



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### West Los Angeles Area Planning Commission

**Date:** January 21, 2026  
**Time:** After 4:30 p.m.\*  
**Place:** Felicia Mahood Multipurpose Center  
11338 Santa Monica Boulevard  
Los Angeles, CA 90025

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/com-missions-boards-hearings> and/or by contacting [apcwestla@lacity.org](mailto:apcwestla@lacity.org).

**Case No.:** APCW-2022-3943-SPE-  
CDP-MEL-HCA<sup>1</sup>  
**CEQA No.:** ENV-2022-3944-CE  
**Council No.:** 11 – Park  
**Plan Area:** Westchester – Playa Del  
Rey  
**Specific Plan:** Coastal Bluffs Specific  
Plan, Subarea 3  
**Certified NC:** Westchester/Playa  
**GPLU:** Low Residential  
**Zone:** R1-1  
**Applicant:** Justin Brevoort  
**Representative:** Gregory Shoop

**Public Hearing:** Monday, September 15, 2025  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** January 21, 2026  
**Multiple Approval:** Yes

**PROJECT LOCATION:** 237 and 239 East Montreal Street

**PROPOSED PROJECT:** The construction of a new four-story, 2,452 square-foot single-family dwelling with an attached two-car garage, attached 742 square-foot ADU, basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Sections 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F., a Specific Plan Exception from the Coastal Bluffs Specific Plan to allow:
  - a. A height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line

<sup>1</sup> The case was filed on June 6, 2022, prior to the effective date of the New Zoning Code (Chapter 1A - Process and Procedures). Therefore, the case is vested and subject to the Original Zoning Code.

therefrom, in lieu of the 9 feet otherwise permitted by Section 5.A.3.a. of the Specific Plan, and

- b. An overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan.
3. Pursuant to the LAMC Section 12.20.2, a Coastal Development Permit to allow the proposed project on a lot in the Dual Permit Jurisdiction Area of the California Coastal Zone.
4. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the development of two new Residential Units in the Coastal Zone.

### RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record that the project is exempt from CEQA, pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Approve**, pursuant to LAMC Section 11.5.7 F., a Specific Plan Exception to allow:
  - a. A height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, in lieu of the 9 feet otherwise permitted by Section 5.A.3.a. of the Specific Plan, and
  - b. An overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan.
3. **Approve**, pursuant to LAMC Section 12.20.2, a Coastal Development Permit to allow the proposed project on a lot in the Dual Permit Jurisdiction area of the Coastal Zone;
4. **Approve**, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the development of two new Residential Units in the Coastal Zone.
5. **Adopt** the attached Conditions of Approval; and
6. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning

*Theodore L. Irving*

Theodore L. Irving, AICP, Principal City Planner

*Juliet Oh*

Juliet Oh, Senior City Planner



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Kenton Trinh, City Planner



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**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. [213-978-1300](tel:213-978-1300))*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at [\(213\) 978-1300](tel:213-978-1300).

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### Exhibits:

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- A.1 Radius Map
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- C.1 – Notice of Exemption
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## PROJECT ANALYSIS

### PROJECT SUMMARY

The subject site is a 3,462 square-foot, irregular-shaped interior lot with a frontage of 40.12 feet along Montreal Street, a width of 39.90 feet at the rear property line, and a depth between 88.22 feet and 88.12 feet. The subject site is characterized by a steep downward slope from the front of the property along Montreal Street to the rear of the property. The subject site is zoned R1-1 and designated for Low Residential land uses within the Westchester – Playa Del Rey Community Plan and is located in the Dual Permit Jurisdiction area of the Coastal Zone and Subarea 3 of the Coastal Bluffs Specific Plan. It is also located in a Methane Zone, a Special Grading Area (BOE Basic Grid Map A-13372), Flood Zone X (areas of minimal flood hazard), and approximately 7.75 kilometers from the Palos Verdes Fault Zone. The subject site is undeveloped and vacant.

The adjacent properties to the east, west, and south are zoned R1-1 and developed with two- to four-story residential structures. The adjacent properties to the north are zoned [Q]C4-1VL and are developed with small commercial, mixed-use, and residential buildings and surface parking lots.

The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached ADU with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

### BACKGROUND

#### Existing Site

The subject site is an undeveloped vacant lot and is primarily vegetated with low, grassy vegetation. The subject site is an interior lot characterized by a steep downward slope from the front of the property along Montreal Street to the rear of the property. The subject site is not identified as a historic resource in either SurveyLA or HistoricPlacesLA. There are no building permits on record prior to the current application, and there are no active Orders to Comply from the Department of Building and Safety for the subject site. According to the topographical survey provided by the Applicant, the front property line along Montreal Street is separated from the edge of the sidewalk and improved street by approximately 11 feet 3 inches horizontally and approximately 4 feet to 6 feet vertically. A low wooden fence lines the edge of the sidewalk along Montreal Street, which would be removed to facilitate construction of the project. An above-ground power and utility line and a below-ground sanitary sewer pipe run along the back property line within a sanitary sewer easement.

#### Surrounding Zones and Uses

The subject site is located in an urbanized area, developed with residential uses. The neighborhood and properties immediately surrounding the subject site are zoned R1-1, R2-1, and [Q]C4-1VL, which are developed with two- to four-story residential buildings and one- to two-story commercial and mixed-use buildings. The subject site is approximately 1,000 feet from Playa Del Rey Beach.

The subject site is an interior lot located on Montreal Street. Montreal Street turns into Vista Del Mar Lane through a tight curve to the west and intersects with Fowling Street to the east. Montreal Street and the surrounding areas to the south and east are part of the original 1920s “Palisades Del Rey” development, zoned R1-1 and developed with single-family homes of varying sizes and styles. At the bottom of the slope is a small-scale commercial corridor along Culver Boulevard,

zoned [Q]C4-1VL with a General Commercial land use designation, developed with one- to four-story commercial and residential buildings; the commercial zoned properties along the south side of Culver Boulevard between Vista Del Mar and Nicholson Street transition in slope from the lowland area to the north to the coastal bluffs to the south and are included in Subarea 1 of the Coastal Bluffs Specific Plan. The properties along the south side of Pershing Drive to the northeast, zoned R2-1 with a Low Medium I Residential land use designation, are developed with one- to four-story single- and multi-family residential buildings and are also included in Subarea 1 of the Coastal Bluffs Specific Plan.

### Streets and Circulation

Montreal Street, adjoining the subject site to the south, is designated as a Local Street – Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet. The actual roadway width is approximately 30 feet with a total improved width of approximately 45 feet. Montreal Street is improved with an asphalt roadway, concrete curbs and gutters, and sidewalks. Properties along both sides of the street have associated improvements within the public right of way, including fences and walls, driveways and walkways, and yards and landscaping.

### Relevant Cases:

Ordinance No. 170,046 – On October 5, 1994, an ordinance became effective establishing the Coastal Bluffs Specific Plan and placing the subject property within Subarea 3, subject to all relevant development regulations.

### On-site Building Records:

None

### On-site Planning Cases:

None

### Surrounding Sites:

DIR-2024-2964-CDP-MEL-HCA – On November 7, 2025, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the construction of a new three-story, 5,650 square-foot duplex with attached accessory dwelling unit (ADU), with a maximum height of 37 feet, 4 parking spaces within a subterranean garage, roof deck, and two side yard retaining walls; including grading consisting of 660 cubic yards of cut, 55 cubic yards of fill, 595 cubic yards of removal and recompaction, and 605 cubic yards of export within the Single Permit Jurisdiction Area of the California Coastal Zone, located at 6832 S. Esplanade.

DIR-2023-6102-CDP-MEL-HCA – On March 27, 2025, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the demolition of an existing single-family dwelling and the construction of a new 3,154 square-foot, three-story single-family dwelling, with a swimming pool and spa on the rooftop of the second floor, detached two-car garage, landscaping, two retaining walls, and grading consisting of approximately 942 cubic yards of cut, 34 cubic yards of fill, and a net export of 953 cubic yards, within the Dual Permit Jurisdiction Area of the Coastal Zone, located at 206 E. Montreal Street.

DIR-2022-3509-CDP-MEL-HCA – On October 13, 2023, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the

demolition of an existing one-story, 1,840 square-foot single-family dwelling and detached garage, and the construction of a four-story, 5,849 square-foot single-family dwelling, attached two-car garage, swimming pool and spa, landscaping, a retaining wall, grading, and a haul route for the export of 2,900 cubic yards of soil, within the Dual Permit Jurisdiction Area of the Coastal Zone, located at 202 E. Manchester Avenue.

DIR-2021-4352-CDP-MEL – On January 18, 2023, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the 202 square-foot addition to the ground floor of an existing single-family dwelling, the remodel of the existing two-car garage, and the addition of a new 530 square-foot attached Accessory Dwelling Unit (ADU) above the garage with a 400 square-foot roof deck and trellis, and involving five cubic yards of grading within the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 223 E. Rees Street.

ZA-2019-2104-ZV-CDP-MEL – On April 18, 2022, the Zoning Administrator approved a Zone Variance, Coastal Development Permit, and Mello Act Compliance Review to allow an encroachment plane origin height of 32 feet in lieu of the 20 feet required by LAMC Section 12.08 C.5(a) and the construction of a three-story, 36-foot-tall, 3,897 square-foot single-family dwelling on a vacant lot with an attached two-car garage, habitable basement, swimming pool, and cut and export of 985 cubic yards of earth, within the Dual Permit Jurisdiction Area of the Coastal Zone, located at 8100 S. Calabar Avenue.

ZA-2019-2106-ZV-CDP-MEL – On April 18, 2022, the Zoning Administrator approved a Zone Variance, Coastal Development Permit, and Mello Act Compliance Review to allow an encroachment plane origin height of 32 feet in lieu of the 20 feet required by LAMC Section 12.08 C.5(a) and the construction of a three-story, 36-foot-tall, 3,195 square-foot single-family dwelling on a vacant lot with an attached two-car garage, habitable basement, swimming pool, and cut and export of 808 cubic yards of earth, within the Dual Permit Jurisdiction Area of the Coastal Zone, located at 8104 S. Calabar Avenue.

DIR-2019-1463-CDP-MEL – On April 14, 2022, the Director of Planning approved a Coastal Development Permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of a new three-story (two stories above a habitable basement level), 4,991 square-foot single-family dwelling with a roof deck, basement, and attached two-car garage, and 949 cubic yards of cut, 9 cubic yards of fill, and the export of 955 cubic yards of soil, located in the dual permit jurisdiction area of the Coastal Zone, located at 7346 S. Rindge Avenue. The Director's Determination was appealed on April 28, 2022. No appeal decision has yet been made by the West Los Angeles Area Planning Commission.

AA-2017-2910-PMLA-CC / DIR-2017-2911-CDP-SPP-MEL – On April 26, 2021, The Director of Planning and the Advisory Agency approved a Coastal Development Permit, Mello Act Compliance Review, and Parcel Map for the conversion of an existing four-unit apartment building into a four-unit condominium building with a total of 9 parking spaces within the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 308 E. Pershing Drive.

DIR-2019-5106-CDP-MEL – On December 15, 2020, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the construction of a new, three-story, 4,468 square-foot single-family dwelling with a basement, attached three-car garage, and retaining walls on a vacant lot, involving a haul route for the cut and export of 5,600 cubic yards of earth within the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 210 E. Montreal Street.

DIR-2019-5411-CDP-MEL – On October 6, 2020, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the conversion of an existing 380 square-foot recreation room into a dwelling unit within an existing 12-unit, two-story apartment building, resulting in a 13-unit apartment building providing 18 parking spaces on site within the Dual Permit Jurisdiction Area of the Coastal Zone, located at 327 E. Culver Boulevard.

DIR-2019-6145-CDP-MEL – On August 11, 2020, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the demolition of a single-family dwelling and construction of new three-story, 5,784 square-foot, single-family dwelling with a 1,722 square-foot basement level containing a three-car garage and storage, and a haul route for the cut and export of 1,500 cubic yards of dirt in the dual permit jurisdiction area of the California Coastal Zone, located at 7012 Vista Del Mar Lane. The Director's Determination was appealed on August 25, 2020, and on November 18, 2020, the West Los Angeles Area Planning Commission denied the appeals and sustained the Director's Determination.

DIR-2018-4046-CDP-MEL – On January 10, 2019, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the remodel and addition to an existing one-story, 1,865 square-foot single-family dwelling, including the addition of a 734 square-foot accessory dwelling unit (ADU) on the second floor within the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 7000 S. Vista Del Mar Lane.

DIR-2017-3158-CDP-MEL – On February 21, 2018, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review for the construction of a 653 square-foot accessory dwelling unit (ADU) with a 113 square-foot balcony above an existing 446 square-foot detached two-car garage within the Single Permit Jurisdiction Area of the California Coastal Zone, located at 7009 E. Earldom Avenue.

DIR-2017-4349-MEL – On November 28, 2017, the Director of Planning approved a Mello Act Compliance Review for the conversion of an existing basement within a single-family dwelling into an accessory dwelling unit (ADU) within a Calvo Exclusion Area and the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 319 E. Rees Street.

APCW-2003-5392-SPE-CDP-MEL – On February 18, 2004, the West Los Angeles Area Planning Commission approved a Specific Plan Exception, Coastal Development Permit, and Mello Act Compliance Review to allow the construction of a 26-foot-high building as measured from the midpoint between the side property lines to the highest point of the roof or parapet wall and within the area between the front lot line and an imaginary line located 38 feet in depth toward the rear lot line and not to exceed 9 feet measured from the centerline of the street, overall 49-foot-tall single-family dwelling, within the Dual Permit Jurisdiction Area of the California Coastal Zone, located at 7775-7779 W. Veragua Drive.

CPC-2000-406-SPE – On June 8, 2000, the City Planning Commission approved a Specific Plan Exception for the construction of a single-family dwelling with a height exceeding 9 feet within the first 38 feet from the front property line due to the distance and height difference between the curb and the front property line, within Subarea 3 of the Coastal Bluffs Specific Plan, located at 7769 W. Veragua Drive.

## **REQUESTED ACTIONS**

### **Specific Plan Exception**

Pursuant to LAMC Section 11.5.7 F., the applicant is requesting a Specific Plan Exception to allow a height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, in lieu of the 9 feet otherwise permitted by Section 5.A.3.a. of the Coastal Bluffs Specific Plan (Ordinance No. 170,046 amended by Ordinance No. 187,930).

Section 5.A.3.a. of the Specific Plan states that within Subarea 3:

- a. *Within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, no Project shall exceed nine feet in Height. Height shall be measured from the midpoint between the side property lines to the highest point of the roof structure or parapet wall. For purposes of this Specific Plan, the front lot line of a through lot is the lot line fronting the street at the highest elevation of the lot.*

The subject property is an interior lot within Subarea 3 of the Specific Plan, so the proposed increase in height would be within 38 feet of the front lot line at the top of the slope along Montreal Street.

The applicant is also requesting a Specific Plan Exception to allow an overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan.

Section 5.A.3.d. of the Specific Plan states that, within Subarea 3:

- d. *Under no circumstances shall any Project exceed 45 feet in height.*

Section 4 of the Specific Plan provides the following definitions for “grade” and “height”:

- C. *Grade. The lowest elevation of the ground, within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building. For purposes of measuring height, the lower of the natural or finished grade shall be used...*
- D. *Height. The vertical distance above Grade measured to the highest point of the roof, structure or the parapet wall, whichever is highest. Retaining walls shall not be used to elevate the Grade for the purposes of measuring the height of a building or structure.*

### **Coastal Development Permit**

Pursuant to LAMC Section 12.20.2, the applicant is requesting a Coastal Development Permit for a development in the Dual Permit Jurisdiction Area of the California Coastal Zone. LAMC Section 12.20.2 provides the following definition:

*“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including parcel maps and private street divisions, except where any land division is brought about in connection with the*

*purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the California Public Resources Code). As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.*

A Coastal Development Permit is required for the construction of the new single-family dwelling, accessory dwelling unit (ADU), driveway, attached garage, terraced patio, stairs, and associated grading.

### Mello Act Compliance Review

Pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures (IAP) for complying with the Mello Act, the demolition, conversion, and/or the construction of Residential Units is subject to review for compliance with the IAP. The applicant is requesting a Mello Act Compliance Review. The Mello Act Compliance Review is needed for the development of two residential units in the Coastal Zone.

### **PUBLIC HEARING AND COMMUNICATIONS**

A public hearing was held by a Hearing Officer (Caelan Rafferty), on behalf of the West Los Angeles Area Planning Commission. The public hearing was held on Monday, September 15, 2025, at 12:00 p.m., and was conducted electronically via Zoom Webinar and telephonically. Public testimony was taken regarding the proposed project during the hearing. The public hearing was attended by the applicant team and twelve members of the public. Written correspondence was also received from six members of the public. Comments from the public hearing and correspondence received for the project are documented in Public Hearing and Communications, Page P-1.

The proposed project was scheduled for the January 7, 2026, meeting before the West Los Angeles Area Planning Commission. However, due to an error in noticing, the item was continued during the meeting until January 21, 2026, to allow time to properly notice the meeting. A Staff Recommendation Report was made available to the West LA APC and the public, however, no presentations or discussions were held by the West LA APC regarding the project.

### **ISSUES**

#### Height

The purpose of the Coastal Bluffs Specific Plan (Section 2 of the Specific Plan) is partially to ensure compatibility and maintaining the general character of the area, as well as protect views of scenic features and scenic corridors. Specifically, the Plan's purpose includes Section 2.D., to tailor development "to the particular conditions and circumstances of the Playa Del Rey Bluffs;" Section 2.E., to regulate "use, height, density, bulk and other factors in order to provide for the protection and enhancement of views of scenic features visible from scenic corridors and scenic highways, and to assure that development is compatible and in character with the existing community;" and Section 2.G. to "preserve and protect the unique and distinctive landforms within the Specific Plan area by requiring sensitive site design." Per the Specific Plan Section 5.A.3.a.,

the height of any structure shall be limited to nine feet within an area between the front lot line and a parallel line 38 feet towards the rear of the lot, measured from the midpoint between the side property lines to the highest point of the roof structure or parapet wall. The intent of this provision is to limit the height and bulk structures located between the street and public areas along the top of the bluffs and views looking out onto the ocean or mountains in order to minimize obstructions and preserve scenic views. Additionally, the West Los Angeles Area Planning Commission and City Planning Commission have both previously found in similar cases, such as APCW-2003-5392-CDP-SPE-MEL and CPC-2000-406-SPE, that "it was the intent of the Specific Plan to limit the height of structures from the street curb, under the assumption that everyone's property began at the curb."

The applicant is proposing a height of 15 feet as measured from the midpoint of the front property line along Montreal Street in lieu of the 9 feet otherwise permitted. The front property line along Montreal Street is separated from the elevation of the sidewalk by a four-foot to six-foot elevation difference due to the extra right-of-way width at the project site. Most other properties in Subarea 3 have a front property line that meets the sidewalk and curb and would be able to measure height from the midpoint of the front property line adjacent to the curb as intended by the Specific Plan. The elevation of the curb at the midpoint between the side property lines, as measured by the Applicant's surveyor, is 82.2 feet, and the elevation at the highest point of the proposed roof is 91 feet, which means the proposed project would have a height of nine (9) feet above the curb. Due to the steep slope of the site, the required garage for the house is proposed on the top floor. If the 9-foot height limit were imposed from the elevation of the midpoint of the front property line, it would result in a driveway which could exceed the maximum driveway or ramp slope of 20% as permitted per LAMC Section 12.21 A.5(g). Therefore, the proposed project complies with the intent and purpose of the Specific Plan, and the Specific Plan Exception request for increasing the height within the first 38 feet of lot depth as measured from the midpoint of the front property line from 9 feet to 15 feet would be compatible with the surrounding residential community.

The additional height requested at the front property line for the construction of the garage and entry level of the house would also increase the total height of the project to 49 feet 11 inches, which exceeds the 45-foot height limit for overall height of a structure in Subarea 3. If the front lot line met the edge of the street and sidewalk, the proposed project would not need to request additional height at the front property line and therefore would not exceed the 45-foot height limit. However, due to the lot configuration and the elevation of the front lot line being several feet below the level of the sidewalk, the extra height required to build the required garage near sidewalk level also adds to the overall height of the project. The remainder of the proposed structure would be level with the height of the curb at the midpoint of the front property line, which would align with or be below the height of neighboring properties, and the proposed structure will comply with the setback and lot coverage requirements of Specific Plan. Therefore, the proposed project complies with the intent and purpose of the Specific Plan to have new development step down the slope of the lot and reduce overall bulk, and the Specific Plan Exception request for increasing the overall height of the structure from 45 feet to 49 feet 11 inches would be compatible with the surrounding residential community.

### Lot Coverage

During the hearing, several public commenters stated that the proposed project would exceed the maximum 45% lot coverage allowed by the Coastal Bluffs Specific Plan, and the hearing officer requested that the Applicant provide an updated lot coverage calculation sheet that matches the latest project plans. Following the hearing, the Applicant provided the lot coverage and floor area calculations on Sheet A-0.1 that shows the proposed project would have a lot coverage of 44.5%.

**CONCLUSION**

The proposed project would be developed on a steeply sloped through lot that fronts Montreal Street, but the front property line of which does not reach the elevation or the edge of the street. As such, there are exceptional circumstances and conditions specific to the site that warrant the approval of exceptions from certain provisions of the Specific Plan. Approval of the requested actions will enable the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached ADU with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway, consistent with the intent and objectives of the Coastal Bluffs Specific Plan, the Los Angeles Municipal Code, and the Westchester – Playa Del Rey Community Plan.

Based on evaluation of the project and information submitted, input from the public, and previously approved Planning cases, City Planning Staff recommends that the West Los Angeles Area Planning Commission approve the requested actions and adopt the attached Conditions of Approval and Findings.

## CONDITIONS OF APPROVAL

### Development Conditions

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. Pursuant to LAMC Section 13B.9.1.D.4, the decision of the permit granting authority, or any appeal body to approve issuance of a permit shall not be deemed to be final and no Coastal Development Permit may be issued until 20 working days have expired from the date said notice of permit issuance is deemed received by said Executive Director and without an appeal having been taken to the Coastal Commission. As further stipulated in California Code of Regulations Section 13313, the permit shall not become effective until the requirements of Public Resources Code (PRC) Section 30601 have been fulfilled. As required by PRC Section 30601, the applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission. Prior to the issuance of any permits, the Applicant shall submit proof of a valid ("dual") permit issued by the Coastal Commission.
4. **Residential Density.** The proposed project shall be limited to a maximum of two (2) dwelling units. The project proposes a single-family dwelling with an attached Accessory Dwelling Unit (ADU).
5. **Height.** The proposed project shall be limited to a maximum overall height of 49 feet, 11 inches above grade and a maximum height of 15 feet within the 38-foot-deep front portion of the lot along Montreal Street as measured from the midpoint of the front property line, as shown on Sheet A-7 in Exhibit A.
6. **Front Yard.** The project shall provide a front yard of five (5) feet adjacent to Montreal Street, as measured from the front lot line, as shown on Sheet A-1 in Exhibit A.
7. **Parking and Access.** A total of two (2) parking spaces shall be provided for the proposed project, as shown in Exhibit A. Parking layout shall be subject to review and final approval by the Department of Building and Safety.
8. **Bird Strike Prevention.** Glass railings on decks and balconies shall use materials designed to minimize bird-strikes. Such materials may consist, all or in part, of frosted or partially-frosted glass, or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless they contain UV-reflective glazing that is visible to birds or appliqués (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliqués used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one appliqué for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clean

glass or Plexiglas and appliqués. All materials and appliqués shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications. The proposed glass railings for the patio and balconies shall utilize bird safe glass.

9. **Permanent Public Right-of-Way Encroachments.** As shown in Exhibit A, the proposed driveway, walkway, and planters shall be permitted within the area between the sidewalk edge and the front property line along Montreal Street. Prior to the issuance of a building permit, a revocable encroachment permit, or proof of filing for a revocable permit, shall be obtained from the Department of Public Works – Bureau of Engineering (BOE) for any encroachments along Montreal Street. Permanent encroachments shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, fences, driveways, and walkways.
10. **Grading.** The project includes necessary grading and excavation, comprised of 383 cubic yards of cut, 35 cubic yards of fill, and the export of 348 cubic yards of soil, subject to final approval by the Department of Building and Safety. The project shall comply with the Conditions of Approval required in the Geology and Soils Report Approval Letter issued by the Department of Building and Safety, Grading Division, dated May 14, 2025 (Log No. 123442-01) and any subsequent amendment thereto. All Conditions of Approval shall be incorporated and printed on the plans submitted for plan check.
11. **Landscaping.** All landscaping shall be drought tolerant and native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property.
12. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
13. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

### **Administrative Conditions**

14. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
15. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans etc., as may be required by the

subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
18. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
19. **Building Plans.** All the Conditions of Approval, and any other written modifications, shall be printed on the final building plans / drawings submitted to the Department of City Planning and the Department of Building and Safety.
20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
22. **Department of Building and Safety.** The granting of this Determination by the Director of Planning does not in any way indicate compliance with applicable provisions of the Los Angeles Municipal Code (LAMC). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect the uses, or any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
23. **Covenant.** Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC section 19.01.E(3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
24. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

25. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
26. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

### 1. Specific Plan Exception Findings

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

The subject site is a steeply sloped interior lot fronting Montreal Street that is currently vacant and undeveloped. The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

The proposed project involves a request for a Specific Plan Exception for a height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, in lieu of the 9 feet otherwise permitted by Section 5.A.3.a. of the Specific Plan; and for an overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan.

Section 5.A.3.a. of the Specific Plan states that the height of any structure shall be limited to 9 feet within the area between the front lot line and a parallel line 38 feet towards the rear of the lot, measured from the midpoint between the side property lines to the highest point of the roof structure or parapet wall. The purpose of this regulation is to limit the height of structures to 9 feet above the street grade, in order to protect views from the street toward the ocean and mountains. Although the regulation can be enforced for those properties where the front lot line is at the street curb, it is a hardship for those properties where the front property line begins below the street curb as it does in this case.

Section 5.A.3.d. of the Specific Plan states that, within Subarea 3, under no circumstances shall any Project exceed 45 feet in height. Per the Specific Plan definitions, "height" is the vertical distance above grade measured to the highest point of the roof, structure or the parapet wall, whichever is highest; retaining walls shall not be used to elevate the grade for the purposes of measuring the height of a building or structure. Additionally, per the definitions, "grade" is the lowest elevation of the ground, within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building; for the purposes of measuring height, the lower of the natural or finished grade shall be used.

