

Redondo Beach City Council

Compliance To:

Accessory Structures in Residential Zones

Building Code 10-2.1500

Building and Other Projections in all Zones

Building Code 10-2.1522

“What we have Built does not Violate the Requirements of the Applicable Municipal Code(s). The Structure in Place is Fully Compliant to the Building Code as Written”

2015 Speyer Lane, Unit B

The Sufnar Family – Matt & Cory

May 18, 2021

Bottom Line Up Front (Overview) (1 of 2)

- There have been no updates, changes or modifications to the Accessory Structure Section of the Redondo Beach Municipal Build Code (RBMC 10-2.1500) since its incorporation over 25 years ago on January 18, 1996
- What we have in place as defined by the RBMC Building Code definitions is an Accessory Structure and not an Accessory Building
 - Our accessory structure is not a building as defined by the code's building definition as the structure is not enclosed
- **10-2.402 (3)** "Accessory building" definition specifically denotes that it must be **detached**.
- **10-2.402 (4)** "Accessory structure" definition **does not** require that a structure be detached, only that it be subordinate to the main building.
- On March 18, 2021 the Community Development Director and the Planning Commission confirmed "Projections into Required Setbacks" per RBMC 10-2.1522 are permitted into required setbacks and setbacks between buildings in all zones
- The Planning Commission unanimously voted 7-0 in favor of upholding the Appeal to the Administrative Design Review, finding the structure complies with the provisions of Title 10 Chapter 2 as set forth in RBMC 10.21500 Accessory Structures in residential zones

Bottom Line Up Front (Overview) (2 of 2)

- **Adjacent Neighbors, Nearby Residents – Overwhelming Support of Backyard Improvements!**
 - Presentation includes over twenty-five (25) written signed letters including a petition with signatures from residents supporting project
 - Many residents will address members of the City this evening to express support of our request
- **Precedent**
 - Several examples of attached accessory structures located throughout the neighborhood and within walking distance of our home
- **Key Benefits to Owner & Residents**
 - Increases property values, built to engineered drawings, safe, out of site, does not encroach onto other properties
- **Project Background**
 - Investment driven by need to remove overgrown, standard privacy trees due to daughter's allergies
 - Tree root system damaged patio, backyard and house foundation
 - Aged, deteriorating, unsafe patio covering required replacement

Current Building Code 10-2.1500 – Accessory Structure & RBMC Definitions

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

Current Building Codes - Summary of Key Points

- **10-2.1500** requires a 5 foot setback between dwelling unit and an accessory structure.
 - This is the RBMC Accessory Structure Building Code
- **10-2.1522** delineates an exception to **10-2.1500** which specifically allows eaves to project up to 30 inches (2.5 feet) into setbacks.
 - This is the RBMC Building Code for Projections
- **10-2.402** requires that for any structure to be considered a building it must be designed and/or used for the shelter and enclosure of persons, animals, or property.
 - This is the RBMC definition of a Building
- **10-2.402 (3)** "Accessory building" definition specifically denotes that it must be detached.
 - This is the RBMC definition of an Accessory Building
- **10-2.402 (4)** "Accessory structure" definition **does not** require that a structure be detached, only that it be subordinate to the main building.
 - This is the RBMC definition of an Accessory Structure
- IMPORTANT NOTE: while **10-2.402 (4)** includes accessory buildings it does not require that an accessory structure be considered a building.

***An Accessory Building MUST be Detached per Code.
The Code is Silent and DOES NOT require An Accessory Structure to be Detached.***

Current Building Codes - Summary of Key Points

- It is clear that what we have is not an accessory building because it does not meet the requirement of enclosure, however it does meet the definition of accessory structure as it is subordinate to the main building on the same lot.
- **Under the code definitions, only an accessory building is required to be detached, an accessory structure does not have the same requirement to be detached.**
- 10-2.1522 (RBMC Building code for projections) then allows eaves up to 30 inches to project into the required setback of 5 feet, it does not limit this to only one or the other of the main building or the accessory structure and thus both are allowed 30 inches of projection into the required setback for a total of 60 inches, or 5 feet.
- As noted above an accessory structure **is not required to be detached from the main building**, as such the two projecting eaves are not required to be detached from each other and thus **may be a contiguous structure. This is what we have built.**
- **The determination by the Planning Commission concluded that what we have in place should be allowed. Furthermore what we have built does not violate the requirements of the applicable municipal code(s).**

Current Building Code 10-2.1522 – Projections

- **10-2.1522 Building and Other Projections in All Zones**

a) **Projections into required setbacks.** The following projections may be permitted into required setbacks and setbacks between buildings:

All Zones. Cornices, eaves, belt courses, sills, water heaters, cantilevered bay windows not containing any floor area, awnings affixed to the building facade, and fireplace chimneys or any other similar architectural feature may project into a required side setback one-half the distance of the required side setback, or thirty **(30)** inches, whichever is less, and may project into a required front or rear setback, or into the required setback between buildings no more than thirty **(30)** inches. Windows and other openings in buildings must maintain a thirty-six (36) **inch** to sixty (60) **inch** setback from the property line in accordance with Building Code.

Prior and New Accessory Structure Comparison

**Previous Structure – 17 Years in Place
Attached to Home**



Prior View – East to West

**Current Structure – October 2020
Attached to Home**



Current View – East to West

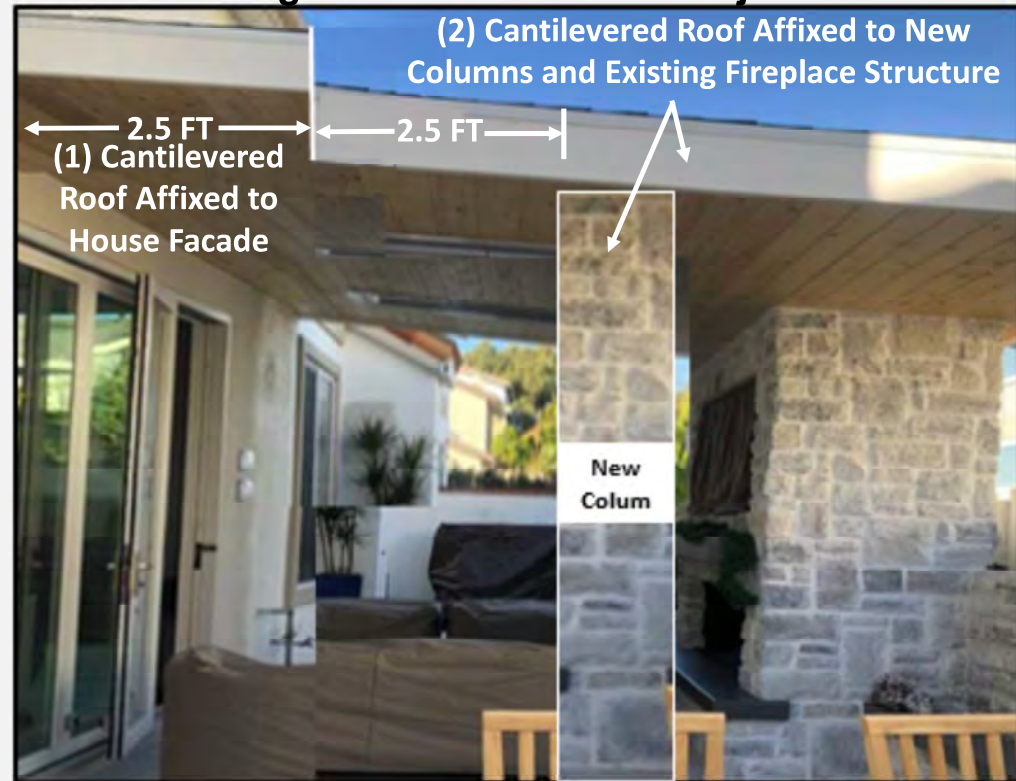
5' Distance
setback
between
"BUILDINGS"

Existing Structure and Allowable Projections per Building Code 10-2.1522 - Projections

Existing As Build Design



Building Code 10-2.1522 - Projections



Provides No Benefit to Rear or Surrounding Neighbors. Structurally Unsound, Architecturally Incompatible with Community

Current Backyard Photos



View – East to West



View – From Family Room



View – East to West



View – East Side Sitting Area



View – From Family Room



View – Main Area West to East

Rebuttal of Claims by Rear Resident Against Accessory Structure & Additional Concessions (1 of 2)

No.	Rear Resident Claim	Rebuttal of Claim & Additional Concession
1	Accessory structure decreases the value of 2014 Belmont Lane #B due to overcrowding	<ul style="list-style-type: none"> - Define overcrowding? There is none. Accessory structure is 100% compliant to building code as written - No rear setback required per RBMC 10-2.402 as structure is not habitable - 5' distance limitation is between Buildings (i.e. – between our home and accessory structure NOT the accessory structure and rear fence property line) - Resident has no interest in improving the value of their home given the property's rundown condition
2	Structure is large and overpowers limited space and intimidating	<ul style="list-style-type: none"> - To the Contrary. Existing accessory structure is only 17% of the building code's maximum allowable requirement. We are allowed per code to build a 40FT long by 10FT high structure increasing the current structure size by +83%! - Outdoor living space has 414SF of open air outdoor living space which meets outdoor living space open air requirements. Only 38% (261.9SF) of Existing Total Outdoor Living Space of 675SF. - Architecturally compatible to the surroundings, it is low profile and void of bulk or mass
3	Close proximity of Roof results in Run Off Directly into Adjacent yard and additional drainage issues exist due to extensive permeable paving	<ul style="list-style-type: none"> - As stated previously there is no rain runoff in our backyard or adjacent yard. Patio drains exist and patio grade slopes towards sump pump located in driveway and away from rear property. - Additional Concession: Concern resolved. Although rear resident does not have gutters on their own house, we have installed a gutter with downward spout that drains into our yard.

