

CALIFORNIA COASTAL COMMISSION

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W12c

ADDENDUM

October 11, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W12c, CDP NO. 5-21-0244 (STREAMS) FOR THE COMMISSION MEETING OF WEDNESDAY, OCTOBER 13, 2021.**

Response to Correspondence

The Commission received two letters in opposition received on September 24, 2021 and October 8, 2021, and one letter taking no position on the proposed project on October 7, 2021. The letter from the project opponent's representative raises substantially similar issues raised in the appeal earlier this year and assert that the mass and scale of the proposed project is not visually compatible with the character of the surrounding area; the proposed project will have significant adverse effects and will set a precedent for the redevelopment of homes; that there is past Commission action to deny projects that are not visually compatible with the surrounding area; and that the proposed project is inconsistent with the City's Baseline Mansionization Ordinance (BMO) thereby prejudicing the ability of the City to prepare an LCP. In response, staff would note that this staff report and the substantial issue staff report for the prior appeal fully address the concerns discussed above.

Furthermore, the representative asserts that the applicant failed to retain an onsite public notice of the pending CDP application. The applicant provided photos of the pending permit notice posted onsite on April 11, 2021 and was re-posted on May 25, 2021 after it went missing. According to the project opponent's photos, the notice appears be missing on September 18, 2021, September 24, 2021 and October 6, 2021 as well, but as indicated by the opponent, the notice was re-posted on October 7, 2021. In addition, a mailed notice to all known interested parties and residents and property owners within 100

feet of the subject site was provided. Thus, all legally required noticing requirements have been met for the proposed project.

Additionally, the representative asserts that the project cannot be found consistent with Section 30253(a) of the Coastal Act because a construction staging plan that indicates where construction equipment will be stored and how the applicant will ensure slope stability has not been proposed or made available for public review. Special Condition 2, as outlined in the staff report, requires a detailed construction staging plan prior to the issuance of a coastal development permit. Therefore, a permit will not be issued until the Executive Director reviews and approves the plan. As stated in the staff report, the proposed project, as conditioned, is consistent with Section 30253 of the Coastal Act.

Staff's community character analysis, including a visual review of the renderings of the proposed home, found that the proposed single-family home would be within the range of existing development for both the number of stories and size consistent with the mix of home sizes and architectural styles of the area. Furthermore, the proposed home is articulated to reduce massing and is consistent with setbacks in the area. Staff's analysis, provided on pages nine through twelve of the staff report, discuss how the proposed home is consistent with other homes in the survey area. Staff will note that the Commission typically uses height limits and setback requirements to limit the size and scale of new structures so that they are compatible with the character of the surrounding area. Furthermore, the Coastal Act does not impose any limits on floor area ratio (FAR).

In the letter on September 24, 2021, the project opponent comments on the legibility of the plans, the lot size, the setback measurements, exact height measurements, glass windows in relation to birds, and retaining walls. In response, lot sizes are not included on the agenda for brevity but are stated in multiple parts of the staff report (please see modifications below). The plans included in the exhibit are clearly legible and include exact measurements of the proposed home such as heights (see modifications below) and setbacks. The heights and setbacks are also discussed in detail in the staff report. The home does not propose a chimney and therefore is not indicated on the plans. Though the height of the roof deck is not explicitly stated on the plans, it can be calculated using the elevation and other measurements on the plans. The City allows a maximum height of 10 feet above the lower side of the adjacent ground elevation for retaining walls. The lot slopes upwards, so the retaining walls get higher towards the rear of the lot due to the increase in the ground elevation. In a discussion with the agent, the height of the proposed retaining wall varies along both sides of the proposed home, and some parts of the proposed retaining wall would be lower than the existing retaining walls onsite. The proposed retaining wall does not raise Coastal Act concerns regarding view impacts. Additionally, the home is in an urbanized residential neighborhood, and the applicant proposes to replace a two-story single-family home with a new three-story single-family home with large glass windows. However, the Commission typically only requires bird-safe glass conditions on beach and ESHA fronting properties, as opposed to inland sites, such as the subject property.

Lastly, the other commenter asserts that permitting larger than average homes, permits incremental change to the neighborhood which contrasts with the new state laws that suggest that smaller residential units are the future, that more units be in the same geographic space and not increase the need to expand infrastructure. The commenter also contends that the proposed development is consistent with the City's uncertified Baseline

Mansionization Ordinance (BMO) and the Baseline Hillside Ordinance (BHO) ordinances with respect to height restrictions and view corridors created by the 45-degree roof plane. However, these ordinances have not been certified by the Commission and are not a standard of review for approval of coastal development permits within the coastal zone of the City of Los Angeles. Further, as discussed in detail in the findings of the staff report, the proposed home is generally consistent with the character and sizes of surrounding homes.

Changes to the Staff Report and Exhibits

Commission staff recommends the following minor corrections to the staff report and exhibits dated September 24, 2021. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strike-out~~.

1. On Page 1 of the staff report, the Project Description shall be corrected as follows:

Demolition of an existing 1,987 sq. ft., 2-story, single-family residence, and construction of new 3-story, approx. 41.5 ft. high, 5,784 sq. ft., single-family residence over 1,722 sq. ft. basement containing 3-car garage and storage, roof deck with elevator shaft, and cut and export of 1,500 c.y. on ~~5,637~~ 5,652 sq. ft. lot.