The applicant's front property line is located approximately 11 feet 3 inches horizontally from the existing sidewalk edge down the steep bluff face between 4 and 6 feet below the elevation of the street curb, with the area between the sidewalk and the applicant's front property within city-owned right-of-way. In order to comply with the Specific Plan and still provide the private garage required of a single-family dwelling in the R1 zone, the applicant would need to build a steep downward-sloped driveway towards the proposed home, and to comply with the height requirement, the home would only have a height of about 3 feet above the street curb. While the neighboring house to the east is set back further and lower

from the street, it still has a driveway with portions that could exceed the maximum slope of 20% allowed by Section 12.21 A.5(g) of the LAMC. It has been previously found that the intent of the Specific Plan was to limit the height of structures from the street curb, under the assumption that every property would begin at the edge of the curb or sidewalk. The height of the proposed structure will comply with the 9-foot limit as measured from the height of the curb at the midpoint between the side property lines.

The additional height requested at the front property line for the construction of the garage and entry level of the house would also give the project a total height of 49 feet 11 inches, which exceeds the 45-foot height limit for overall height of a structure in Subarea 3. If the front lot line met the edge of the street and sidewalk, the proposed project would not need to request additional height at the front property line or exceed the 45-foot height limit. However, due to the lot configuration and the elevation of the front lot line being several feet below the level of the sidewalk, the extra height required for the garage to reach sidewalk level also adds to the overall height. The remainder of the proposed structure would be level with the height of the curb at the midpoint of the front property line, and the proposed structure will comply with the setback and lot coverage requirements of Specific Plan. Therefore, strict application of the regulations of the Specific Plan would lead to practical difficulties in the design and construction of the proposed single-family dwelling.

- b. **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.**

The exceptional circumstance of the subject parcel is that the front property line is located approximately 11 feet 3 inches horizontally from the existing sidewalk edge and sits at an elevation between 4 and 6 feet below that of the existing street curb. If the applicant were to design a project to comply with the exact height and setback requirements of the Specific Plan, the home would be below the curb and the driveway would be too steep for use and unacceptable to the code requirements. Most of existing homes in Subarea 3 of the Specific Plan have property lines which are closer in distance and elevation to the curb, therefore making construction of those sites more feasible. In researching the development of the Specific Plan and previous decisions of the West Los Angeles Area Planning Commission and the City Planning Commission, the intent of the Specific Plan is to have height measured from the curb elevation and setbacks measured from the edge of the sidewalk. The proposed project with the height exceptions will still comply with the intent of the Specific Plan in limiting the height at street level to 9 feet to preserve views and reduce street level massing on downslope lots.

- c. **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 Applicant's architect and surveyor prepared a context analysis of the existing homes on the downslope lots along Montreal Street (sheet A-1.4 of the project plans), including measurements of the street-facing height as measured from the curb at the midpoint of the front property line. The seven existing homes, built prior

to the implementation of the Specific Plan, have an average height of approximately 12 feet 4 inches as measured from the midpoint of the curb. Additionally, according to the context analysis, only one of the existing homes on these lots is below 9 feet in height, and despite the subject site being located higher up the slope of the street, the proposed structure would still be a little under one foot shorter than the tallest home on the street. If the exception were to be denied, the property owner would have to substantially grade the slope to access the residence, the resulting home would be shorter in height than the surrounding homes, and vehicular access would not comply with the requirements of the zoning code. Due to the location of the property line being located substantially below and away from the street, the applicant needs to raise the home high enough to make an acceptable driveway approach and close enough to the street to preserve as much of the scenic and natural qualities of the bluff as possible. Although the home will technically be above the height limit, it will still comply with the allowed height for the front portion of the lot as measured from the street curb and therefore will comply with the intent of the Specific Plan.

- d. **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.**

The applicant has proposed the construction of a new single-family dwelling with an attached ADU in a well-established neighborhood that is zoned for this specific use. Moreover, the project is of comparative scale and character to the existing development. Granting of the exception would not result in a home that is substantially taller or larger than adjacent homes. While construction of a new home on a vacant lot will reduce some views, the structure will not create any substantial impacts that were not expected when the Specific Plan was developed. As such, the granting of the Specific Plan Exception would not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject site.

- e. **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.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. Most of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The Framework Element contains the following relevant residential policies:

*Goal 3B: Preservation of the City's stable single-family residential neighborhoods.*

*Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*

*Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.*

The proposed project is a single-family dwelling with an attached accessory dwelling unit (ADU) within a single-family residential neighborhood. The proposed single-family use and massing is consistent with the scale and character of existing development and the single-family neighborhood. Therefore, the project is consistent with the applicable policies of the Framework Element.

The proposed project is consistent with the following Goals, Objective, and Policies of the Housing Element 2021-2029:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.*

The project proposes the construction of a new single-family dwelling and ADU. The creation of an ADU allows for additional density in a single-family neighborhood, increasing the housing stock while providing an option for more affordable housing. The proposed project will produce two new housing units of different types on a currently undeveloped lot, which will help address the City's housing needs. Therefore, the proposed project is consistent with applicable policies of the Housing Element.

The Land Use Element of the General Plan divides the city into 35 Community Plan Areas. The Westchester - Playa Del Rey Community Plan designates the property for Low Residential Land Uses with a corresponding zone of R1. The following are relevant residential objectives and policies of the Community Plan:

*Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.*

*Objective 1-6: Preserve visual resources in residential areas.*

*Policy 1-6.2: Protect the public views and scenic quality of the highly unique residential areas in this community, such as those located along the coast and on the Westchester Bluffs.*

*Program: The Coastal Bluffs Specific Plan provides restrictions on height of structures and other measures to protect public views and the scenic quality of the Westchester Bluffs.*

The above-mentioned policies of the Community Plan are implemented by the Coastal Bluffs Specific Plan. The Specific Plan includes among its purposes: 1) To prepare specific development and environmental regulations tailored to the particular conditions and circumstances of the Playa del Rey Bluffs consistent with the general policies of the adopted Los Angeles General Plan and Westchester -

Playa del Rey Community Plan. 2) To regulate all development, including use, height, density, bulk and other factors in order to provide for the protection and enhancement of views of scenic features visible from the scenic corridors and scenic highways, and to assure that development is compatible and in character with the existing community. The project as proposed meets the intent and objectives of the Community Plan and Specific Plan.

The Coastal Bluffs Specific Plan has established various requirements on height, setbacks, and lot coverage in order to preserve the scale and character of areas like Montreal Street. The Specific Plan recognizes the impact a tall and wide home would have on the views along Montreal Street and is intended to minimize the impact. As previously discussed, the project proposes the construction of a new single-family dwelling with an attached ADU on a vacant lot in a residential neighborhood developed with other comparatively sized single-family dwellings. Currently, especially given the westward slope of the street, motorists and pedestrians can pass along Montreal Street and enjoy a view down the center of the street towards the Pacific Ocean to the west and portions of the Santa Monica Mountains and Ballona Wetlands to the north over the roofs of the existing houses, which the proposed project would similarly align with. Therefore, the project will not obstruct any scenic views and is consistent with all applicable regulations in the Community Plan and Coastal Bluffs Specific Plan.

Granting of the exceptions will not diminish the opportunity for the public to enjoy a scenic area within a heavily urbanized city and will preserve the distinct residential character of the area. Approving the exceptions will not adversely affect any element of the General Plan because the proposed project is consistent with all applicable elements of the General Plan and Westchester – Playa Del Rey Community Plan. The proposed project is consistent with the principles, intent and goals of the Specific Plan and applicable elements of the General Plan.

## 2. Coastal Development Permit Findings

### a. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provisions are as follows:

#### ***Section 30244 Archaeological and Paleontological Resources.***

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export. The proposed grading is subject to review by the Department of Building and Safety and will comply with the requirements of the Grading Division. The Grading Division reviewed and approved a Geotechnical Report for the proposed project; the required conditions and were outlined in a letter dated May 14, 2025 (Log No. 123442-01).

The subject site is not located in an area with mapped archaeological or paleontological resources. However, if such resources are discovered during any excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place. If previously unknown archaeological resources are found during excavation and grading, the Project would be required to follow procedures detailed in California Public Resources Code Section 21083.2. The required compliance would ensure any found deposits are treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. If archaeological or paleontological resources are discovered during excavation or grading activities, the proposed project is subject to compliance with Federal, State and Local regulations already in place. As such, the project conforms to the applicable Land Resources policies of Chapter 3.

***Section 30250 Location; existing developed area.***

*(a) 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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

The proposed project is located in a highly developed residential and commercial neighborhood zoned R1-1, [Q]C4-1VL, and R2-1, developed with a mix of similar single-family and multi-family dwellings and small commercial and mixed-use buildings, ranging from one- to four-stories in height. The project site is currently undeveloped and is located within Subarea 3 of the Coastal Bluffs Specific Plan, which regulates expected development on this and adjacent lots. The proposed project will construct a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The floor area of the proposed project complies with the zoning and land use designation. The new single-family residence and ADU will continue to be served by existing police and fire stations and will have connections to all public services, including water and sewage, waste disposal, gas, and electricity. As such, the proposed project will be in an existing developed area contiguous with similar uses and in an area that is able to accommodate new development.

***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 landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local governments shall be subordinate to the character of its setting.*

The subject site is a sloping lot in a developed residential neighborhood on the northern bluff face of the Palisades Del Rey dune structure along Montreal Street,

with expansive views to and along the ocean, Santa Monica Mountains, and Ballona Wetlands. The properties surround the subject lot are zoned R1-1 to the south, east, and west and developed with two- to four-story single-family dwellings, and [Q]C4-1VL and R2-1 to the north and developed with a mix of one- to four-story commercial, mixed-use, and multi-family residential buildings. The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

The proposed project involves a request for a Specific Plan Exception for a height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, in lieu of the 9 feet otherwise permitted by Section 5.A.3.a. of the Specific Plan; and for an overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan.

The applicant submitted a Context Analysis, prepared by the applicant representative with additional input from the project architect and surveyor, submitted September 16, 2024, comparing the proposed project to the existing homes along Montreal Street. Along the northern down-slope side of the street, there is a prevailing setback of approximately 2.17 feet as calculated from the usable lots. The existing houses also have an average height, as measured from the midpoint of the curb at the front of the property, of approximately 12 feet 4 inches. The existing houses along the northern downslope side of the street were built before the effective date of the Coastal Bluffs Specific Plan.

The proposed project will have setbacks, lot coverage, and floor area consistent with the adjacent development and the requirements of the Coastal Bluffs Specific Plan and the R1-1 zone. The proposed project will have a height of 15 feet for the front 38-foot-deep portion of the lot from the front property line, exceeding the maximum 9-foot height limit by 6 feet, but would not exceed 9 feet above the midpoint of the adjacent curb. The proposed project will be consistent with the average height and setbacks of the surrounding properties as measured from the edge of the street. The proposed project will still be consistent with neighboring development and the intent of the Coastal Bluffs Specific Plan and the Westchester – Playa Del Rey Community Plan.

A Geology and Soils Report dated April 8, 2022, and a Soils Report Addendum dated April 15, 2025, was prepared by RMA GeoScience. The LADBS Grading Division reviewed the report and addendum for the proposed project and issued a Geology and Soils Report Approval Letter dated May 14, 2025 (Log No. 123442-01). The geology and soils report recommendations include a perimeter of 17 caisson piles around the structure, concentrated around the front and back of the proposed structure. The proposed piles would be below grade and enclosed on the downslope sides by main structure, the on-grade stairs, and the terraced patio, and therefore not exposed or subject to potential downslope erosion. In addition to the foundations and piles being located below grade and not exposed, the proposed project will be constructed into the hillside with a cascading mass to minimize visual impact on the character of the area. Due to the down-sloping nature of the lot, only one level will be above street level along Montreal Street, minimizing any impact to scenic views from the street.

**Section 30252 Maintenance and Enhancement of Public Access.**

*The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.*

The subject site is not located between the first public road and the sea and is located approximately 1,000 feet from Playa Del Rey beach and approximately 1,500 feet from the ocean. The subject site is in a residential neighborhood. The proposed project includes the construction of one new driveway at Montreal Street to provide parking and access to the subject site. Adequate parking will be provided on site consisting of two required covered parking spaces. The neighborhood is also served by public transit stops located less than half a mile away. Public access to the coast will not be impacted, and there are no adjoining public access points or public recreation facilities that will be affected by the proposed project. Therefore, the proposed development will not have any adverse impacts on public access to the coast.

**Section 30253 Minimization of Adverse Impacts.**

*New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) 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. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and automobile miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The property is located within the Dual Permit Jurisdiction Area of the Coastal Zone, Subarea 3 of the Coastal Bluffs Specific Plan, a Methane Zone, a Special Grading Area, and within 7.75 kilometers from the Palos Verdes Fault Zone. As such, the project is subject to compliance with Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in such hazard areas. The property is also located within Flood Zone X, areas where there are minimal flood hazards, outside the Flood Zone.

Located in the California Coastal Zone, the project site is also located within an area that may be affected by Sea Level Rise. On August 12, 2015, the Coastal Commission adopted a Sea Level Rise Policy Guidance document, updated and adopted on November 13, 2024. This policy document provides a framework and directions for local jurisdictions to address sea level rise (SLR) in Local Coastal Programs (LCPs) and Coastal Development Permits (CDPs). The Our Coast Our Future (OCOF) coastal storm modeling and flooding Hazard Map was utilized to analyze the project's vulnerability to flood hazards, considering a scenario of a

minimum 5.7-foot sea level rise and a 100-year storm scenario. Based on this scenario, the proposed development is outside the potential sea level rise/flood area.

A Geology and Soils Report dated April 8, 2022, and a Soils Report Addendum dated April 15, 2025, was prepared by RMA GeoScience. The LADBS Grading Division reviewed the report for the proposed project and issued a Geology and Soils Report Approval Letter dated May 14, 2025 (Log No. 123442-01). The proposed grading will comply with the recommendations of the soils and geology report and approval letter and any subsequent amendments thereto. The geology and soils report recommendations include 17 shoring piles along the perimeter of the proposed structure, concentrated around the front and back of the building. The proposed piles would be below grade and would be enclosed on the downslope sides, and therefore not exposed or subject to potential downslope erosion.

The proposed project will have no adverse impacts on public access, recreation, public views, or the marine environment, as the subject site is located within a developed area and located approximately 1,500 feet from the ocean. The proposed project will neither interfere with nor reduce access to the shoreline or beach. There will be no dredging, filling, or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views. As conditioned, the proposed project is in consistent with Section 30253 and with Chapter 3 of the California Coastal Act.

- b. **The 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.**

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program (“LCP”), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act.

Currently, the City does not have an approved Local Coastal Program for the Westchester – Playa Del Rey area. In the interim, the Westchester – Playa Del Rey Community Plan, a portion of the Land Use Element of the City’s General Plan, serves as the functional equivalent which contains the applicable land use policies and goals for the portion of the Coastal Zone where the project is located; the project is also subject to the regulations of the Coastal Bluffs Specific Plan. The Westchester – Playa Del Rey Community Plan designates the property for Low Residential land use with a corresponding zone of R1-1. The proposed project is consistent with the underlying zone, applicable provisions of LAMC Sections 12.28 and 12.21 C.8., most of the provisions of the Specific Plan, and the policies of the City’s Land Use Element. Furthermore, as discussed in Finding No. 2.a, the project is consistent with the Chapter 3 policies of the Coastal Act. As conditioned, the proposed project will not prejudice the ability of the City to prepare a Local Coastal Program.

- c. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977, and any**

**subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used “in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources.”

The Regional Guidelines – Playa del Rey residential guidelines address parking, density, and include special provisions for preservation of public access, compatibility with wetlands and habitat areas, and the maintenance of vista points and minimization of grading and alteration of natural landforms. The applicable provisions of the California Coastal Commission’s Regional Interpretive Guidelines have been reviewed and considered in preparation of these findings. The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

The subject site is located within Subarea 3 of the Coastal Bluffs Specific Plan and is subject to the residential development regulations of the Specific Plan. The applicant is requesting exceptions from two of the Specific Plan regulations due to the unusual circumstance of the front property line being separated from the edge of the sidewalk and roadway, and the exceptions will ensure the project is compatible with existing development in the area and minimize the grading required for the construction of the single-family dwelling fronting Montreal Street. The subject site is a bluff-face lot that slopes down from Montreal Street towards the north. No coastal access will be impacted by the proposed project. The Interpretive Guidelines have been reviewed, analyzed, and considered in light of the individual project in making this determination, and the project as conditioned is consistent with such Guidelines.

- d. **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, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export. The Coastal Commission took action on the following Coastal Development Permits

that included residential and/or commercial projects in the Playa del Rey Coastal Zone:

Application No. 5-24-0136 – In August 2024, the Coastal Commission approved with conditions a Coastal Development Permit to authorize the demolition of an existing single-family dwelling and construction of a new four-story, single-family home with attached garage, resulting in a floor area of 5,849 sq. ft. and swimming pool, exterior deck, trellis, retaining walls and grading on a residential lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 202 E. Manchester Ave, Playa Del Rey, City of Los Angeles, Los Angeles County.

Appeal No. A-5-DRL-23-0039 – In November 2023, the Coastal Commission adopted a final staff report which found the appeal raised no substantial issue with a City approval of a Coastal Development Permit for the remodel of and addition to an existing 2,196 square-foot, 32-foot in height, three-story single-family dwelling, including a 959 square-foot addition and new fourth floor, new 367 square-foot rooftop deck, and the conversion of 733 square feet of the existing first floor into a new accessory dwelling unit (ADU); resulting in a 37-foot in height, four-story, 3,155 square-foot single-family dwelling with an attached ADU and no change to parking on a residential lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 6509 S. Vista Del Mar, Playa Del Rey, City of Los Angeles, Los Angeles County.

Application No. 5-22-0658 – In February 2023, the Coastal Commission approved with conditions a Coastal Development Permit to authorize the construction of a 36-foot tall three-story over basement, 3,897 square-foot single-family dwelling with an attached two-car garage, swimming pool, and rain garden, and approximately 985 cubic yards of grading, on a 7,334 square-foot vacant lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 8100 S. Calabar Avenue, Playa Del Rey, City of Los Angeles, Los Angeles County.

Application No. 5-22-0659 – In February 2023, the Coastal Commission approved with conditions a Coastal Development Permit to authorize the construction of a three-story over basement, 3,195 square-foot single-family dwelling with an attached two-car garage, swimming pool, and rain garden, and approximately 808 cubic yards of grading, on a 6,050 square-foot vacant lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 8104 S. Calabar Avenue, Playa Del Rey, City of Los Angeles, Los Angeles County.

Application No. 5-21-0244 - In October 2021, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a two-story, 1,987 square-foot single-family dwelling, and the construction of a three-story, 41.5-foot high, approximately 5,784 square-foot single-family dwelling over 1,722 square-foot basement containing a three-car garage and storage, roof deck with elevator shaft, and cut and export of 1,500 cubic yards of soil, on a 5,637 square-foot lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 7012 Vista Del Mar Lane, Playa Del Rey, City of Los Angeles, Los Angeles County.

Application No. 5-2021-0081 - In September 2021, the Coastal Commission approved a Coastal Development Permit to authorize the construction of an approximately 45-foot high, 4,468 square-foot single family residence with a 1,168 square-foot basement, attached three-car garage, retaining walls, approximately 5,600 cubic yards of grading, and a caisson beam foundation on a 6,226 square-foot lot, located in a Dual Permit Jurisdiction Area of the Coastal Zone at 210 E. Montreal Street, Playa Del Rey, City of Los Angeles, Los Angeles County.

Appeal No. A-5-DRL-21-0015 - In April 2021, the Coastal Commission adopted a final staff report which found the appeal raised no substantial issue with a City approval of a Coastal Development Permit for the demolition of a 2-story, 1,987 square-foot single-family dwelling, and the construction of a 3-story, 41.5-foot high, approximately 5,784 square-foot single-family dwelling over 1,722 square-foot basement containing a 3-car garage and storage, roof deck with elevator shaft, and cut and export of 1,500 cubic yards of soil, on a 5,637 square-foot lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 7012 Vista Del Mar Lane, Playa Del Rey, City of Los Angeles, Los Angeles County.

As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

- e. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.*

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The subject site is an interior lot located on Montreal Street, which does not provide direct access to the beach or visitor and recreational facilities. The subject site is located approximately 1,000 feet from Playa Del Rey Beach and approximately 1,500 feet from the shoreline, but the proposed project would only impact public access if it resulted in a loss of on-street parking spaces by not providing adequate parking for the proposed residential uses. The proposed project will provide the

required number of automobile parking spaces. No permanent structures will be placed within the public right-of-way that will affect public access. The subject site is not located between the nearest public road and sea or shoreline. As such, the proposed project will not conflict with any public access or public recreation policies of the Coastal Act.

f. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

A Categorical Exemption, ENV-2022-3944-CE, has been prepared for the proposed project consistent with the provisions of CEQA. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). A full discussion is provided in Finding Number 4 – CEQA Findings.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the proposed project were evaluated. An appropriate environmental clearance has been granted.

3. **Mello Act Compliance Review Findings**

Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

a. **Categorical Exemptions (Part 2.4) Small New Housing Developments**

The project proposes the construction of two new Residential Units on a vacant lot. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of two new Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

4. **CEQA Findings**

A Categorical Exemption, ENV-2022-3944-CE, has been prepared for the proposed project, consistent with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The proposed project is for the construction of a new four-story, 3,194 square-foot single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU) with basement, patio, courtyard, roof deck, retaining wall(s), on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303, Class 3, for the new construction or conversion of small structures.

The Class 3 Categorical Exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure: (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption; (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools, fences, game courts (including tennis courts accessory to residential developments), play areas, and retaining walls. The project includes the construction of a new single-family dwelling with an attached ADU in an urbanized area, including an attached garage, patio and balconies, retaining wall(s), and on-grade stairs. The project will provide 2 automobile parking spaces.

Furthermore, The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.:

- a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The proposed project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is located within a Methane Zone, a Special Grading Area (BOE Basic Grid Map A-13372), Flood Zone X (areas of minimal flood hazard), and approximately 7.75 kilometers from the Palos Verdes Fault Zone, and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of “sensitive” locations. The RCMs will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer’s design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings,

trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all grading applications within a Special Grading Area require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 14, 2025 (Log No. 123442-01). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project must comply with the other applicable provisions of the Coastal Bluffs Specific Plan. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

The project site is an undeveloped lot within the Coastal Zone. The Applicant provided an Owner's Declaration of Biological Resources, dated June 24, 2024, stating that no known biological resources are contained on the site, and a Tree Disclosure Statement, dated June 24, 2024, stating that no protected trees or shrubs are contained on the site. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

- b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project is consistent with the type of development permitted for the area zoned R1-1 and designated for Low Residential land uses. The proposed project includes the construction of a new single-family dwelling with an attached ADU in an urbanized area, including an attached garage with space for two vehicles, patios and balconies, retaining wall(s), and on-grade stairs, and will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.). Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- c. *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to construct a new single-family dwelling with attached ADU in an area zoned and designated for such development. All adjacent lots are developed with single-family or multi-family dwellings or small commercial and mixed-use buildings with surface parking, and the subject site is of a similar size and slope to nearby properties. The Project proposes to be 3,194 square feet on a site that is permitted to have a maximum Floor Area of 6,387 square feet. This type of project is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- d. *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located about 9.4 miles southeast of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated State Scenic Highway, and this exception does not apply.

- e. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code, and the building permit history does not indicate that the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

- f. *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The subject site is undeveloped and has not been identified as a potential historic resource or within a historic district by the City (SurveyLA, 2015), the project site is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM). Therefore, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

## 5. **Additional Mandatory Finding**

- a. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard. The proposed project shall conform with both the specific provisions and the intent of the Floodplain Hazard Management Ordinance.

## PUBLIC HEARING AND COMMUNICATIONS

### Public Hearing

A public hearing was held by a Hearing Officer (Caelan Rafferty), on behalf of the West Los Angeles Area Planning Commission. The public hearing was held on Monday, September 15, 2025, at 12:00 p.m., and was conducted electronically via Zoom Webinar and telephonically. Public testimony was taken regarding the proposed project during the hearing. The public hearing was attended by the applicant team and twelve members of the public. Written correspondence was also received from 6 members of the public.

The project representative, Gregory Shoop, provided an overview of the background of the property, the proposed project's scope of work, entitlements requested, project design, and neighborhood character compatibility.

Six members of the public provided the following comments:

#### Elise Slifkin McClure (Neighbor)

- Expressed opposition to allowing a specific plan exception for increased height, stating that granting extra height would conflict with the Coastal Bluffs Specific Plan, including the urgency clause, and block the views from her own property.
- Claimed that the Applicant could build within the regulations of the plan, and that the plans didn't comply with the setback regulations.
- Claimed that the project was a threat to the whole community.

#### Darla (Neighbor)

- Stated that the Applicant's claim that no down-sloped driveways exist in the area was false, as the property at 243 Montreal Street has a down-sloped driveway.
- Stated that a house on Rees St had an addition done, including heating and cooling units on top that diminish views, and that the project had been built with a Specific Plan Exception. Therefore, stated opposition to the requested Exceptions, also claiming that they would set a precedent and lead others to ask for exceptions.
- Claimed Applicant doesn't need a roof deck, a huge house and a garage.

#### Martin Morris (Neighbor)

- Similar comments to Elise and Darla, including that a down-sloped driveway exists on the lot next door, sloping 20% down to the house at 243 Montreal.
- Opposed to Specific Plan Exception as designed.
- Claimed lot coverage of proposed project was 55% and that an ADU shouldn't change any requirements since it is proposed on a lower floor.
- Claimed that the proposed project would violate the building code.

#### Morgan Sicilini (Neighbor)

- Stated opposition to the Specific Plan Exception, claiming that the house would "push out" beyond the rear edge of neighboring properties.
- Stated that there were ongoing issues within houses along the side of the hill, and that more weight on the houses and other issues would cause landslides and collapses. Opposition to giving the house more than allowed because the hill can only hold so much weight.

#### Patrick Kane Dossett (Representative of Neighboring Property Trust)

- Stated owners of 243 Montreal Street are trustees of the estate of a resident who passed away earlier in 2025.

- Expressed concern that the proposed project will be harmful to the overall aesthetics of the neighborhood.
- Claimed that the construction of the house would obstruct views and diminish the value of 243 Montreal by around 1 million dollars. Therefore, stated opposition to the Specific Plan Exception.

Valerie Byalick (Neighbor)

- Stated opposition to the Specific Plan Exception for the previously stated reasons.
- Stated that City Planning and the Coastal Commission has set the rules in place to protect lot owners and the public to enjoy the coast, claiming that the proposed project would decimate those rules.

