[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Grace Peng [redacted]
Sent: Monday, October 16, 2023 8:19 PM
To: CityClerk <CityClerk@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Bill Brand <Bill.Brand@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>
Subject: RB coastal ADU ordinance

Some people who received this message don't often get email from spikey@gmail.com. Learn why this is important

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

Can you please share my comment letter with the appropriate city staff in planning?

thank-you,
Grace Peng

16 October 2023

Honorable Bill Brand
Mayor, Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Re: L2, Coastal ADU ordinance 3265-23

Dear Honorable Mayor Brand, City Council Members, and Staff,

I downloaded the Agenda Packet at 15:30 on October 16, 2023 and my pages refer to that version of the Agenda Packet. The draft ordinance begins on page 1088 on this version.

I realize that state housing law is a fast-moving target and want to thank the city staff for their work complying with new laws.

I would like the city to strike out section 4.e.1,

> The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling.

This unnecessarily constrains the use of modern and currently-available materials, which may be more energy efficient, safer or more economical. Regulating roof pitch can also limit design options and usable interior space, which could violate SB 9.

I am confused by sections 4.e.2 and 4.3.5 and would like them removed.

> If the accessory dwelling unit is attached to a primary dwelling, the accessory dwelling unit shall have an entrance separate from the primary dwelling located so that it is not visible from a public street, where feasible.
>
> For accessory dwelling units attached to a single-family primary dwelling unit, new entrances and exits are allowed on the side and rear of the structures only.

In the objective design standards, the city regulated R2/R2 doors so that their doors must face the sidewalk based on the rationale that it would foster a stronger “community”. Are residents of ADUs not also part of our community? Why should their doors and presence be hidden from public view?

When my parents first moved to the USA for grad school, and my in-laws married in post-WWII Sweden, they lived in attic ADU conversions with doors facing the street. *There is nothing wrong with living in an ADU and ADUs doors are not a blight on the community that must be hidden.*

Our city declared a Climate Emergency, but we seem obsessed with accommodating cars. There is a whole body of research that has proven that the best way to induce people to drive is to provide more car lanes and easy parking. *No one wants more car traffic so let's stop inviting cars with parking mandates*. California Air Resources Board requires us to reduce VMT (Vehicle Miles Traveled) per capita by 25% from 2019 levels by 2030 and 30% by 2045[1].

Furthermore, people who have access to on-site parking buy more cars[2]. In the San Francisco affordable housing lottery case, people who previously didn't own cars but won a lottery for an apartment with "free" parking purchased cars while people who won a lottery for apartments without parking remained carless.

I recognize that the California Coastal Commission constrains what we can do with respect to parking in the coastal zone. But they have recently been very flexible about parking adjustments that do not negatively impact coastal access[3,4]. For instance, they allowed Laguna Beach to swap out up to half of a development's full-size car parking spots for compact ones and another 10% for bicycle or motorcycle/moped parking[5].

Let's be similarly flexible. Let's allow golf-cart sized parking spaces to satisfy coastal ADU parking minimums on a 1:1 basis and 2-4 motorcycle/moped/bike parking spaces replace one car parking space. Let multi-generation households share cars, golf carts and eBikes/eTrikes as befits their daily journeys.

Thank-you,
Grace Peng, PhD

---

[1] https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf page 72
[2] https://journals.sagepub.com/doi/abs/10.1177/0042098021995139?journalCode=usja
[3] https://documents.coastal.ca.gov/assets/lcp/DOCS/AB%202097%20in%20the%20Coastal%20Zone%20Memo_FINAL.pdf

[4] https://documents.coastal.ca.gov/reports/2023/9/Th14a/Th14a-9-2023-addendum.pdf
[5] https://documents.coastal.ca.gov/reports/2012/9/W22a-9-2012.pdf

[redacted]

[redacted]

From: Alexis Xavier Rivas [redacted]
Sent: Monday, October 16, 2023 11:39 PM
To: CityClerk <CityClerk@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>
Subject: Redondo Beach ADU Ordinance

[redacted]

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Dear Eleanor, Scott, Paige, Nils, Todd, and Zein,

I kindly ask that you share my attached letters on the draft ADU Ordinances 3264-23 and 3265-23 with the relevant city staff, and other council members, and take them into consideration as you review and discuss the ADU ordinance.

I have two letters, one for each ordinance. The two letters address the same language found in both draft ordinances, so I apologize in advance for some of the repetition.

Thank you for your consideration and for your dedication to our city.

Sincerely,

Xavier Alexis Rivas

10/16/2023

Honorable Mayor Bill Brand
Redondo Beach City Hall
415 Diamond Street
Redondo Beach, CA 90277

RE: ORDINANCE NO. 3264-23 AMENDING TITLE 10 CHAPTER 2 ADU REGULATIONS INLAND

(PAGE NO 11)

Dear Honorable Mayor Brand, City Council Members, and City Staff,

I am writing to express my concerns about specific sections of Ordinance No. 3264-23, on Page 11, which pertain to Accessory Dwelling Units (ADUs). I believe that certain requirements in the ordinance unnecessarily restrict design flexibility and increase costs. Specifically, I request that you strike the following section:

> Section e 1 on Pg 11: "The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling."

This requirement, although well-intentioned, imposes inherently subjective design constraints that creates uncertainty in the design process, and can significantly increase the cost of construction. It also limits the ability to innovate and apply modern design principles, which could otherwise enhance the aesthetic and functional value of ADUs. Sometimes the best way to pair an ADU with a home, is to build something unique that contrasts and complements it. Similar is not always desired.

Similarly, I suggest that this section be struck from the ordinance to allow for greater design flexibility and cost-effectiveness.

> Section e 2 on Pg 11: "If the accessory dwelling unit is attached to a primary dwelling, the accessory dwelling unit shall have an entrance separate from the primary dwelling located so that it is not visible from a public street, where feasible."

While I understand the intent behind this requirement is likely to maintain the visual integrity of neighborhoods, I believe it imposes unnecessary limitations on design and could even compromise the safety and accessibility of the ADU. A street facing entrance may be the safest, most convenient solution in many cases.

I urge you to consider these two simple amendments to Ordinance No. 3264-23. I believe that doing so would make the development of ADUs in Redondo Beach more feasible, affordable, and aligned with modern architectural and urban planning practices. I am available for further discussion on this matter and would be happy to provide additional insights if desired.

Generally, I would also encourage you to promote the construction of ADUs in Redondo Beach, and allow for maximum design flexibility.

I'm confident many of my fellow homeowners share my views. I hope that you consider my recommendations, and I would be happy to continue the conversation or provide further detail. Thank you for your time and dedication to our city.

Sincerely,

Xavier Alexis Rivas
Redondo Beach Resident

10/16/2023

Honorable Mayor Bill Brand
Redondo Beach City Hall
415 Diamond Street
Redondo Beach, CA 90277

RE: ORDINANCE NO. 3265-23 AMENDING TITLE 10 CHAPTER 5 ADU REGULATIONS COASTAL (PAGE NO 18)

Dear Honorable Mayor Brand, City Council Members, and City Staff,

My name is Xavier Alexis Rivas and I'm a homeowner and resident of Redondo Beach. I moved here last year and love it here. I also have a degree in architecture from The Cooper Union in New York City, where I received a full-tuition merit scholarship, and my work has been featured in over 20 publications including the LA Times, Forbes, Dwell, Bloomberg, and Architectural digest.