2. On Page 1 of the staff report, the Summary of Staff Recommendation shall be corrected as follows:

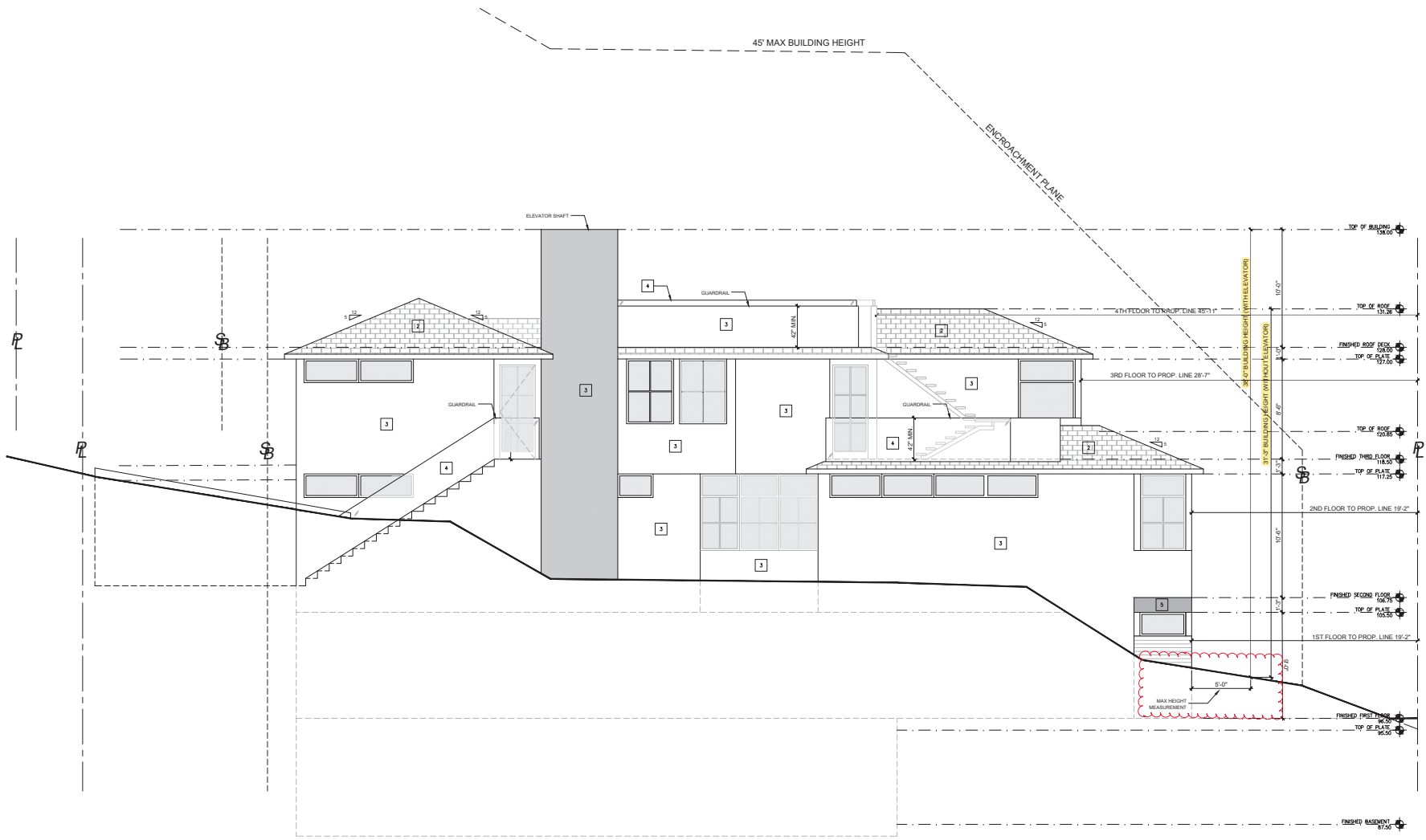
The applicant proposes to demolish an existing 20-foot-high, two-story,¹ ~~4,978~~ 1,987 square foot single-family dwelling and construct a 5,784 square foot, three-story, approximately 41.5-foot-high single-family residence over a 1,722 square foot basement (no habitable rooms) containing a three-car garage and storage space, on a ~~5,637~~ 5,652 square foot lot located atop a bluff approximately 100 feet above sea level and 650 feet inland of the beach in a residential area of Playa Del Rey.

3. On Page 7 of the staff report, Project Location and Description shall be corrected as follows:

The ~~5,637~~ 5,652 square foot lot is zoned R1-1 for Low Residential land uses by the City of Los Angeles uncertified zoning code and is currently developed with a ~~4,978~~ 1,987 square foot, two-story, single-family residence that was built in 1958.

4. Exhibit 2, page 7 of 11, shall be replaced with the following correct North Elevation Plan which portrays the correct building height without the elevator:

¹ The City describes the existing structure to be one-story. Upon a visual inspection of the home, it appears the home is a two-story structure with windows near the garage on the lower level of the home. A review of the description on Zillow indicates that there is an office space “downstairs” and the applicant’s agent confirmed there is living space on the same floor as the garage. The applicant believes the City made an error in describing the property as one-story. Additionally, NavigatELA indicates that the building height of the existing home is approximately 18 feet.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS KEY

- 1 STONE VENEER
- 2 LIGHTWEIGHT CONCRETE TILES
- 3 SMOOTH STUCCO
- 4 GLASS
- 5 METAL

C.C. PARTNERS DESIGN BUILD FIRM INCORPORATED

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Project No.	No.	Date
1	1	
2	2	
3	3	
4	4	
5	5	

Project Title: **STREAMS RESIDENCE**
 7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

Project No. :
 Engineer :
 Drawn by : B. C.
 Checked by : P. C.
 Scale :
 DATE:

SHEET NO.
A4.20

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