The Applicant team provided the following responses:

- Justin Brevoort (owner/applicant)
  - o Stated that he'd received backlash to the project for various reasons.
  - o Claimed that people currently use his property as a city park for photoshoots, weddings, and holiday light displays while he pays the taxes and fees on the property.
  - o Stated that the project is just to build a home for himself, but the neighbors just love having a park, which upsets him.
- Gregory Shoop (applicant representative)
  - o Stated that the applicant team presented the project to the Neighborhood Council, which approved the project.
  - o Stated that the council office has not responded to any comments.
  - o Responded to the points on lot coverage, height, and side yards:
    - Stated that project has been through plan check and satisfied lot coverage, side yards, and other aspects of the Specific Plan except for height.
    - Stated that private views are not protected by the Coastal Act, and that the Coastal Commission is primarily concerned about scenic views for turnouts.
    - Stated that most houses on the street were built in the 1950s and 1960s, which pre-date the Coastal Act and the Specific Plan, and that the project complies except for the height exceptions.
    - Stated that the elevation of the roof is within 2 or 3 feet of the elevation of neighboring houses roofs, so the Specific Plan Exception for height doesn't make it much different than neighboring properties.

## Communications

The Department of City Planning received nine letters from six members of the public:

- Elise Slifkin-McClure and Dennis McClure wrote in a letter and several emails in opposition of the proposed project. They point out the urgency clause of the Specific Plan, and claim that the project violates the height limit, the lot coverage limit, and the setback requirements. They also claim that the project is incompatible with the neighborhood character and is a cause for slope and stability concerns. They conclude that the project should be redesigned without any Specific Plan Exceptions.
- Jared Johnson, a representative for a neighboring property owner, reached out to review some of the case file documents.
- Patrick Kane Dossett, a representative for neighboring property owners, stated concern about the project with respect to height, setback, and lot coverage within the Specific Plan.

- Martin Morris, a neighbor, sent two letters in opposition to the proposed Specific Plan Exceptions. The first letter states that the project doesn't comply with the lot coverage limits of the Specific Plan, and claims that the on-grade stairs should be included in the lot coverage calculations. The first letter also claims that a down-sloped driveway wouldn't necessarily be too steep and points out that the neighboring property has a down-sloped project. The first letter also requested that the project adhere to a 15-foot setback. The second letter primarily addresses points in the Applicant's findings regarding "Protected Public Viewsheds", stating that the site is used by tourists as a view spot to see broad views of the city, mountains, and ocean, and therefore the view should be protected, and the house should be built below sidewalk level.
- Paloma Morales and Valerie Zaffran Byalick, separate neighbors, provided letters that reiterated the same points of the first letter received from Martin Morris.
- Valerie Zaffran Byalick and Harvey Byalick provided a second letter following the hearing stating that they are not opposed to the Applicant building a home, but only to the Specific Plan Exceptions. They also state that people don't specifically gather or hold events on the property as it is too steep, but people do gather on the sidewalk and street to take photos of the views as they do in other parts of the neighborhood. They state that the Exceptions would constitute special privileges for glamor and convenience that would violate neighboring property rights.

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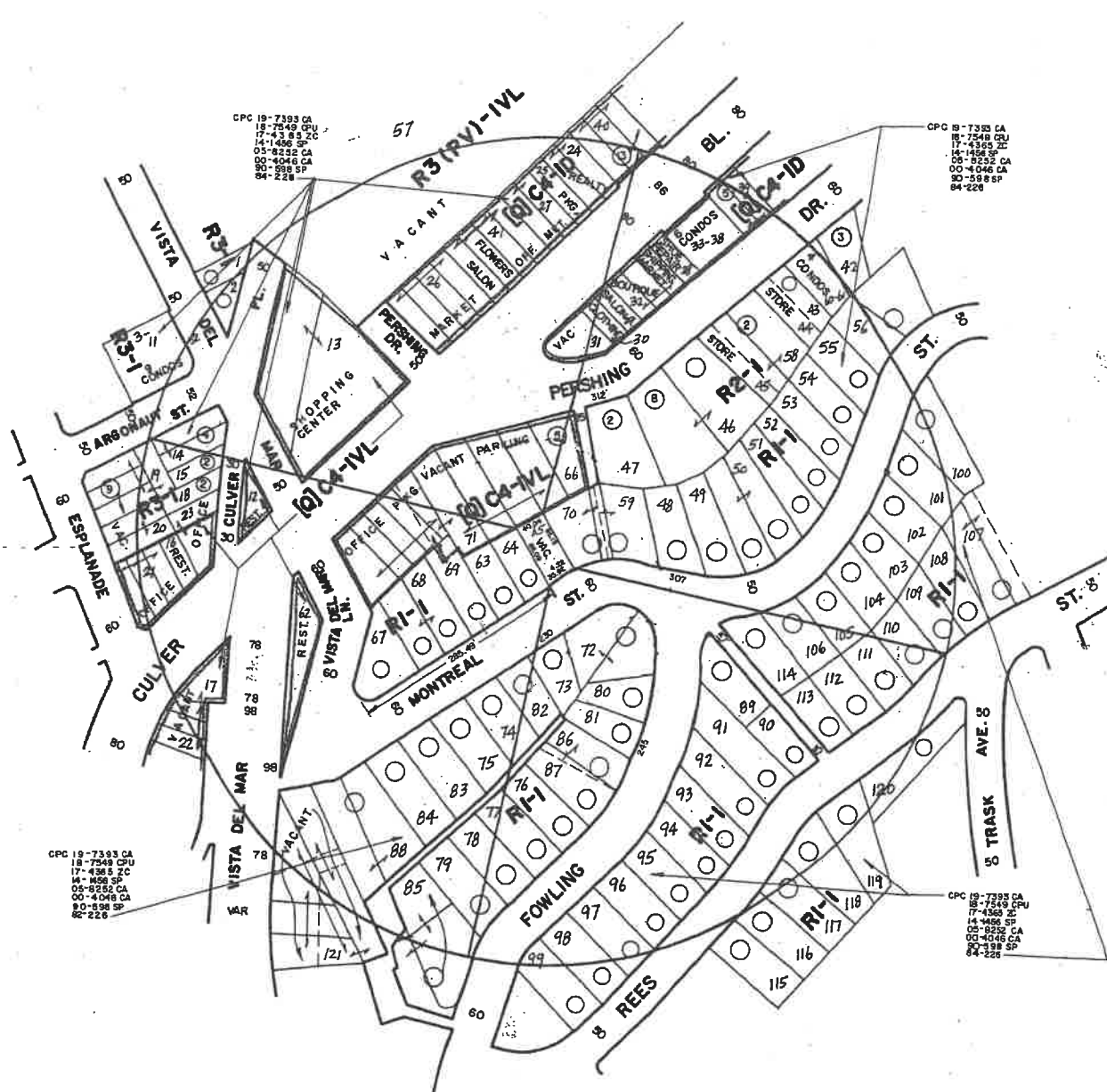
# **EXHIBIT A**

Maps

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT A.1**

Radius Map



CPC 19-7393 CA  
 18-7549 CPU  
 17-4385 ZC  
 14-1456 SP  
 05-8232 CA  
 00-4046 CA  
 90-598 SP  
 94-228

CPC 19-7393 CA  
 18-7549 CPU  
 17-4385 ZC  
 14-1456 SP  
 05-8232 CA  
 00-4046 CA  
 90-598 SP  
 94-228

CPC 19-7393 CA  
 18-7549 CPU  
 17-4385 ZC  
 14-1456 SP  
 05-8232 CA  
 00-4046 CA  
 90-598 SP  
 94-228


CPC 19-7393 CA  
 18-7549 CPU  
 17-4385 ZC  
 14-1456 SP  
 05-8232 CA  
 00-4046 CA  
 90-598 SP  
 94-228

**LEGAL: TRACT 8557,  
 BLOCK 17, LOT 37  
 SEE APPLICATION**

**CONTACT: GREG SHOOP  
 (714) 608-5047**

**NET AC. = 0.08**

**THOMAS BROS.**  
 PAGE: 702 , GRID: 3/A  
 C.D. II G.T. 2781.02 P.A. 300

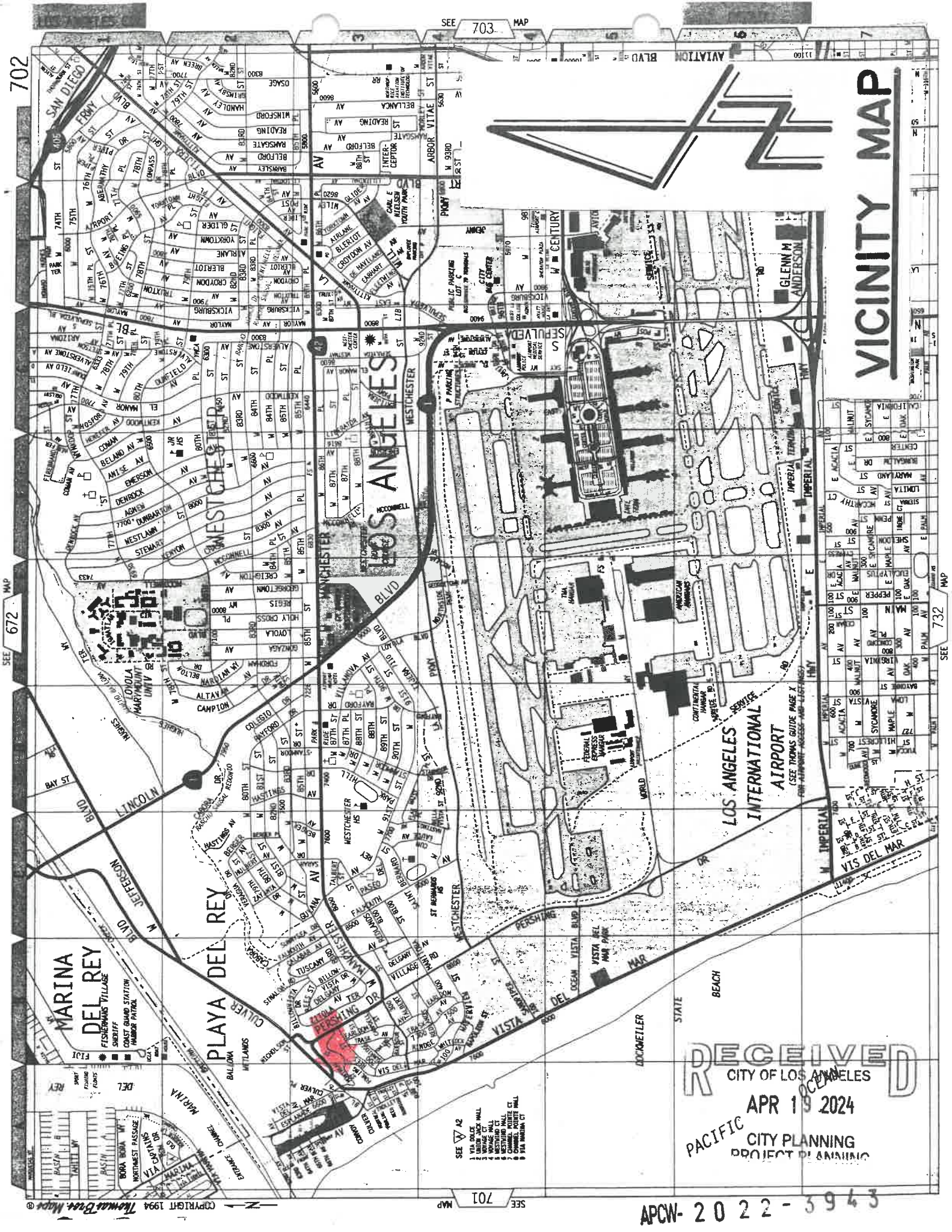
**COASTAL DEVELOPMENT PERMIT**  
 **ONTINENTAL MAPPING SERVICE**  
 21220 Devonshire Street #205, Chatsworth, CA 91311  
 (818) 787-1663

**CASE NO.:**  
**DATE: 4-4-24**  
**SCALE: 1" = 100'**  
**USES: FIELD**  
**D.M.: 096B149**

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT A.2**

Vicinity Map

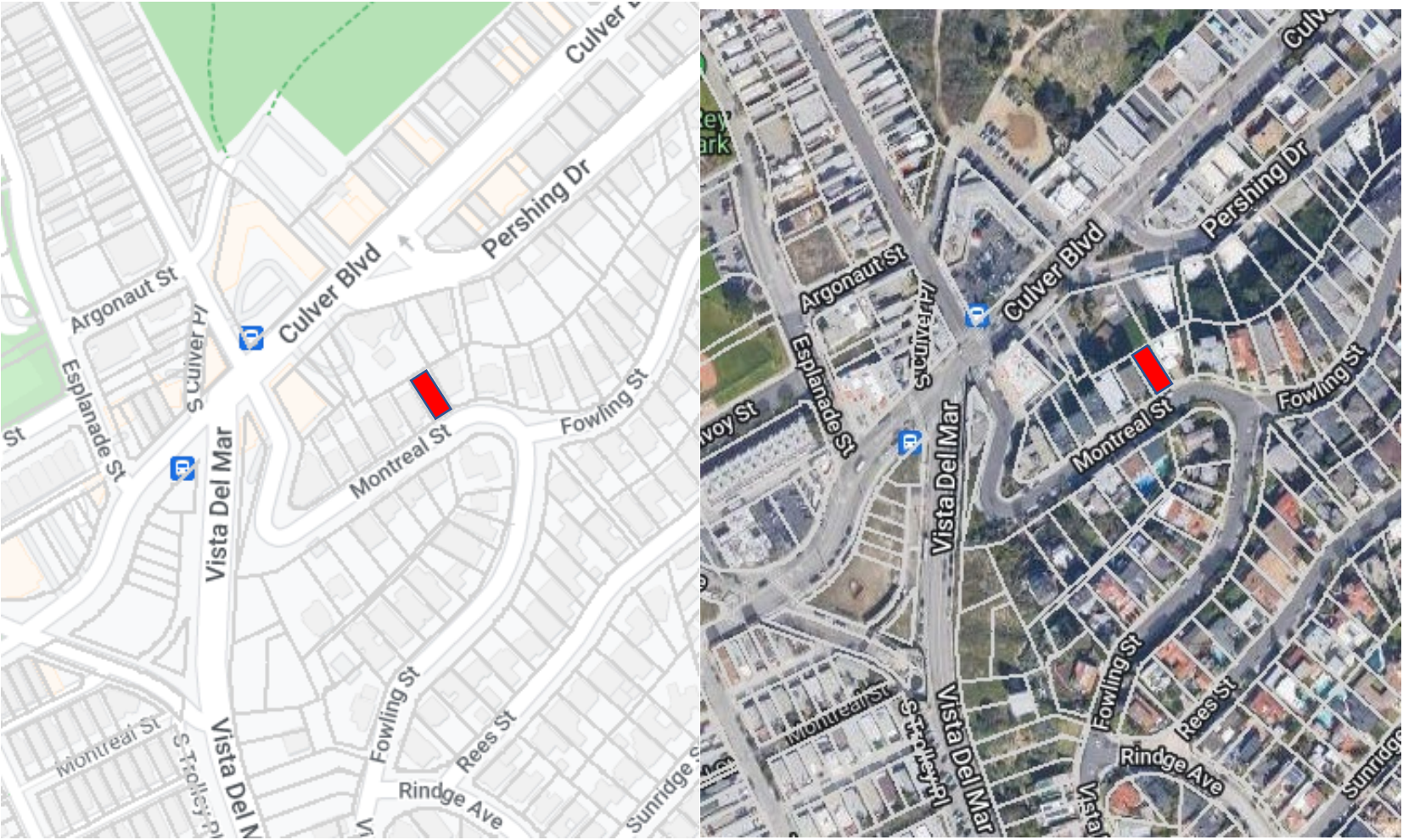


RECEIVED  
 CITY OF LOS ANGELES  
 APR 19 2024  
 PACIFIC  
 CITY PLANNING  
 PROJECT PLANNING

- SEE A2
- VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL
  - VIA DULCE DE WALL

APCW-2022-543

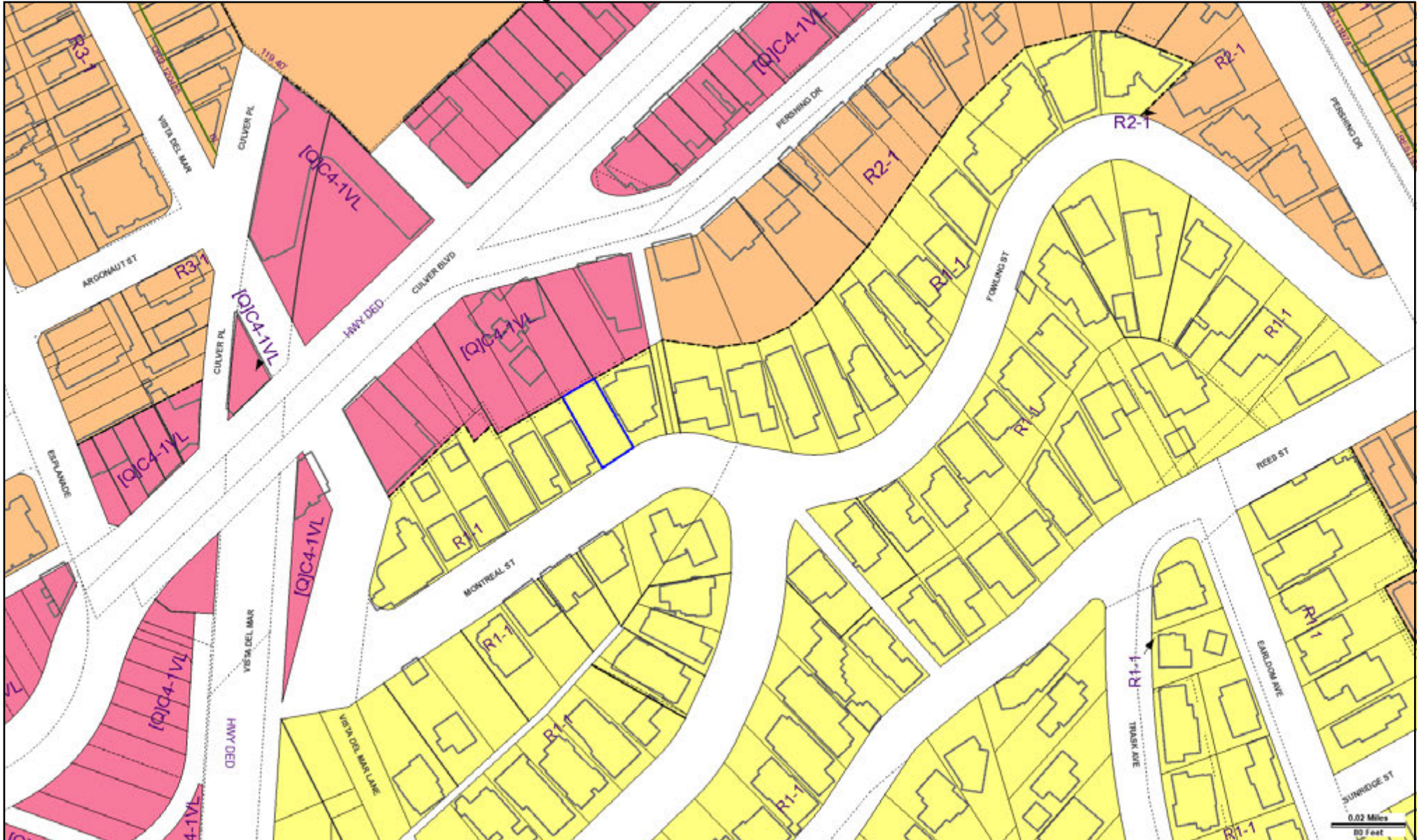
237 E. Montreal St., Los Angeles, CA 90293



APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT A.3**

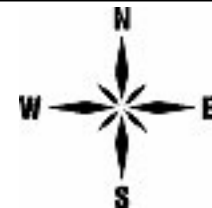
ZIMAS Map



Address: 237 E MONTREAL ST  
 APN #: 4116012004  
 PIN #: 096B149 438









Tract: TR 8557  
 Block: 17  
 Lot #: 37  
 Arb: None

Zoning: R1-1  
 General Plan: Low Residential



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway


























## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT A.4**

Survey and Topography



APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT B**

Project Plans

# BREVOORT RESIDENCE NEW CONSTRUCTION PROJECT

237 E. MONTREAL ST.  
LOS ANGELES, CA 90293

## PROJECT SUMMARY

Construction: TYPE V-B  
Occupancy: R-3/U  
Zoning: R-1-L  
Baseline Hillside Ord.: Ne  
Community Plan Area: None  
Specific Plan: Coastal Bluffs  
Fire Sprinklers: Yes NFPA 13D  
Fire Zone: None

Legal Description:  
APN: 4116-012-004  
Tract: TR 2557  
Lot: 37  
Block: 17

Owner: Justin Brevoort  
Phone: (000) 000-0000

Property Address:  
237 E. Montreal St.  
Los Angeles, Ca 90293

Architect  
BRIAN ARTHUR NOTEWARE  
2800 28th St. #160  
Santa Monica, CA 90405  
(310) 452-5444

Project Description:  
NEW CONSTRUCTION MULTI LEVEL SINGLE FAMILY RESIDENCE W/  
ATTACHED GARAGE. PROPOSED ATTACHED LOWER LEVEL  
2-STORY ADU

### Building Code Area Summary:

Garage Area (U)	484 SF
Basement Floor Area (R-3)	504 SF
First Floor Area (R-3)	307 SF
Second Floor Area (R-3)	1,225 SF
Third Floor Area (R-3)	1,153 SF
Fourth Floor Area (R-3)	N/A
Covered Area (R-3)	324 SF
<b>Total Floor Area (R-3)</b>	<b>3,523 SF</b>
Total Main House Area (R-3)	2,452 SF
Total ADU Area (R-3)	742 SF

### Floor Area Summary:

Basement Floor Area	504 SF
First Floor Area	307 SF
Second Floor Area	1,225 SF
Third Floor Area	1,153 SF
Total Site Floor Area	3,194 SF
Main House Area	2,452 SF
ADU Area	742 SF

Total Site Residential Floor Area ..... 3,194 SF

Allowable Residential Floor Area ..... 3x 2,124 (Buildable Area)  
= 6,387 SF.

### Lot Area:

Existing Lot Area ..... 3,456.2 SF

### Height:

Maximum Height ..... 50'  
Proposed Height ..... 49'-11"

### Parking:

Required ..... 2  
Provided ..... 2

## TABULATIONS

NTS

### ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS:

2023 LARC & 2023 LABC  
2023 LA GREEN CODE  
2023 LA PLUMBING CODE  
2023 LA MECHANICAL CODE  
2023 LA ELECTRICAL CODE

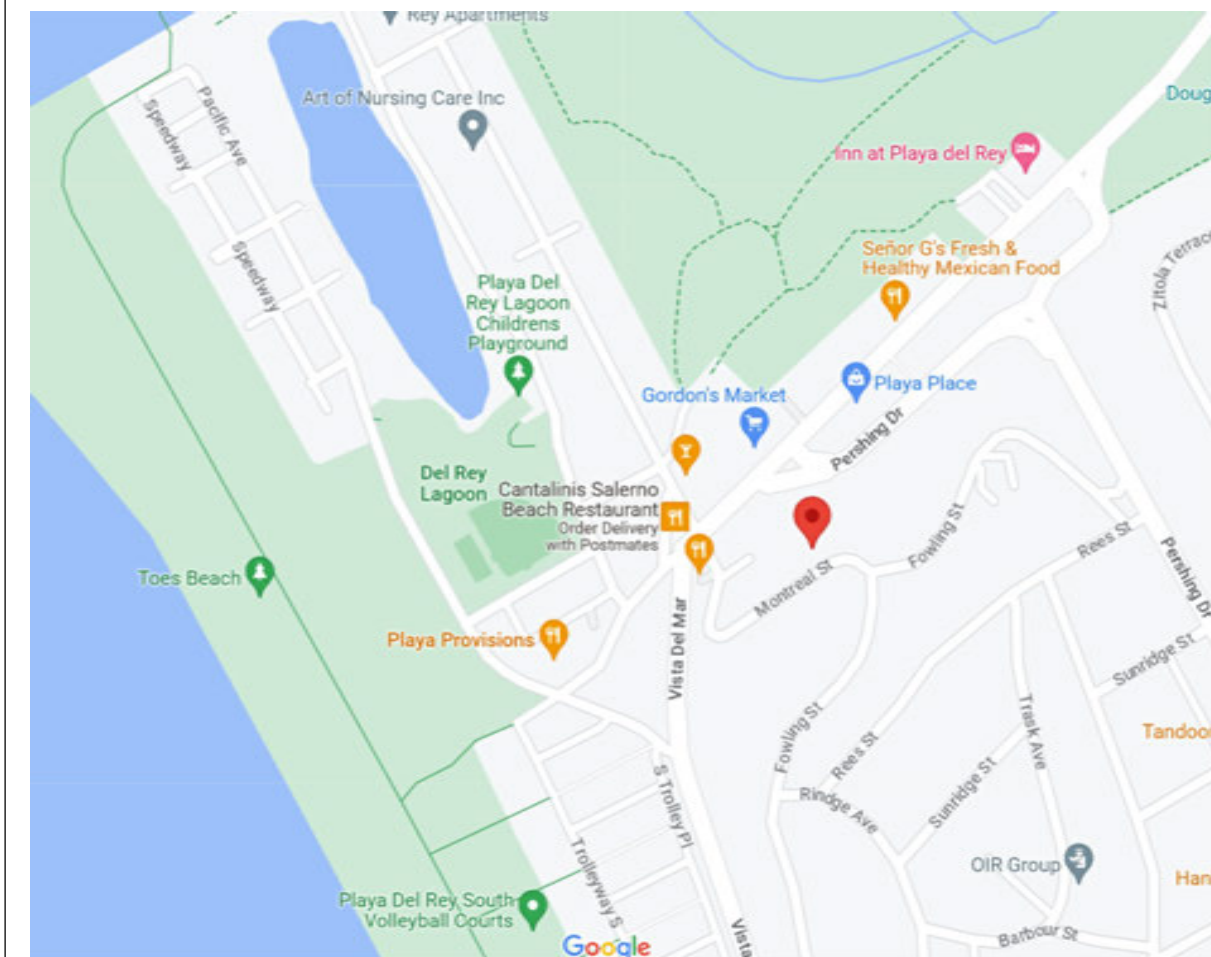
## APPLICABLE CODES

NTS

- A-1 TITLE SHEET/ SITE PLAN
- A-1.1 MANDATORY GREEN CODE
- A-1.2 NOTES & INFORMATION
- A-1.3 NOTES & INFORMATION
- A-2 FLOOR PLANS
- A-3 FLOOR PLANS
- A-4 FLOOR PLANS
- A-5 ROOF PLAN
- A-6 EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS
- A-9 EXTERIOR ELEVATIONS
- A-10 BUILDING SECTIONS
- A-11 BUILDING SECTIONS
- T-24 TITLE 24 ENERGY
- S-1 LABC NOTES
- S-2 FOUNDATION PLAN
- S-3 FRAMING PLAN
- S-4 ROOF FRAMING PLAN
- S-5 DETAILS
- S-6 DETAILS