Rebuttal of Claims by Rear Resident Against Accessory Structure & Additional Concessions (2 of 2)

No.	Rear Resident Claim	Rebuttal of Claim & Additional Concession
4	<p>Nuisance caused by Structure – Design of roof structure results in high noise levels violating RB Noise Ordinance of 50dB</p> <ul style="list-style-type: none"> - Wood & tile floor causes “echo chamber” that amplifies - Measured noise levels at property fence of 65dB 	<ul style="list-style-type: none"> - No noise nuisance. For reference, breathing is 10dB. Whisper or rustling leaves is 20dB. Normal conversation is 50dB. A washing machine registers at ~70dB. A lawnmower is around 90dB. Very LOUD sounds like fireworks (150dB) or shotgun blast (170dB). Their argument is that they have measured noise in our backyard at 65dB, less than a washing machine. - They have 2 barking collies they let out multiple times a day from 4am to 11pm that bark at a much louder dB rate than you find in our backyard. Per Wikipedia the average bark of a mid size dog like the both of theirs is 100dB. - Per Wikipedia, wood is good at sound absorption because its porous, with plenty of air spaces to trap sound. The best soundproof wood types are oriented strand board which is what our roof is primarily made out of. - Additional Concession (1): Furthermore, the property line fence, barbecue, fireplace structures are all made of concrete block which are excellent barriers for noise attenuation, again per Wikipedia and accounted for in our existing design. - Additional Concession (2): We have also installed 6 young trees and have used noise absorbing materials with our furniture. - Additional Concession (3): Requesting City Council approval to install a new vinyl fence adding 24” for increased privacy and to further dampen noise. The fence modification we believe should be approved based on the 24” grade difference between the two properties as our home is at a higher elevation and more exposed.

Recommendations by Planning Commission 3/18/21 (1 of 2)

Planning Commission Findings

No.	Findings of Planning Commission Found to be Consistent with the City's Zoning Ordinance set forth therein for the following Reasons (per page 2 of Resolution No. 839, Section 10-2.1500)	Comply
1	Proposed Accessory Structure's roof complies with the provisions of Title 10 Chapter 2 as set forth in Section 10-2.1500 Accessory Structures in residential zones	X
2	The design is compatible with the overall community and surrounding neighborhood	X
3	The application, specifications, drawings and supplemental materials submitted with the application have been reviewed by the Planning Commission, and are approved	X

Based on Above Findings, Appeal of ADR Upheld with the following Conditions

No.	Conditions	Status
1	Rain gutters to be added to the north roof of the structure that drain onto the 2015 Speyer Lane Unit B property away from the property to the north	Fully Compliant – Rain gutter and downspout installed April 2021. Patio drains are pre-existing and patio sloped towards driveway sump pump
2	Plantings as approved by the Planning Division shall be installed to the height of the roof of the structure on either side of the fireplace portion to buffer sound and incorporate natural elements and maintained by Owner.	Approval Request - Requesting City Council approval to replace existing vinyl privacy fence with new extended fence up to the maximum allowable modification height allowed by the Planning Department. (4K investment) Backyard grade elevation difference between our house and abutting backyard house is a minimum 24 inches. Our home is at the higher elevation and more exposed.

Recommendations by Planning Commission 3/18/21 (2 of 2)

Based on Above Findings, Appeal of ADR Upheld with the following Conditions (Continued)

No.	Conditions	Status
3	If any additional accessory structure is to be considered in this rear yard, it must meet the RBMC and all required municipal permits must be obtained prior to any construction or the additional structure will be required to be removed	Acknowledged
4	No walls may be added to this accessory structure within 5 feet of the dwelling unit or any other accessory structure	Acknowledged
5	The property owner shall submit construction plans and obtain all required municipal permits must be obtained from the City of Redondo Beach within 6 months	Acknowledged

Building Code 10-2.1500 Compliance Assessment Matrix (1 of 2)

No.	Paragraph	Description	Comply	Non-Comply
1	(b) Stories	No accessory building shall exceed one story in height.	X	
2	(c) Accessory Structures Occupying Rear Setback: (1) Height	Accessory structures occupying any portion of a required rear setback in any residential zone shall be subject to the following standards: No accessory structure shall exceed fifteen (15) feet in height. The perimeter walls shall not exceed ten (10) feet in height as measured from existing grade to the point of intersection with the top of the plate. A parapet may not extend more than three (3) feet above the top of plate. Our accessory structure is only 9 ft. 8 in.	X	
3	(c)(2) Floor Area	No accessory structure or combination of accessory structures, any portion which is located in the required rear setback, shall exceed eight hundred (800) square feet in gross floor area. Our accessory structure is only 261.9 square feet.	X	
4	(c)(3) Side Setbacks	The total side setback, measured from each side property line to the wall of the structure, shall equal not less than ten (10) feet. Further, if any portion of the accessory structure is located forward of the rear twenty-three (23) feet of the lot, or if the structure is habitable, a minimum side setback of five (5) feet shall be required on each side of the structure. Current side setback of 18 ft. on each side for a total of 36 ft.	X	
5	(3)(a) Property Abutting Alleys	Notwithstanding the foregoing, no side setback shall be required for a non-habitable accessory structure if no portion of the accessory structure is located forward of a line drawn parallel to and forty-five (45) feet from the property line abutting the opposite side of the alley (see illustration below). N/A	NOT APPLICABLE	

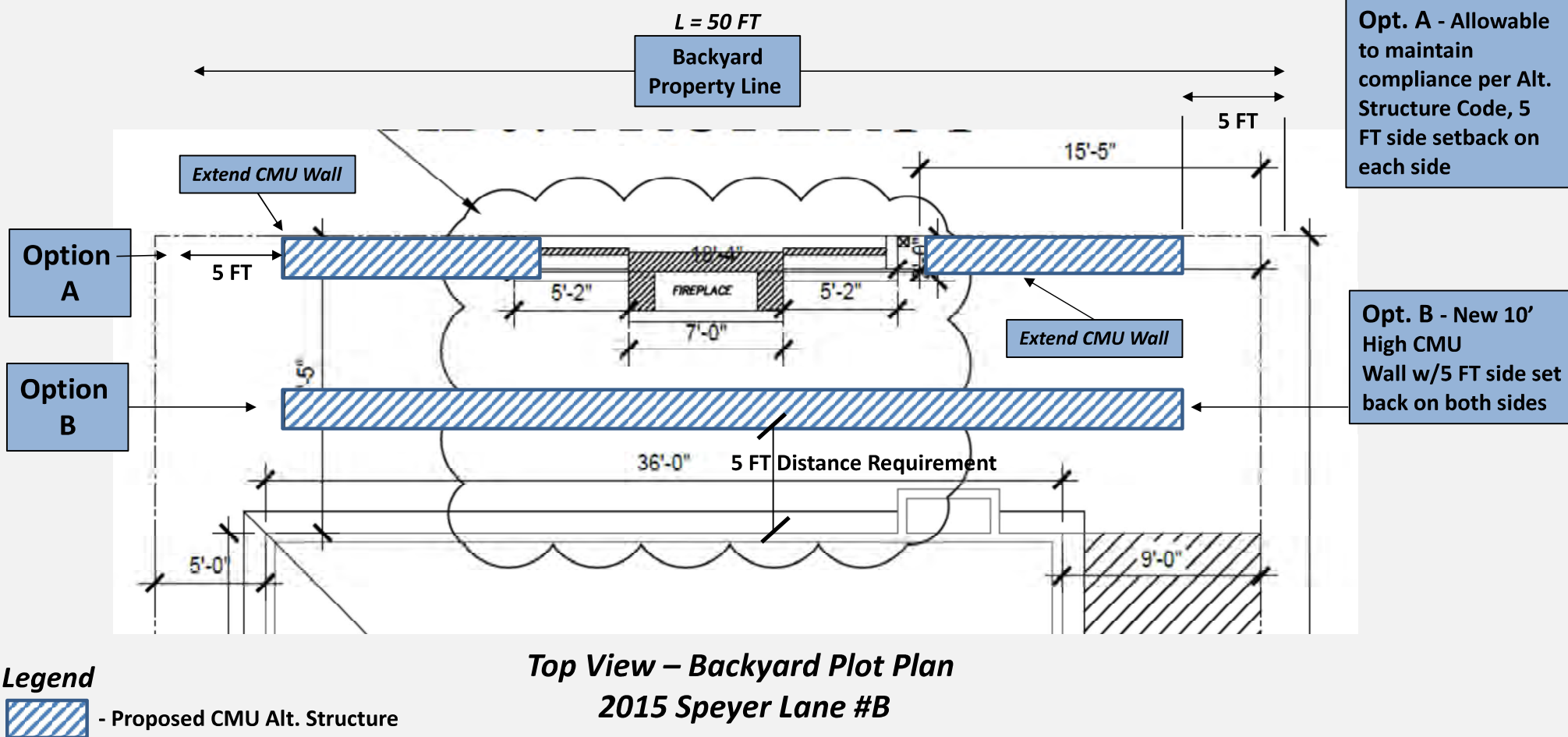
Building Code 10-2.1500 Compliance Assessment Matrix (2 of 2)

No.	Paragraph	Description	Comply	Non-Comply
6	(4) Rear Setbacks	No rear setback required unless it's a habitable accessory structure, then there is a 5-foot rear setback. Per RBMC 10-2.402 Habitable is defined as "A detached building any portion of which contains a living type space, including, but not limited to, bedrooms, playroom, office, rumpus room, bonus room, guest room, artist studio, pool house, or similar uses. Such buildings shall not include a kitchen or kitchen-related plumbing or cooking facilities." Not a habitable structure.	X	
7	(a) Setbacks Between <u>Buildings</u>	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. Paragraph (a) clearly states between <u>Buildings</u>. The "<u>Building</u>" definition is clearly defined and must be enclosed.	X	

***Accessory Structure Fully Complies to All Seven (7) Building Codes,
including Para. 7 (a) Distance Between Buildings***

- Our structure is not a Building, by definition a Building must be enclosed
- Our Accessory Structure is attached to our home and RBMC specifically indicates an Accessory Building must be detached but does NOT have this requirement for Accessory Structure under current written code
- Has no walls erected within the 5 ft
- There are no impediments to the house, first responders have full access
- Still meets or exceeds all outdoor living space requirements
- The feeling of "bulk" or "mass" is minimized with fully open sides

Alternate Structure Code – What Would be Allowable



Current View (Top) vs. Alternate Options Code Allows (Bottom)

As Build



Allowable Options A, B



View from Home to Rear – Not to Scale

Accessory Structure – Owner/Neighbor Benefits Analysis (1 of 2)