I support ADUs in Redondo Beach. They provide financial flexibility to households, add much needed entry-level housing supply to our neighborhoods, and provide the perfect setup for multi-generational living. While I do not yet have an ADU in my backyard, I do plan to build one in the future.

I am writing to express my concerns about specific sections of Ordinance No. 3265-23, particularly those found on Page 18, which pertain to Accessory Dwelling Units (ADUs). I believe that certain requirements in the ordinance unnecessarily restrict design flexibility and increase costs. Specifically, I request that you strike the following section:

> Section e 1 on Pg 18: "The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling."

This requirement, although well-intentioned, imposes inherently subjective design constraints that creates uncertainty in the design process, and can significantly increase the cost of construction. It also limits the ability to innovate and apply modern design principles, which could otherwise enhance the aesthetic and functional value of ADUs. Sometimes the best way to pair an ADU with a home, is to build something unique that contrasts and complements it. Similar is not always desired.

Similarly, I suggest that this section be struck from the ordinance to allow for greater design flexibility and cost-effectiveness.

> Section e 2 on Pg 18: "If the accessory dwelling unit is attached to a primary dwelling, the accessory dwelling unit shall have an entrance separate from the primary dwelling located so that it is not visible from a public street, where feasible."

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I urge you to consider these two simple amendments to Ordinance No. 3265-23. I believe that doing so would make the development of ADUs in Redondo Beach more feasible, affordable, and aligned with modern architectural and urban planning practices. I am available for further discussion on this matter and would be happy to provide additional insights if desired.

Generally, I would also encourage you to promote the construction of ADUs in Redondo Beach, and allow for maximum design flexibility.

I'm confident many of my fellow homeowners share my views. I hope that you consider my recommendations, and I would be happy to continue the conversation or provide further detail. Thank you for your time and dedication to our city.

Sincerely,

Xavier Alexis Rivas
Redondo Beach Resident

[redacted]

[redacted]

From: Lexi Kopan [redacted]
Sent: Monday, October 16, 2023 11:59 PM
To: CityClerk <CityClerk@redondo.org>
Cc: Zein Obagi <Zein.Obagi@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>; Bill Brand <Bill.Brand@redondo.org>
Subject: Comments re: ORDINANCE NO. 3264-23 AND 3265-23

Some people who received this message don't often get email from lexi.kopan@gmail.com. Learn why this is important

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

Hello,

Please pass the attached letter to the appropriate city staff and councilmembers for review and inclusion in tomorrow's meeting.

Thank you,

Lexi Kopan

October 16, 2023

TO:
City Council
Redondo Beach City Hall
415 Diamond Street
Redondo Beach, CA 90277

REGARDING:

ORDINANCE NO. 3264-23 AMENDING TITLE 10 CHAPTER 2 ADU REGULATIONS INLAND

AND

ORDINANCE NO. 3265-23 AMENDING TITLE 10 CHAPTER 5 ADU REGULATIONS COASTAL

Dear Honorable Mayor, City Council, and Staff,

I'm a resident and homeowner in Redondo Beach, and am concerned with the subjective and restrictive design restrictions the draft ordinance would place on ADUs. I believe these restrictions financially harm homeowners, and place unnecessary burdens on the design. I also believe both are subjective, and may not be in compliance with state law.

I request that you strike the following restrictions from both ordinances:

"The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling."

"If the accessory dwelling unit is attached to a primary dwelling, the accessory dwelling unit shall have an entrance separate from the primary dwelling located so that it is not visible from a public street, where feasible."

Sincerely,

Lexi Kopan

From: Dean Skinner [redacted]
Sent: Thursday, October 12, 2023 9:37 AM
To: Planning Redondo <PlanningRedondo@redondo.org>
Subject: 1921 Vanderbilt Lane

You don't often get email from dskinner001@gmail.com. Learn why this is important

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

Hello,

Please see the attached plan and letter for the proposed renovation and ADU conversion to the property at 1921 Vanderbilt Lane.
We would like this project to be added to the agenda for the October 17th council meeting.
Please confirm receipt of this email, should you have any questions feel free to contact me anytime.

Cheers,

Dean Skinner
[redacted]

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To the Council, 10/12/23

I am writing in regard to the property my client, Ebrahim Soltani, owns located at 1921 Vanderbilt Lane. I met with planning and we reviewed the Vanderbilt plan and guidelines for proposed ADU's. We discussed the owner-occupied rule for a JADU as well as the rule of converting ADU's from non-living space only, ultimately removing off-street parking from an already congested area. We are aware of the state regulations regarding the conversion space and that the jurisdiction has the authority to adjust the requirements.

With regards to our project, we believe our proposed plan is a win-win for both the property owner and the city as well as the neighborhood. With our proposal the property owner gets his ADU and we keep the existing EIGHT (8) off-street parking spaces and the city gets another lower rent unit as the ADU is a one bedroom unit.
The alternative, according to city rules, is to take garage space and create the ADU and remove three (3) off-street parking spaces. This just doesn't make sense as the neighborhood already has a congested parking environment.

The property to the east,1923 Vanderbilt Lane, has just completed an approved renovation that added 3 more units to an existing five-unit apartment. They were approved to remove all 6 of the covered parking spaces and convert the area to living space. Upon completion, the property has 8 units and only 3 off-street parking spaces. With our proposal we intend to keep all 8 of the existing off-street parking spaces and provide only 1 additional unit. We believe this is a win for the city, neighborhood, and property owner.

It is our hope that the council will review this and make a future adjustment to the requirements if a property owner takes into consideration the impact on the neighborhood when planning an improvement to their property.

We would request that you review this at your meeting on October 17, 2023 and consider amending the current ADU guidelines to something that makes more sense and would benefit all involved.
We would appreciate any discussion and/or consideration.

Regards,

Dean Skinner
Ebrahim Soltani

Vanderbilt Ln.

Project Consultants

Owner:
Barcelona Investments Inc.
1981 Artesia Blvd. Ste D
Redondo Beach, CA 90278

Design:
Dean Skinner
9522 Warburton Dr.
Huntington Beach, CA 92646
(714) 323-9824
sandcastledesignsocal@gmail.com
SandcastleDesignSoCal.com

Structural Concultant:
1

Soils & Geotechnical:
1

Energy Consultant:
1

Civil Engineer:
1

Project Data

Legal Description:
Redondo Villa Tract: Block 9: Lot: 23
APN: 4156-003-016
City of Redondo Beach,
County of Los Angeles,
State of California

Building Description:
Construction Type - V-B
Occupancy Group - R-3/U Not Sprinklered
Number Stories - Two
Apartment (4 Units Plus ADU)
Fire Sprinklers: No
Flood Zone: "X"

Scope of Project:
Renovate existing 4 unit apartment.
Convert front unit to 1 berdoom ADU lower unit and 3 bedroom, 2 bath upper apartment.
Convert existing one bedroom unit at rear building to 2 bedroom & 2 bath.
Update remaining two units at rear building, add 3/4 bath to each, add laundry in stair closet.
Total proposed unit count: 1-3 bed/2 bath front upper, 3- 2 bed/2bath units at rear bldg,
1- 1 bed/1 bath front lower ADU

Deferred Submittals:
1. Fire Sprinklers (None Existing)
2. Property Walls
3. Solar for Each Property Per T-24

NOTE: Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan check or approval by city.