## SHEET INDEX

NTS

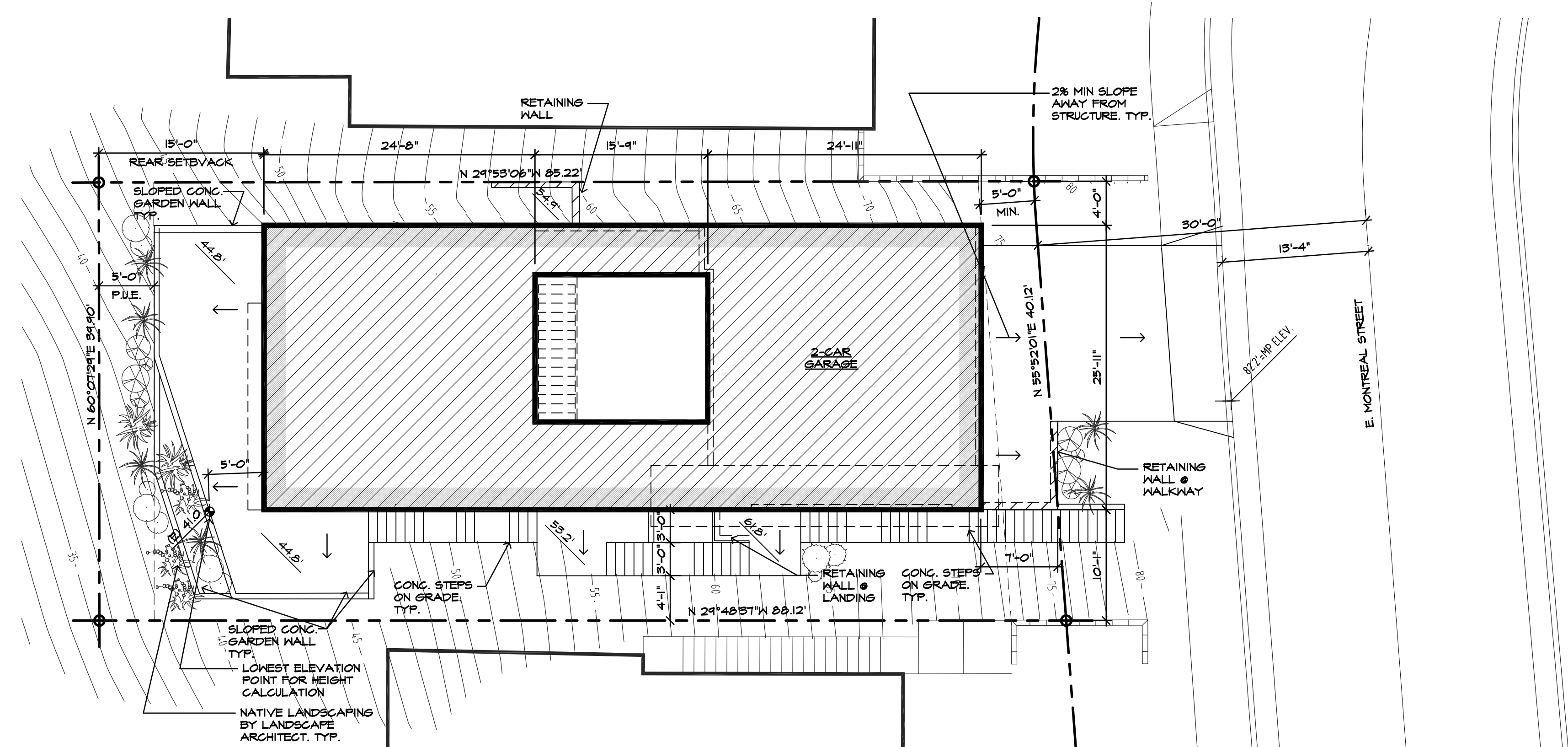


## VICINITY MAP

NTS

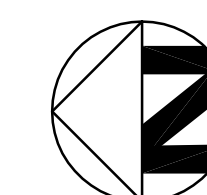
**NOTE:**  
THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULLBOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOP-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

**ICC PRODUCT NOTE:**  
A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE



## 1 SITE PLAN

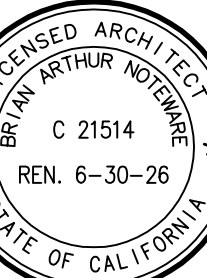
1/8" = 1'-0"



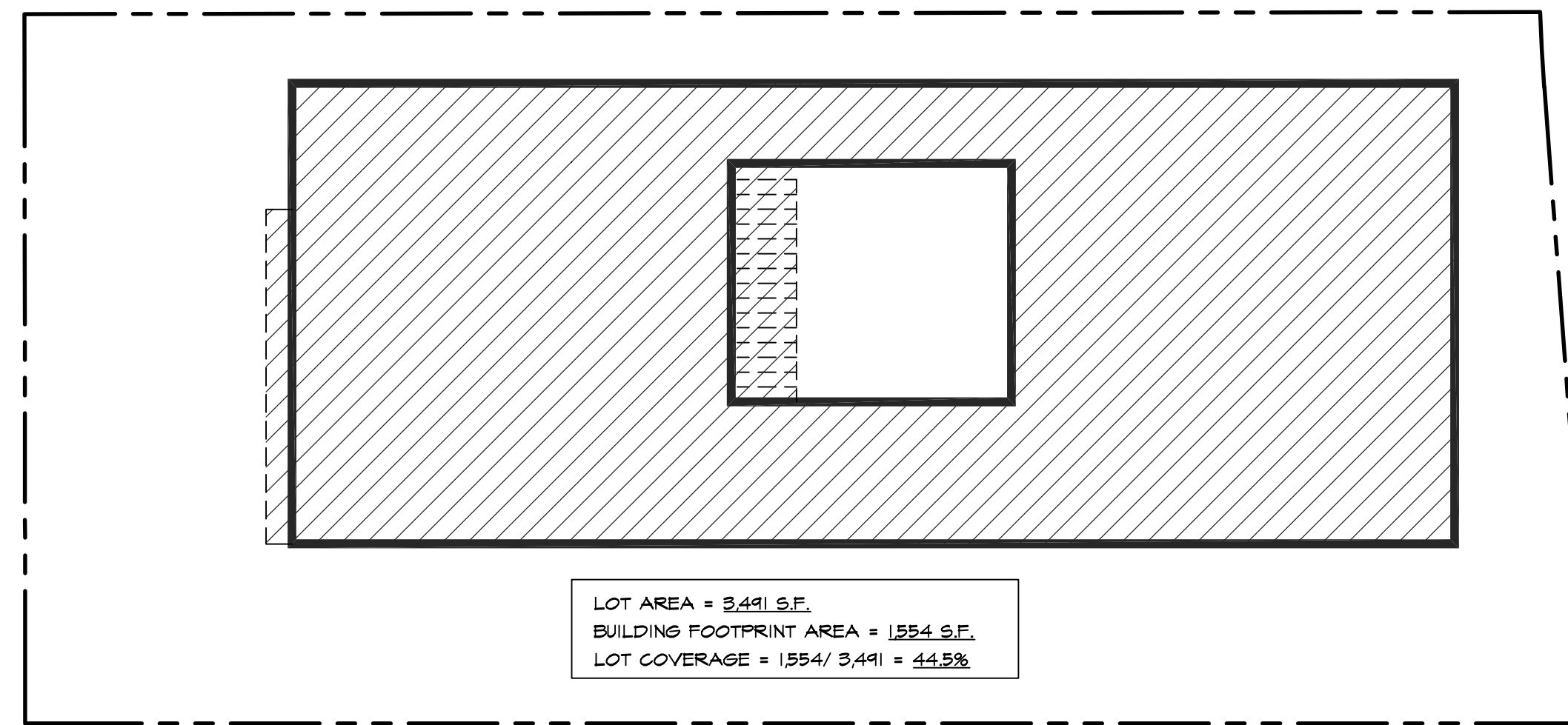
ARCHITECTURE • ENGINEERING  
PLANNING • DEVELOPMENT  
BRIAN NOTEWARE AIA  
ARCHITECT INC.  
2800 28TH ST. # 160 SANTA MONICA, CA 90405  
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470

SHEET TITLE: TITLE SHEET & SITE PLAN
JOB NO: _____
DATE: _____
DRAWN BY: _____
REVISIONS:

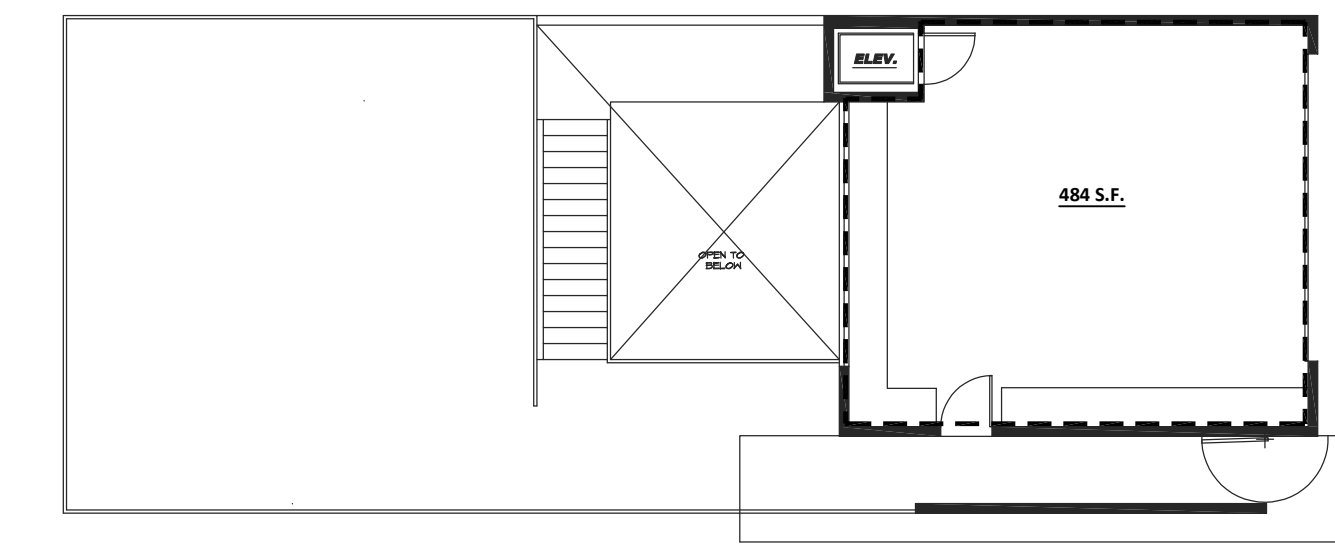
JUSTIN BREVOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293



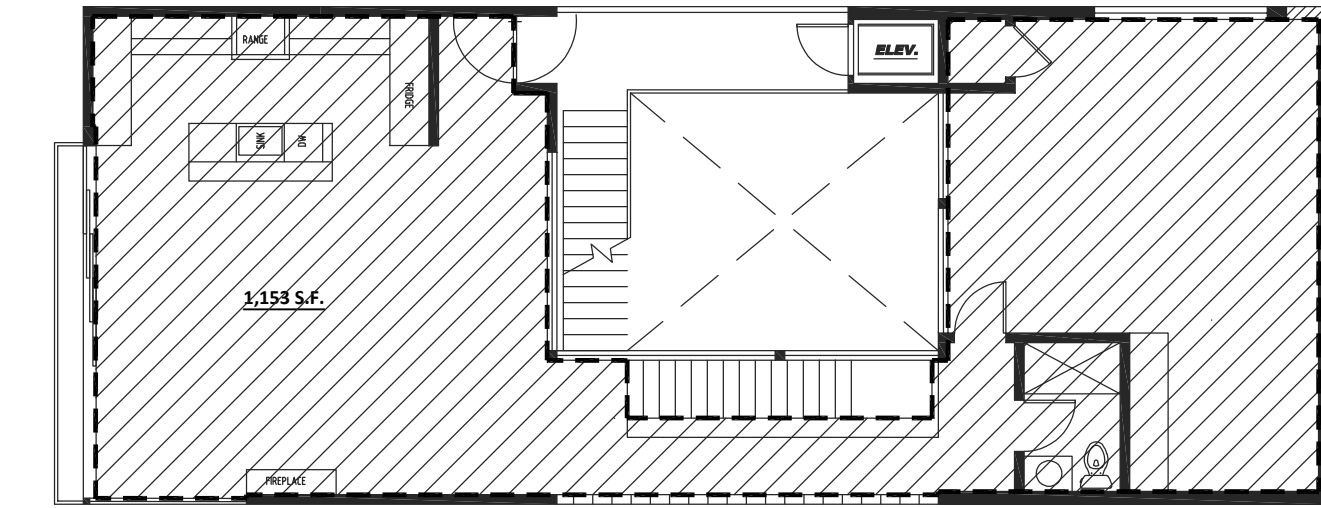
A-1



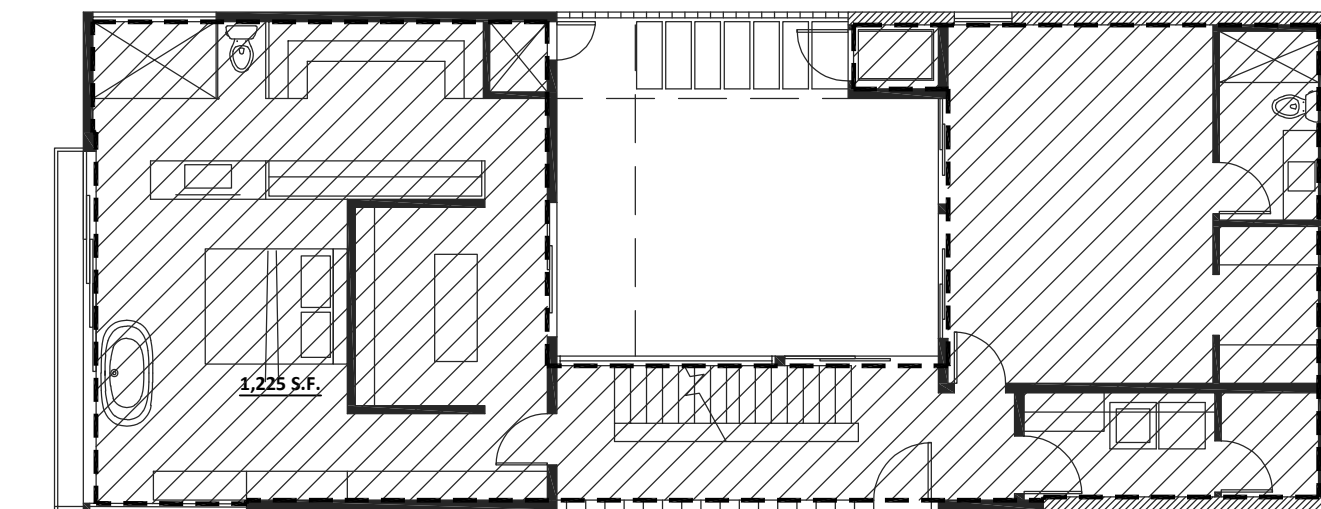
LOT COVERAGE  
 1/8" = 1'-0"



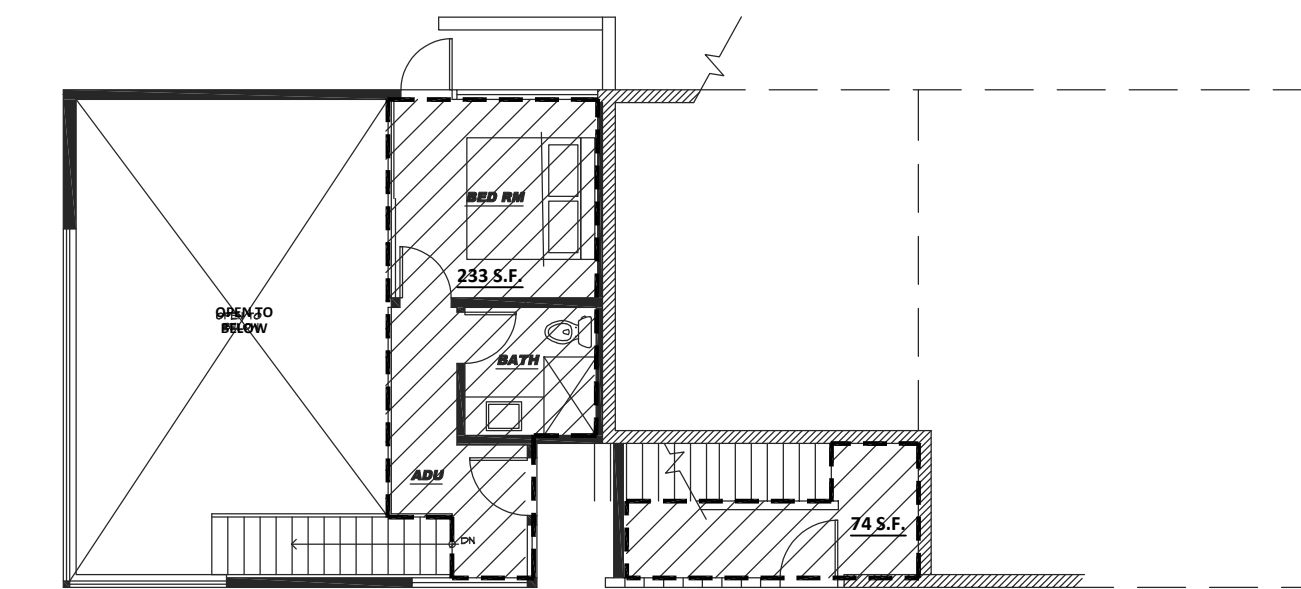
LIVABLE AREA = N/A  
 GARAGE AREA = 484 S.F.



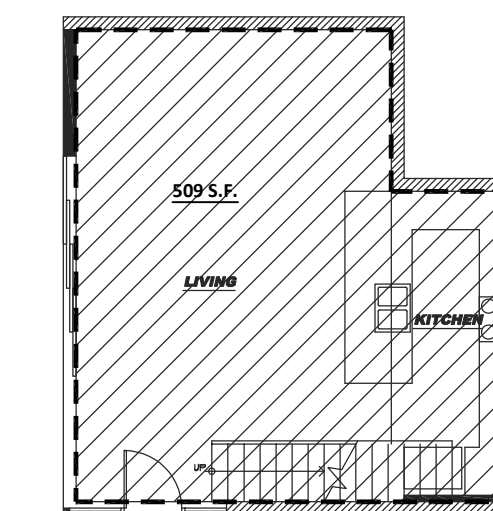
LIVABLE AREA = 1,153 S.F.



LIVABLE AREA = 1,225 S.F.



MAIN HOUSE AREA = 74 S.F.  
 ADU AREA = 233 S.F.



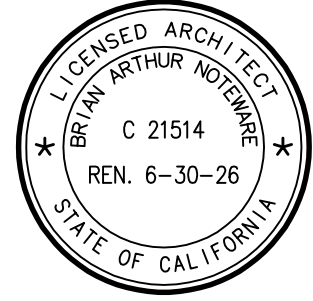
ADU AREA = 509 S.F.

FLOOR AREA DIAGRAM  
 1" = 20'

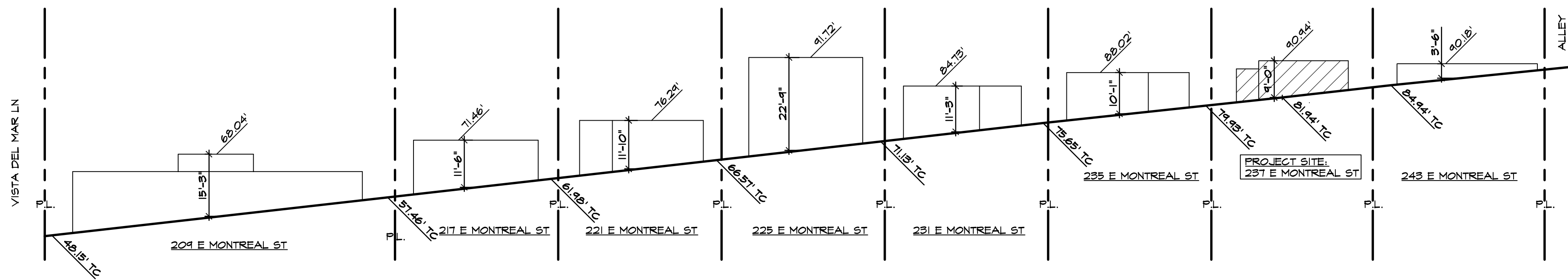
ARCHITECTURE • ENGINEERING  
 PLANNING • DEVELOPMENT  
 BRIAN NOTEWARE AIA  
 ARCHITECT INC. 2800 28TH ST., # 160 SANTA MONICA, CA 90405  
 PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470

SHEET TITLE: NOTES & INFORMATION	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

JUSTIN BREYVOORT  
 (000) 000 - 0000  
 237 E MONTREAL ST.  
 LOS ANGELES, CA 90293



A-0.1



ADDRESS #	HEIGHT FROM MIDPOINT
249	8'-6"
243	8'-6"
235	10'-1"
231	11'-3"
225	22'-4"
221	11'-0"
217	11'-6"
209	15'-3"

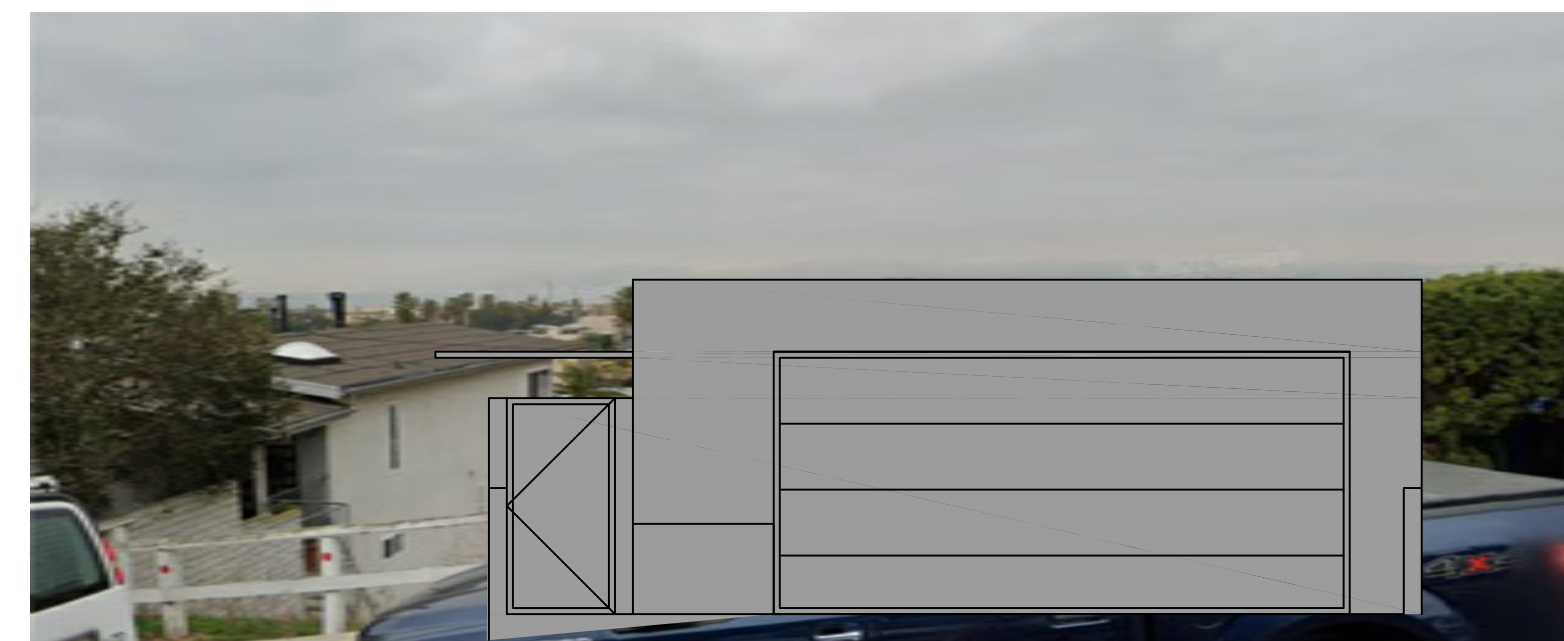
STREET VIEW HEIGHT DIAGRAM  
1"=20'



