9/23/2020.**
- Michael Ross called me on my cell on Sept 11th and said he received another complaint that work was being done on the non-permitted area (Fireplace). My family was out of town in Ojai and I had no way of supervising what exactly took place but the workers had been strictly instructed to ONLY work on the BBQ permitted area. Since I was not at home to supervise I sent all the workers home until the following week when I could be back home to supervise.

We are law abiding citizens, well respected within the community and have made multiple attempts to try and resolve the concerns by our rear neighbor. Most recently another attempt I made this past Saturday to only be hung on after I was informing them we had installed rain gutters to address their rain run off concern. I was told to never call them again and hung up on. I have been a Redondo Beach homeowner

and resident for over 25 years. I have never had a single issue with the city, law enforcement or ANY neighbor for that matter.

It has been a very stressful year for my family with all of their attacks and constant harassment. My kids no longer want to sit in their own backyard or play basketball on the driveway for fear that will be videotaped, recorded and the police will be called. This is a very unsettling feeling. We hope that we can put this in the past and move forward.

I am happy to answer any questions or go into further detail.

Thank you,  
Cory Sufnar

-----Original Message-----

From: Michael Ross <[Michael.Ross@redondo.org](mailto:Michael.Ross@redondo.org)>

To: Cory Sufnar; Lina Portolese <[Lina.Portolese@redondo.org](mailto:Lina.Portolese@redondo.org)>

Cc: Steve Shiang <[Steve.Shiang@redondo.org](mailto:Steve.Shiang@redondo.org)>; Norma Cook <[Norma.Cook@redondo.org](mailto:Norma.Cook@redondo.org)>

Sent: Thu, Aug 27, 2020 12:04 pm

Subject: RE: Unit B Approval

Yes! Please remember to work on only what is permitted which is the BBQ area. If you are applying granite to the BBQ area, Please make sure to have the contractor use water when grinding to keep the dust down.

**From:** Norma.Cook@redondo.org,

**To:** cory.sufnar

**Cc:** Planningredondo@redondo.org, BuildingRedondo@redondo.org, Lina.Portolese@redondo.org,

**Subject:** RE: Complaint - No.8913

**Date:** Mon, Jun 22, 2020 3:54 pm

**Attachments:**

---

Cory,

I attached a copy of the Resolution with the Stop Work Order I mailed. The preservation of existing trees is a condition mentioned in Resolution No. 8913. Part of the complaint, mentions the removal of trees that were asked to be planted and/or saved when the lot was developed.

Please discuss the removal of these trees and the replacement of new shrubbery with a planner.

Thank you,

**Norma Cook** | Code Enforcement Officer

City of Redondo Beach | 415 Diamond Street, Redondo Beach, CA 90277

[norma.cook@redondo.org](mailto:norma.cook@redondo.org) | 310-318-0637 ext. 2454



\*\*\*City Offices are temporarily closed to the public until further notice. All City business will be conducted by electronic means only. Assistance is available by email during the normal operating hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday and every other Friday\*\*\*

---

**From:** Cory Sufnar

**Sent:** Monday, June 22, 2020 3:17 PM

**To:** Norma Cook <Norma.Cook@redondo.org>

**Cc:** Planning Redondo <Planningredondo@redondo.org>; Building Redondo <BuildingRedondo@redondo.org>; Lina Portolese <Lina.Portolese@redondo.org>

**Subject:** Re: Complaint - No.8913



ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.

Hi Norma,

Thank you for your reply. I will work with building division group to obtain the necessary permits you mentioned below.

I am still not clear on the complaint you mention below and the removal of trees? All of that shrubbery that was removed was solely on our property.

We have lived here 17 years and over the years trees/ shrubs have had to be removed for various reasons. Can you please further explain this and how it violates a city code?

Our plan includes installing new shrubbery that does not have a history or prone to disease or bacteria.

Thank you,

Cory Sufnar

Sent from my iPhone

On Jun 22, 2020, at 2:20 PM, Norma Cook <[Norma.Cook@redondo.org](mailto:Norma.Cook@redondo.org)> wrote:

Hello Cory,

Thank you for your reply. Plans showing the work being done in the backyard need to be approved by the Planning Division. Once the plans are approved then you need to contact the Building Division to obtain required permits such as plumber permits, electric permits and/or any other permits the Building Division deem necessary.

In addition, per Resolution No. 8913, the trees that have been removed in the rear yard shall be replaced if removed, please be sure this is discussed with a planner.

I am CCing the Planning Division so that you can connect with one of our planners.