Note:
1. Fire Sprinklers (Contractor to submit 3 sets of Fire Sprinkler Plans for review to obtain permits prior to Rough Framing Inspection)

NOTE:
SEPARATE PERMITS AND / OR PLANS ARE REQUIRED FOR DEMOLITION, RETAINING WALLS, GRADING WORK, SHORING, SEWER CAP OF EXISTING BUILDINGS, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, POOLS & SPAS, SOLAR SYSTEMS.

Issuance of a building permit by the city of Redondo Beach does not relieve applicants of the legal requirements to observe covenants, conditions, and restrictions which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.

Project Summary

Zoning Standards

Description	Existing	Proposed	Conforms (yes/no)
Use:	Apartment	Apartment	No
Zone:	R-3	R-3	Yes
Lot Area:	7,500 SF	7,500 SF	Yes
Average Lot Width:	50.0'	50.0'	Yes
Average Lot Depth:	150.0'	150.0'	Yes
Lot Slope (%):	-	-	-
Max Building Height From Grade:	30.0'	30.0'	Yes
Setbacks:			
Front Yard:	15'-6"	15'-6"	Yes
Rear Yard:	15'-0"	15'-0"	Yes
Side Yard:	5'-0"	5'-0"	Yes
Lot Coverage:	3863 / 51.5%	4063 / 54%	Yes
Landscape Open Space:			Yes
Irrigated Landscape Area:	N/A	N/A	N/A
Parking:	8	8	No

Project Data

Description	Existing	Proposed	Total	Remodel
Living Area:				
First Floor:	1,791 SF	1,121 SF		
Second Floor:	3,104 SF	3,996 SF		
ADU:	0 SF	697 SF		
Total Floor Area:	4,895 SF	5,788 SF		
Garage:	1,151 SF	1,151 SF		
Decks & Patios:	1,671 SF	1,883 SF		

Site Work

Grading (Cubic Yards):	Outside Bldg. Footprint	Inside Bldg. Footprint	Total
Cut:	N/A	N/A	N/A
Fill:	N/A	N/A	N/A
Net Export:	N/A	N/A	N/A

Site Data

Impervious Surfaces	Area Proposed	% of Lot Area Proposed
Structure:		
Hardscape:		
Total:		

Sheet Index

T-1.0	Title Sheet
A-2.1	Proposed Site Plan
A-3.1	First Floor Plan
A-3.2	Second Floor Plan
A-5.0	Roof Plan
A-6.1	West Elevations
A-6.2	East Elevations
A-6.3	North & South Elevations
A-9.1	Photos

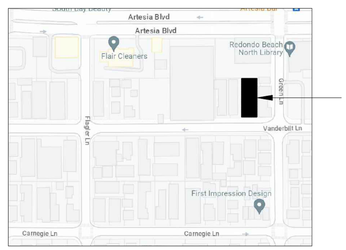
This Project Will Comply With The Follwing Codes

Residential.....2022 CRC
Building.....2022 CBC
Mechanical.....2022 CMC
Electrical.....2022 CEC
Plumbing.....2022 CPC
Energy.....2022 CA Energy Code (CEnC)
Environmental.....2022 CA Green Building Code (CGBC)

And All Applicable Local Codes & Ordinances NPDES, SUSMP, & BMP Requirements
Contact Dig Alert Prior to Construction 800-227-2600
Soils Engineer Shall Review, Stamp & Sign the Foundation Plan for Compliance with the Soils Report Recommendations

General Notes:

1. A separate plan check & permit is required for swimming pools, spas, fences, accessory buildings, Grading, Retaining Walls & Fire Sprinklers.
2. Prior to any excavation a meeting shall be held at the site attended by the project engineering geologist, project building inspector, general contractor and shoring contractor.
3. Owners of adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing 10 days prior to beginning excavation. Copies of these notification letters shall be provided to the city prior to beginning excavation.
4. CAL-OSHA permit shall be obtained for all excavations deeper than 5 feet. A copy of the permit shall be provided to the city prior to issuance of the building permit.
5. Provide a lateral stability plan showing how lateral stability will be maintained when cuts exceed 5' in depth. Project surveyor or civil engineer shall sign the plan.
6. Provide Portable Toilet and Hand Wash Station Per OSHA Regulations
7. House Number Shall be Mounted to the House and Shall be Visible and Legible From the Street in a Contrasting Color 4" Tall Minimum



Vicinity Map

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SANDCASTLE
BUILDING SERVICES
DESIGN-MANAGEMENT-CONSULTATION

DEAN SKINNER
714.323.9824
3105269895
DeanSkinnerDesigns@gmail.com
9522 Warburton Dr.
Huntington Beach, CA 92646
sandcastledesignsocal.com

Dean Skinner 10/8/23

PROPERTY OWNER
BARCELONA INVESTMENT INC
1981 ARTESIA BLVD. STE D
REDONDO BEACH, CA 90278

PROJECT ADDRESS
1921 VANDERBILT LN.
REDONDO BEACH, CA 90278

STRUCTURAL ENGINEER
NAMVAR ASSOCIATES
231 VISTA DEL MAR, STE D
REDONDO BEACH, CA 90277

(310) 540-7788
namvarassociates@gmail.com

ENERGY CONSULTANT

No.	Revision/Issue	Date

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Date:	Drawn By:
01/20/2023	DEAN SKINNER

Project#
23-102

TITLE SHEET

Sheet
T-1.0

Scale:
1/4" = 1'