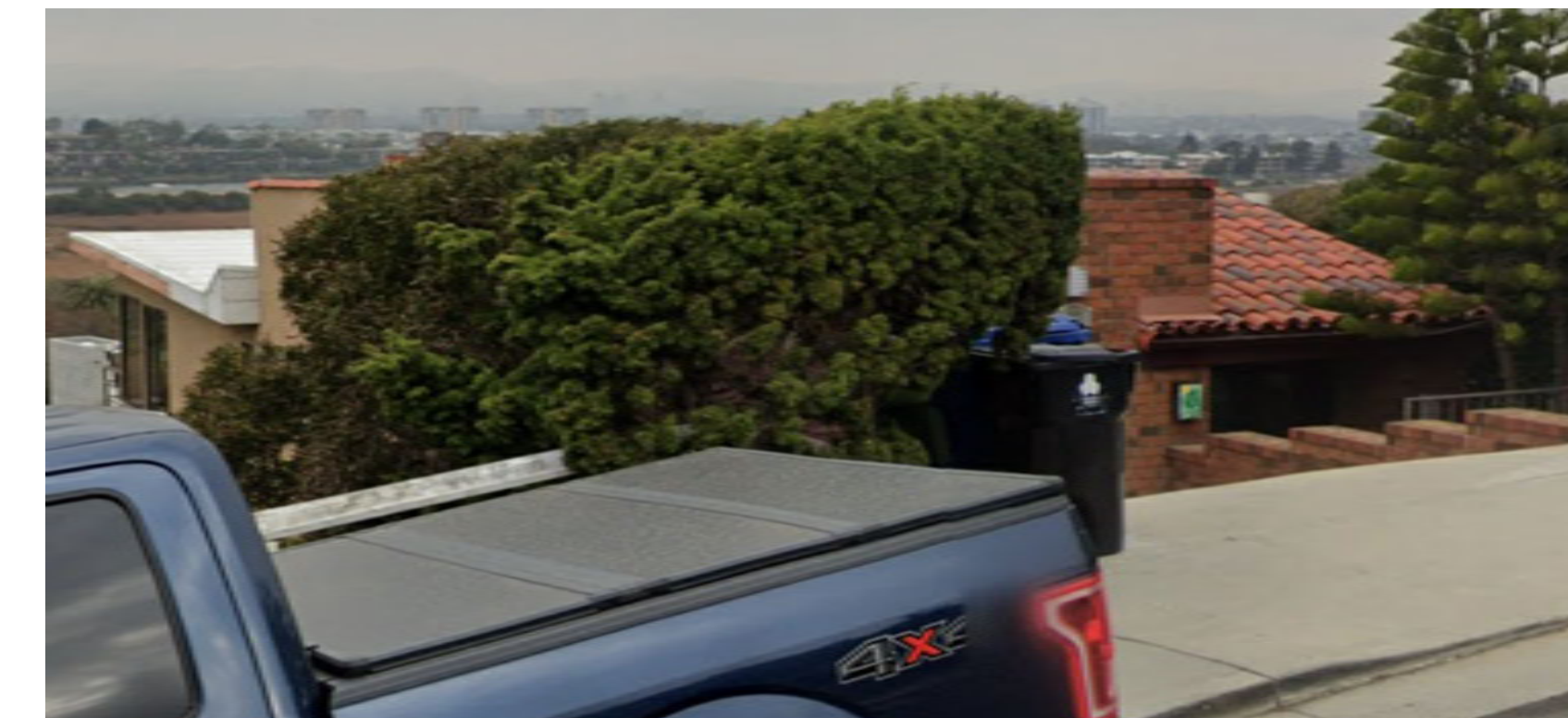
231 E MONTREAL ST



235 E MONTREAL ST



PROJECT SITE:  
237 E MONTREAL ST



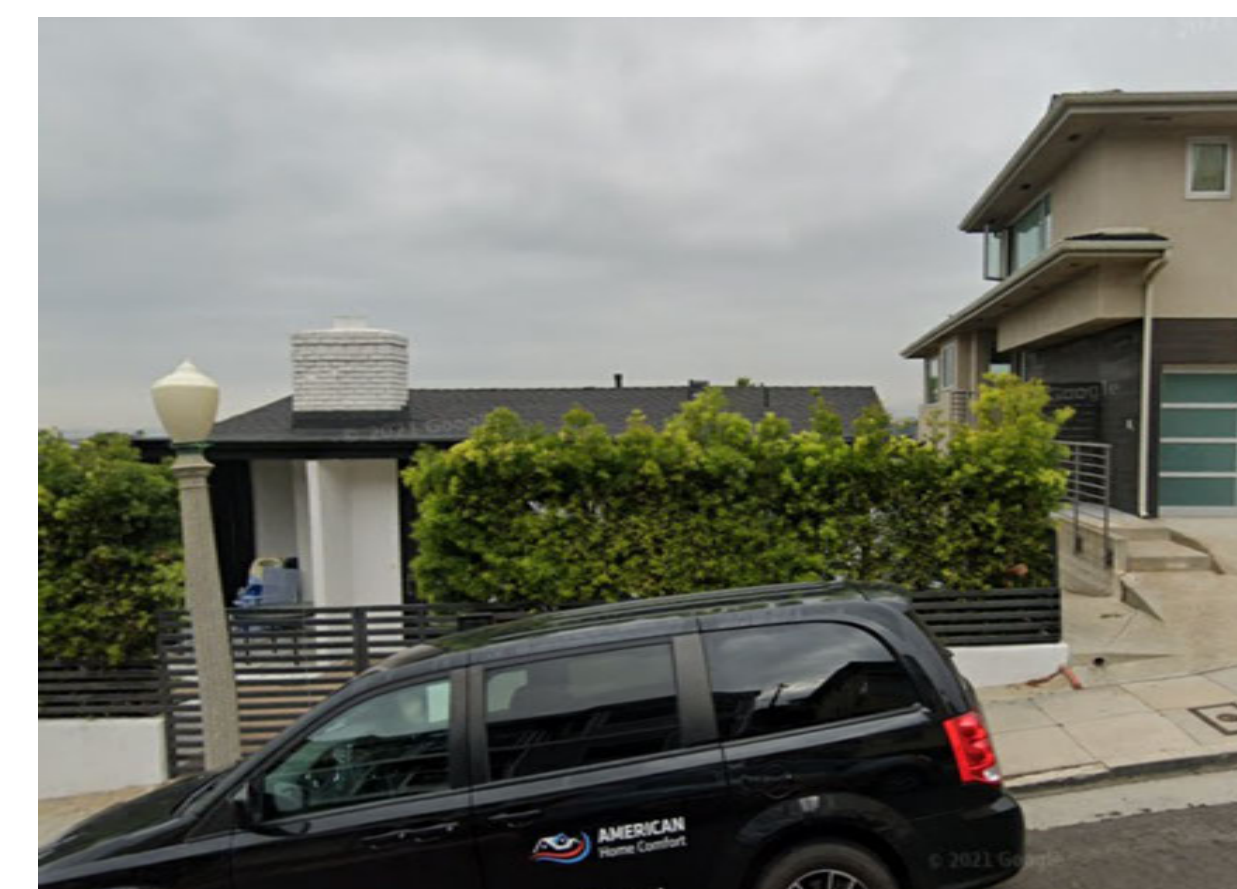
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209 E MONTREAL ST



217 E MONTREAL ST



221 E MONTREAL ST



225 E MONTREAL ST

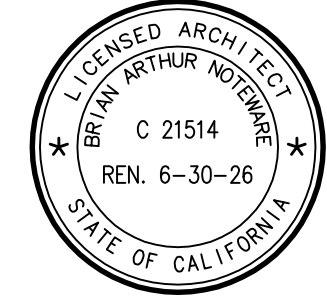


CULVER BLVD.

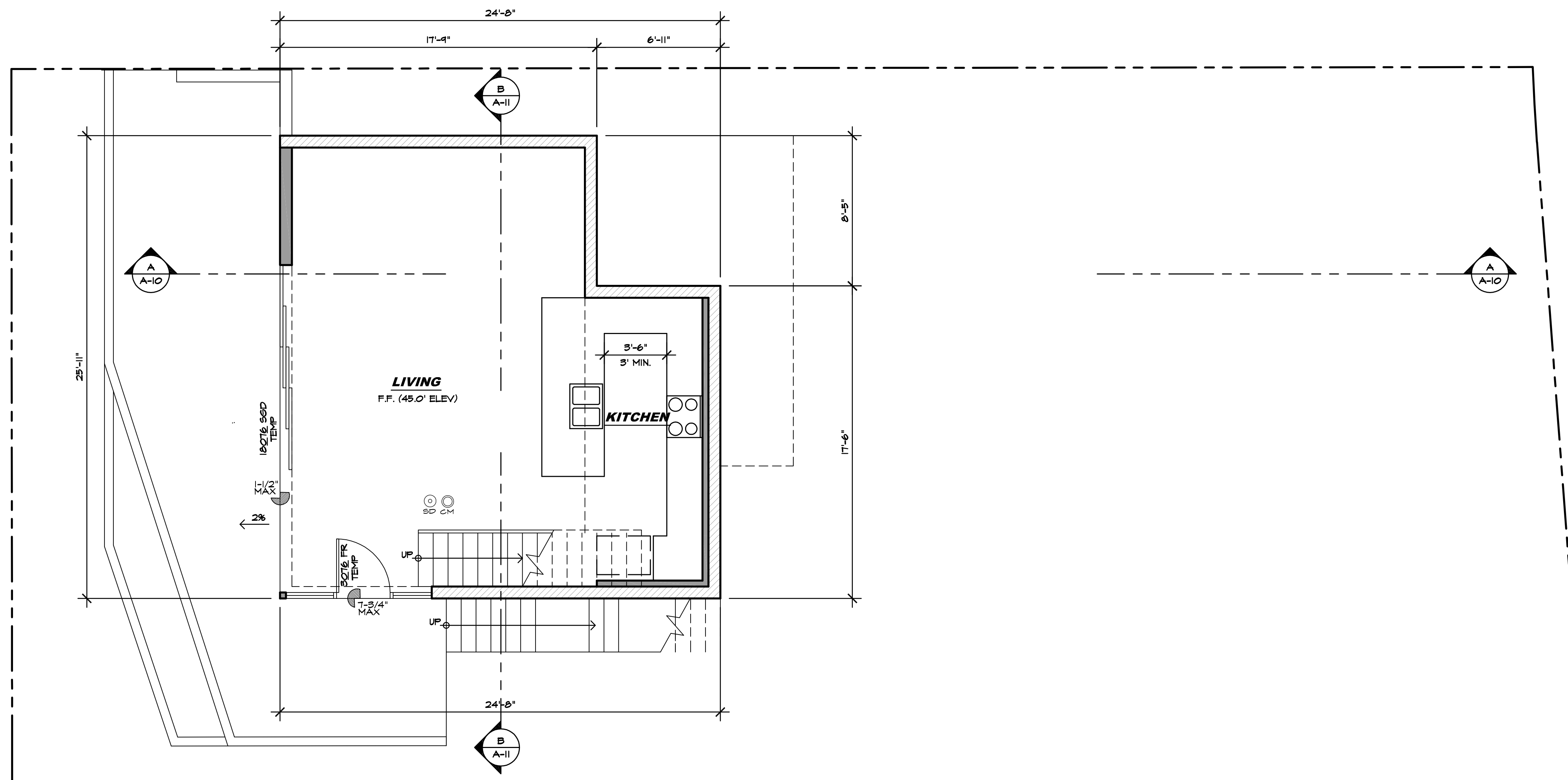
ARCHITECTURE • ENGINEERING  
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SHEET TITLE: NOTES & INFORMATION	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

JUSTIN BREYVOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293



A-0.2



**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

**WALL LEGEND**

- ▬ PROPOSED WALL
- ▬ EXISTING WALL TO REMAIN

- MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES.
  - A. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR FIELD VERIFICATION.
  - B. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY AVAILABLE.
- SMOKE DETECTORS. APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- CARBON MONOXIDE ALARMS. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WHICH HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SEPARATE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

**FLOOR PLAN NOTES:**

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING FUEL GAS PIPING.
2. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
3. PROVIDE 1/2" MIN. HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
4. WATERHEATER MUST BE STRAPPED TO WALL.
5. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
7. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO EXTEND 6 FEET MIN ABOVE FINISH FLOOR.
8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
10. PROVIDE WATER RESISTANT GYP. BD. TO BATH ROOM WALLS & CEILING. GYPSUM (GREEN BD) MATERIAL IS NOT PERMITTED IN SHOWER COMPARTMENTS WITH TILE SURFACES.
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R310.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
12. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.
13. GARAGE FLOOR SURFACE SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPE TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
14. DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
15. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.

**SHOWER NOTE:**

ALL SHOWERS COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OF NOT LESS THAN 1,024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT. THE MIN. AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 10" ABOVE THE SHOWER DRAIN OUTLET (CFC 411.7)

**NOTE:**

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 50 INCHES ABOVE THE FLOOR LEVEL.

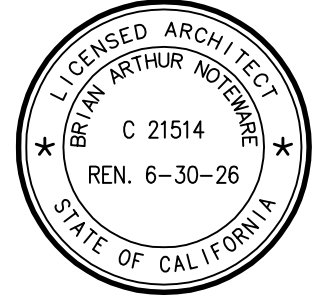
**GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R302.3:**

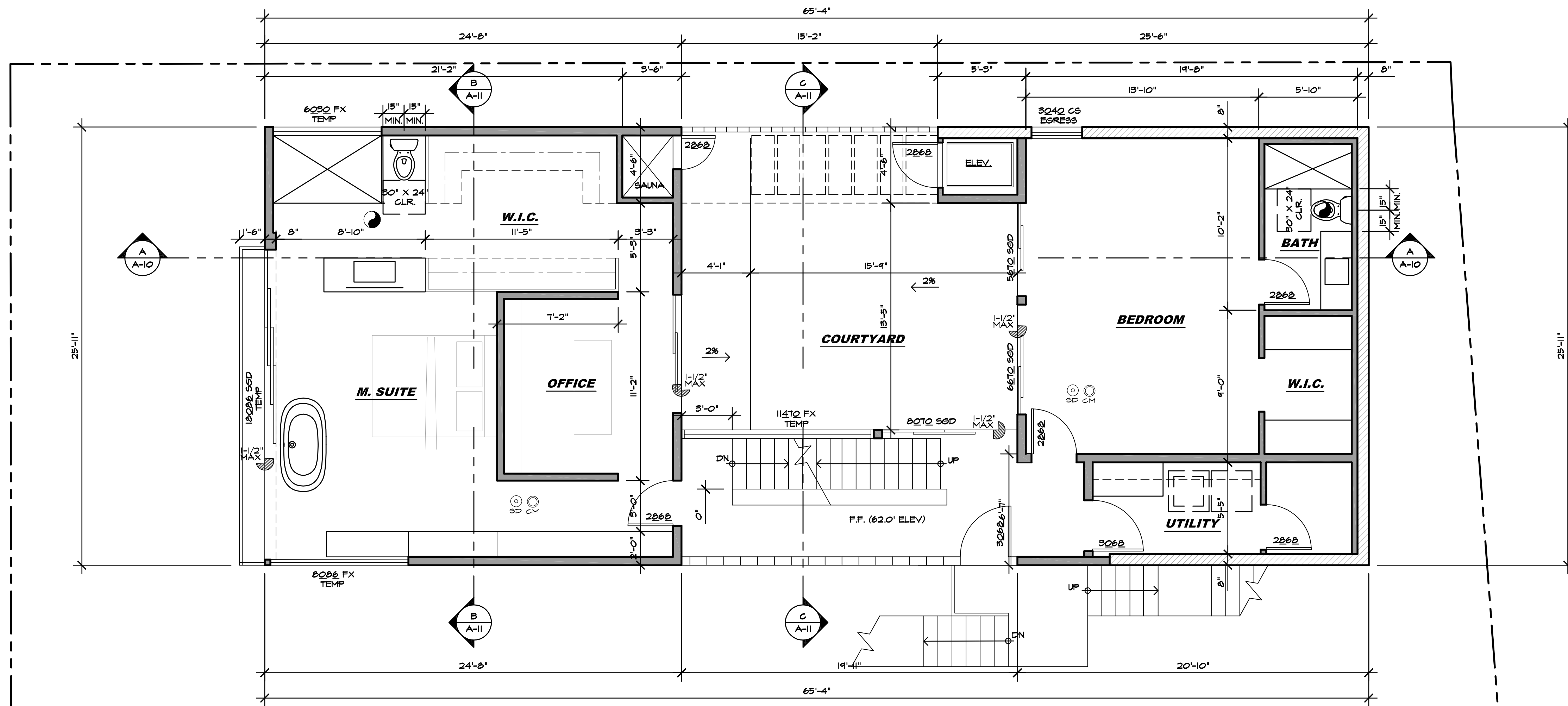
1. FIXED AND OPERABLE PANELS OF SWINGS, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQUARE FEET
  - B. BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR
  - C. TOP EDGE GREATER THAN 36-INCHES ABOVE THE FLOOR
  - D. ONE OR MORE WALKING SURFACES WITHIN 36-INCHES HORIZONTALLY OF THE GLAZING
4. GLAZING IN RAILINGS.
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE A WALKING SURFACE AND WITHIN 60-INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36-INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE NOSE OF THE TREAD.
8. GLAZING ADJACENT TO STAIRWAYS WITHIN 60-INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

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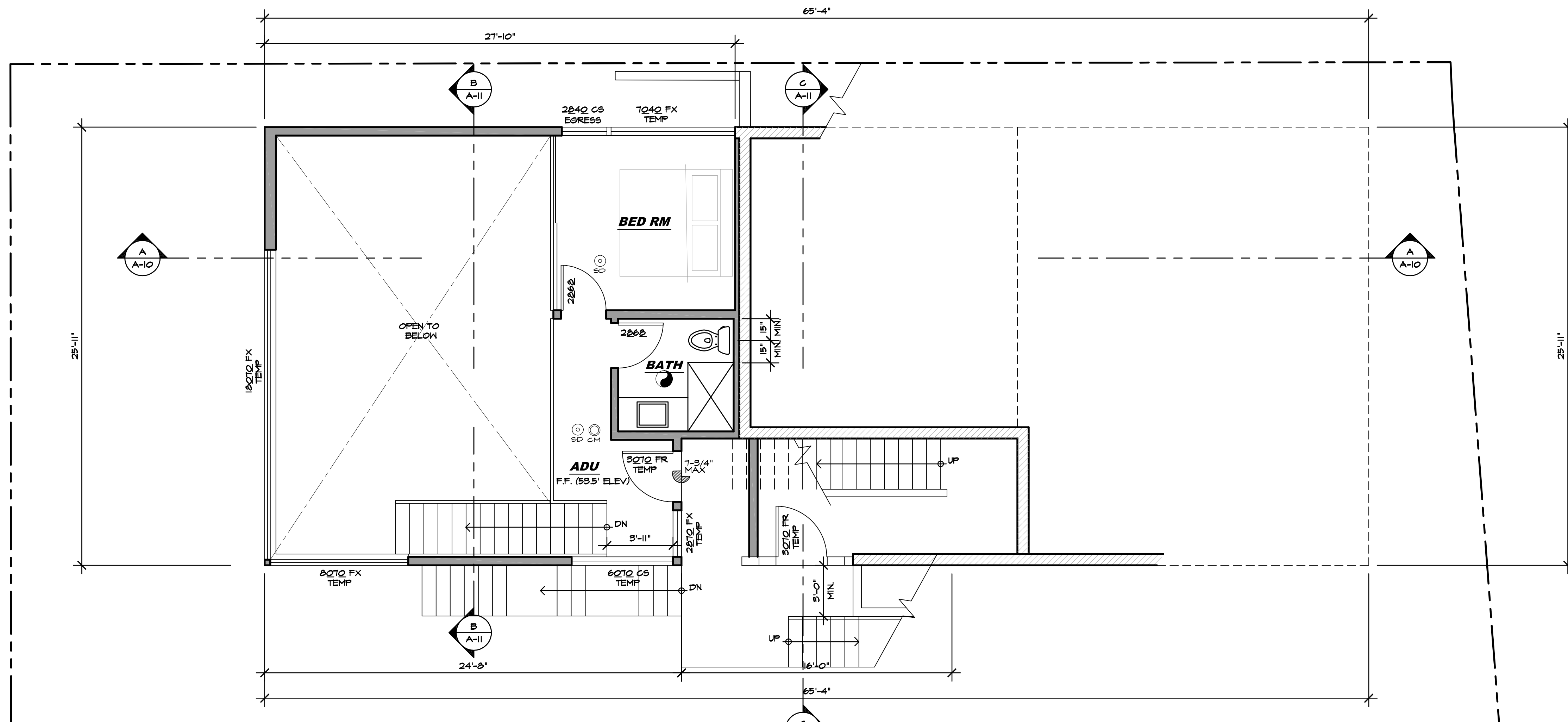
SHEET TITLE: PROPOSED FLOOR PLANS	REVISIONS:
JOB NO:	DATE:
DRAWN BY:	

**JUSTIN BREVOORT**  
 (000) 000 - 0000  
 237 E MONTREAL ST.  
 LOS ANGELES, CA 90293





**SECOND FLOOR PLAN**  
1/4" = 1'-0"



**FIRST FLOOR PLAN**  
1/4" = 1'-0"

**WALL LEGEND**

- PROPOSED WALL
- - - EXISTING WALL TO REMAIN

- MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES.
- A. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR FIELD VERIFICATION.
- B. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY AVAILABLE.
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**FLOOR PLAN NOTES:**

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2. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
3. PROVIDE 10 INCH MIN. HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
4. WATERHEATER MUST BE STRAPPED TO WALL.
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8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
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10. PROVIDE WATER RESISTANT GYP. BD. TO BATH ROOM WALLS & CEILINGS. GYPSUM (GREEN BD) MATERIAL IS NOT PERMITTED IN SHOWER COMPARTMENTS WITH TILE SURFACES.
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**SHOWER NOTE:**

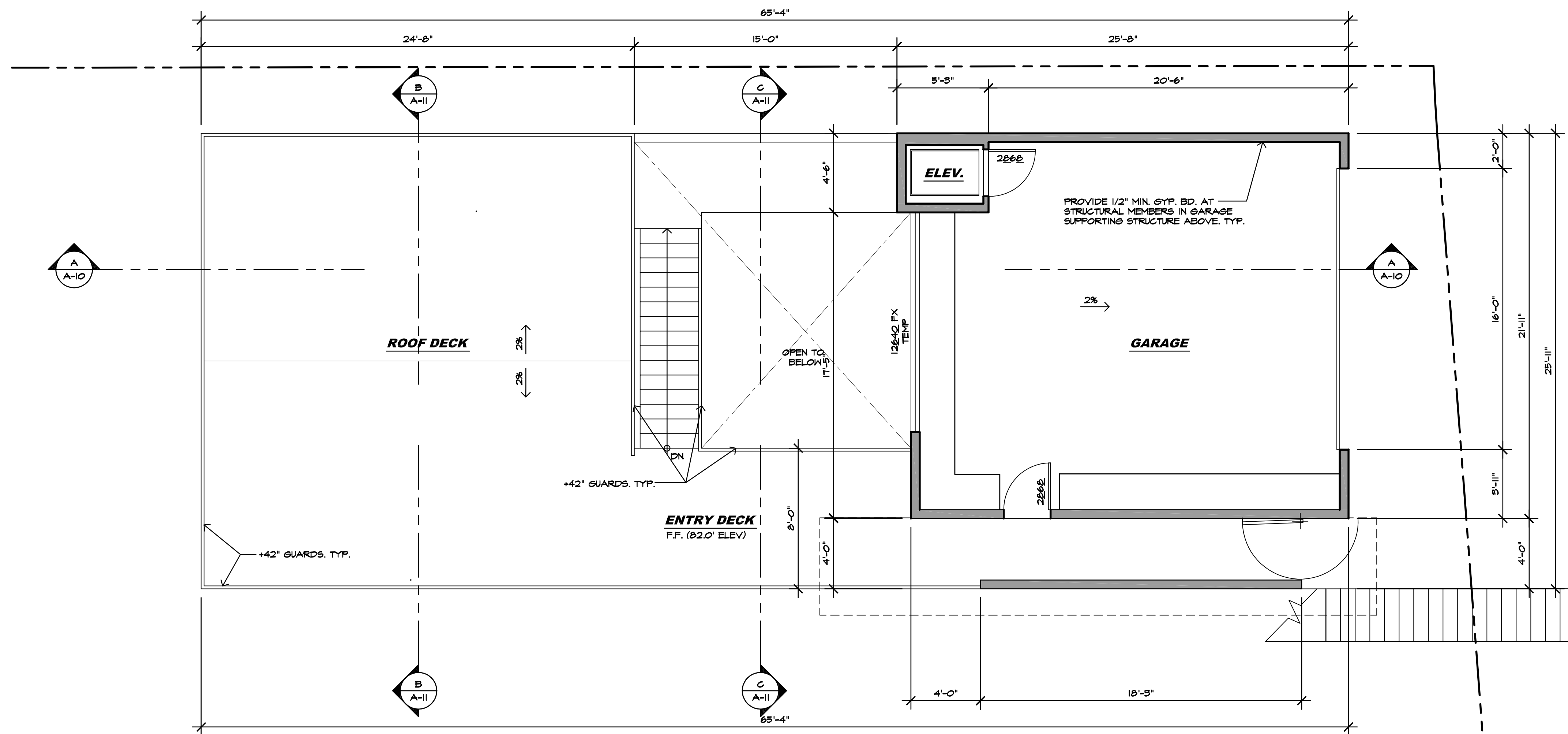
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**NOTE:**

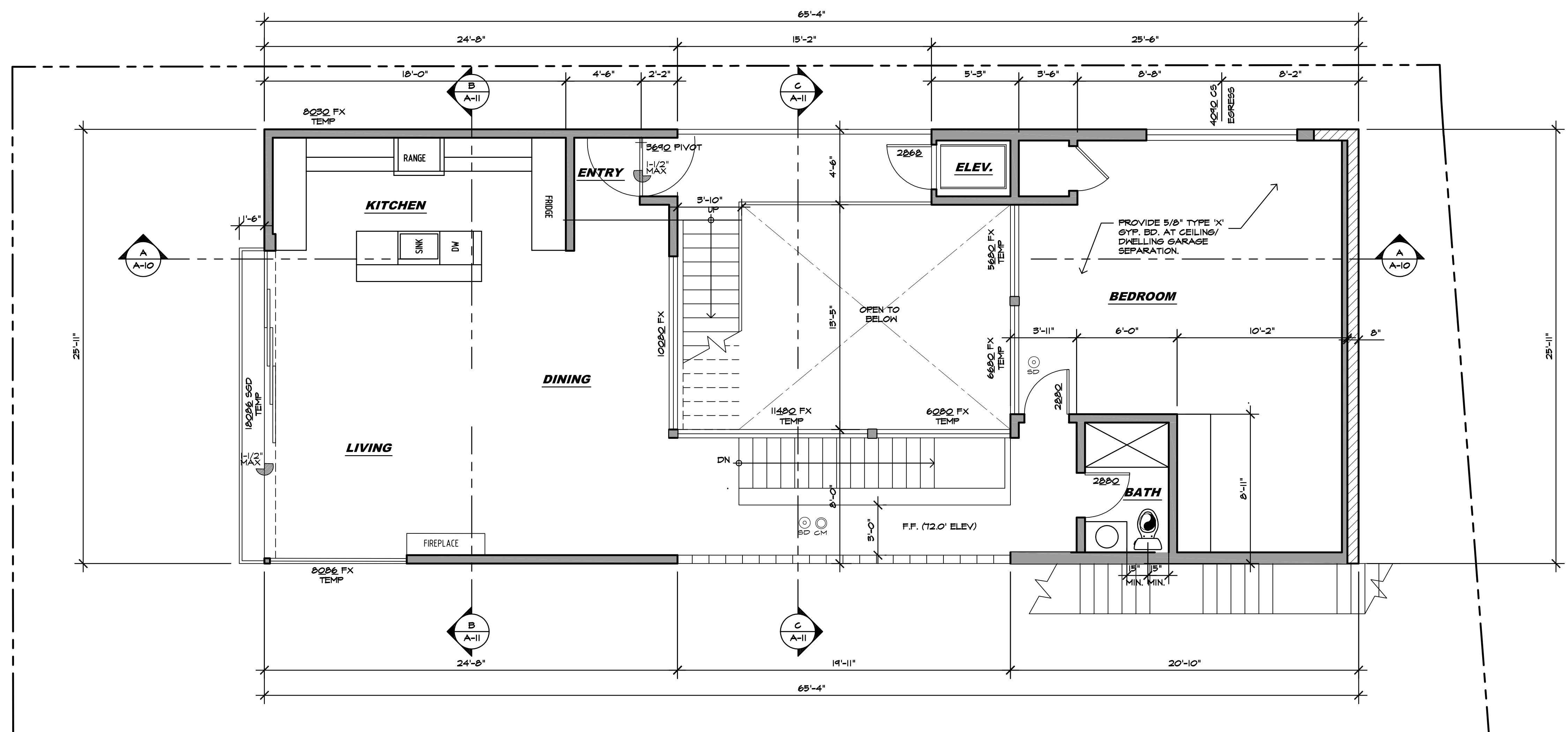
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GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R302.3:

