

Title: DIR-2022-3943-CDP-MEL-HCA/ENV-2022—3944-CE -237,239 Montreal St. Playa del Rey
Item No. 3
Meeting date: March 21, 2023
Agendized by: Julie Ross, Planning and Land Use Committee Chair
Contact person: Julie Ross, Chair Phone number:
Committee Vote: 8/0/0
Does this item have a fiscal impact on the Neighborhood Council? ___ Yes <u> X </u> No
Additional documents attached? <u> X </u> Yes ___ No

RECOMMENDATION: Recommend that the Board deny the project.

BACKGROUND:

Applicant is requesting approval of the construction of a new 3 level, 3,034 sq. ft. Single Family Residence on a 3,456 sq. ft. vacant lot in the dual jurisdiction Coastal Zone and Sub Area 3 of the Coastal Bluffs Specific Plan. On October 28, 2022 applicant representative Brandon Strous of Srouf & Assoc. presented the project. The property owner was also present. The property owner saw no need to present to the Neighborhood Council. Applicant was clear their intent was to create an Air BNB that he could live in while in town. The proposed project is not in compliance with the Coastal Bluffs Specific Plan.

Public Comment: Elise Slifkin McClure - Nothing has happened since Oct/Nov. My concern is the non compliance with the Coastal Bluffs Specific Plan. He said he intended for it to be Air BNB.

Neighbor’s letter ready by Slifkin McClure- coastal bluff dwellers on Montreal are not unwelcoming neighbors but there is a distinction between a temporary houseguest and a string of Air BNB commercial ventures with no oversight. Profit driven goal takes advantage of loopholes to create a money making venue in the midst of a residential neighborhood. We strongly oppose the spirit of the owner’s plans.

Committee Discussion:

Mannix - omission in lot grading, etc, we’ve had this presentation a few times and not getting answers from the owner. We should deny the request.

Miller – owner has not modified his plans which don’t meet with the Coastal Bluffs Specific Plan. He said he has 5 other buildings that he Air BNBs so how would he make this his primary residence.

Smith- this is a very narrow lot. This looks like a Single Family Residence and a couple of ADU’S. If that’s what they want to put there than they should file an application for that, which they have not done. This is not in compliance with the Coastal Bluffs Specific Plan, height, density, grading, lighting and compatibility. Pertinent technical data is missing. No description of grading, project design, ensuring stability, or minimization of erosion.

Ross: the lower part of this lot is in a fire hazard zone.

FISCAL ANALYSIS: N/A.

ATTACHMENTS: Drawings, Planning App., Specific Plan

MOTION: The Neighborhood Council of Westchester/Playa deny the project.