CONCRETE

BRICK

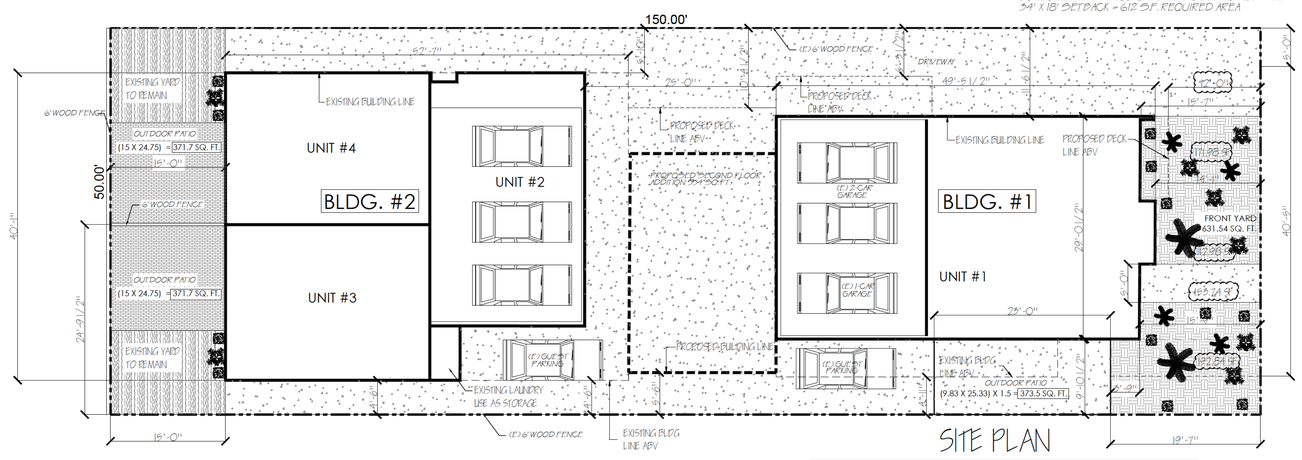
TURF

NOTES:

1. Existing landscape and hardscape to remain (Patch as needed)

FRONT SETBACK AVERAGE

FRONT YARD 18' - AVG SETBACK (min 14')
50 (LOT WIDTH) MINUS SIDEYARD SETBACK (5) + (11) = 34
34' X 18' SETBACK = 612 SF REQUIRED AREA



SITE PLAN

1/8"=1'-0"

SANDCASTLE
BUILDING SERVICES
DESIGN-MANAGEMENT-CONSULTATION

DEAN SKINNER
714.323.9824
310.326.9899
DeanSkinnerDesign@gmail.com
9932 Wabuton Dr.
Huntington Beach, CA 92646
sandcastledesignsocal.com

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STRUCTURAL ENGINEER

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231 VISTA DEL MAR, STE D
REDONDO BEACH, CA 90277

(310) 540-7788
namvarassociates@gmail.com

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Date: 11/6/2022

Drawn By: DEAN SKINNER

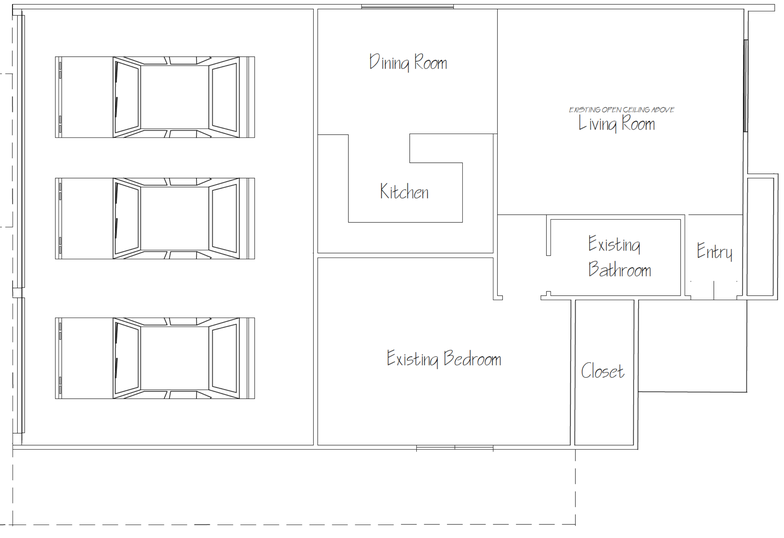
Project# 22-103

SITE PLAN

Sheet A-2.1

Scale: 1/8" = 1'





EXISTING FIRST FLOOR

SCALE: 1/4" = 1'

SANDCASTLE
BUILDING SERVICES
DESIGN-MANAGEMENT-CONSULTATION

DEAN SKINNER
714.323.9824
310.326.9895
DeanSkinnerDesign@gmail.com
9032 Warburton Dr.
Huntington Beach, CA 92646
sandcastledesigned.com

Dean Skinner 10/8/23

PROPERTY OWNER
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REDONDO BEACH, CA 90278

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ENERGY CONSULTANT

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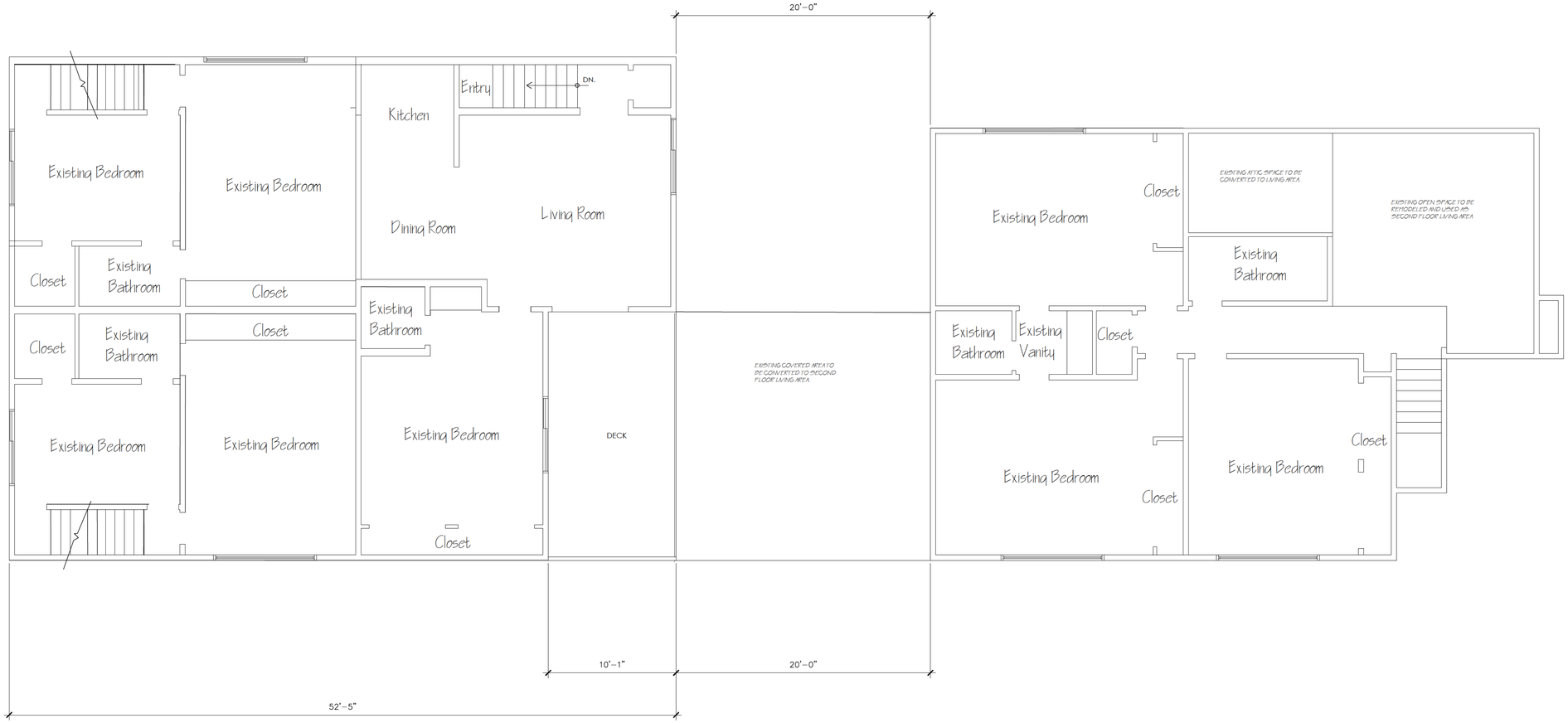
Date:	Drawn By:
08/27/2023	DEAN SKINNER