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4TH FLOOR (STREET LEVEL) PLAN  
1/4" = 1'-0"



THIRD FLOOR PLAN  
1/4" = 1'-0"

**WALL LEGEND**

- PROPOSED WALL
- - - EXISTING WALL TO REMAIN

- MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES.
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**NOTE:**

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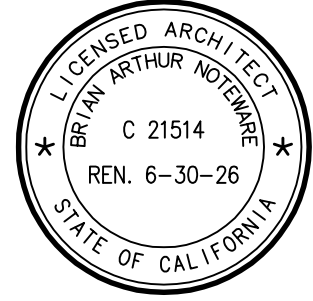
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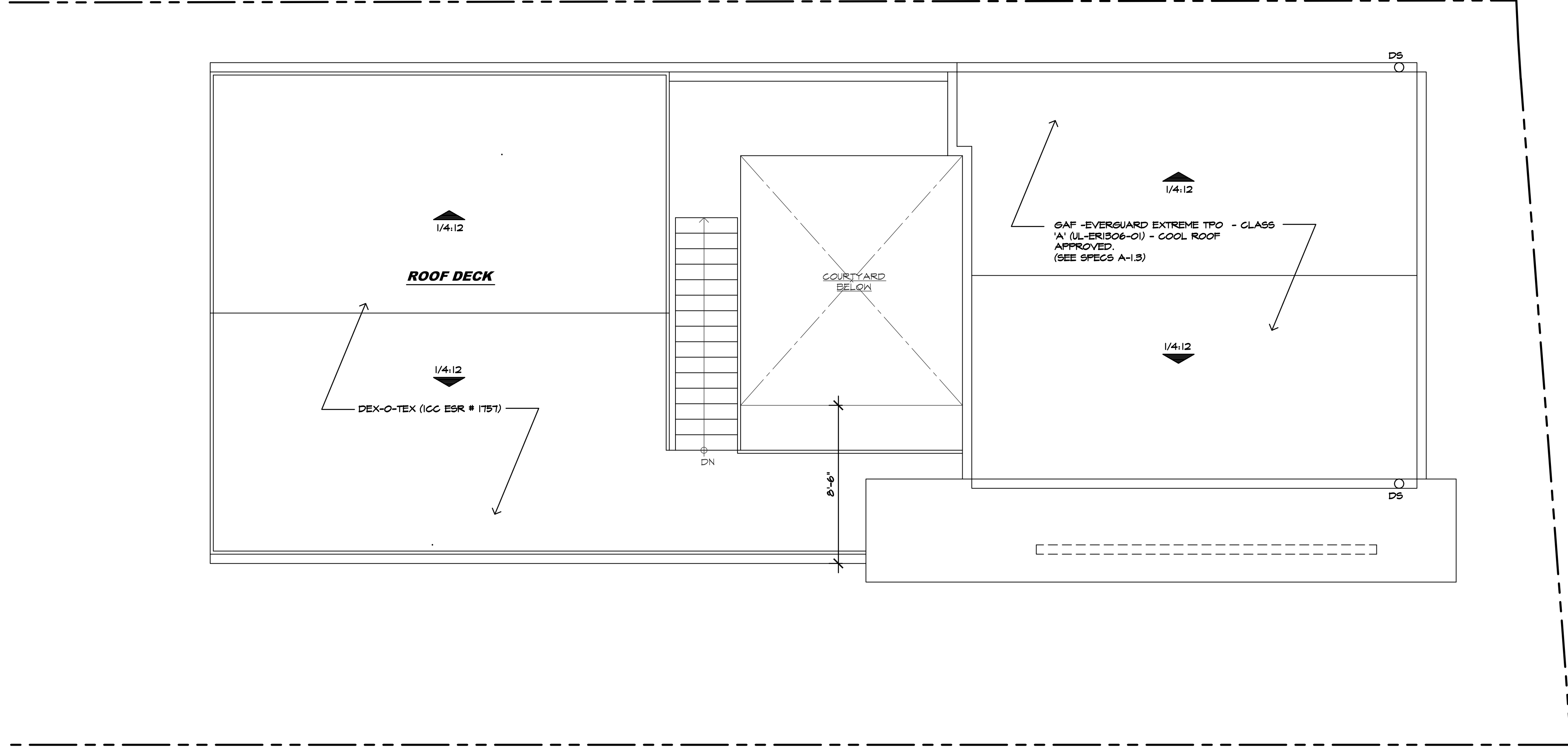
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(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293

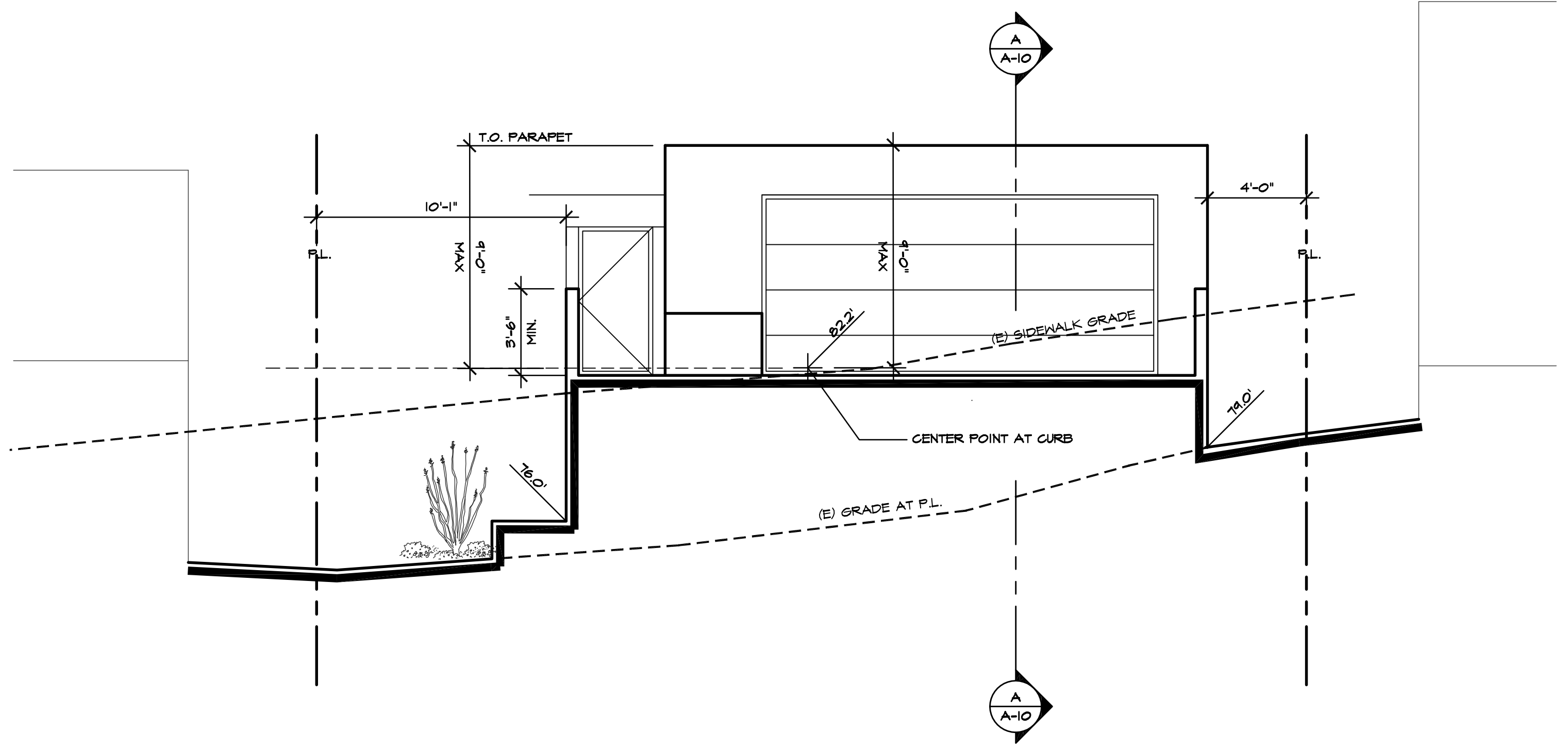




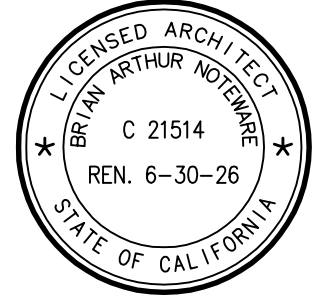
ROOF PLAN  
1/4" = 1'-0"

SHEET TITLE: PROPOSED FLOOR PLANS	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

NOTES:  
 1. PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.  
 2. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R501.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPA VI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE



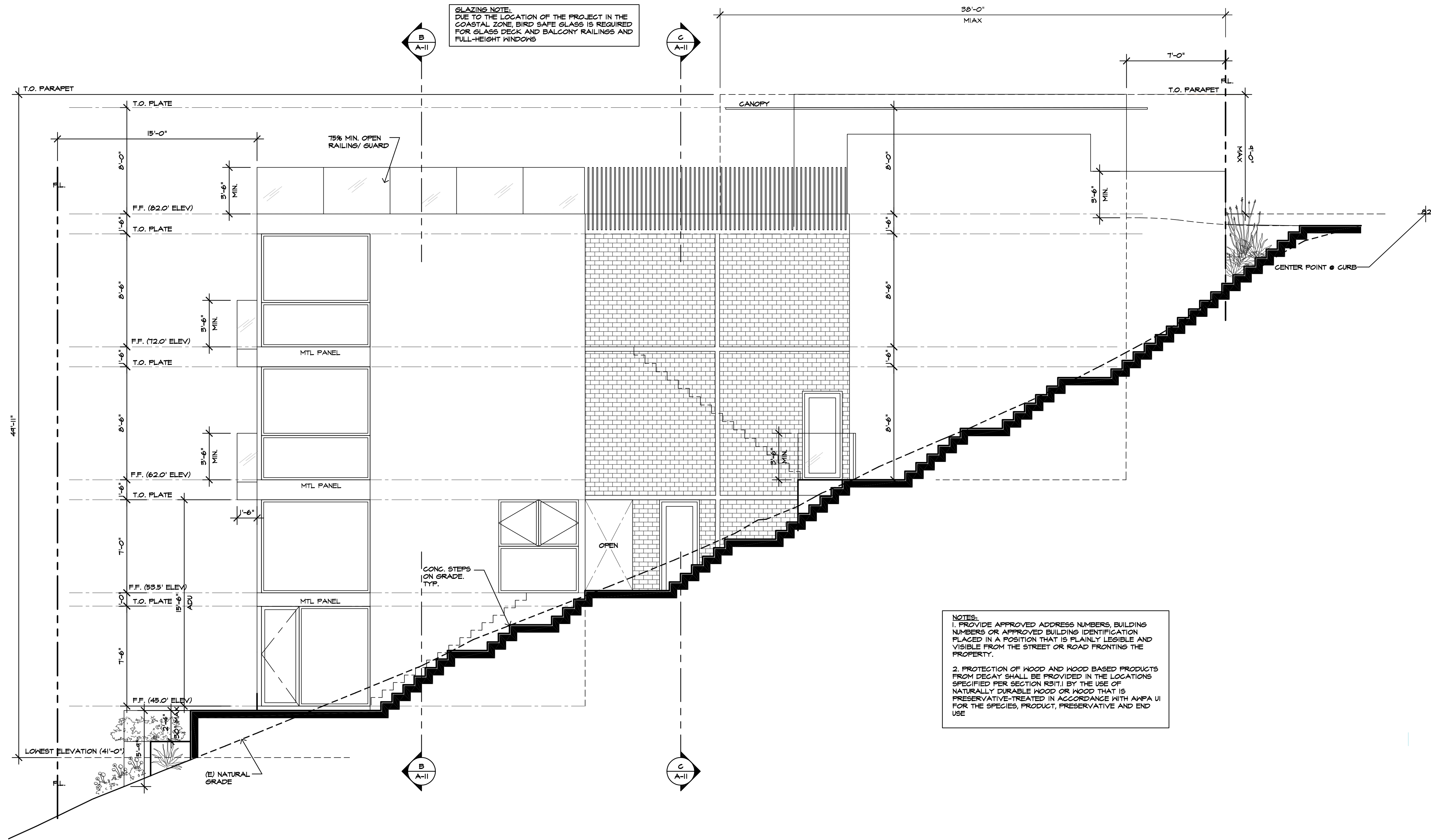
FRONT ELEVATION  
 1/4" = 1'-0"



JUSTIN BREVOORT  
 (000) 000 - 0000  
 237 E MONTREAL ST.  
 LOS ANGELES, CA 90293

SHEET TITLE: EXTERIOR ELEVATIONS	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

ARCHITECTURE • ENGINEERING  
 PLANNING • DEVELOPMENT  
 BRIAN NOTEWARE AIA  
 ARCHITECT INC. 2800 28TH ST. # 160 SANTA MONICA, CA 90405  
 PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470



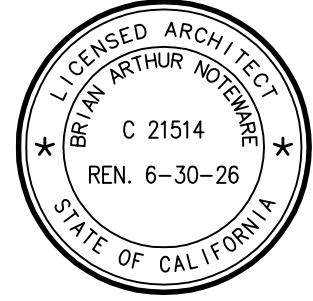
**GLAZING NOTE:**  
 DUE TO THE LOCATION OF THE PROJECT IN THE COASTAL ZONE, BIRD SAFE GLASS IS REQUIRED FOR GLASS DECK AND BALCONY RAILINGS AND FULL-HEIGHT WINDOWS

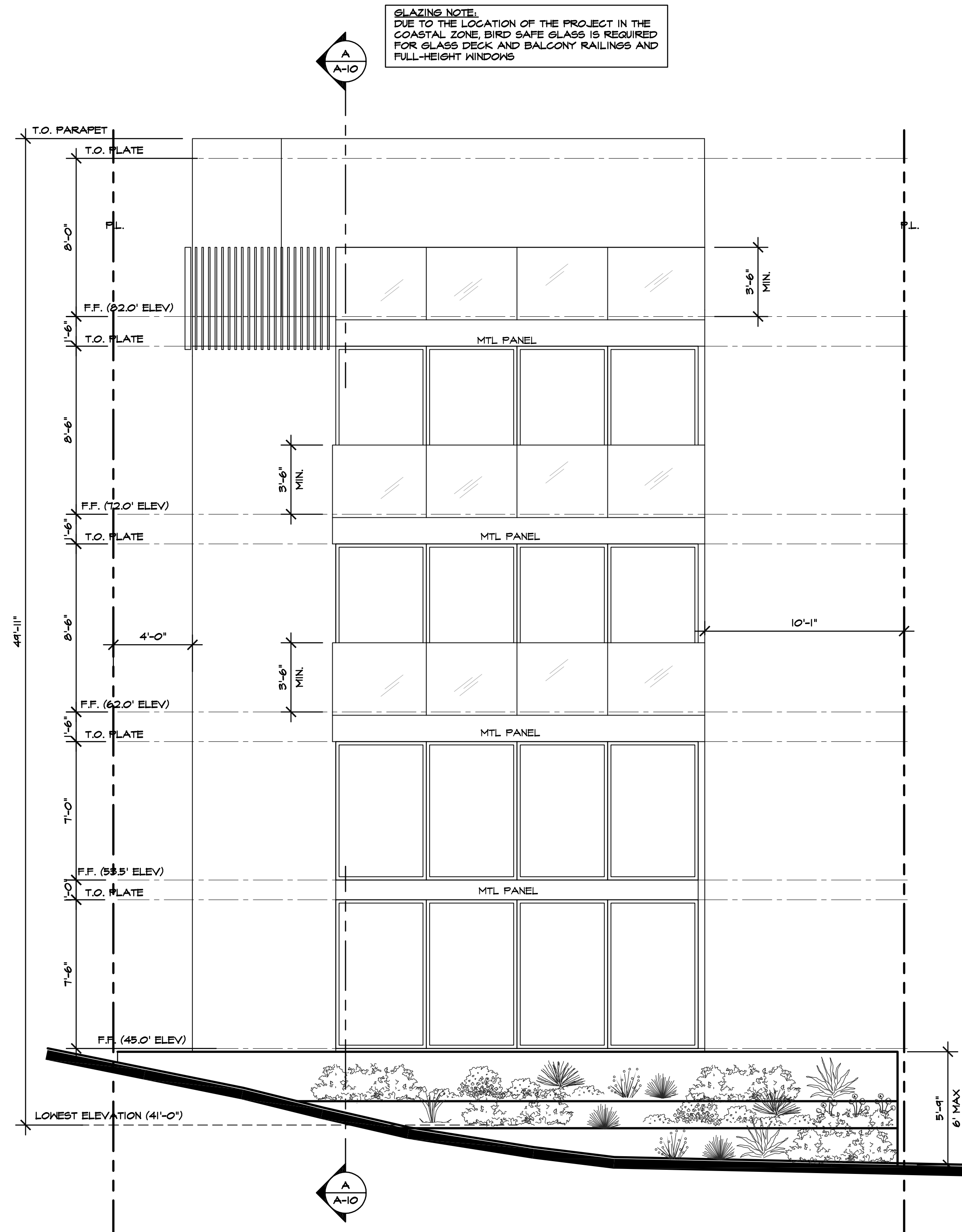
**NOTES:**  
 1. PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.  
 2. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R311.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANFA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE

LEFT ELEVATION  
 1/4" = 1'-0"

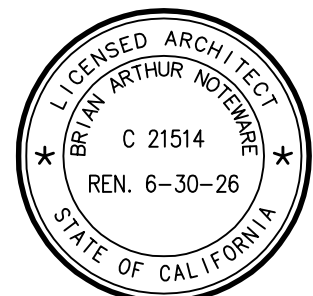
SHEET TITLE: EXTERIOR ELEVATIONS	
REVISIONS:	
JOB NO:	
DATE:	
DRAWN BY:	

**JUSTIN BREVOORT**  
 (000) 000 - 0000  
 237 E MONTREAL ST.  
 LOS ANGELES, CA 90293





REAR ELEVATION  
1/4" = 1'-0"

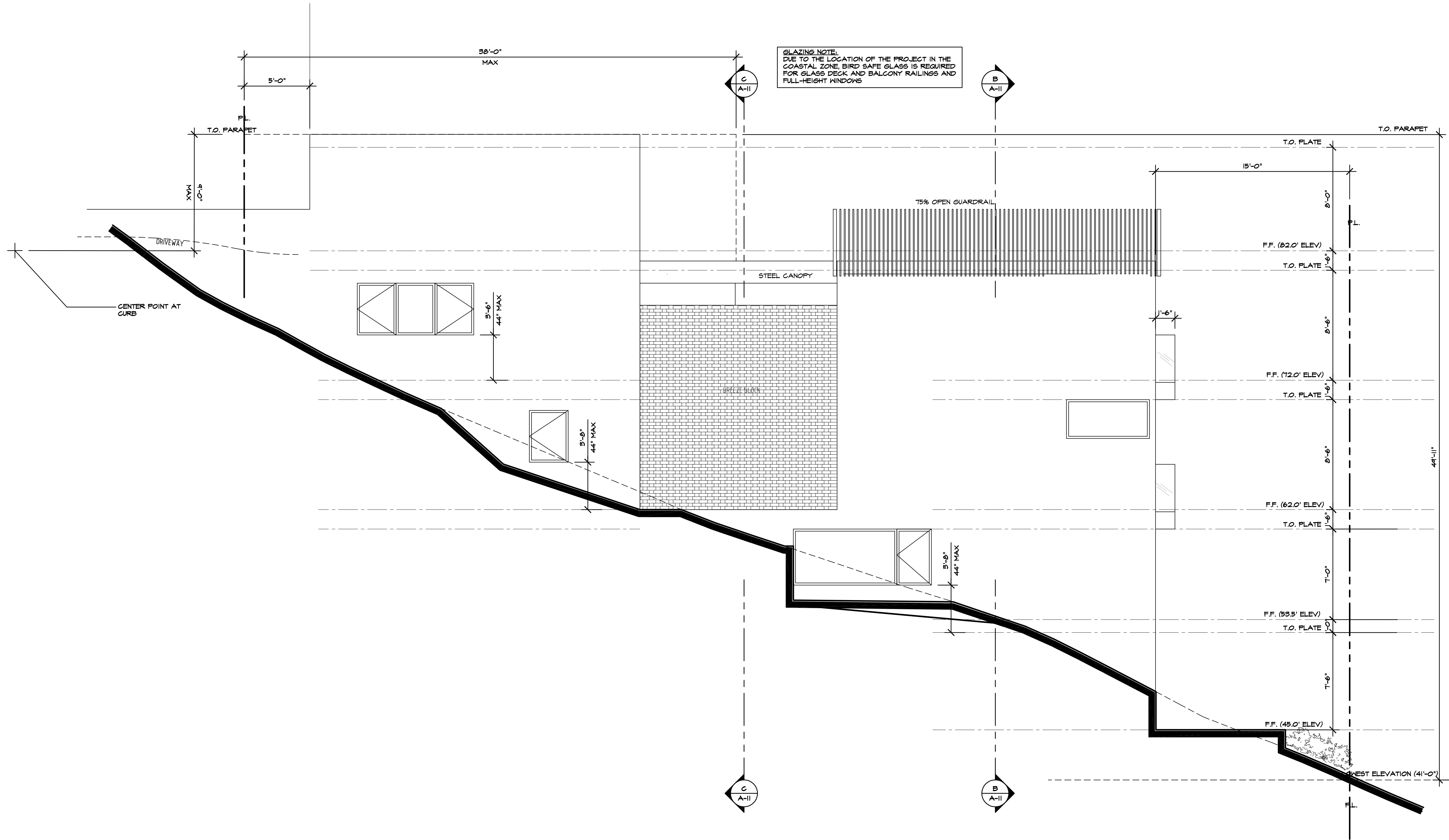


JUSTIN BREYVOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293

SHEET TITLE: EXTERIOR ELEVATIONS	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

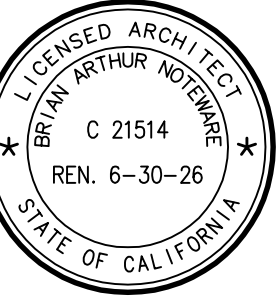
BRIAN NOTEWARE AIA  
ARCHITECT INC.