No.	Category	Description	No Benefit	Benefit
1	Safety – New Structure	No safety risk to homeowner or residents. Structurally sound construction as built IAW with stamped drawings and plans developed by licensed, professional engineer (P.E.). Structure has no impact to public health and welfare of all.		X
2	Safety – Old Structure	New structure replaced unsafe, deteriorating 17 yr. old patio covering. Trees roots uplifting footings. Unsafe condition.		X
3	Neighbor Property Line Encroachment	No encroachment into neighboring yards. Structure resides within our property line and property footprint.		X
4	Right of Ways	Structure does not interfere with any residential right of ways.		X
5	Street Frontage/ Line of Site	No street frontage views. Out of site from front of Units A & B. Structure located in our rear unit back yard.		X
6	Residential Design Guidelines Compatibility	Design is consistent to the intent of the residential design guidelines. No appearance of bulk or mass. Low profile. Color scheme, material quality, workmanship, performed IAW with latest State of California construction processes and methods.		X
7	Neighborhood Aesthetic Enhancements	Structure contributes beneficially to the overall design quality and visual character of the community, stable, desirable characteristics		X
8	Noise Dampening	The wooden pavilion significantly attenuates noise from the noise source whether that be noise generated by a neighbor or us.		X

Accessory Structure – Owner/Neighbor Benefits Analysis (2 of 2)

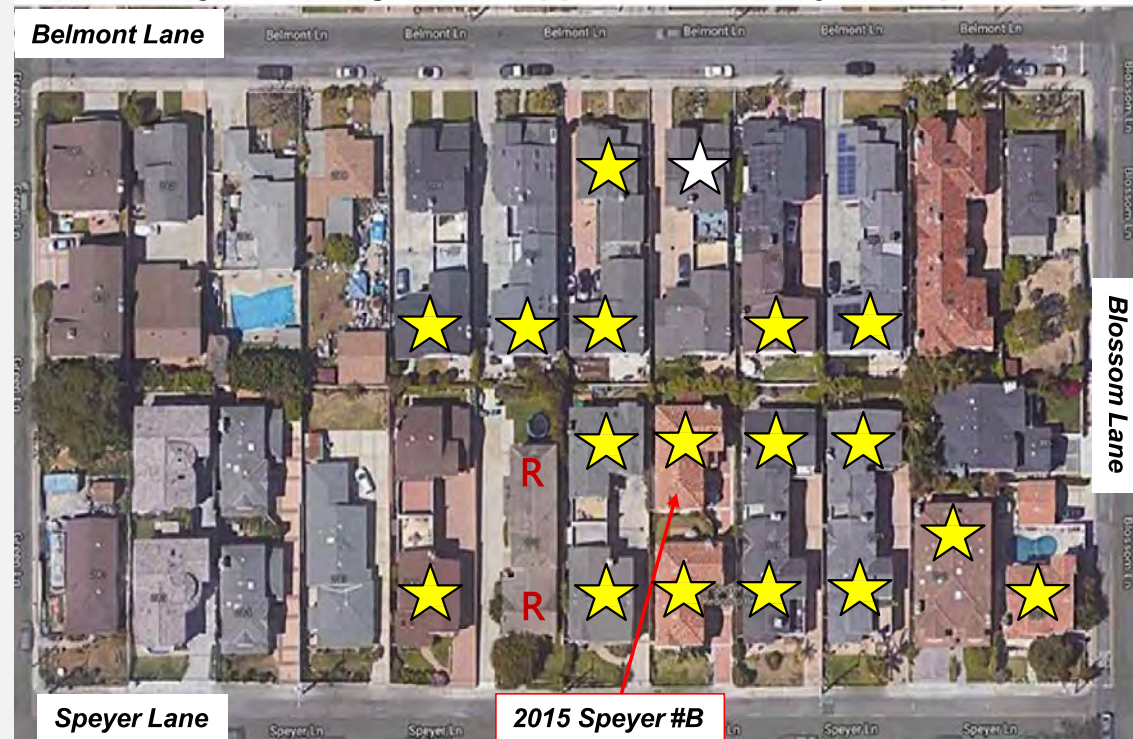
No.	Category	Description	No Benefit	Benefit
9	Property Values	Home improvers make good neighbors. “2008 Harvard University study found that improvements make a neighborhood more desirable ultimately increasing the house value of all homeowners, even those who did not undertake any improvements”.		X
10	Privacy	Provides much needed privacy for owner and surrounding neighbors		X
11	Rain Run Off	Negligible. Surface area is only 240SF. No impact to neighbors. Video and photo evidence on file. Most surrounding homes including rear resident do not have gutters		X
12	Tree Maintenance	Eliminates cost of maintaining overgrown, 30’ tall Cypress trees that were planted by the builder along the backyard property line fence which also encroached into rear neighbor yard. Root system damaged our patio and house foundation, and eliminates fall over risk (tree fell on house requiring repairs)		X
13	Health/ Allergies	Daughter is highly allergic to Cypress tree pollens and other weed and grass pollens which all necessitated tree removal. My daughter now has a pollen free environment		X
14	Backyard Space Utilization	Wanted to modernize our home and create a yard in which we could spend more time and relax as a family, improve quality of life for the new Covid environment we live in today. Modern outdoor living spaces are popular in the Beach Cities.		X
15	Precedence	Examples as shown in subsequent slides, numerous accessory structures such as attached patio coverings, open/closed pergolas and accessory structures exist in City		X
16	Resident Support	Our package includes numerous signed letters and signed petitions of adjacent neighbors on 2000 block of Speyer and Belmont Lane, including other residents that are in full support of our backyard improvements		X

Adjacent and Block Residential Support of Backyard Improvements

- The following neighbors on the 2000 block of Speyer and Belmont Lane are in support of the improvements we have invested in our backyard at 2015 Speyer Lane #B. [Please see Exhibit C signatures of all supporting residents](#)

- 2009 **Speyer** #A – Cynthia Harris
- 2013 **Speyer** #A – Kevin and Josie Fletcher
- 2013 **Speyer** #B – Jon & Shannon Semizian
- 2014 **Speyer** #A – Sheryl & Joe McKenna
- 2015 **Speyer** #A – Kevin and Ling Jo
- 2015 **Speyer** #A – Susan Corey (former owner)
- 2017 **Speyer** #A – Mary Quinn
- 2017 **Speyer** #B – Diana and Marshall Gelb
- 2019 **Speyer** #A – Shelly and Jay Joyce
- 2019 **Speyer** #B – Greg and Jennifer Danylyshyn
- 2023 **Speyer** – Nada Rahhal
- 2013 **Speyer** #B – Andrew & Kelly Galves
- 2008 **Belmont** #B – Phil Oakelmann
- 2009 **Belmont** #B – Onur & Ungur Demiryurek
- 2010 **Belmont** #B – Bob & Catherine Friend
- 2012 **Belmont** #B – Pam Rock
- 2012 **Belmont** #A – Lynette Vandever
- 2016 **Belmont** #B – Brad & Shanna English
- 2018 **Belmont** #B – Michelle & Mike McEveety

Current Adjacent Neighbors Supportive of Backyard Improvements



★ - Signed Neighbor Support R - Renters ☆ - Unable to Make Contact

Overwhelming Redondo Beach Resident Support of Improvements Written Letters Attached (See Exhibit B)

The following local residents are in support of the improvements we have made

Please see the attached letters and consider the communities overwhelming support

- 2019 Speyer Lane B - Greg & Jennifer Dannyslyann
- 2017 Speyer Lane B - Diana & Marshall Gelb
- 2015 Speyer Lane A – Kevin & Ling Jo
- 2015 Speyer Lane A – Susan Corey (15 year resident)
- 2013 Speyer Lane B – Jon & Shannon Semizian
- 2018 Belmont B – Mike & Michelle McEveety
- 2016 Belmont B – Brad & Shanna English
- 241 S. Irena #C – Varina & Trey Moore
- 1611 Havemeyer – Kerry & Ben Bosse
- 1624 Armour – Lisa & Jens Wessel
- 1627 Armour – Amy & Billy Errett
- 1802 Harriman #A – Paige & Greg Howe
- 1904 Morgan #A – Lori Boggio
- 1910 Morgan #B – Cynthia & Mike Goldstein
- 2209 Hall Court – Christine & Jim Abramowski
- 2727 Alvord – Jean & DJ Leary
- 705 S Juanita – Susan & Jay Roberts
- 700 Meyer Lane - Robert & Carrie Hayes
- 1739 Speyer Lane - Stephanie Todd
- 1538 Goodman Ave – Jasmine Rassekh

South Bay Experts Licensed Real Estate Professionals Written Letters Attached (See Exhibit B)

*The following California Real Estate Licensed, South Bay Professionals are in full support of our project and validate our improvements **INCREASE** adjacent home values*

- Judy SaAvedra: Licensed Real Estate Professional (Engel & Völkers LA-South Bay) 35 years experience
- Laura Grabner: Licensed Real Estate Professional (Hoffman Murphy) 19 years experience
- Jasmine Rassekh: Licensed Real Estate Agent & Lender (Mortgage Capital) 15 years experience
- Mercedes Van Pelt: Licensed Real Estate Professional (Compass) 14 years experience
- Greg Thatcher: Licensed Real Estate Professional (Vista Sotheby's Realty) 13 years experience

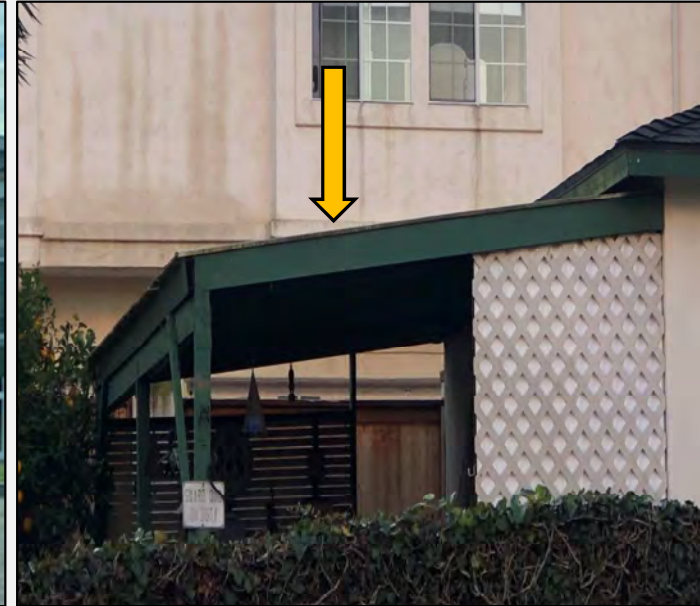
Over 96 years of Combined Licensed Real Estate Experience

Existing Neighborhood Precedent Examples (1 of 3)



Attached Accessory Structures

Existing Neighborhood Precedent Examples (2 of 3)



Attached Accessory Structures

Existing Neighborhood Precedent Examples (3 of 3)