Project#
23-102

(E) FIRST FLOOR

Sheet
A-3.1

Scale:
1/4" = 1'



EXISTING SECOND FLOOR

SCALE: 1/4" = 1'

SANDCASTLE
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Dean Skinner 10/8/23

PROPERTY OWNER
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PROJECT ADDRESS
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STRUCTURAL ENGINEER
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ENERGY CONSULTANT

No.	Revision/Issue	Date

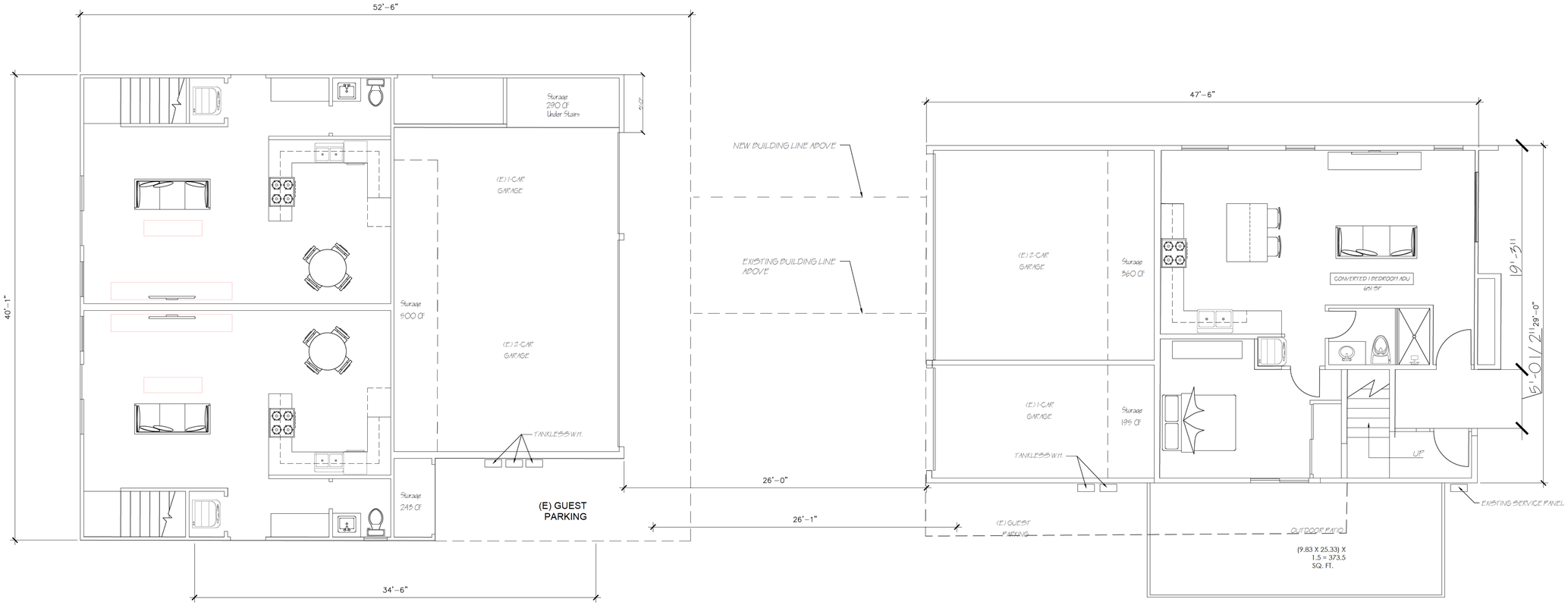
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Date: 08/27/2023
Drawn By: DEAN SKINNER
Project# 23-102

(E) SECOND FLOOR

Sheet
A-3.2

Scale: 1/4" = 1'



PROPOSED FIRST FLOOR

SCALE: 1/4" = 1'

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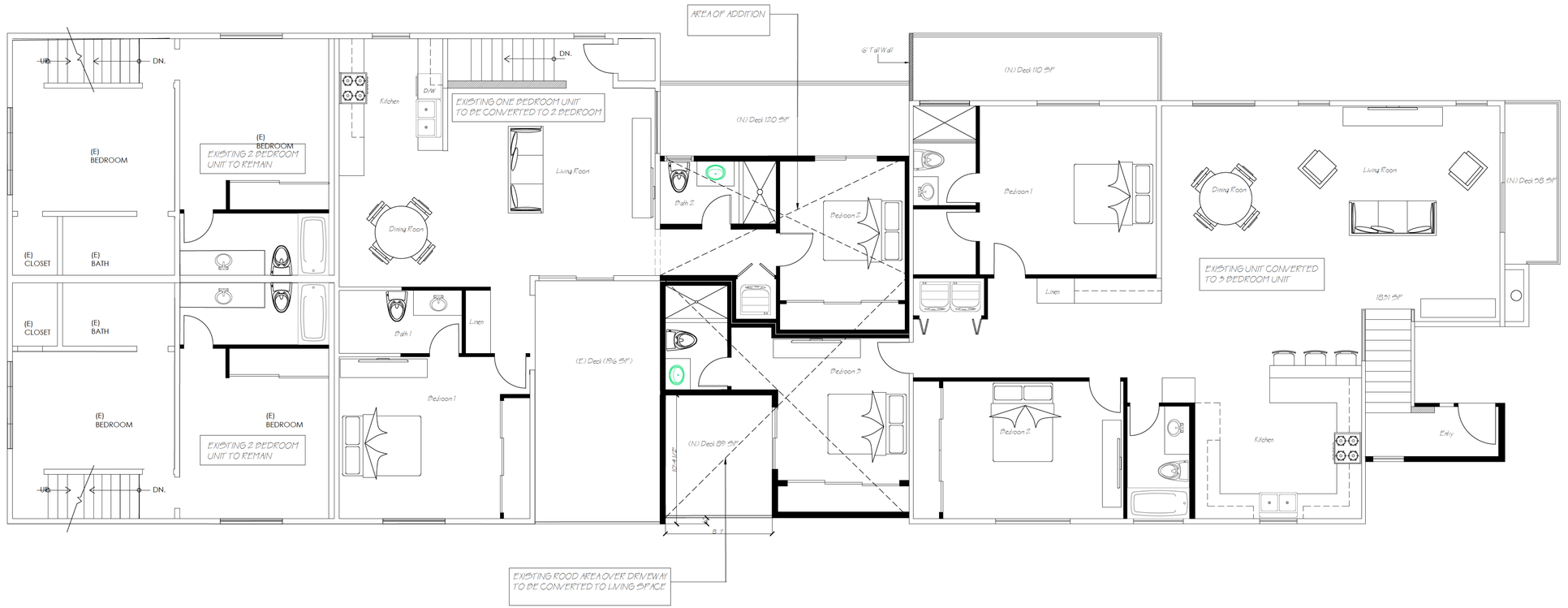
Date:	Drawn By:
08/27/2023	DEAN SKINNER

