



7025 Vista Del Mar Lane, 90293

Coastal Development Permit (CDP), Zoning Administrator Adjustment (ZAA), and Site Plan Exception (SPE) Findings

The Requests:

The Applicant, Balvinder Purewal, is seeking the following discretionary approvals from the City of Los Angeles:

- **Pursuant to LAMC Section 12.20.2, a Coastal Development Permit** for the New construction primary and secondary SFD per SB9 on undeveloped lot totaling 5116 sqft, attached garages, 2 10' retaining walls, pool/spa, decks.
- **Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment** allowing relief from the following:
 - **LAMC Section 12.08.C.5(a) Encroachment Plane.** To increase the encroachment plane origin height from 20' to 24 (20% increase) along Vista Del Mar front yard.
- **Pursuant to LAMC Section 11.5.7 F a Specific Plan Exemption** to reduce the FYSB along Vista Del Mar Lane from 5'0" to 0'0"
- **Pursuant to Government Code Section 65590 and 65590.1** a Mello Act Compliance Review the construction of new Residential Units in the Coastal Zone

A Haul Route for 2824.29 CY of export and Street Vacationing will be required separately through LADBS

Project Description

Project Site

The subject property is located in the West Chester Playa Del Rey Community, Council District 11 and is zoned R1-1. The subject property lies in the single jurisdiction permit area of the California Coastal Zone. The proposed residence will occupy an irregularly shaped lot approximately 50 feet wide and 105 feet deep with frontage along Vista Del Mar Lane and Vista del Mar. According to ZIMAS, the total lot area is approximately 5,213 square feet and the General Plan Land Use designation is Low Residential. The surrounding properties are zoned R1-1 with single-family and multifamily dwellings on standard lots, consistent with the pattern of zoning in the Westchester Playa Del Rey Community. The lot is vacant and undeveloped.

Proposed Project

The proposed project includes the construction of a primary and secondary single family dwellings per SB9 on an undeveloped lot totaling 5116 sqft, with attached garages, two 10' retaining walls, pool/spa, decks. Haul Route for 2824.29 CY of export to Sunshine Canyon Landfill and street vacationing required. The subject property is located in the Westchester-Playa Del Rey community area of the City of Los Angeles near the intersection of Vista Del Mar and Vista Del Mar Lane and is bordered by both single family and multifamily residences. The site is undeveloped.

Streets & Circulation

The subject property fronts Vista Del Mar Lane and Vista del Mar

Previous Related Zoning Actions

None

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Coastal Development Permit (CDP): Project Impacts

- 1. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands.**

The development will not extend onto or adjoin any beach, tidelands, submerged lands or public trust lands.

- 2. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?**

The property is located in a residential area on a street and with no direct access to the shoreline. The development will therefore not modify existing public access to the sea or shoreline of any body of water located within the coastal zone.

- 3. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal roads?**

The proposed single family dwellings will have negligible net change to traffic impacts on coastal access roads.

- 4. Is the development proposed within or in close proximity to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the unique local character?**

The project lies within a fully developed residential community. The development is/will be within an existing developed area. The proposed new single-family dwellings will be compatible with the residential character of the neighborhood.

- 5. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?**

Given that the property is undeveloped and sloped for its entirety, there is grading required to fulfill the intended use of the property zoning and use designation. Shoring plans have been prepared. The shoring plans call for drilled piers along the side yards to ensure ground stability during the construction of the basement.

- 6. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available?**

How will the adverse environmental effects of this be minimized?

The development does not involve diking, filling or dredging of open coastal waters, wetlands, estuaries, or lakes

7. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities?

This project is not coastal-dependent and will not displace any coastal dependent facilities.

8. How will the development affect biological productivity of coastal waters?

There will be no impact upon biological productivity of coastal waters, as proposed single family homes are not in direct contact with coastal waters.

9. Is the development proposed near sensitive habitat areas, parks or recreation areas? How will the project design prevent adverse environmental impacts on these areas?

As confirmed by the associated Arborist Letter and Biological Assessment, the development is not proposed near sensitive habitat areas and thus will have no adverse environmental impacts.

10. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability?

The development is not within or adjoining land suitable for agriculture, and will not convert agricultural land to another use.

11. What water conservation features are included in the project?

A full, comprehensive LID site analysis and civil engineering design shall be submitted and approved by the Bureau of Sanitation prior to construction. The LID package includes Best Management Practices (BMP) such as bio-swales and bio-filtration areas to retain and filter stormwater runoff from the site, permeable surfaces, and rainwater collection techniques. Also, the project shall comply with the requirements of the LADBS "Mandatory Requirements Checklist" and 2014 Los Angeles Green Building Code. Landscape water use will be in compliance with the MWELo water efficiency landscape ordinance.