Attached Accessory Structures

**Existing Neighborhood Maintenance and Code Violations –
No Nuisance Abatement Nor Investments to Improve
Unsightly, Unsafe Conditions (within 1 Block of Residence)**



**Property A – Scaffolding, Debris,
Deteriorating Fence**



Property A Backyard – Auxiliary Dwellings/Sheds



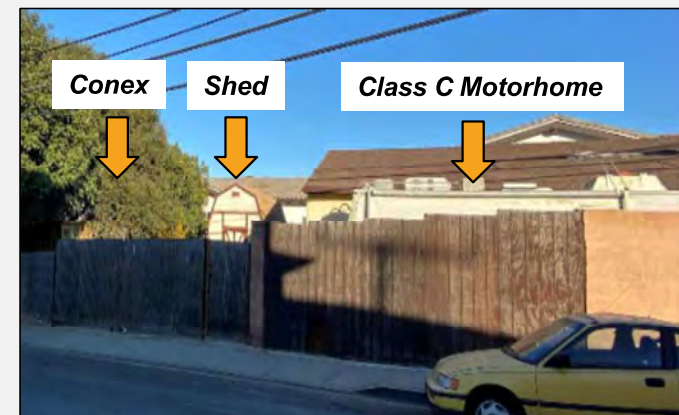
Property A Backyard – Junk Vehicle



**Property B - Boat Storage and
Shed on Roof**



Property C – Unsafe Conditions



**Property C Backyard – Storage of Inoperative
Class C Motorhome, Conex Box and Shed**

2014 Belmont Lane #B Backyard Resident



The Only Adjacent Resident Objecting to our Home Improvements

2014 Belmont Lane #B Systemic Abuse of City Resources by Rear Resident

2002 thru 2020 – Redondo Beach Police Department (RBPD) has **NEVER** visited our home in response to **ANY** complaints.

- | | | |
|---------|------------------------|------------------------------------|
| ▪ 10/24 | RBPD visit at 11:30 AM | No Warning or Citation |
| ▪ 10/24 | RBPD visit at 5:15 PM | No Warning or Citation |
| ▪ 10/31 | RBPD visit at 6:30 PM | No Warning or Citation (Halloween) |
| ▪ 11/11 | RBPD visit at 7:33 PM | No Warning or Citation |
| ▪ 11/12 | RBPD visit at 7:15 PM | No Warning or Citation |
| ▪ 11/29 | RBPD visit at 1:00 PM | No Warning or Citation |
| ▪ 11/29 | RBPD visit at 4:30 PM | No Warning or Citation |
| ▪ 11/29 | RBPD visit at 6:30 PM | No Warning or Citation |

Only Cited RBPD Resource Abuses Herein – Our Rear Resident Continues to Abuse City Building Code Enforcement, City Planning, Community Planning and City Council Resources – Using Complaint Systems at their Disposal as a Weapon against Us to Harass Us and Negatively Influence City Leaders

In Closing...

- We ask you as our elected Redondo Beach City Council Members to not only encourage but support the Mission Statement of Redondo Beach:

***“The City of Redondo Beach is committed to
providing the finest services to enhance the
Quality of Life for those who Live, Work, Visit and
Play in our Community”***


- All of the adjacent neighbors and community have come together to show their support. We ask you to acknowledge their overwhelming support.
- There is no safety risk to us or any of the adjacent residents. Our backyard has no impact to the public health and welfare. Our improvements are aligned with the overall design quality and visual character of the community with desirable architectural characteristics.
- We ask for your approval on our structure which is fully compliant and does not violate the requirements of the applicable municipal code(s).
- We ask that you be fair and reasonable as elected city officials representing all Redondo Beach residents. Please consider all the evidence and overwhelming support presented here today and render a decision not only on what is fair and reasonable but what is defined and written in your code today and also fully supported by your seven (7) appointed Redondo Beach Planning Commissioners.

Exhibit B

Letters

ROBERT & CARRIE HAYES

CONTACT

 614-915-9633

 thehayesfamily@theoutlook.com

Redondo Beach City Council

415 Diamond Street

Redondo Beach, CA 90277

Dear Redondo Beach City Council,

My name is Carrie Hayes I have been a long time resident and homeowner In Redondo Beach for over 20 years. I am 100% in favor of continuing to upgrade and improve our neighborhoods, our homes, our schools, our parks and public community properties. It has been far too long that Redondo has not kept up with the other South Bay Communities in terms of home and land improvement. We need to do this for our children and our future. It is crucial we take care of our community and our homes and continue to improve to keep up with the other local cities around us. The residents of Redondo Beach deserve this. Please help to make this happen.

One of the many benefits of living in Redondo Beach is that we are able to enjoy our beautiful weather which means spending time with our family outdoors. We ask you to please make the necessary modifications to the outdated building codes so that families like the Sufnars can enhance their quality of life by spending time in their outdoor living space with their family.

Sincerely,

Robert & Carrie Hayes

BILLY & AMY ERRETT

March 30, 2021

1672 Armour Lane | 310.903.2918 | billyerrett@yahoo.com

Dear Redondo Beach City Council:

We are writing this letter in support of our friends and fellow Redondo Beach residents, Matt and Cory Sufnar. This message is in regards to the outdoor/backyard improvement project that is currently in review by the city. Our family has lived in Redondo Beach residents for over 16 years and we are local business owners of a South Bay based business, E3 Vehicles, Inc. (once based in Redondo Beach). During our time in Redondo Beach, we have grown to become close family friends with the Sufnar family for the greater part of 10 years. Matt and Cory are hardworking Redondo Beach professionals, who are kind and considerate to other residents, and even more important, they are contributing members and citizens of the city of Redondo Beach who generously donate their time towards projects that make Redondo Beach a great place to live. We have worked side by side with them on projects include Feed the Children, Redondo Sunset, the Redondo Beach Holiday Stroll and numerous RBUSD fundraising events to better our immediate community.

The intent of this letter is to express our strong support of the Sufnar family's recent backyard improvements to the Redondo Beach City Council. Our current environment, during this pandemic, has forced all of us to find new ways to enjoy our new definition of " Home" . As providers to our family, we are responsible for creating a peaceful and cheerful space in one of the few environments that we can control. The Sufnars have created this environment in their newly renovated backyard outdoor living space, which has provided a safe and happy space for their family to bond and it has served to be a superb extension of their living area to their well-maintained home.

One of the key tenants of the Redondo Beach General Plan Vision indicates " Our City has a VARIETY of housing that appeals to life styles and affordability needs of all our residents" . This improvement's only goal is to improve the value and appeal of our community and provide a safe and happy place for their family to thrive. The premise that this improvement would disturb or be incompatible with the neighborhood seems inconceivable. As a result, a contributing family to the betterment of our Redondo Beach community is being penalized for improving their home's property value the quality of life for themselves and their children. The final tenant of the Redondo Beach General Plan Vision also states the " Our City leaders foster meaningful civic engagement to ensure their decisions related to the future of our community... are reflective of our citizens views" . Keeping this pledge on the forefront of your mind, we hope that the city council will approve the structural improvements that the Sufnar family has made to their home. It is clear that their outdoor living space is architecturally compatible with our neighborhood, fully complaint with current building codes and also fully supported and substantiated by your appointed planning commissioners in a 7-0 unanimous vote.

BILLY & AMY ERRETT

January 28, 2021

Redondo Beach City Council,

We live at 2016 Belmont Lane # B in Redondo Beach. We have been here since we purchased our home in 2000. We understand that there have been some complaints about the Sufnar Residence's backyard home improvements and are writing to give our support/approval of the improvements they made.

Our yards back up to one another and touch in the corner. We are not directly behind them, but the lot just to the East on the Belmont Lane side of the block.

I have to admit I am jealous of what they did with their yard! They have created a wonderful outdoor space. Frankly, I'm happy about the overall improvement to the neighborhood (though not visible from the street) that this will bring all of property values up.

We all have small yards here in Redondo and sadly many don't really use them. In a way, we have a small "neighborhood" behind the houses. It's nice to have a family breathing more life into our little "neighborhood".

Please count us as fully supportive of their home improvement project.

Sincerely,

Brad & Shanna English
2016 Belmont Lane, B
Redondo Beach, CA 90278
310-874-3761

D.J. and Jean Leary 2727 Alvord Lane Redondo Beach, CA 90278

March 22, 2021

To whom it may concern,

We are writing to you in support of our friends Matt and Cory Sufnar in regards to their recent addition to their outdoor/backyard space. We are a Redondo Beach family who has known and have become close friends with the Sufnars for greater than 12 years. We have spent countless family gatherings at their home over the years. Matt and Cory are hardworking Redondo Beach residents and professionals who are kind, considerate, generous and very much admired and respected by many in our community.

The purpose of our letter is to let the Redondo Beach City Council know that we are in strong support of the Sufnar family's recent backyard improvements. Now more than ever in the context of the pandemic most of us desire a calm, serene, and happy space in our homes and specifically one that can be expanded outside if able. The Sufnars have created that in their newly renovated backyard oasis which has been a superb addition to their well-maintained home.

Up until these recent backyard renovations, when visiting the Sufnar home, we have felt safe, comfortable, protected, and private. Since their backyard space has been renovated, visiting their home and spending time in their backyard, we have had our conversations recorded by the neighbors and we have had the police called on us (their guests) multiple times due to "noise disturbances" in the middle of the day. We have felt violated by these activities initiated by their neighbors and feel that it is shameful in the context of a pandemic when most of us are working from home and schooling from home and wanting to spend more time with our friends and family outside where it is safer. Instead, it feels as though The Sufnars are being punished for improving their home's property value while at the same time improving the quality of life for themselves and their children.

We hope that the council members will consider the backyard improvements that the Sufnar family has made to their home as being in step with others that also exist throughout the neighborhood and allow the existing structure to remain in place.

Thank you for your consideration.

Respectfully, D.J. and Jean Leary

Dondi Kingsbury

March 31, 2021

Dear Redondo Beach City Council,

I have been a long time Redondo Beach resident for over 20 years and reside in District 2. When you hear of a setback requirement , it typically pertains to a rear or side setback. The accessory structure has no rear setback requirement. Looking at the code, it clearly states this is a setback between buildings which the accessory structure is clearly not a building. Furthermore, the only complaint and the sole reason we are here today is due to a maladjusted neighbor who is upset due to losing their privacy when the Sufnars had to remove their trees to create a pollen free environment for their highly allergic daughter. Why haven't the rear neighbors planted any trees of their own? This setback between buildings which is their OWN house and the structure itself has Zero impact on the rear neighbor. Please help to put this to rest.