ARCHITECTURE • ENGINEERING  
PLANNING • DEVELOPMENT  
2800 28TH ST. # 160 SANTA MONICA, CA 90405  
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470



GLAZING NOTE:  
 DUE TO THE LOCATION OF THE PROJECT IN THE  
 COASTAL ZONE, BIRD SAFE GLASS IS REQUIRED  
 FOR GLASS DECK AND BALCONY RAILINGS AND  
 FULL-HEIGHT WINDOWS

RIGHT ELEVATION  
 1/4" = 1'-0"

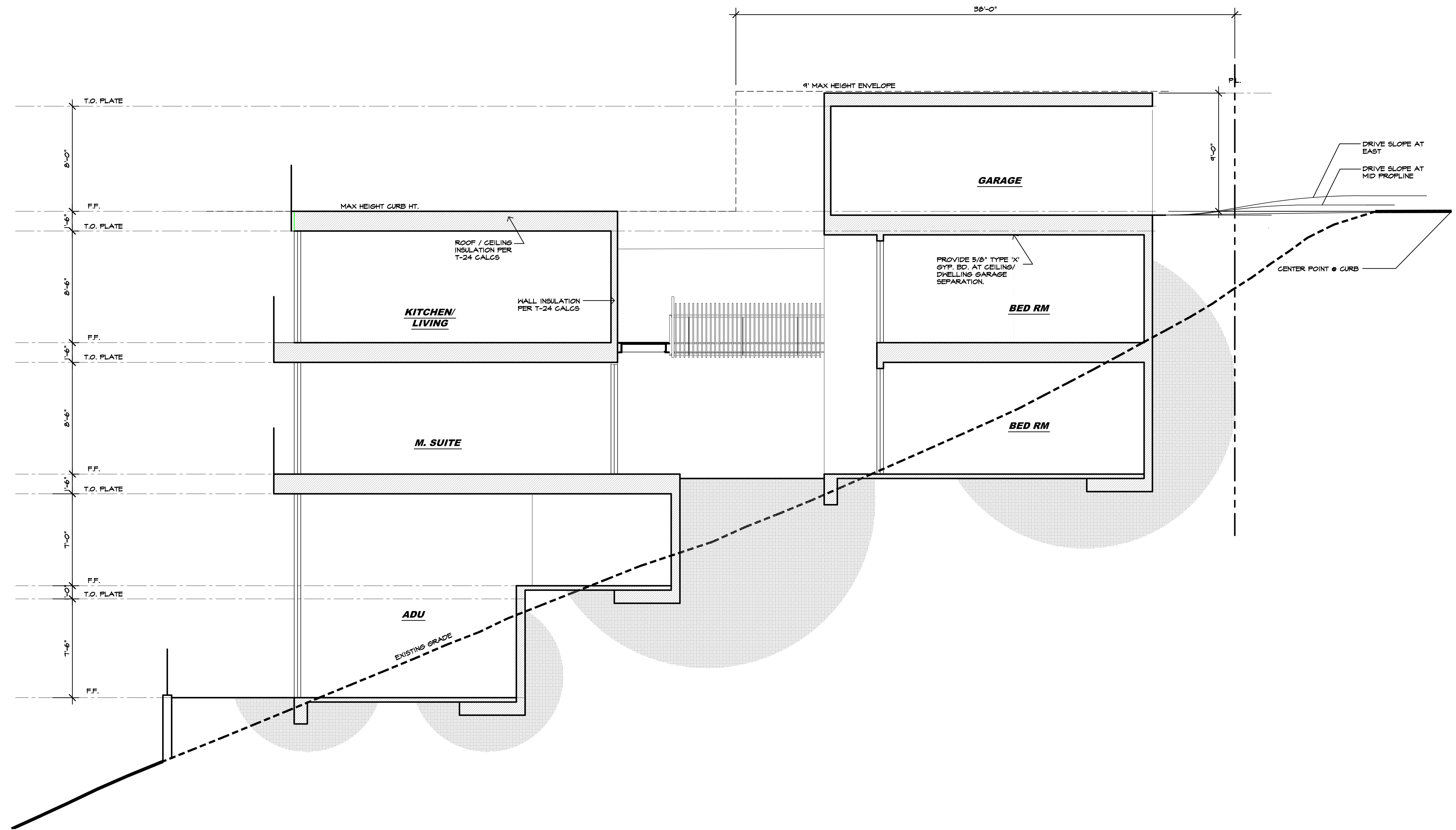


JUSTIN BREYVOORT  
 (000) 000 - 0000  
 237 E MONTREAL ST.  
 LOS ANGELES, CA 90293

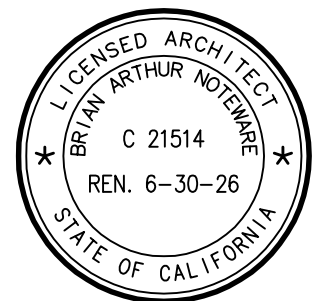
SHEET TITLE: EXTERIOR ELEVATIONS	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

BRIAN NOTEWARE AIA  
 ARCHITECT INC.  
 2800 28TH ST. # 160 SANTA MONICA, CA 90405  
 PH: (310)452-5500 PH: (310)452-5444 FAX: (310)452-7470

ARCHITECTURE • ENGINEERING  
 PLANNING • DEVELOPMENT



SECTION 'A'  
1/4" = 1'-0"

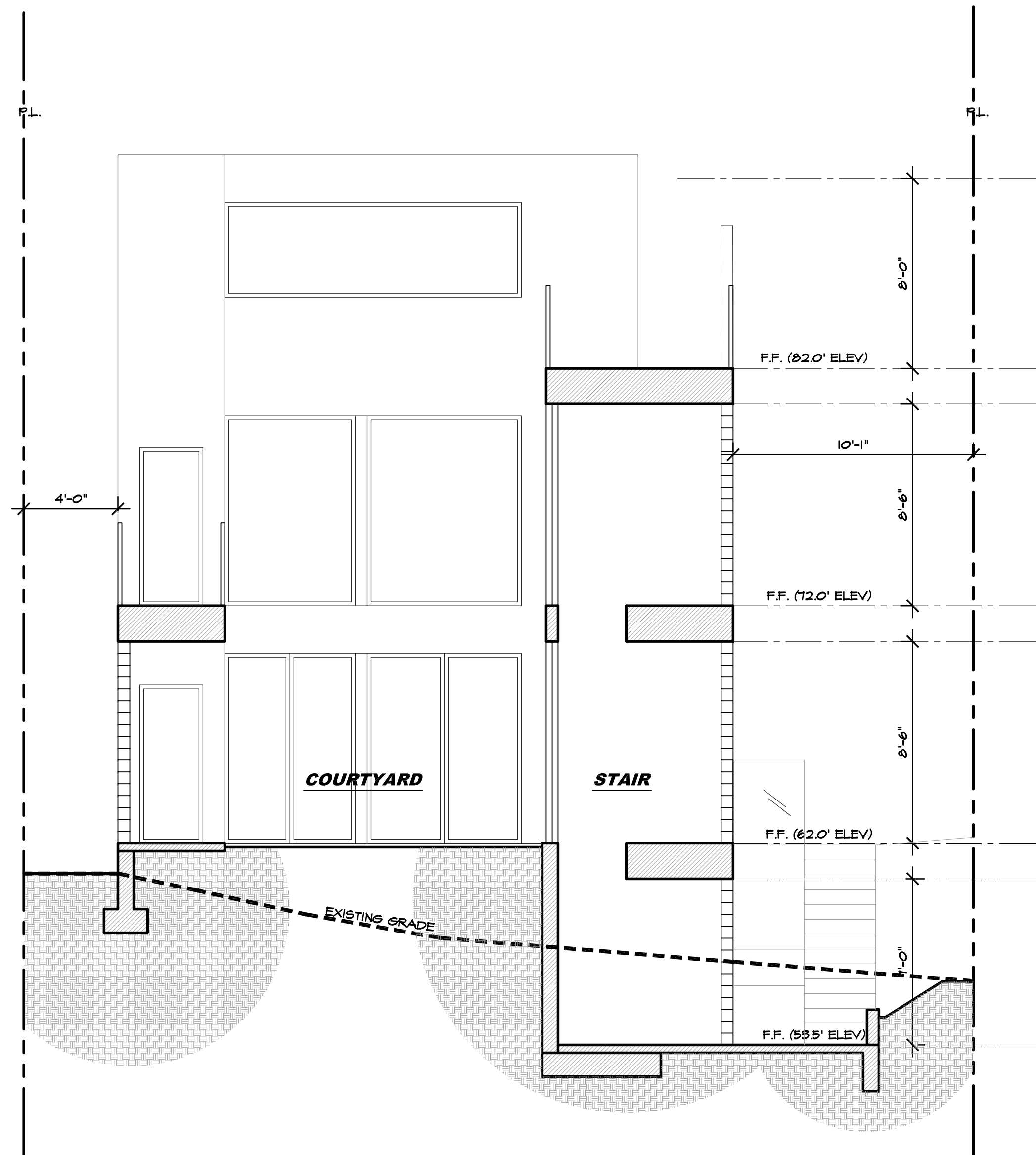


JUSTIN BREYOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293

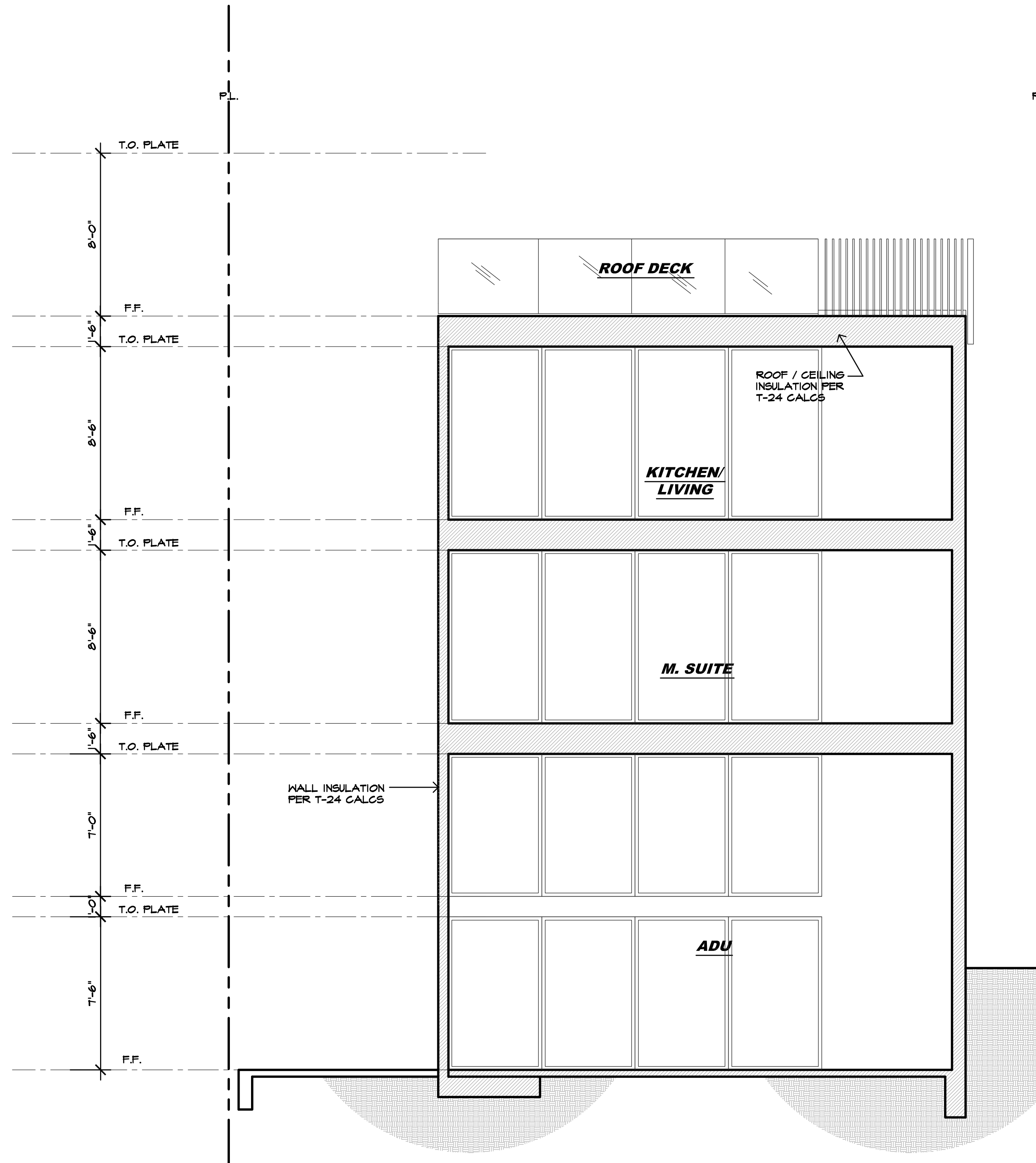
SHEET TITLE:	BUILDING SECTIONS
JOB NO.:	REVISIONS:
DATE:	
DRAWN BY:	

BRIAN NOTEWARE AIA  
ARCHITECT INC.

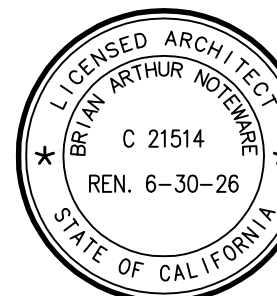
ARCHITECTURE • ENGINEERING  
PLANNING • DEVELOPMENT  
2800 28TH ST., # 160 SANTA MONICA, CA 90405  
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470



SECTION 'C'  
1/4" = 1'-0"



SECTION 'B'  
1/4" = 1'-0"



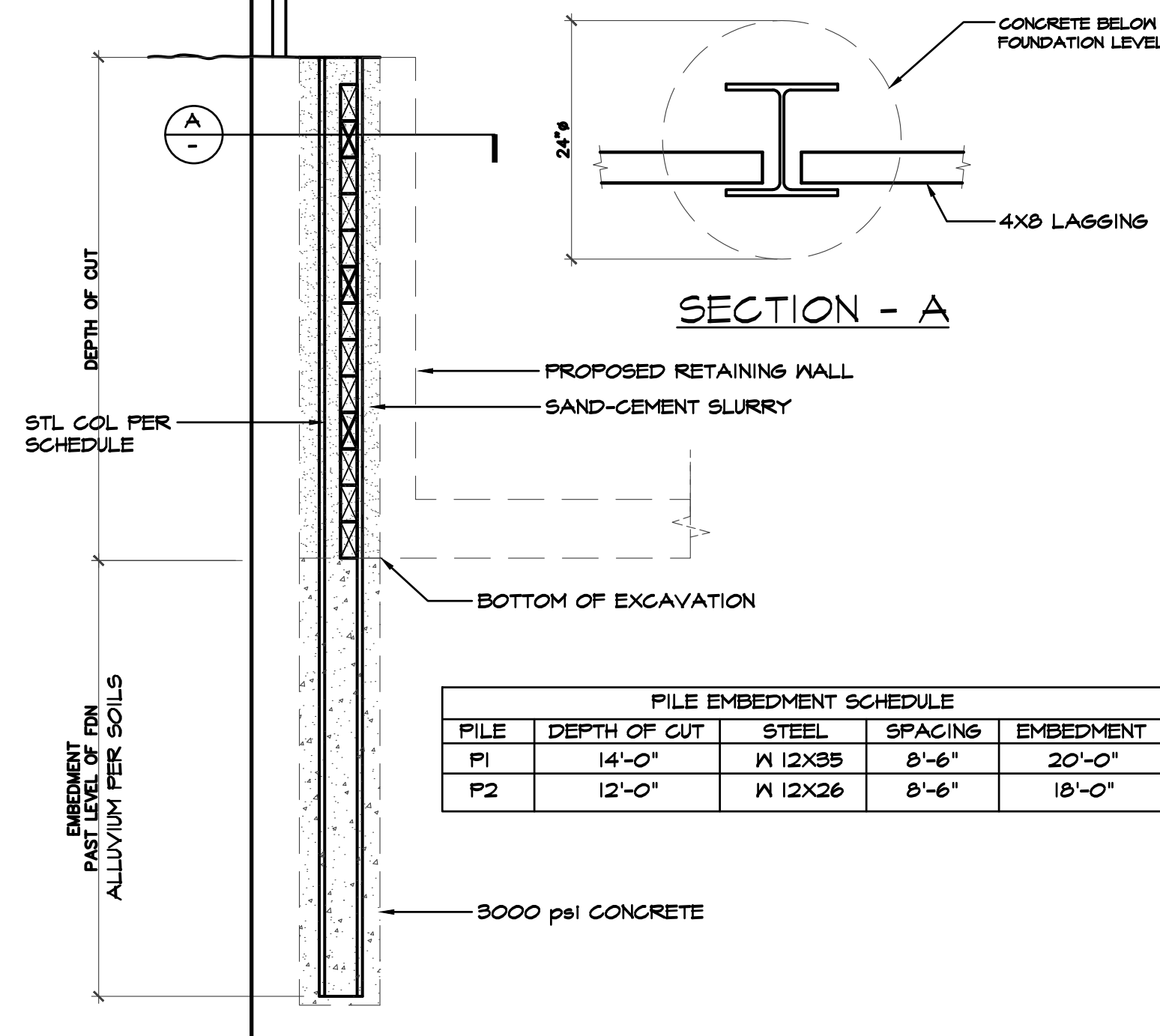
JUSTIN BREYVOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293

SHEET TITLE: BUILDING SECTIONS	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

BRIAN NOTEWARE AIA  
ARCHITECT INC.

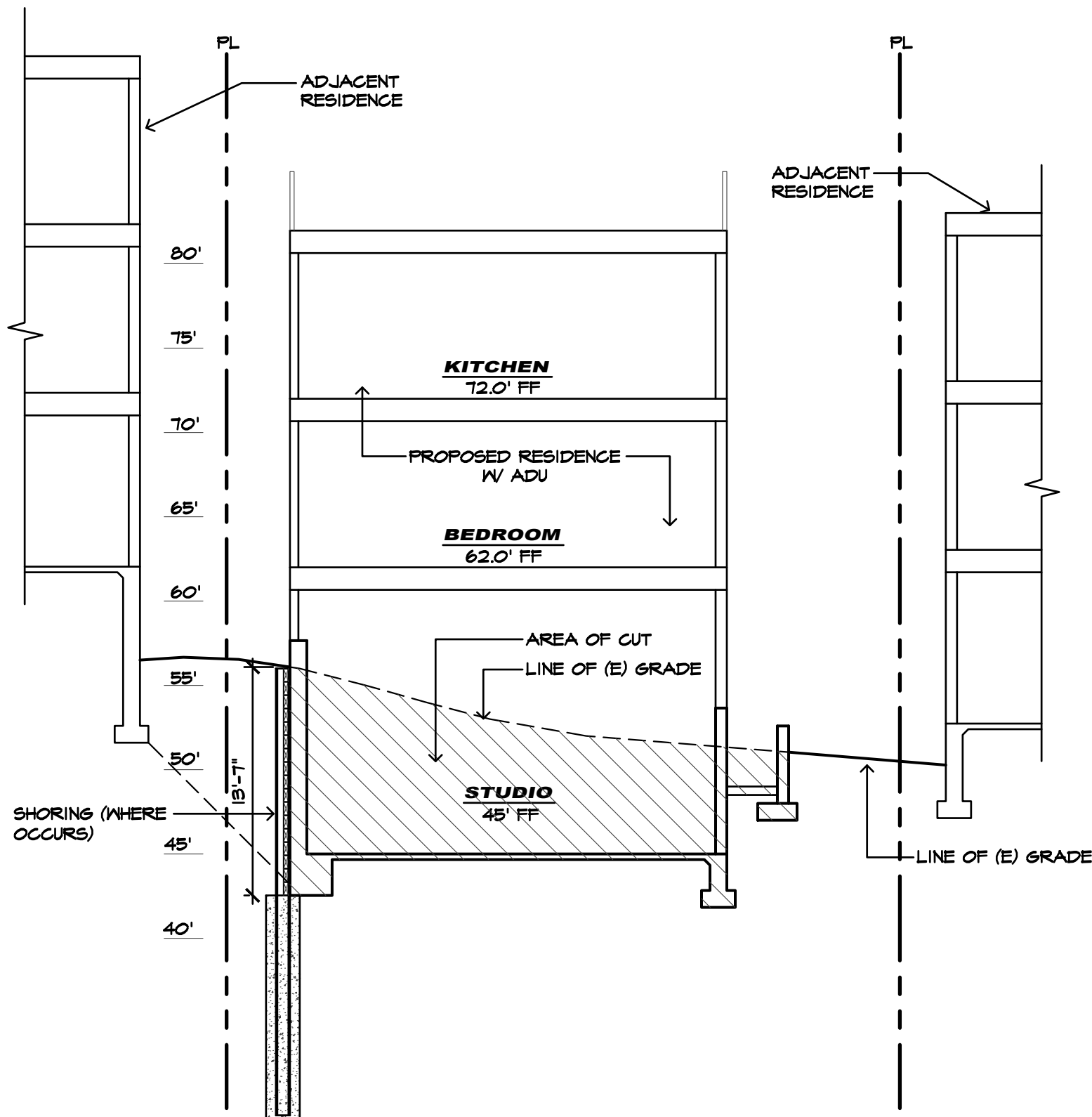
ARCHITECTURE • ENGINEERING  
PLANNING • DEVELOPMENT  
2800 28TH ST. # 160 SANTA MONICA, CA 90405  
PH: (310) 452-6500 PH: (310) 452-5444 FAX: (310) 452-7470

**SEQUENCE OF OPERATIONS**  
 A. DRILL HOLE  
 B. INSERT STEEL BEAM  
 C. POUR 3000 PSI CONCRETE UP TO THE LEVEL OF FOUNDATION  
 D. POUR SAND-CEMENT SLURRY TO EXISTING GRADE (TOP OF SHAFT)  
 E. START EXCAVATION ONLY AFTER CONCRETE HAS CURED 7 DAYS. EXCAVATION TO 5 FEET BELOW EXISTING GRADE IS ACCEPTABLE AFTER THE SLURRY HAS CURED 24 HOURS.  
 F. CHIP SLURRY CONCRETE AND REMOVE DIRT AT INCREMENT OF 4" MAX.  
 G. INSERT 2X12 LAGGING BOARDS AS NECESSARY  
 H. REPEAT STEP E. TO G. TO THE FOUNDATION LEVEL

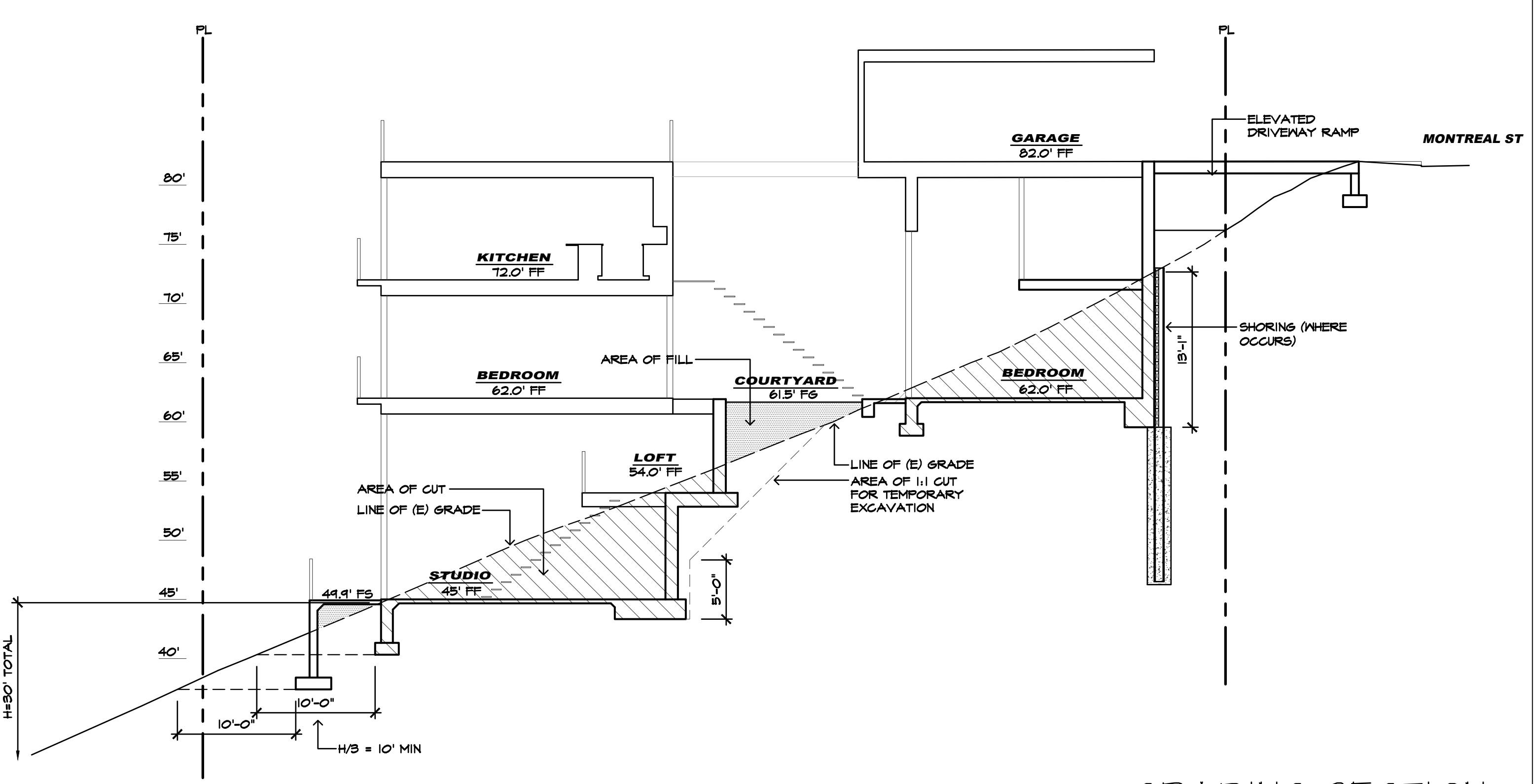


**SHORING DETAIL**  
 1/8" = 1'-0"

PILE EMBEDMENT SCHEDULE				
PILE	DEPTH OF CUT	STEEL	SPACING	EMBEDMENT
P1	14'-0"	W 12X95	8'-6"	20'-0"
P2	12'-0"	W 12X26	8'-6"	18'-0"



**GRADING SECTION**  
 1/8" = 1'-0"



**GRADING SECTION**  
 1/8" = 1'-0"

**GENERAL GRADING NOTES:**

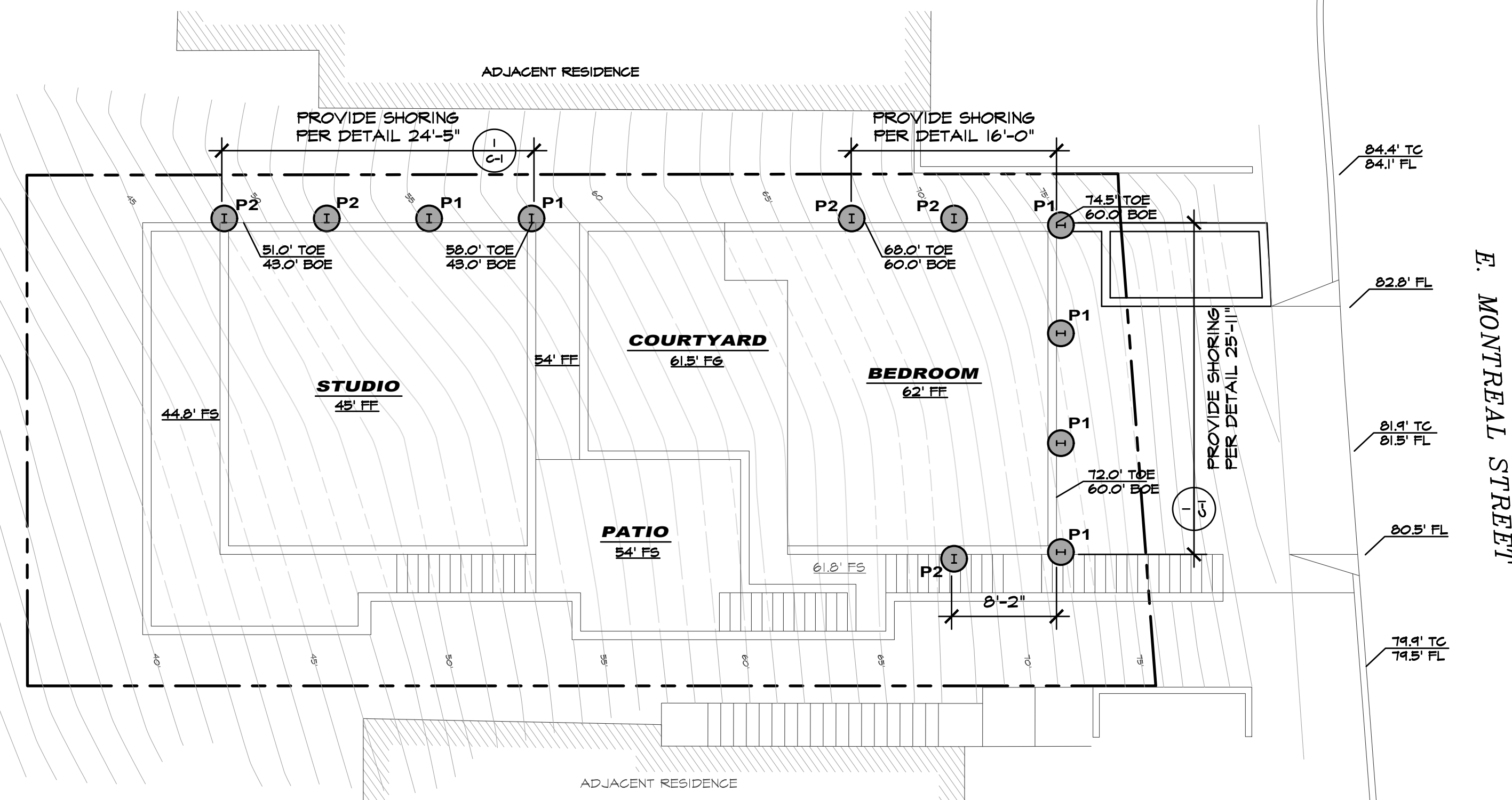
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. Sec.41.1012.1-
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. Sec.41.1013.3-
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.-
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 mm REQUIRE 95% COMPACTION. Sec.41.1013.5-
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (3200 C1) Sec.41.1007.1-
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