12. What energy conservation features are included in the project?

The project shall comply with the requirements of the LADBS “Mandatory Requirements Checklist” and 2014 Los Angeles Green Building Code.

13. Describe the current location of service lines for the necessary utility connections and any extensions or relocations of service lines.

The proposed residence will be sited in the same location as other existing residence. As a result, there will be minimal change/impact to utility/service lines. Minor movement of connection points to the new houses may occur to accommodate the design of the new dwellings.

14. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?

The proposed single family dwellings will have no effect on visitor and recreational facilities, nor will it provide public recreational opportunities.

15. Will the development protect or provide low and moderate income housing opportunities? Will it displace low or moderate-income housing?

There is no demolition of any affordable housing involved with the request as the property is undeveloped.

16. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?

The development is not proposed within or near a known archeological, paleontological or historic site. The project will comply with any measures imposed by the environmental clearance.

17. List all permits, permissions, or approvals required from public agencies for this development and indicate those already applied for or granted.

Coastal Development Permit; building permit, and grading permits. All permits, permissions and approvals have not yet been applied for.

18. Is the project located:

- a) **Between the sea and the first public road paralleling the sea?** No
- b) **Within 300-ft of the inland extent of any beach?** No
- c) **Within 300-ft of the top of a seaward face of any coastal bluff?** Yes

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Coastal Development Permit (CDP): General Findings

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Since Articles 2,3,4,5 and 7 of Chapter 3 of the California Coastal Act of 1976 do not pertain to the request, the response addresses the developments' conformity to Article 6 of the Act. Of the conditions outlined in Article 6, only the sections applicable to the proposed development have been responded herein. All other sections are deemed non-applicable.

Per Chapter 3 Section 30250; Location; existing developed area:

"New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources."

The proposed development is located within an existing single-family and multi-family residential area, The lot is current zoned R1-1 Low Residential and is currently undeveloped, therefore, no change in use will occur and the residential development will be located within, contiguous with, and in close proximity to existing developed areas.

The development will conform to all applicable provisions outlined in the LAMC and no deviations have been requested for the proposed development and will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Per Chapter 3 Section 30251; Scenic and visual qualities:

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas."

As previously mentioned, the development will conform to all applicable provisions outlined in the LAMC and no deviations have been requested for the

proposed development. The existing site was zoned R1-1 Low Residential for the intended use of a single-family dwelling. The proposed project height will be in conformance with the maximum allowable height limit of 45’.

There will be no substantial changes in daily living between the property and the present neighboring residences. The new development will also be compatible with the existing character of the surrounding neighborhood. The project will thus conform to this section of the Coastal Act.

Per Chapter 3 Section 30253: Minimization of adverse impacts:

“Minimize risks to life and property in areas of high geologic, flood, and fire hazard.”

“Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.”

The site is in a developed community. Shoring plans will be prepared and will call for drilled piers along the side yards to ensure ground stability during the construction of the basement.

Per the soil report for the project, the proposed residential structure can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. This report was approved by the Los Angeles Department of Building and Safety, Grading Division on January 03, 2023 and included additional conditions of approval to ensure geological stability of the site.

Per LID requirements, a portion of run-off will be retained on site. Consequently, the new development will not result in a degradation of the existing property’s protection against erosion and geological instability

As the lot is current undeveloped, the development will not result in an impact to risk to life or property. Nonetheless, it should be noted that the project is located within a fault zone, a very high fire severity zone, and a special grading area per ZIMAS. Although it is located within a fault zone, it is not located within an Alquist-Priolo fault zone. The property is not located in a flood zone or a watercourse area.

The project will be subject to review by various divisions of building and safety as well as other City departments. These include but are not limited to the following:

- The Los Angeles Fire Department to review fire safety and fire department access
- The Bureau of Engineering and Sanitation to review site access and site drainage
- The Department of Building and Safety to review site stability, grading, structural design, and zoning compliance
- The Department of City Planning to review zoning and code compliance.
- The Grading Department to review slope stability and geological characteristics

All of these departments will address the Coastal Acts requirement to minimize risks to life and property in areas of high geologic, flood, and fire hazard, and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

As previously mentioned, the development will conform to all applicable provisions outlined in the LAMC and no deviations have been requested for the proposed development.