Regards,
Dondi Kingsbury
707 Pearl Street
Redondo Beach, CA 90277

March 10, 2021

To Whom It May Concern:

We are Greg and Jennifer Danylyshyn, and we are writing this letter in support of the Sufnar family and their recent backyard improvements. We are a family of five and live approximately one house away from the Sufnar's in District 3. We've been residents of Redondo Beach for 10 years, and have lived in our current residence, for the past 6 years.

When we first moved into our current home on Speyer Lane, the Sufnar family was one of the first neighbors to warmly welcome us to the neighborhood. Matt and Cory have always generously opened their home to friends, and it is the home that all the neighborhood kids want to be at. From assisting our elderly dog home after he had wandered out of our house (more than once), to always making sure our daughter had a successful run during the Jefferson Elementary Running Club, which Cory graciously volunteered for, and oversaw, the Sufnar's have been nothing but wonderful neighbors. They are the kind of neighbors that will drop what they're doing and help you out at a moment's notice. On more than one occasion, finding ourselves in a childcare bind, Matt and Cory were more than happy to lend a hand, welcome them over, and would even feed them dinner if things ran late.

The recent modifications they have made to their outdoor space are tasteful and completely in alignment with everything South Bay residents look for in a home. With so many properties in our neighborhood that sit there in a dilapidated state, seriously lacking in maintenance and pride, one can hardly blame the Sufnar's for creating a beautiful and stylish space, where they can entertain and create family memories with their two children, Luke and Sophia. It is a space that encapsulates that ideal indoor/outdoor lifestyle that is in true South Bay spirit. It is beyond comprehension why these improvements would spark such anger and aggression as they have endured. As homeowners in the South Bay, we see the value in fellow homeowners and neighbors investing in their living space, instead of condemning them. And need we mention that we are in a pandemic and families are spending more time than ever at home, and under tremendous stress? These modifications hardly deserve the illogical and petty complaints that this neighbor is putting forth.

The Danylyshyn family enthusiastically supports the Sufnar family and their home improvements that not only bring increased value to our own home and neighborhood, but most importantly, allows the Sufnar's to enjoy the home they have so lovingly maintained and invested in. We hope that you will see past this neighbor's narrow-minded pettiness and make the right decision.

Sincerely, Jennifer and Greg Danylyshyn

2019 Speyer Lane, Unit B Redondo Beach, CA 90278 (310) 739-2192

Redondo Beach City Council

415 Diamond Street

Redondo Beach, CA 90277

Dear Redondo Beach City Council,

My name is Jasmine Rassekh and have lived and worked here locally in the South Bay for over 30 years. It is clear to me this structure is compliant with the written code. As a Real Estate and Mortgage professional, I know that one of the driving forces for our booming real estate market is our beaches and beautiful weather. Buyers are looking for homes with outdoor living space so they can enjoy our great weather thus homes with outdoor living spaces sell much faster and are priced higher than homes with no outdoor living space or homes that have unfinished/unkept outdoor space. Now more than ever, buyers and sellers are realizing how important it is to have a well maintained and functioning outdoor living space because most people are working from home and need to utilize this much needed space. In my personal and professional opinion, I think the structure in question is complying with the current City of Redondo Beach municipal building codes. Hopefully the city residents and neighbors understand that the outdoor living space and the structure in question at 2015 Speyer Lane #B has now added value to their homes.

Regards,

Jasmine Rassekh

Senior Vice President

Mortgage Capital Partners, Inc.

310.295.2177

DRE #01763894 NMLS: #236173

April 18, 2021

Dear Redondo Beach City Council,

I am writing on behalf of the Sufnar family and to show my support for the beautiful addition to their home and to our community. We are neighbors of the Sufnar's and are in shock that a unanimous decision by the appointed planning commissioners is now at the city council level. We are concerned that this is how our valuable local city resources are being exhausted as a result of one maladjusted neighbor. Redondo Beach residents want outdoor living space. This is one of the main reasons we all choose to live in this community. We, just like the SUFNAR's, have teenage children who have been told to stay locked inside for the past year. They have been stripped of all normalcy as they knew it. As a way to safely provide their children a place to socially distance with their friends and to help to avoid depression and anxiety that was showing up, Cory and Matt made a wise investment for their family. Their outside space is tastefully done, pays attention to detail and provides the space needed to safely congregate with family and friends during this incredibly difficult time. It is Cory and Matt's love for time with their family and friends that motivated them to move forward with the project and spend a sizable amount of money during a most unstable period and this is a characteristic that our city should cherish in its residents. I am proud and grateful for them as our friends and neighbors. We ask that you take all of these things into consideration and support the outdoor living space which is clearly compliant with the Redondo Beach Municipal Code in place today.

Respectfully,

Jim & Christine Abramowski

(310) 701-8250

April 10, 2021

To whom it may concern:

We are writing in regards to support Matt and Cory Sufnar's backyard home improvements.

We are new to the neighborhood and direct neighbors to the Sufnar's. We were immediately welcomed and couldn't have been more appreciative to the support and friendly environment that they so promptly provided to us as the new family in town.

When we were informed of the struggles that the Sufnar's were having with a particular neighbor, we were, quite frankly, appalled by all of the misfortune that he has caused them. With brutal verbal attacks, unnecessary police calls, and blatant disrespect to their privacy, I find it troubling how out of hand the entirety the situation has become.

The Sufnar's have not only built a beautiful space to spend and create memories with their family, but have also built to improve the value of the neighborhood itself. We believe that it is of great value not only to them, but to all Redondo Beach residents to have created such a gorgeous addition to their home. And as new residents to the city, we are thrilled to find other like-minded individuals willing to do the work to improve the value and worth of their current homes. It is important to us as we too have created an entirely new space to call our own, and are lucky to have had the continued support of those around us to do so.

The Sufnar's have shown nothing but respect to their surrounding neighbors, and have proven to be the kind of neighbors we had always hoped to have. We are so pleased to have moved into a place where we can be welcomed and treated with the upmost grace and hospitality. We fully support their decisions, their impeccable improvements, and urge the Redondo Beach City Council to support them as well and move to approve their request.

Sincerely,
Jon and Shannon Semizian
2013 Speyer Lane Unit B Redondo Beach, CA
90278

March 28, 2021

REDONDO BEACH CITY COUNCIL

415 DIAMOND STREET REDONDO BEACH CA 90277

Re: Cory & Matt Sufnar 2015 Speyer Ln #B Redondo Beach CA 90278

Redondo Beach City Council,

I'm Judy Saavedra, a South Bay native living in Redondo Beach, District 2, for the past 14 years. I've been a Realtor for the past 35 years and have had the pleasure of working with Cory and Matt Sufnar on 3 occasions. They have been loyal, ethical clients, respected by those who know them. Making home improvements has always been beneficial to both the homeowner as well as their neighbors. I understand that the majority of the Sufnar's neighbors are in favor of the improvements they have made to their home at 2015 Speyer Ln #B, I have trouble understanding why one neighbor would oppose. It doesn't seem right that one neighbor could take so much of everyone's time and energy to protest a valuable addition to a neighbor's home which is an upgrade to their own neighborhood.

I support the Sufnars and feel the modifications they have made to their home have a positive effect on the neighborhood they live in.

Kind Regards,

Judy Saavedra Engel & Völkers LA-South Bay

310.415.2551

judy.saavedra@evrealestate.com

April 1, 2021

Redondo Beach City Council

To whom it may concern:

I am writing this letter on behalf of our friends Matt and Cory Sufnar. We have known each other for over 10 years, and have watched our kids grow up together in this amazing community and neighborhood. A community that we hope to spend the rest of our lives in, growing old, with our families, neighbors and friends.

Like many of us in the South Bay, the Sufnars enjoy the outdoors, not only at the beach, local parks, and athletic fields, but also time spent with friends and family at home. The beauty of the South Bay is that our weather is amazing, and that means a lot of family time at home outdoors, either in the front yard, patio, or backyard. The more time we spend outdoors, the more we want to make that outdoor space special, and the more we want to create opportunities for people to come together.

Matt and Cory have done just this. They have created an amazing backyard space that allows for their kids to play with their friends, for adults to come together to watch a game or sit by the fire, and for their family of four to enjoy meals, birthdays, and holidays throughout the year. Their newly built outdoor space is absolutely beautiful, a space that almost every neighbor would love to add to their home. The addition of this space has most definitely increased the value of their home, which means other homes on the street and the city of Redondo Beach will also benefit from that increase.

As you know, Redondo Beach is a city where we strive to “enhance the quality of life for those who live, work, visit and play in our community”. It is critical for the City of Redondo Beach to support the residents of Redondo Beach and the families in its community, families that work hard every day to enhance the quality of life for their own families, and continuously improving the community in which they live. The Sufnars’ backyard improvements have absolutely enhanced their quality of life, for them, for their neighbors, their friends, and ultimately for our community. The City should support these efforts, not only for the Sufnar Family but for our community overall.

Thank you,

Ben and Kerry Bosse
1611 Havemeyer Lane
Redondo Beach, CA 90278

April 12, 2021

Subject : 2015 Speyer Unit B Home Improvements

To the Redondo Beach City Council,

My husband and I have been neighbors with Cory and Matt Sufnar for the past three years and are writing in support of their home improvements.

As newer residents to Redondo Beach, we could not have asked for a more likeminded, considerate, and thoughtful set of neighbors than Cory and Matt. Over the past few years, we have greatly appreciated and benefitted from their desire to both maintain the appearance of their home (You'll often find Matt washing down the house and fence on weekends) and also creating and improving the value of our shared property.

When we first moved in, Cory sent us a list of painters, woodworkers, and remodelers – knowing that we were interested in updating our home. In the past two years, we've partnered to install new plants and lighting on our shared driveway. Cory also singlehandedly convinced our side neighbors that we needed to replace our shared wooden fence (that was falling into disrepair) with a lower maintenance vinyl fence. She did all the research to find high quality vendors at a reasonable cost for all four families. When we refinanced our home earlier this year, we were delighted that the collective improvements we made increased the value of our home.

Cory and Matt are also extremely considerate neighbors. Cory knew that we needed peace and quiet while we adjusted to life as parents of a newborn. Our son was 2 weeks old when her daughter had a birthday party. Fearing it would be too loud for the baby, Cory and Matt offered to put us up in a hotel so we (and the baby) could get a good night's rest. During this remodel/improvement period, Cory and Matt have been transparent and good communicators about the work being done and the noise level for which we are very grateful.