Project#
23-102

(P) FIRST FLOOR

Sheet
A-3.3

Scale:
1/4" = 1'



PROPOSED SECOND FLOOR

SCALE: 1/4" = 1'

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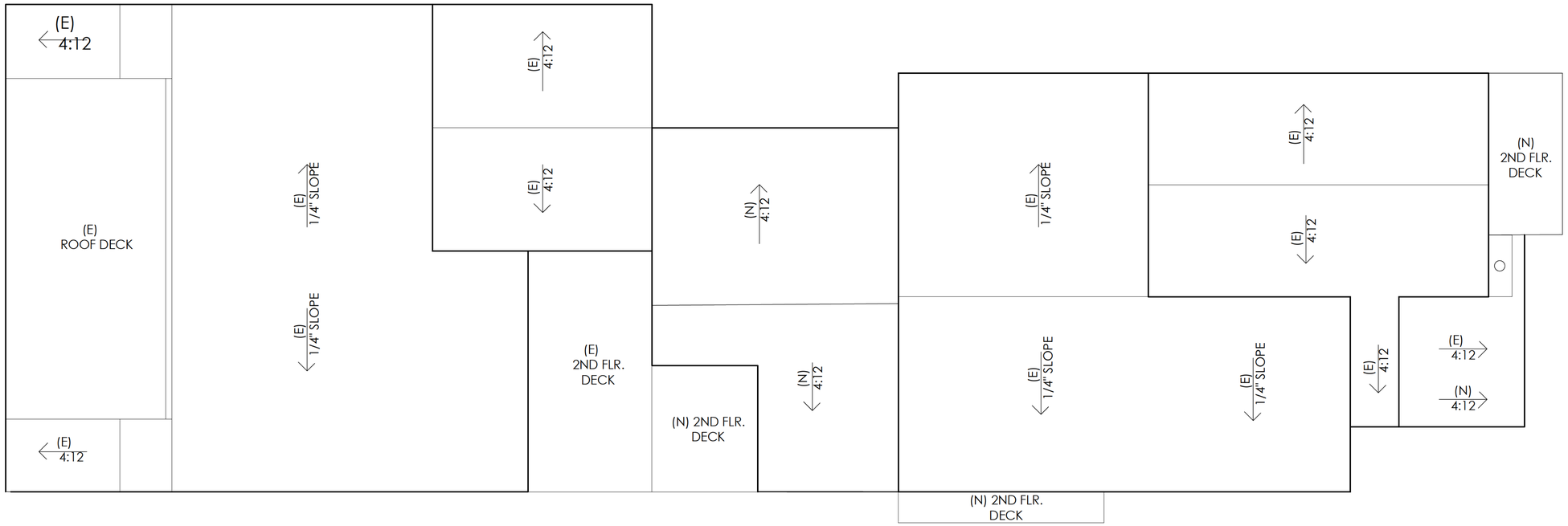
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Drawn By: DEAN SKINNER
Project# 23-102

(P) SECOND FLOOR

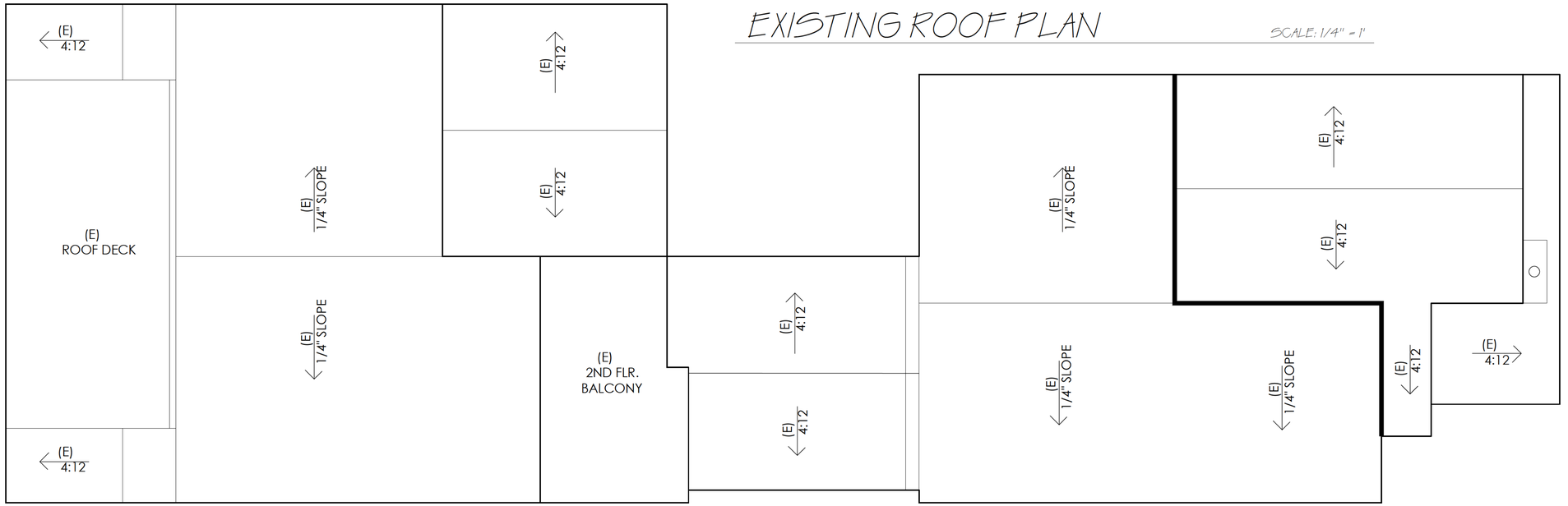
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Scale: 1/4" = 1'



EXISTING ROOF PLAN

SCALE: 1/4" = 1'



EXISTING ROOF PLAN

SCALE: 1/4" = 1'