2. The permitted development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976

The proposed development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976. Thus, the Community Plan will serve as a functional equivalent. The property lies in the Westchester- Playa Del Rey Community Plan and is designated for a Low Residential land use with a zoning designation of R1-1.

Given the land is designated for R1-1 Low Residential, the proposed project will fulfill its intended purpose, and there will be no substantial changes in daily living between the property and the present neighboring residences. The use is permitted by the Community Plan and the R1-1 Zone. The project lies within a fully developed residential community and thus is, and will continue to be, within an existing developed area. Considering the existing and proposed conditions, it is reasonable to conclude that the proposed project will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program.

3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1997 and any subsequent amendments thereto have been reviewed,

analyzed, and considered in the light of the individual project in making its determination.

The referenced Interpretive Guidelines are designed to provide direction to the decision-making authority when rendering discretionary determinations on requests for coastal development permits, pending the adoption of a Local Coastal Program. In regards to this project, the Coastal Commission's Regional Interpretive Guidelines for the South Coast Region of Los Angeles County have been reviewed, analyzed, and considered. The subject development does not conflict with any of the guideline provisions for the involved area. Specifically, the guidelines relating to public access are in compliance in regards to the proposed development as outlined in these findings and the attached plans and documents.

4. The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

This section states the following:

"Decisions of the commission, where applicable, shall guide local governments or port governing bodies in their future actions under this division."

The subject property is in the near vicinity of other projects that have been reviewed by the same governing agencies. Said projects are similar in relating to residential development in the Coastal Zone.

The following projects are in the vicinity of the subject property and substantiate a past precedent for approval of Coastal Development Permits in the area relating to the construction, demolition, and/or alteration of single-family dwellings.

Case No. DIR-2019-5106-CDP-MEL
210 East Montreal Street

On December 15, 2020, the Director approved with conditions a coastal development permit authorizing the construction of a new, three-story, 4,468 square-foot single-family dwelling with a basement on a vacant lot. The project includes the construction of retaining walls and a haul route for the cut and export of 5,600 cubic yards of earth. A total of three parking spaces are provided in an attached garage, and the project is located in the Dual Permit Jurisdiction Area of the California Coastal Zone.

Case No. ZA-2015-325-CDP-MEL
7329 South Trask Avenue

On December 9, 2015, the Zoning Administrator approved a coastal development permit authorizing the demolition of a 2,432 square-foot single-family dwelling and the construction of a 35-foot tall, 3,442 square-foot single-family dwelling with a 456 square-foot attached garage, and the conversion of an existing detached garage into a 667 square-foot recreation room in the R 1-1 Zone within the single permit jurisdiction area of the California Coastal Zone.

Case No. DIR-2016-222-CDP

239 E. Sunridge Street

On December 28, 2017, the Director approved a Coastal Development Permit to authorize the partial demolition, remodel and addition of an existing single-family dwelling with a new second floor and roof deck, resulting in a two story single-family dwelling, in the Single-Permit Jurisdiction Area of the Coastal Zone.

Case No. DIR-2018-4046-CDP-MEL

7000 Vista Del Mar Lane

On January 10, 2019, the Director approved a Coastal Development Permit authorizing the remodel and addition to an existing one-story, 1,865 square-foot single-family dwelling comprised of the construction of a 734 square-foot Accessory Dwelling Unit (ADU) on the second floor, located in the dual permit jurisdiction area of the Coastal Zone, subject to the attached conditions of approval below.

Case No. DIR-2016-3376-CDP-MEL

433 East Manitoba Street

On May 23, 2017, the Director approved a Coastal Development Permit authorizing the demolition of an existing 832 square-foot single-family dwelling with a 400 square-foot detached two-car garage and an accessory building and construction of a new 2,161 square-foot one-story single-family dwelling with a 435 square-foot attached two-car garage located in a single permit jurisdiction area of the Coastal Zone, subject to the attached conditions of approval below.

Case No. DIR-2016-3791-CDP

419 East Waterview Street

On June 12, 2017, the Director approved a Coastal Development Permit authorizing partial demolition of an existing 1,023 square-foot one-story single-family dwelling, the detached two-car garage, and a detached accessory building, as well as remodeling of said one-story single-family dwelling, in conjunction with addition of a 1,308 square-foot second floor and a new detached two-car garage, thereby resulting in a 2,953 square-foot two-story single-family dwelling with a detached two-car garage.

5. If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, that the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976

The property is located in a residential area on a street with no direct access to the shoreline. Access to the shoreline and coast is distant and indirect via multiple neighborhood roads to Sunset Boulevard, to Temescal Canyon Road, to the Pacific Coast Highway. The development will therefore not modify existing public access to the sea or shoreline of any body of water located within the coastal zone.