We know that the updates and improvements Cory and Matt make are always tastefully done with the intention of improving not only the value of our property, but also the value for homes in the neighborhood. We encourage the Redondo Beach City Council to approve their request.

Regards,
Ling-yu Kung Joe
2015 Speyer Lane
Unit A
Redondo Beach, CA 90278

March 31, 2021

Dear Redondo Beach City Council:

My name is Kristina Cleland and I am born and raised in the beloved South Bay. I currently work serving the South Bay community as a mental health therapist. My friends, Cory and Matt Sufnar, have built a really nice outdoor patio including a barbecue and fireplace for entertainment and relaxation. It is evident that the structure that was built at 2015 Speyer Lane #B is compliant with the written code. Growing up in the South Bay with its beautiful weather, I know how appealing it is to spend as much time as you can outside. As a mental health therapist, evidence supports the importance of spending time outside to relieve anxiety, stress, and depression. With the pandemic and our difficulties with getting out of the house it is especially important to have a living space outside to spend your quality time. I feel really strongly that their home improvement is another great living space that should be allowed. It is unfortunate that the Sufnar's are getting caught up in the city bureaucracy of trying to get this resolved when there are more important issues to address in our community. I hope you all can see the benefits of this outdoor space and how it is not negatively impacting any of the neighbors in the community.

Sincerely,

Kristina Cleland

kristina@sbcft.com

South Bay Child and Family Therapy
1601 Pacific Coast Hwy, Unit 290
Hermosa Beach Ca 90254

March 29, 2021

To Whom It May Concern:

I support the backyard improvements of Cory & Matt Sufnar. My name is Laura Grabher. I am a local Redondo Beach resident (on Steinhart avenue) for 15 years and a local realtor for 19 years with the Hoffman Murphy Real Estate team. The structure they put up on their property enhances not only their home, but the neighborhood. The two-on-a-lot homes do not have much outdoor space, so to maximize a great indoor/outdoor living space considerably increases the value of the homes in the neighborhood. An interested buyer would pay considerably more for a home with the outdoor enhancements that the Sufnars have done to their home. The space is not only beautiful, but functional and the materials they used will last. I see many wood structures in backyards when selling homes that are full of termites and wood rot. This is not the case here. Additionally, ADUs are now allowed in Redondo Beach and have added value to our neighborhoods - this is much less than what would be considered an ADU as it is not enclosed. This structure not only increases value to the home and the neighborhood, but the lifestyle of this family.

Laura Grabher
DRE#01372048
laura@HoffmanMurphy.com
310-489-7270

JENS & LISA WESSEL
1624 ARMOUR LANE REDONDO BEACH
APRIL 18, 2021

REDONDO BEACH CITY COUNCIL

It is with pleasure that we submit our strong support for the outdoor improvements done at the Sufnar home located on Speyer Lane in Redondo Beach. We value the benefit this property improvement has done not only to their property but also to the neighborhood at large.

In Southern California, residents have the unique opportunity for year-round outdoor living. We see more of these outdoor space improvements across Golden Hills and it provides key benefits to our residents. Specific to the improvements done on their property, I see several key benefits for local residents including:

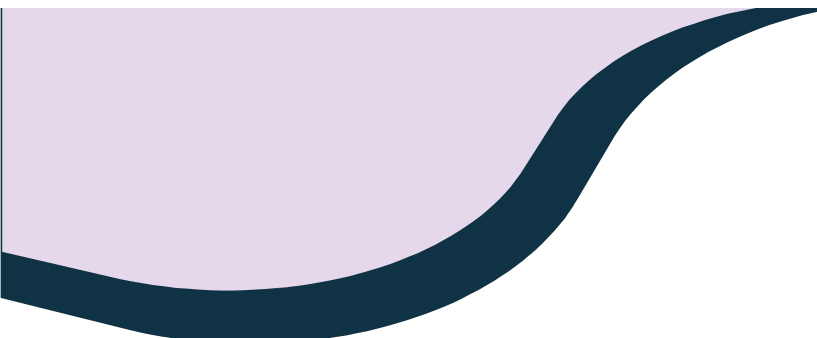
1. The improvements look great and help increase property values for their neighbors
2. Helps improve older, dilapidated outdoor spaces which is still common within the Golden Hills Neighborhood – we need more of these projects in the neighborhood!
3. Helps drive a healthier lifestyle associated with outdoor living – even more pronounced during this current pandemic

Redondo Beach needs to encourage more residents to do property improvements as it benefits everyone and helps reduce the amount of poorly maintained properties. It's clear to us that the Sufnars are indeed compliant with local code and regulations. We don't understand the issues as again, this benefits all of us.

I am available to answer any questions or provide additional information as required.

Best regards

Jens & Lisa Wessel (310) 499-3274



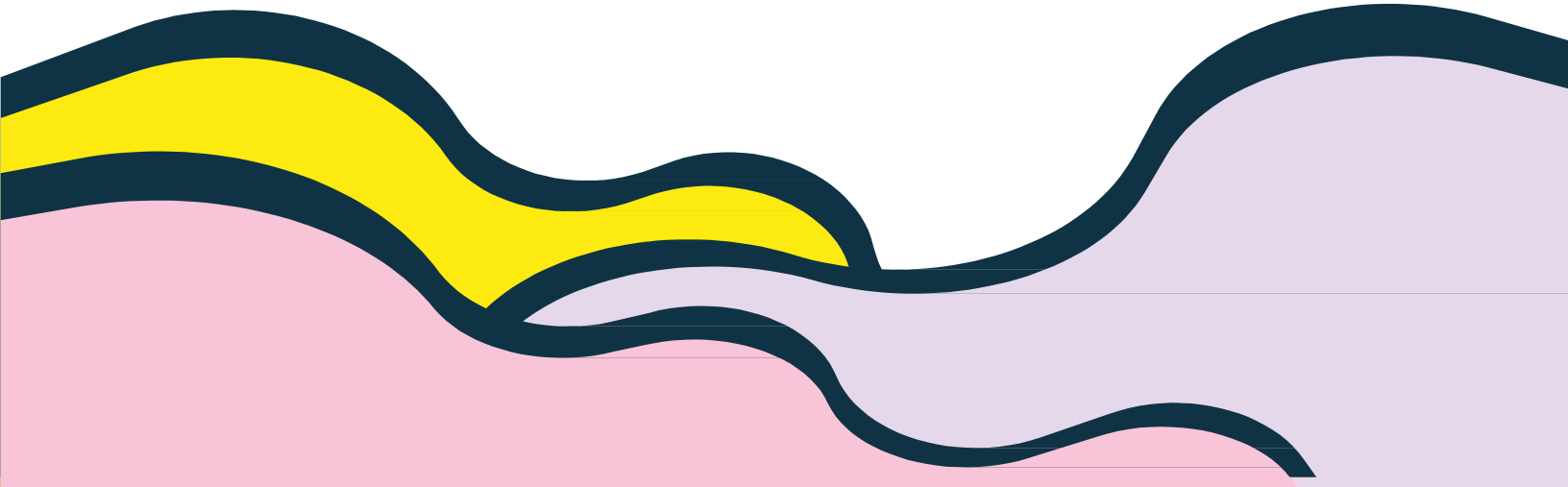
1904 Morgan Lane
310-220-9087

To whom it may concern,

I am writing to you concerning Matt and Cory Sufnar's recent addition to their outdoor space of their home. I have known the Sufnar's since our kids started school together at Jefferson Elementary over 8 years ago. We've lived in the same neighborhood with them all these years and know what good and considerate people they are. I have been to their home many times over the years. They are very well known and respected in the community, and I feel terrible for them that they are being so negatively affected by one couple that seems to have their own agenda and make unreasonable demands. I feel that it is important that you know where I stand in support of their home improvements to their backyard. Due to the current climate with Covid the demand for families to have a safe outdoor living space safe is more important now than ever.

I feel that the City of Redondo Beach should support the improvements the Sufnar family has made to their backyard. It is clear they have overwhelming support by all their adjacent neighbors and are compliant with the Redondo Beach building codes. Our city should support residents that are investing in our community. Please help to support the very tasteful outdoor living space they have created for their family. Thank you for your consideration!

Best regards,
Lori Boggio



January 31, 2021

To Whom It May Concern,

We have lived in Redondo Beach for 41 years. We are the original owners of 2017 B Speyer Lane and have resided here for 33 years. In that time, we have watched the neighborhood change from single family houses to predominately two on a lot. Over the years we have worked cooperatively with our neighbors current and past regarding fencing and tree trimming. Currently, we live directly east of the Sufnar family. We share a new vinyl fence which we cooperatively financed and had built to replace the old worn-out wooden fence. The Sufnars' have always meticulously maintained their property and have recently improved the living area in their backyard. We feel that these improvements are very well done and enhance the property.

We are writing this letter to express our support of the backyard improvements. We concur with our neighbors, the McEveety family, that it is refreshing to see neighbors that invest in their home and community. Their improvements to the driveway and backyard area are tastefully done and adhere to the diverse architectural styles throughout the neighborhood. Their improvements and their significant financial investment contribute to the overall property values in the area.

The Sufnar's have always been considerate neighbors. They have notified all impacted neighbors regarding their construction and the lengthened time table due to unforeseen circumstances. We feel that it is quite unfair for one homeowner to create such difficulties for the Sufnars' when the majority of the surrounding homeowners feel that the improvements are beneficial to the overall community.

We hope that you consider all these facts and rule in favor of the Sufnars' on this matter.

Sincerely,
Marshall & Diana Gelb

2017 B Speyer Lane
Redondo Beach, CA 90278
310-944-8245

Mercedes Van Pelt, Realtor
Compass
P.O. Box 1346
Hermosa Beach, CA 90254

March 29, 2021

To: The Redondo Beach City Council

RE: 2015 Speyer Lane, Redondo Beach, 90278

Dear Sir or Madam,

My name is Mercedes Van Pelt and I am a Realtor who specializes in the South Bay. I was born in Redondo Beach, grew up in West Torrance and have lived in almost every city of the South Bay. I have been licensed and practicing real estate sales since 2007 as a Full-time Real Estate Agent.