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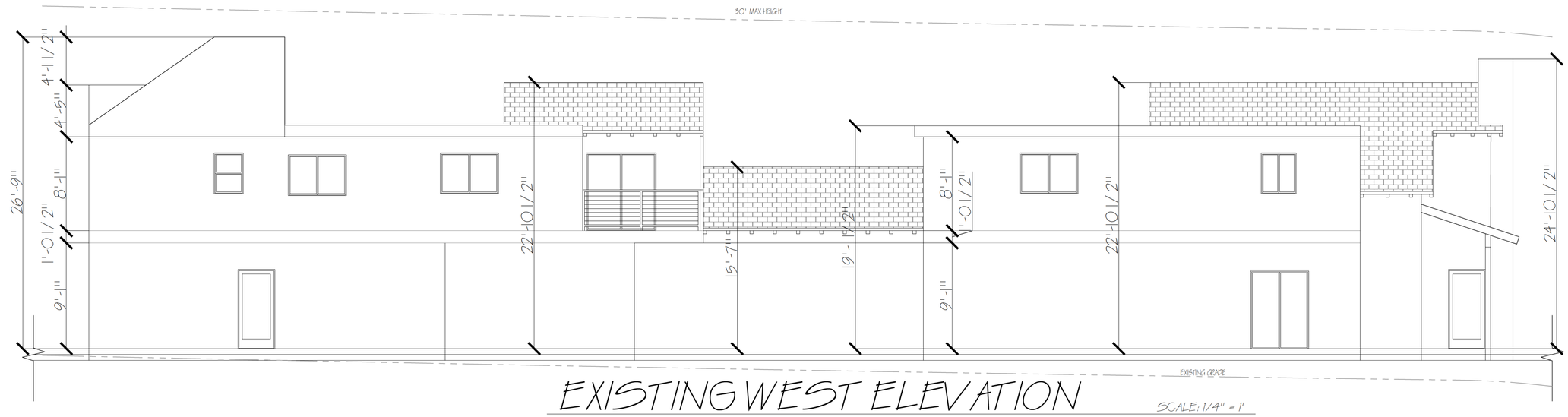
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Project# 23-102

ROOF PLAN

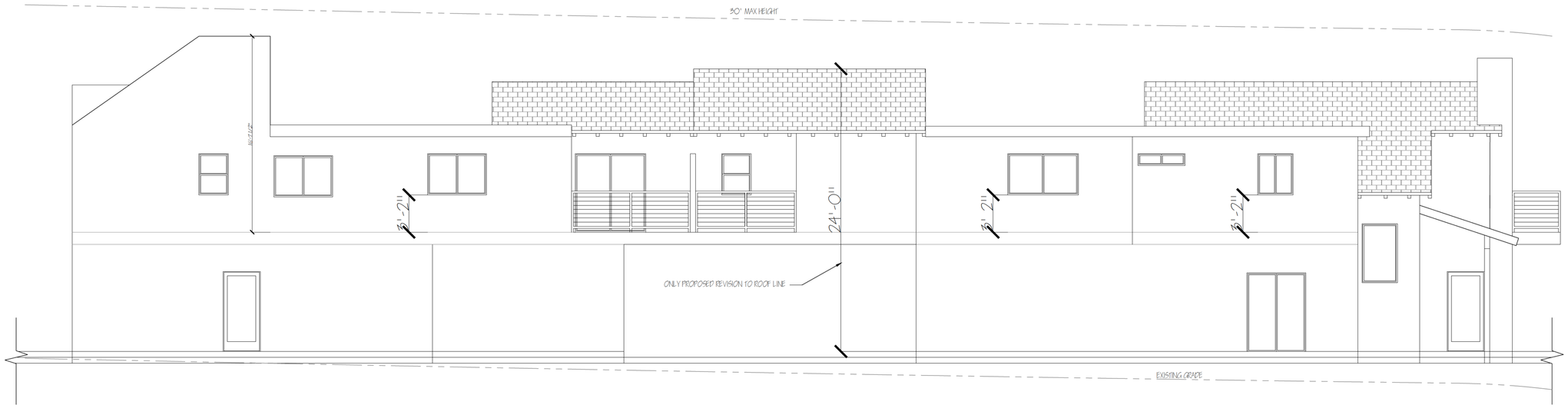
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Scale: 1/4" = 1'



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'

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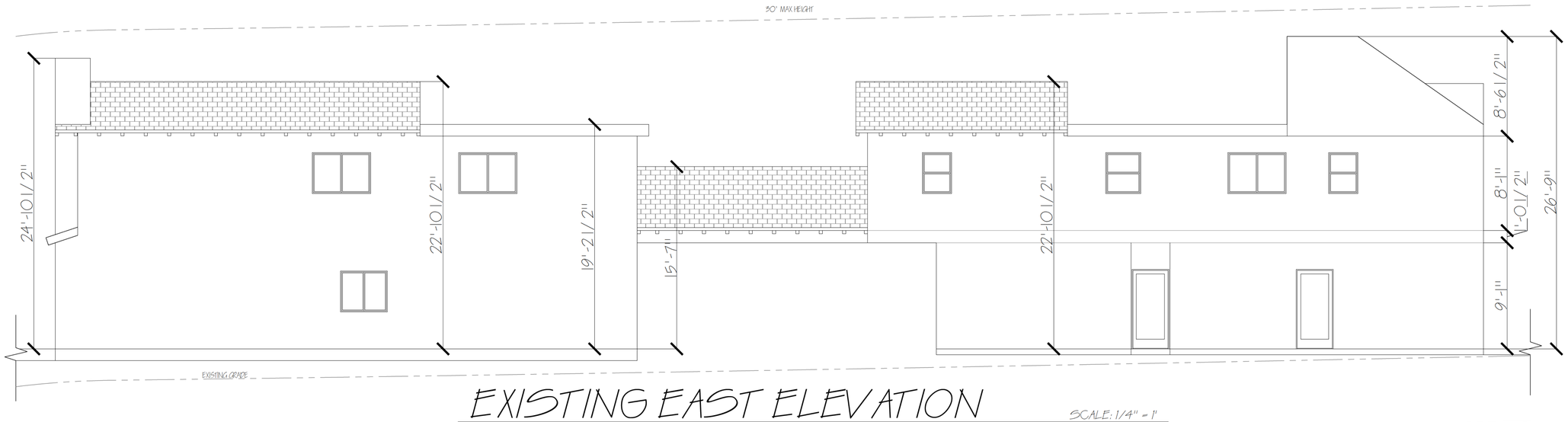
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Project# 23-102

WEST ELEVATION

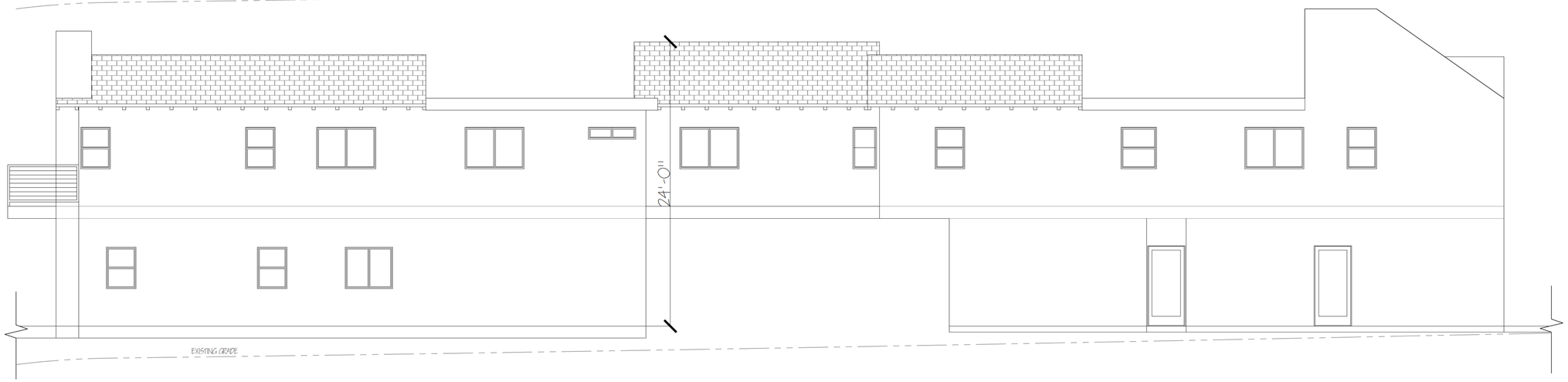
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Scale: 1/4" = 1'