6. Findings for the Mello Act:

There is no demolition of any affordable housing involved with the request. Therefore, this request is exempt from the Mello Act.

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Zoning Administrator's Adjustment: Findings

- 1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nevertheless conforms with the intent of those regulations**

The proposed regulation for the R1 encroachment plane does not take into account the unique nature of each individual lot. The project site sits on a lot with multi-story single-family and multi-family dwellings on either side. The entire site is sloped and the existing features of the adjacent residences would not be compatible in every instance to this relatively new R1 encroachment plane regulation.

In this case, the project abides by the intent the height regulations as the intent of the encroachment plane is to create articulation and push the massing of the height towards the center of the lot and to follow slope pattern, which this project clearly does. Only a slight encroachment occurs to allow for a more functional roof design and associated programming for the proposed home.

In light of these features, the project conforms to the intent of the regulations for which it is requesting relief.

- 2. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety**

The two single-family homes proposed per SB9 will cause no adverse impact to neighboring properties. The property is intended for Low Residential R1-1, and with the guidelines of SB9, the project fall in line with that is intended per zoning codes. Resulting in negligible changes to the property's relationship to neighboring properties.

The properties on either side are also multifamily and multi-story and therefore the negligible increase in height as a result of the request will not impact the neighbor's access to light, aesthetics, or air. Additionally, the proposed structure's height will also be in conformance with the overall height of 45 feet prescribed by the LAMC. This is in character with other residences along the block as existing homes feature similar characteristics. Additionally, many properties along Vista Del Mar have setbacks that are at or less than was is required today and therefore the project consequently conforms with the neighborhood.

Additionally, projects in the immediate vicinity of the subject property substantiate a past precedent for approval of Zoning Administrator's actions such as these as described in the finding above.

Considering all these points, the project is compatible with other adjacent properties and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan

The Proposed Project substantially conforms with the purpose, intent and provisions of the General Plan and the Westchester - Playa Del Rey Plan, which designates the property for Low Residential land uses. The Community Plan does not address deviations with regard to height or setbacks. However, the neighborhood's residential character will not change as a result of the minor deviation to the encroachment plane as it will remain a single-family neighborhood with homes of similar massing and scale. As the use of the property is consistent with its zoning and land use designation, the project can be found to be in substantial conformance with the purpose, intent and provisions of the General Plan and Community Plan.

Coastal Bluffs Specific Plan Exception Findings

Pursuant to LAMC Section 11.5.7-F

- (1) The strict application of the regulations of the specific plan to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.**

When looking at the currently required Front Yard Set Back, The strict application of the specific plan regulations would result in practical difficulties inconsistent with the intent of the Coastal Bluffs Specific Plan and the intended used of the property as a R1-1 Low Residential Lot.

In this case, the proposed project would reduce FYSB along Vista Del Mar Lane from 5'-0" to 0'-0" and allow the residential dwelling front Vista Del Mar Lane to align with adjacent properties and fulfill the purpose of the lot, that being for single family dwellings and context with the overall character and existing conditions of the the neighborhood.

- (2) There are exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.**

Given the unique slope of the property, its proposed construction for two single family dwellings per SB9, and the existing setbacks of surrounding buildings, it is unreasonably difficult to adhere to the current FYSB requirements and provide the space needed to construct the homes, as opposed to other properties that make up the majority of the specific plan area that have existing flat pads, lesser sloped properties, or existing prevailing setback lines

- (3) The requested exception is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The exception is necessary for the preservation and enjoyment of a use generally possessed by other properties in the same zone. In this portion of Vista Del Mar, many single and multi family residences are designed in the

same way regarding a lesser FYSB, therefore the proposed project would allow the residential dwelling fronting Vista Del Mar Lane to align with adjacent properties and fulfill the purpose of the lot, that being for single family dwellings and context with the overall character and existing conditions of the the neighborhood.

(4) The granting of the exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property.

Granting the exception would not be detrimental to the public welfare, injurious to property or improvement to property in the surrounding area. On the contrary, the project would result in a significant improvement to the vacant land and benefit to the neighborhood by contributing the the harmonious characteristic of the neighborhood and construction patterns.

(5) The granting of the exception is consistent with the principles, intent and goals of the Specific Plan and any applicable element of the General Plan.

Coastal Bluffs Specific Plan

The proposed development is consistent with the intent and goals of the Coastal Bluff Specific Plan