Over the course of time in my profession, I have seen many homes that have fallen into disrepair throughout the area and I have also seen many homes that have had beautiful upgrades and improvements made to the properties. Based on this experience, it is my opinion that the outdoor living space improvements that have been made by the Sufnar Family to the property located at 2015 Speyer Lane are tasteful and in-line with many improvements I have seen throughout the South Bay. Additionally, it is clear that these improvements were supported overwhelmingly by their neighbors as they will increase the property values not just for their own property but also for the properties surrounding them.

I believe the City of Redondo Beach should support the Sufnar Family to maintain the improvements they have made to their property in their current form/condition as this will benefit this particular property's value along with the neighboring property values while not intruding on anyone's use of their own property. It is obvious to me that the Sufnars have shown a great pride in ownership and the work they have had done on their property and I can only see this as a benefit to the neighborhood! The Sufnar home is a great example of properties that continue to draw families to buy homes in Redondo Beach.

I sincerely hope that the Redondo Beach City Council will support the changes made at 2015 Speyer Lane for the betterment of all of Redondo Beach.

Sincerely,

Mercedes Van Pelt, Realtor
DRE 01835336
Cell 310-600-1223

THE MCEVEETY FAMILY



MCEVEETY3@AOL.COM



(310) 863-8159

2018 BELMONT LANE #B

REDONDO BEACH CITY COUNCIL

To Whom It May Concern,

We have lived in Redondo for over 20 years In District 3 and our neighbors with the Sufnar family. In fact, our backyards back up to one another and only one other home separates our backyards.

I'm writing this letter, to express my support for their backyard improvements. As I walk through the neighborhood our city is flooded with dilapidated structures, pergolas, attached roofs, backyards full of debris and homes that have not invested in any up keep or maintenance. It is so nice to see neighbors that invest in their home and community and help to make Redondo Beach a proud place to call home. The Sufnars front yard, driveway area, back yard and all their backyard improvements are very tastefully done and adhere to the architectural compatibility with our neighborhood. The improvements and the investment the Sufnars have made to their backyard will significantly help to improve all the home values around us, including our home on Belmont Lane.

The Sufnars are very respectful neighbors and always have been. They are very conscience of all their neighbors around them including us. Matt & Cory advised us they would be doing construction and even apologized when the project was taking much longer than expected.

It is extremely unfortunate that one neighbor could cause such havoc when all the other surrounding neighbors, including ourselves, are in 100% support of their back-yard improvements.

I sincerely hope that the Redondo Beach City Council make the right decision.

Sincerely,

Mike & Michelle McEveety

MIKE GOLDSTEIN

Eucalyptus Elementary School
12044 S. Eucalyptus Ave. | Hawthorne, CA 90250
Telephone: 310.675.3369
www.hawthorne.k12.ca.us

To Whom It May Concern,

My name is Mike Goldstein and I've lived in Redondo Beach District 3 for 20 years. I'm an elementary school principal and I've worked as a teacher and administrator for 22 years.

I'm writing this letter, not only in support of the Sufnar Family as great neighbors and people, but also in support of the recent backyard improvements they have made. It's hard to believe that during this Covid pandemic, anyone would have to endure additional stress, anxiety and harassment from a neighbor, for the simple and necessary act of expanding their living area. In the Sufnar's case, this meant improving and remodeling their backyard, to give more space in a time when we've all been asked to stay at home for over a year. All of us need space.

I've known the Sufnar's for 10 years, since our children attended Jefferson Elementary and Perras Middle School together. Cory and Matt are a community-oriented family; the kind of neighbors we should all be so lucky to have. Prior to Covid, Cory volunteered at school, organized and facilitated the running club at Jefferson, is involved in PTA and she and Matt attend and support all school and community related events including donating to the Redondo Beach Ed Foundation. Matt is a disabled air force veteran, coached to his kids in youth sports and is the type of person who would "give you the shirt off his back."

As an example, 3 years ago our home flooded while we were out of town and we returned to unlivable conditions that ended up taking 3 months to repair. The Sufnar's (who were also out of town), without hesitation, allowed us to stay in their home for that first week and a half, while we sorted out our insurance and found a place to live while our home was repaired.

The Sufnar's recent decision to expand their living space during this pandemic is one that makes total sense. It's good for the neighborhood, the city and their family. Both Matt and Cory are forced to work at home, and their children, Luke and Sophia, are dealing with the difficulties of virtual school along with the rest of our children. We all need more space, especially much welcomed outdoor space! Unfortunately, during the entire construction project, they have been harassed and targeted by their neighbor. This includes verbal arguments, photos and video taken, and countless unwarranted calls to the city and the police. This harassment has had an impact on the entire family, especially the children who are already struggling, as many of our teens are, with the isolation caused by school closures. The Sufnar's have reached out to their complaining neighbor on multiple occasions to try to work together and be reasonable, but they've been met with verbal aggression and additional calls to the city and police.

Unfortunately, this neighbor has a well-known history of complaining and harassing the city and our neighborhood. It's had a negative impact on the Sufnar family and all of us who know them as friends. Please make the right decision and put an end to this nonsense.

Sincerely,
Mike Goldstein

April 10, 2021

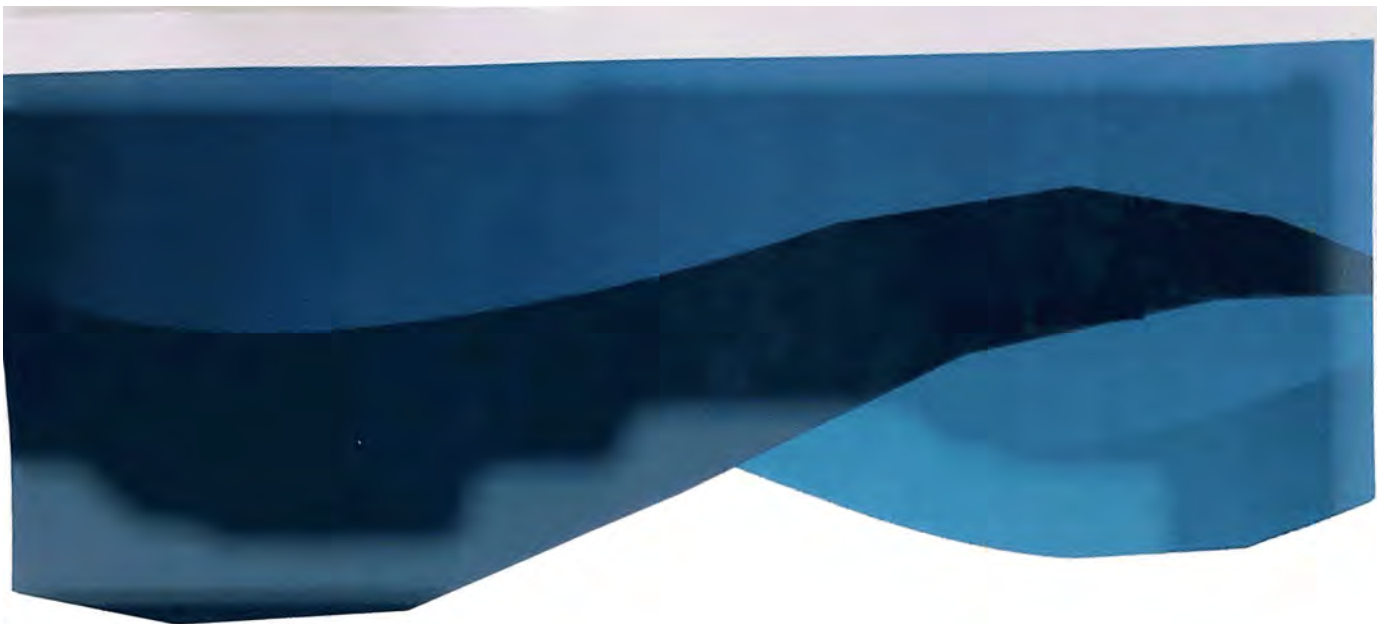
Dear Redondo Beach City Council,

I am writing on behalf of the Sufnar family. The Sufnars have been friends and neighbors of ours for over 15 years. Over the past few months, I have had the opportunity to visit their home and see their new beautiful outdoor living space they have created for their family. I have been reluctant to visit with friends due to the pandemic as someone with older parents I do not feel comfortable being indoors with groups. The Sufnars outdoor area provides a space that we are able to socialize in a responsible way. With so many suffering from depression and mental illness I feel thankful that they have a place their family can go to.

I wanted to keep this letter positive, but I want to inform you of the constant harassment from their back neighbor. Each time that I have been to the Sufnars which has been twice the neighbors do their best to make it miserable for everyone there. I was there on a Sunday afternoon during Christmas enjoying our annual girls gift exchange, and they called the cops three times just because people were in the backyard. The cops were very nice each time as they were only doing their job and have to respond to every call. The neighbor was also taking videos and pictures of the people that were there. They are doing everything in their power to ruin any joy people might get from being there. It makes everyone feel uncomfortable and I personally felt violated.

In closing I want to say that Sufnars did an amazing job with their backyard space. The investment they made benefits the entire neighborhood including their rear neighbor that has caused them so much distress. Please help to support outdoor living space in our community and the very well-appointed space the Sufnar Family has created for their family.

Thanks,
Paige Howe
1802 Harriman Lane



Dear Redondo Beach City Council,

My name is Stephanie Todd, and I have been a South Bay resident for 28 years. Having done a recent home remodel myself, I know how frustrating it can be when everyone has different interpretations of the ancient building codes that exist. It appears the city has had an interpretation of this 25-year-old building code and misapplying their intent based on the actual written code. Please use this as an opportunity to define this code so ambiguity does not exist. The Sufnars have always been involved in their community and are thoughtful and caring neighbors. Their recent upgrades help to improve home values of everyone around them including their rear neighbor who continues to file complaints. Working for LA County for the past 20 years I know that resources are now being stretched more than ever. It is a shame that one resident is taking advantage of the city's very valuable time and resources. In addition, the city's appointed planning commissioners ruled in favor of their improvements in a 7-0 unanimous decision. It is clear that the Sufnars are compliant with the written building code in place today. The alternatives proposed are antiquated codes that are not architecturally compatible with the neighborhood or even structurally sound for that matter. Usable outdoor living space is what the Redondo Beach residents are in favor of. Please help to support this.

Regards,

Stephanie Todd
smtodd@gmail.com



SUSAN & JAY ROBERTS

705 S Juanita Ave Redondo Beach

March 18, 2021

To Whom It May Concern:

My name is Susan Roberts I am a local Redondo Beach resident for over 15 years in District 2. I am writing you to share my overwhelming support for the Sufnars backyard improvements. We have known the Sufnars for 10+ years now and have gotten to know them well through our children who went to Jefferson Elementary together. Cory has been an active supporter in our community always helping with school functions and fundraisers. Cory also devoted her time as the chair at the elementary school for our running club for several years showing up every single day to cheer on the kids running around the track every day before school.