Sincerely,

**Norma Cook** | Code Enforcement Officer

City of Redondo Beach | 415 Diamond Street, Redondo Beach, CA 90277

[norma.cook@redondo.org](mailto:norma.cook@redondo.org) | 310-318-0637 ext. 2454

<image002.png>

\*\*\*City Offices are temporarily closed to the public until further notice. All City business will be conducted by electronic means only. Assistance is available by email during the normal operating hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday and every other Friday\*\*\*

---

**From:** Cory Sufnar \_\_\_\_\_  
**Sent:** Monday, June 22, 2020 1:11 PM  
**To:** Planning Redondo <[Planningredondo@redondo.org](mailto:Planningredondo@redondo.org)>; Building Redondo <[BuildingRedondo@redondo.org](mailto:BuildingRedondo@redondo.org)>; Norma Cook <[Norma.Cook@redondo.org](mailto:Norma.Cook@redondo.org)>  
**Subject:** Complaint - No.8913



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Norma,

We received a letter in the mail that a complaint was filed at our address of 2015 Speyer Lane B. I am not sure exactly what the complaint was but we want to address it and ensure we are in compliance with the city ordinance laws.

We are in the process of landscaping our backyard and making some improvements. Please see the attached.

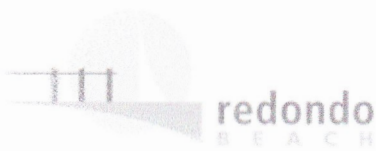
- Please let me know what additional information you need to obtain a permit for the design attached.
- Please include what the compliant was so we can address that as well.

Thank you,

Cory Sufnar

*Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.*

*Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.*



06/17/2020

Mathew & Cory Sufnar  
2015 Speyer Ln.  
Redondo Beach, CA 90278

Re: Construction without permits  
2015 Speyer Ln.  
Redondo Beach, CA 90278

Dear Mathew & Cory Sufnar,

After receiving a complaint, an inspection was conducted at subject address which revealed the conditions listed below. These conditions represent violations of the Redondo Beach Municipal Code.

Codes	Description	Corrective Action
RBMC 9-1.02	Permits required for construction work.	Obtain permit from Building Dept.

We ask that you cease all outdoor construction in the rear yard until all required permits are secured. Please contact the Planning Division at [planningredondo@redondo.org](mailto:planningredondo@redondo.org) to submit plans of your backyard remodel. In addition, please discuss with the Planning Division Resolution No. 8913 which states that trees in the rear yard shall be replaced if removed. Please the Building Division at [buildingredondo@redondo.org](mailto:buildingredondo@redondo.org) to obtain all the required building permits for the backyard remodel. We must request that you take the required actions by 07/01/2020. Failure to comply will result in legal action to compel compliance.

It is the City's intention to work with you as the responsible party to correct these conditions. Should you have any questions, please do not hesitate to contact the officer using the information below.

Sincerely,

Norma Cook  
Code Enforcement Officer  
(310) 318-0637 x2454  
[Norma.Cook@redondo.org](mailto:Norma.Cook@redondo.org)

[X] Enclosure(s)



## RESOLUTION NO. 8913

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION, AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW AND VESTING PARCEL MAP NO. 26417 TO PERMIT THE CONSTRUCTION OF A TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2015 SPEYER LANE (CASE NO. (PC) 01-51)**

WHEREAS, an application was filed on behalf of the owner of the property located at 2015 Speyer Lane for approval of an Exemption Declaration and consideration of a Conditional Use Permit, request for Planning Commission Review and Vesting Parcel Map No. 26417 to permit the construction of A two-unit residential condominium development on this property located within a Low-Density Multiple Family Residential (R-2) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and the applications would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Department, and other interested parties at the public hearing held on 16th day of August, 2001, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10.2-2506(B) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach

- 4) The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
- 5) The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).
- 6) The Planning Commission hereby finds that the proposed project will have a "de minimis" impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit, request for Planning Commission Review and approve Vesting Parcel Map No. 26417, pursuant to the plans and applications considered by the Planning Commission at its meeting of 16th day of August, 2001.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
2. That the applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to final approval.
3. That the landscaping and sprinklers be installed per the approved plan, prior to final inspection.
4. That, if selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
5. That the garage doors be equipped with remotely operated automatic door openers.
6. That no plastic drain pipes be utilized in common walls or ceilings.



7. That, subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
8. That the sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
9. That the applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
10. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
11. That the Planning Department be authorized to approve minor changes.
12. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
13. That a 6-foot masonry or mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback.
14. That the applicant shall finish the property line walls equally on both sides wherever possible, subject to the Planning Department's approval.
15. That the site shall be fully fenced prior to the start of construction.
16. That all on-site litter and debris shall be collected daily.
17. That permits shall be obtained for any and all sandblasting and shall be done pursuant to all conditions of said permits.
18. That construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
19. That material storage on public streets shall not exceed 48-hours per load.

20. That the project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
21. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
22. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
23. That color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
24. That the Vesting Parcel Map shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
25. That the developer shall replace the tree in the rear yard with at least one or two trees and save one tree in the front yard, if feasible. If the Planning Department determines it is not feasible to save the tree in the front yard, the developer shall plant a minimum 36-inch box tree within the front yard area of the subject property, subject to Planning Department approval. (No palm trees)

Section 3. That the requests for Planning Commission Review and a Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the project.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.