

Title: 7346 Rindge, Playa del Rey: DIR-2019-1463-DCDP-ME/ENV-2019-1464-CE
Item No. 4
Meeting date: July 21, 2020
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair Phone number:
Committee Vote : 6/0/0
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes _X_ No
Additional documents attached? __X__ Yes __ No

RECOMMENDATION: Deny as proposed the application for the demolition of an existing 1,214 sq. ft. single family dwelling and the new construction of a 6,028 sq. ft., 45 ft. high single family dwelling in the Coastal Zone.

BACKGROUND: Prior to contacting the Neighborhood Council PLUC the applicant had an Area Planning Commission hearing on June 1, 2020. Several community members attended the meeting via Zoom to express their concerns with the project and the applicants lack of outreach to the neighbors. The APC instructed the applicant to go to PLUC to present their project and gave them eight weeks to do that. At the first presentation to PLUC on June 16, 2020 PLUC the Committee denied the project as proposed. At the second presentation to PLUC on July 21, 2020 the Committee denied the project as proposed.

DISCUSSION: On June 16, 2020 the applicants representative presented the project to PLUC. The applicant/representative commented that they have made adjustments to the project including the size and that no haul route would be needed due to the enlargement of the basement. The applicants/representative at that time did not have modified plans to present to the committee. Comments from the community included concerns about height, lack of outreach from the applicant, misrepresentation of plans, roof height change, public advertisement promoting the size of residence that could be built on the lot, the inability of neighbors to contact the applicant/representative, not in character and scale with the neighborhood. Comment from the committee included outdated inaccurate plans, out of character and scale with the neighborhood, lack of community outreach, failure of the Planning Department to properly and adequately review the project as the lead agency issuing Coastal Development Permits.

At the second presentation to PLUC on July 21,2020 the applicant re-presented the project with updated renderings.

Comments from the community included concerns that the project is out of character and scale for the neighborhood, misrepresentative renderings by the applicant, lack of sight line study, impact of the height at the back of the building to the neighbors views, applicant representing living space as a basement, misrepresentations of the size and scale of neighboring homes. Challenged the applicants assertion that the project is by right because it is in the Coastal Zone.

The Committee identified no meaningful change to the scale of the project and noted that no revised plans or blue prints had been submitted. Committee noted once again a lack of soils and geology report. The project parcel sits on a sloped lot and the neighborhood has historically had soil stability issues. Committee also noted that the project is out of character and scale for the surrounding neighborhood and that approving such a project would set a precedent for development in the Coastal Zone that

would be a violation of the Chapter 3 priorities of the Coastal Act and would prevent the City of Los Angeles from preparing a Local Coastal Program for the area.

FISCAL ANALYSIS: N/A.

ATTACHMENTS: Letter to city/CIS/Application to Planning/Applicants renderings/presentation

MOTION: Deny

[end]