Here in Southern California, we are very fortunate to be able to enjoy the beautiful weather we have year-round. As a Redondo Beach resident, we all can attest to the hard-working lifestyle it takes to be able to reside and enjoy this small niche community we live in. I admire residents like Matt & Cory who take pride in their home and investing in our community. In fact, we recently moved to a new home on Juanita a few years ago. A well-maintained street was a critical and deciding factor in our decision to purchase on Juanita Ave.

Redondo Beach would need to hire a calvary to address all the non-conforming structures we have throughout our neighborhood. Will that being said, we still love Redondo Beach and all its charm it has to offer. The Sufnars are a well-respected family here in our community. They take pride in their home and community and should be the example and not the victim of one neighbor who appears to be upset about Matt & Cory removing trees on their own property to create a safe outdoor living space for their family. We ask the planning commission to make the right decision and support The Sufnars, a Redondo Beach resident who takes tremendous pride in their community.

Sincerely,

Susan & Jay Roberts

Dear Redondo Beach City Council,

My name is Susan Corey and I lived in the front unit at 2015 Speyer Lane Unit A from 2003–2018 over 15 years. My husband Jules and I occupied this home and lived in the front unit of the Sufnar Family. My husband passed away in 2014 at the age of 83 and I had to make one of the most difficult decisions of my life which was to move from our beloved home at 2015 Speyer Lane. I would leave behind all the memories at this home and the Sufnars which had become family to me.

Matt & Cory along with their children Luke & Sophie are family and instantly welcomed me to Speyer Lane with open arms. Cory & Matt have helped me through the most difficult times in my life including the death of husband and the sale of my home on Speyer Lane. Cory helped to arrange an estate sale for me and even helped to secure the lease on my new home that I am living in now. This is the type of family they are. In that 15 years on Speyer Lane, Cory & Matt were always very conscientious regarding the upkeep of both of our homes. She would get quotes for fence replacements, house painting, termite inspections, landscape maintenance, plumbing repairs etc.... Not only would she get quotes but she would manage all of it for both houses. We both had a strong sense of pride in our homes and we both felt it was important to set an example to uphold this example to our community.

Cory and I have had many conversations over the years expressing our frustration with many of the homes that were in our neighborhood including our block on Speyer Lane. Homes that have been red tagged, homes that have large RV's parked out front, cement mixers in their yard, houses with feral cats, homes with debris and garbage visible to the street frontage etc..... It is so hard for me to wrap my head around how any resident that would complain about the enhancements to the Sufnars home and backyard. The one neighbor causing all these problems for them, falls into that same category of those we use to complain about all the time. Homeowners that do not maintain the upkeep of their home.

The Sufnars are the most kind, respectful neighbors anyone could ever ask for. They treat everyone with respect and are heavily involved in the community and the well-being of their family and helping others. I would like to show my deepest support for their home and all their backyard renovations. The Sufnars are the type of neighbors that Redondo Beach should support and embrace. Their improvements add tremendous value not only to their home but the overall neighborhood and should be supported.

Thank you for your time and consideration,

Susan Corey

Former 2015 Speyer Lane # A homeowner



Greg Thatcher
Realtor

16 Malaga Cove Plaza
Palos Verdes Estates, CA 90274
t 310.375.0583
f 310.872.5038
c 424.247.4880
Greg.Thatcher@vistasir.com

April 7, 2021

Subject: 2015 Speyer Lane #B, Redondo Beach

To Whom it May Concern:

As a long-time resident of North Redondo Beach and a Realtor in the South Bay for over 13 years I am providing this letter from a professional point of view.

I have reviewed countless properties in this area and found the backyard improvements of 2015 Speyer Lane #B, Redondo Beach would substantially increase the value of the subject property. The design was well planned and executed with excellent attention to detail. Quality of the materials and workmanship are both above average. They do not negatively impact the value any of the surrounding properties. As well, improvements are consistent with the general look and feel of the neighborhood. There is not, in my view, any reasonable argument that it is anything but a valuable addition to the neighborhood.

In my opinion, having neighbors who invest in their homes with improvements only increases property values for the area. The Sufnars should be considered valuable neighbors to have on your street.

Sincerely,

Greg Thatcher

Exhibit C
Neighbor Signatures

November 1, 2020

To Whom It May Concern:

I have been a local respected Redondo Beach resident for over 30 years and a Redondo Beach homeowner 26 years. My husband and I are the original owners of our home residing at 2015 Speyer Lane #B purchased in 2002. Over the years we have continued to maintain our home with regular maintenance both inside and outside our home.

The backyard improvements will have recently made will help to maximize our outdoor living space and not only increase our property value but increase local residents home values as well. The following local Redondo Beach neighbors and residents are in support of the improvements we have made to our home.

Regards,

Cory Sufnar

Matt & Cory Sufnar

Name:	Address:	Date:
Kevin Fletcher	2013 Speyer Lane A	11/1/20
Mary Quinlan	2017 Speyer Lane #A	11/1/20
Gabe Johnson	2019 Speyer Ln. B	11/1/20
[Signature]	2019A Speyer Ln A	11/1/20
[Signature]	2014 Speyer Ln A	11/1/20
[Signature]	2017 Speyer Ln D	11/1/20
Made Mery	2018 Belmont Ln B	11/1/20
Brad English	2016 Belmont Lane B	11/1/20
Shanna English	2016 Belmont Lane B	11/1/20
Linda K. K. Joe	2015 Speyer Ln. A	11/1/20
[Signature]	2009 Speyer Ln #A	12/7/20
Phil Decker	2008 Belmont Lane #B	12/7/20

November 1, 2020

To Whom It May Concern:

I have been a local respected Redondo Beach resident for over 30 years and a Redondo Beach homeowner 26 years. My husband and I are the original owners of our home residing at 2015 Speyer Lane #B purchased in 2002. Over the years we have continued to maintain our home with regular maintenance both inside and outside our home.

The backyard improvements we have recently made will help to maximize our outdoor living space and not only increase our property value but increase local residents home values as well. The following local Redondo Beach neighbors and residents are in support of the improvements we have made to our home.

Regards,

Matt & Cory Sufnar

Name:	Address:	Date:
Bob & Kathryn Friend	2010 Belmont #B	1/30/2021
Pam Rock	2012 Belmont Ln #B	30 JAN 2021
Lynette VanDeveer LYNETTE VANDEVEER	2012 BELMONT LN. #A	30/JAN 2021
Nada Zahhal	2023 Belmont Speyer Ln	1/30/21
John Doe	2016 1/2 Speyer Ln	2/3/21
John Doe	2013 Speyer Ln Unit B #	2/5/21
ONUR & UGUR DEMIRHUREK	2009 BELMONT CANE #B R.B 90278	2/5/21.

Exhibit D

Draft Planning Commission Resolution

RESOLUTION NO. 2021-03-PCR-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH UPHOLDING AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION AND 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

WHEREAS, an application for an Administrative Design Review was filed with the Planning Division by the owners of the condominium unit located at 2015 Speyer Lane Unit B for consideration of an accessory structure to have the 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 with a Low-Density Multiple-Family Residential (R-2) zone;

WHEREAS, the Community Development Director issued a Notice of Administrative Decision on February 16, 2021 denying the request stating that the attached accessory structure does not meet a 5-foot separation requirement between it and the dwelling unit as required by Redondo Beach Municipal Code Section 10-2.1500 Accessory structures in residential zones;

WHEREAS, the decision of the Community Development Director is appealable to the Planning Commission as outlined in Redondo Beach Municipal Code Section 10-2.2500(g);

WHEREAS, the owner of the unit filed an appeal of the administrative decision within the appeal period specified in the Redondo Beach Municipal Code Section 10-2.2500(g);

WHEREAS, notice of the time and place of the public hearing where the appeal would be considered were given pursuant to State law and local ordinances by publication in the Beach Reporter, 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 Planning Division, the unit owner, and other interested parties at the public hearing held on the 18th day of March, 2021, with respect thereto.

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

1. In accordance with Section 10-2.2500 of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review was reviewed by the Planning Commission and found to be consistent with the City's Zoning Ordinance set forth therein for the following reasons:
 - a) Per criteria (1) for Administrative Design Review, the proposed accessory structure's roof complies with the provisions of Title 10 Chapter 2 as set forth in Section 10-2.1500 Accessory structures in residential zones.
 - b) Per criteria (4) for Administrative Design Review, the design is compatible with the overall community and surrounding neighborhood.
2. The application, specifications, drawings, and supplemental materials submitted with the application have been reviewed by the Planning Commission, and are approved.

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

Section 1. Based on the above findings, the Planning Commission does hereby uphold the appeal of the Administrative Design Review decision and approves the request for an accessory structure's roof attached to the rear elevation of the main home encroaching into the rear setback of the rear unit of an existing 2-unit residential condominium development pursuant to the plans and application considered by the Planning Commission at its meeting of the 18th day of March, 2021 with the following conditions:-

1. Rain gutters to be added to the north roof of the structure that drain onto the 2015 Speyer Lane Unit B property away from the property to the north.
2. Plantings, as approved by the Planning Division, shall be installed to the height of the roof of the structure and must be installed on either side of the fireplace portion of the structure to buffer sound and incorporate natural elements. This shall be maintained by the owner.
3. If any additional accessory structure is to be considered in this rear yard, it must meet the RBMC and all required municipal permits must be obtained prior to any construction or the additional structure will be required to be removed.
4. No walls may be added to this accessory structure within 5 feet of the dwelling unit or any other accessory structure.

Formatted: No bullets or numbering

Formatted: No bullets or numbering

Formatted: List Paragraph, No bullets or numbering

Formatted: No bullets or numbering

5. The property owner shall submit construction plans and obtain all required municipal permits must be obtained from the City of Redondo Beach within 6 months.

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Section 2. The decision of the Planning Commission shall become null and void if not vested within 36-12 months after the Planning Commission's approval of the request.

Section 3. That, prior to seeking judicial review of this resolution, an appeal to the City Council is required. There are ten days from the date of adoption of this resolution in which to file an 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.

PASSED, APPROVED AND ADOPTED this 18th day of March, 2021.

, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2021-03-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of March, 2021, by the following vote:

AYES:

NOES:

ABSENT:

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office