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'

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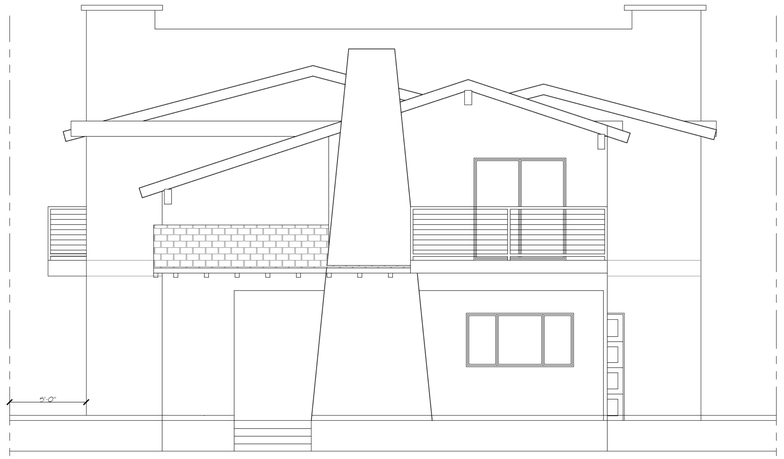
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23-102

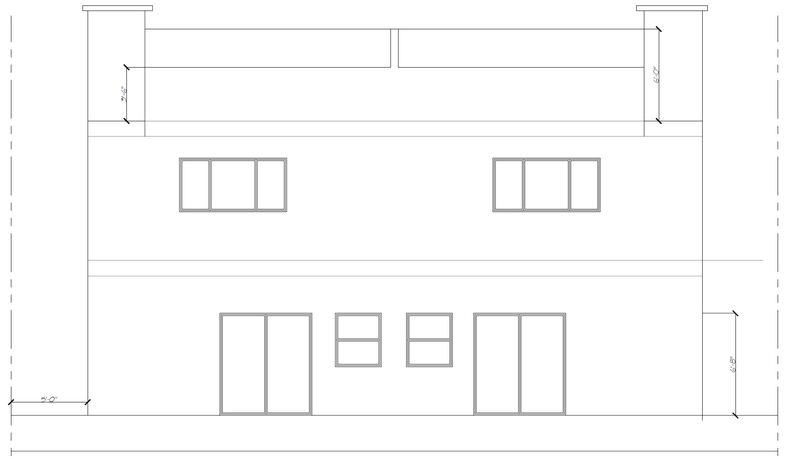
EAST ELEVATION

Sheet
A-6.2

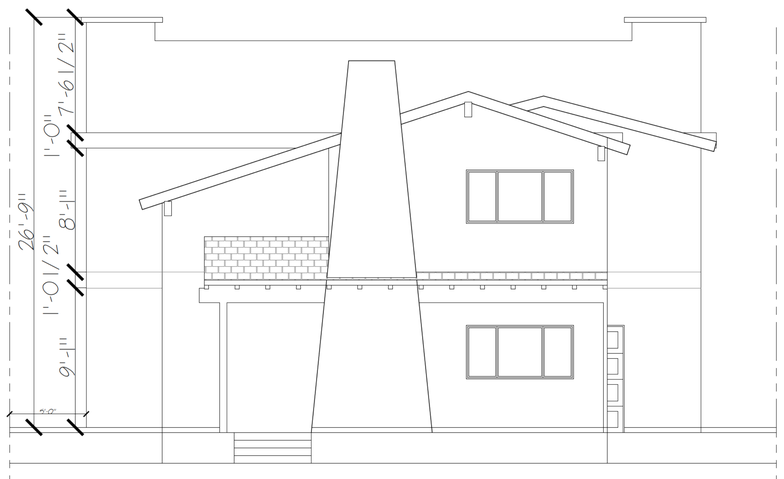
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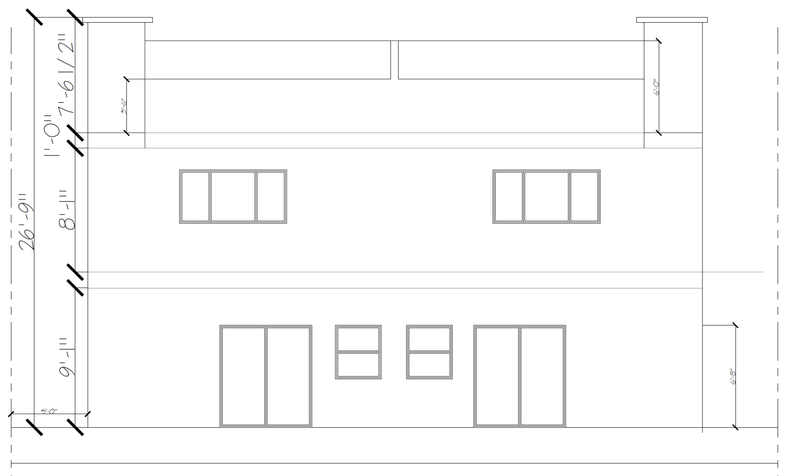
PROPOSED SOUTH ELEVATION SCALE: 1/4" = 1'



PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'

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Dean Skinner 10/18/23

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08/27/2023	DEAN SKINNER

Project#
23-102

NORTH & SOUTH ELEVATIONS

Sheet
A-6.3

Scale: 1/4" = 1'



1923 VANDERBILT LN. WAS A 5 UNIT WITH 7 OFF STREET PARKING SPACES. THEY WERE APPROVED TO ADD 3 UNITS AND REDUCE THE OFF STREET PARKING BY 4 SPACES BY CONVERTING ALL CARPORT SPACES TO 1 ADU AND 2 JADU'S



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PARKING AREA PROPOSED PROPERTY 1921 VANDERBILT LN
SIX GARAGE SPACES AND TWO CARPORT PARKING.
WITH OUR PROPOSED PLAN WE INTEND TO KEP ALL OF THE EXISTING OFF STREET PARKING.



FRONT OF PROPOSED PROPERTY 1921 VANDERBILT LN



FRONT OF PROPOSED PROPERTY 1921 VANDERBILT LN



THIS PHOTO SHOWS THE SECOND FLOOR BALCONY ON THE VANDERBILT SIDE

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Drawn By: DEAN SKINNER
Project# 23-102
PHOTOS
Sheet: A-9.1
Scale: 1/4" = 1'