**GRADING LEGEND:**

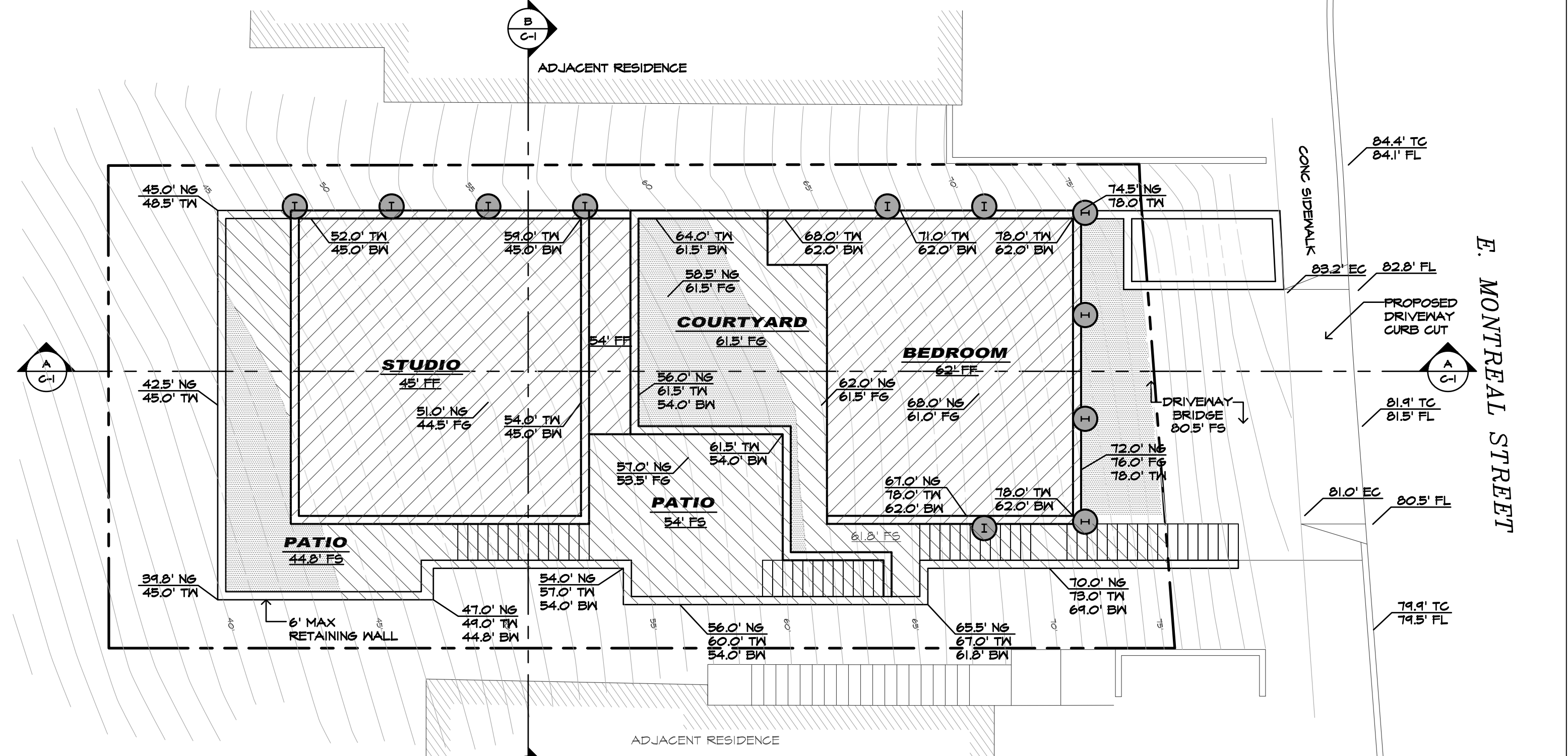
- AREA OF CUT
- AREA OF FILL
- AREA OF CUT FOR CAISSON

**GRADING QUANTITIES:**

CUT (BUILDING FOOTPRINT)	311 CY
CUT (PATIO AREAS)	53 CY
CUT (CAISSONS)	14 CY
FILL (PATIO AREAS)	32 CY
TOTAL EXPORT	340 CY
LOT AREA	3,456 SF



**SHORING PLAN**  
 1/8" = 1'-0"

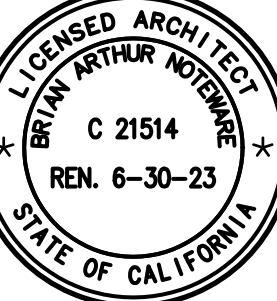


**GRADING PLAN**  
 1/8" = 1'-0"

ARCHITECTURE ENGINEERING PLANNING DEVELOPMENT  
**BRIAN NOTEWARE AIA**  
 ARCHITECT INC.  
 2800 28th ST # 160  
 SANTA MONICA, CA 90405  
 PH: (310)452-5444  
 PH: (310)452-6500  
 FAX: (310)452-7470

SHEET TITLE: GRADING PLAN  
 JOB NO:  
 DATE:  
 DRAWN BY:  
 REVISIONS:

JUSTIN BREYVOORT  
 237 MONTREAL ST.  
 LOS ANGELES, CA



**C-1**

**Legend**

- Proposed Retaining Wall Locations
- Qos Old Sand Dune Deposits
- Qsp San Pedro Formation
- B1 Approximate Location of Boring

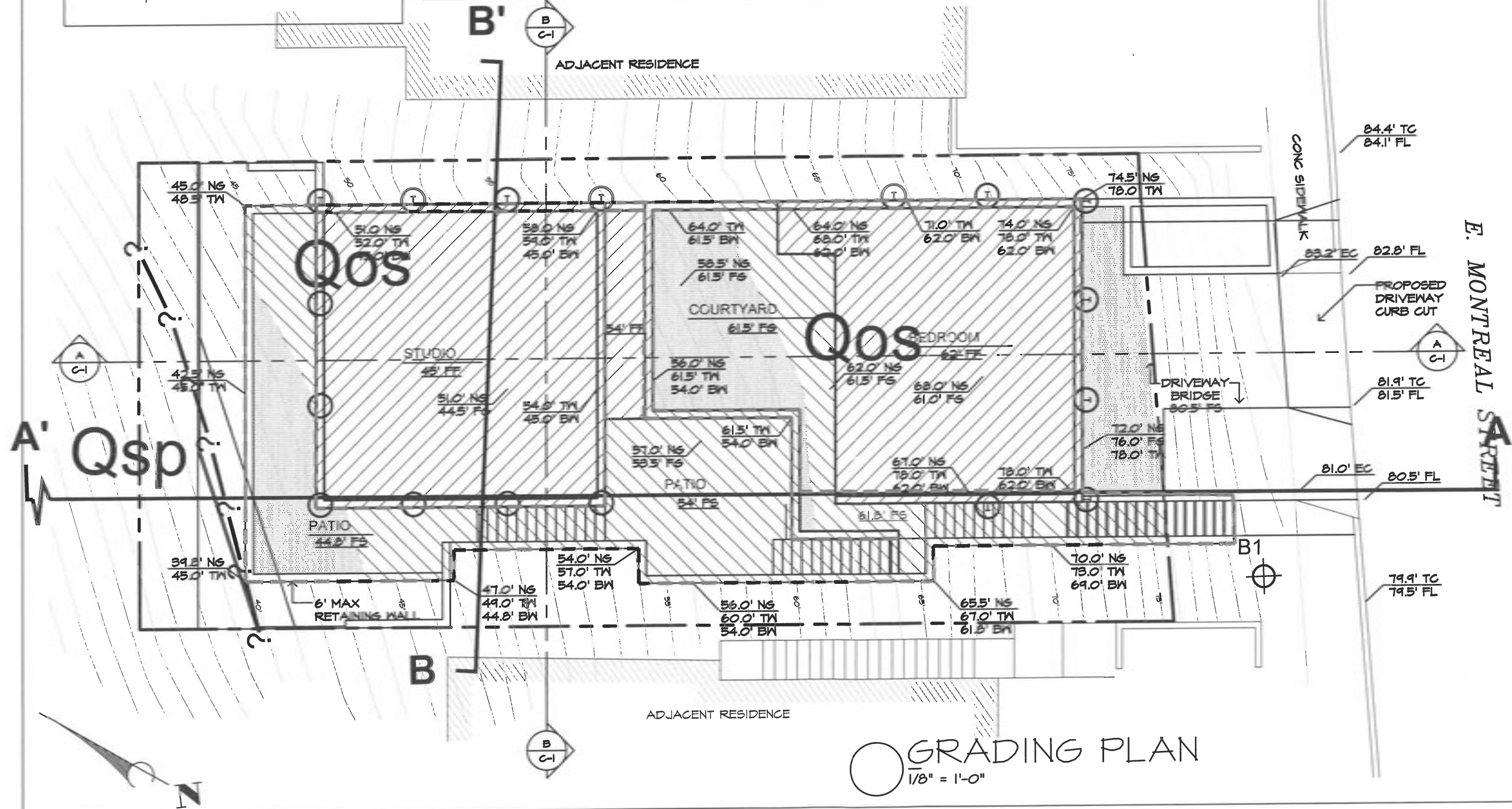
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. Sec.91.1019.9~
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.~
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 mm REQUIRE 95% COMPACTION. Sec.91.1011.3~
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [200 CY] Sec.91.1007.1~
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

AREA OF FILL

AREA OF CUT FOR CAISSON

**GRADING QUANTITIES:**

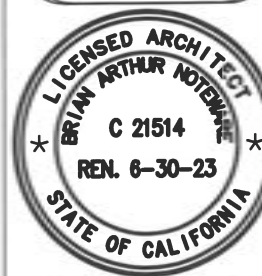
CUT (BUILDING FOOTPRINT)	311 CY
CUT (PATIO AREAS)	53 CY
CUT (CAISSONS)	19 CY
FILL (PATIO AREAS)	35 CY
TOTAL EXPORT	348 CY
LOT AREA	3,456 SF



SHEET TITLE: G1  
JOB NO:  
DATE:  
DRAWN BY:

**RECEIVED**  
CITY OF LOS ANGELES  
JUL 02 2025  
CITY PLANNING  
PROJECT PLANNING

JUSTIN BREVOORT  
237 MONTREAL ST.  
LOS ANGELES, CA

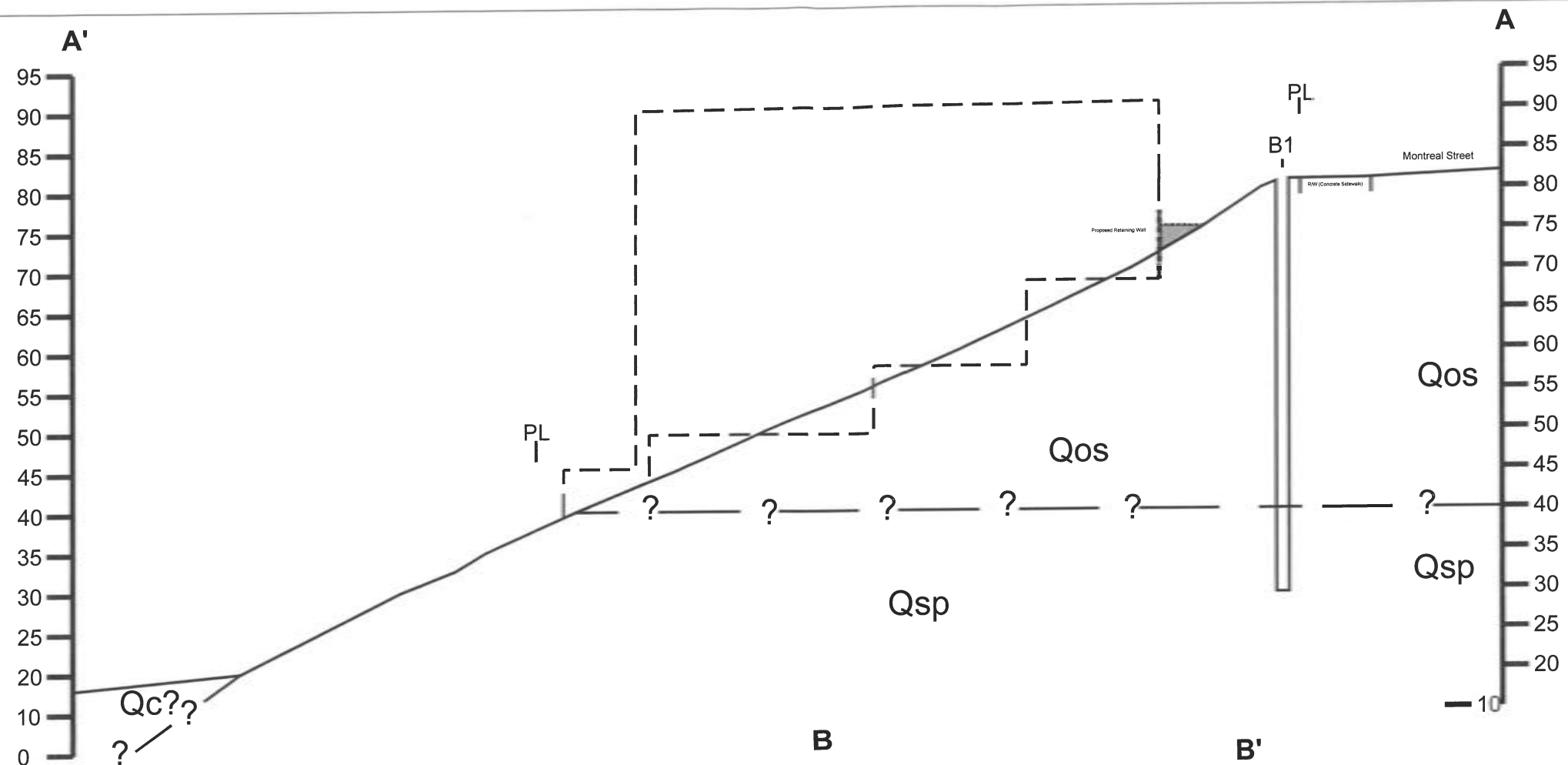


C-1

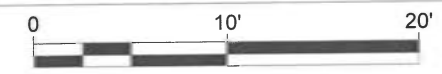
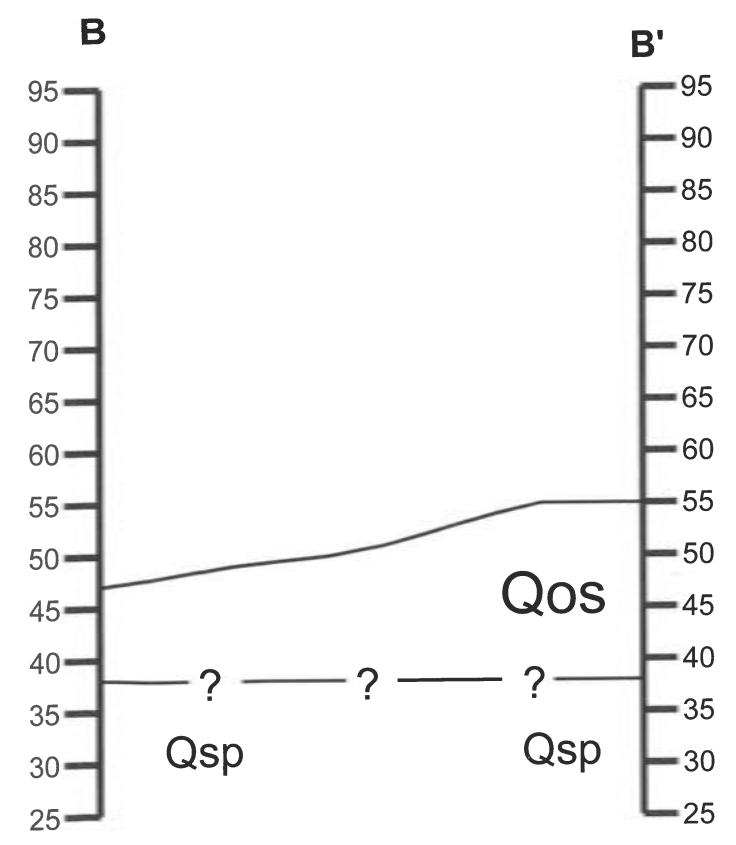


Geotechnical Map  
237 Montreal Street  
Los Angeles, California

APCW-2022-3943-JPE-09  
RMA Job No: 07-210735-2  
Report Date: 4/2025  
Prepared By: JAR



- Explanation**
- Existing
  - - - Proposed
  - ? — Geologic Contact (Queried where Uncertain)
  - Qc? Clay and Sand of Predeveloped Marshlands
  - Qos Old Sand Dune Deposits
  - Qsp San Pedro Formation



APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT C**

Environmental Clearance

ENV-2022-3944-CE

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT C.1**

Notice of Exemption

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS <b>APCW-2022-3943-SPE-CDP-MEL-HCA</b>	SCH NUMBER
---	------------

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER <b>ENV-2022-3944-CE</b>
--	--

PROJECT TITLE <b>237 E Montreal St.</b>	COUNCIL DISTRICT <b>CD-11</b>
--	----------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>237 East Montreal Street, Playa Del Rey, 90293</b>	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: Construction of a new four-story, 2,452 square-foot single-family dwelling with attached 2-car garage with attached 742 square-foot ADU, basement, patio, courtyard, roof deck, two retaining walls, on-grade stairs, and elevated driveway. The project involves grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.	<input type="checkbox"/> Additional page(s) attached.
--	---

NAME OF APPLICANT / OWNER: <b>Justin Brevoort</b>
--

CONTACT PERSON (If different from Applicant/Owner above) <b>Gregory Shoop</b>	(AREA CODE) TELEPHONE NUMBER   EXT. <b>(714) 608-5047</b>
--	--

<p>EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)</p> <p style="text-align: center;">STATE CEQA STATUTE &amp; GUIDELINES</p> <p><input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____</p> <p><input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u><b>15303 (Class 3)</b></u></p> <p><input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) ) _____</p>
---

JUSTIFICATION FOR PROJECT EXEMPTION:	<input type="checkbox"/> Additional page(s) attached
--------------------------------------	--

The Class 3 Categorical Exemption allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This includes (a) one single-family residence, or a second dwelling unit in a residential zone; and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project consists of the construction of one single-family dwelling and one ADU (second dwelling unit) in a residential zone, and will include a garage, patio, roof deck, two retaining walls, on-grade stairs, and an elevated driveway. Therefore, this project is eligible for this exemption.

a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The proposed project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is located within a Methane Zone, a Special Grading Area (BOE Basic Grid Map A-13372), Flood Zone X (areas of minimal flood hazard), and approximately 7.75 kilometers from the Palos Verdes Fault Zone, and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of “sensitive” locations. The RCMs will reduce any potential impacts to less than significant and have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all grading applications within a Special Grading Area require the submittal of a Geology

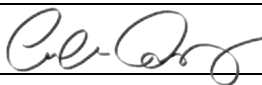
and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 14, 2025 (Log No. 123442-01). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project must comply with the other applicable provisions of the Coastal Bluffs Specific Plan. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location. The project site is an undeveloped lot within the Coastal Zone. The Applicant provided an Owner's Declaration of Biological Resources, dated June 24, 2024, stating that no known biological resources are contained on the site, and a Tree Disclosure Statement, dated June 24, 2024, stating that no protected trees or shrubs are contained on the site. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*  
The proposed project is consistent with the type of development permitted for the area zoned R1-1 and designated for Low Residential land uses. The proposed project includes the construction of a new single-family dwelling with an attached ADU in an urbanized area, including an attached garage with space for two vehicles, patios and balconies, retaining wall(s), and on-grade stairs, and will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.). Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.
- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*  
The Project proposes to construct a new single-family dwelling with attached ADU in an area zoned and designated for such development. All adjacent lots are developed with single-family or multi-family dwellings or small commercial and mixed-use buildings with surface parking, and the subject site is of a similar size and slope to nearby properties. The Project proposes to be 3,194 square feet on a site that is permitted to have a maximum Floor Area of 6,387 square feet. This type of project is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.
- d) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*  
The only State Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located about 9.4 miles southeast of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated State Scenic Highway, and this exception does not apply.
- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*  
The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code, and the building permit history does not indicate that the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.
- f) *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*  
The subject site is undeveloped and has not been identified as a potential historic resource or within a historic district by the City (SurveyLA, 2015), the project site is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM). Therefore, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE Caelan Rafferty	 STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Specific Plan Exception, Coastal Development Permit, Mello Act Compliance Review	

DISTRIBUTION: County Clerk, Agency Record

Rev. 1-30-2025

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT C.2**

LADBS Geology and Soils Approval  
Letter

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
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LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

## GEOLOGY AND SOILS REPORT APPROVAL LETTER

May 14, 2025

LOG # 123442-01  
SOILS/GEOLOGY FILE - 2

Justin Brevoort  
518 Richmond Street  
El Segundo, CA 90245

TRACT: TR 8557  
BLOCK: 17  
LOT: 37  
LOCATION: 237 E. Montreal Street

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	07-210735-1	04/15/2025	RMA GeoScience
Oversized Doc(s).	''	''	''

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	123442	11/14/2022	LADBS
Geology/Soils Report	21G-0735-0	04/08/2022	RMA GeoScience

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed four-story residence and roof deck. The lower floor levels will be partially subterranean. Retaining walls ranging up to 7 feet in height are proposed for the partially subterranean floor levels.

The subject property is vacant and generally undeveloped. A slope descends to the northwest about 60 feet in height from Montreal Street to the subjacent building pad at gradients of about 1½:1 to 2½:1 (H:V). Subsurface exploration performed by the consultant consisted of one hollowstem-auger boring to a maximum depth of 51½ feet. The earth materials at the subsurface exploration locations consist of sand dune deposits underlain by San Pedro Formation.

The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on properly placed fill (see pgs. 7 & 10 of the 04/08/2022 report) and/or native undisturbed soils.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at [dbs.lacity.gov](http://dbs.lacity.gov).)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).

1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period (7006.7.5).
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
11. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department and obtained approval (7008.2).
12. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet, whichever is greater (7011.3).
13. Existing uncertified fill, if any, shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
14. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

15. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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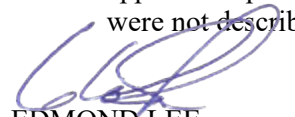
16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
17. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
18. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties, and/or public ways. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
19. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
20. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
21. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
22. Unsurcharged temporary excavations may be cut vertical up to 5 feet. Excavations over 5 feet shall be shored, as recommended.
23. Unsurcharged temporary excavations may be trimmed back at a gradient not exceeding 1:1, as recommended on page 3 of the 04/15/2025 report.
24. Shoring shall be designed for the lateral earth pressures specified on page 4 of the 04/15/2025 report. All surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
25. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a

- maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
  27. All foundations shall derive entire support from native undisturbed soils or a blanket of properly placed fill, as recommended and approved by the geologist and soils engineer by inspection.
  28. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
  29. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3).
  30. Continuous footings shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing, as recommended.
  31. Pile, caisson, and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
  32. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to the upper 5 feet of earth materials, as recommended on page 8 of the 04/08/2022 report.
  33. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock, or as recommended in the soils report, whichever is greater.
  34. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
  35. Existing uncertified fill, if any, shall not be used for lateral support of deep foundations (1810.2.1).
  36. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
  37. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
  38. Retaining walls shall be designed for the lateral earth pressures specified in the section titled “Retaining Walls” starting on page 8 of the 04/08/2022 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
  39. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 9 of the 04/08/2022 report (1803.5.12).

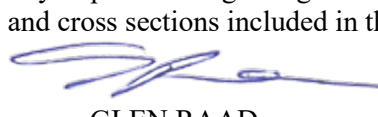
Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

40. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 9 of the 04/08/2022 report. All surcharge loads shall be included into the design. (1610.1)
41. Retaining walls at the base of ascending slopes shall be provided with freeboard.
42. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
43. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
44. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
45. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
46. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
47. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
48. The structure shall be connected to the public sewer system per P/BC 2020-027.
49. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
50. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
51. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
52. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
53. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent undisturbed native soil in a written field memorandum. (1803.5.5, 1705.1.2)

54. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
55. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9).
56. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
57. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
58. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
59. A supplemental report shall be provided to the Grading Division for review in the event that any deviation is made to the currently proposed project configuration, as presented and shown on the plans and cross sections included in the approved reports. This shall include any changes to the scope of the development, such as, but not limited to: the relocation and/or changes in the size or number of stories of any of the proposed structures; the inclusion of any additional habitable or non-habitable structures or means of ingress or egress that were not specifically addressed in the approved reports; and/or additional temporary or permanent grading for construction purposes that were not described or shown on the plans and cross sections included in the approved reports.



EDMOND LEE  
Engineering Geologist I



GLEN RAAD  
Geotechnical Engineer I

Log No. 123442-01  
213-482-0480

cc: RMA GeoScience, Project Consultant  
WL District Office

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# **EXHIBIT C.3**

Tree Disclosure Statement



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 237 MONTREAL ST. PLAZA DELREY CA  
 Date of Field Visit: 8-24-2024 90293

Does the property contain any of the following protected trees or shrubs?

- Yes (Mark any that apply below)
  - Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
  - Southern California Black Walnut (*Juglans californica*)
  - Western Sycamore (*Platanus racemosa*)
  - California Bay (*Umbellularia californica*)
  - Mexican Elderberry (*Sambucus mexicana*)
  - Toyon (*Heteromeles arbutifolia*)

No

Does the property contain any street trees in the adjacent public right-of-way?

Yes  No

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

Yes  No

Does the project occur within the Coastal Zone and contain any of the following trees?

Yes (Mark any that apply below)

- Blue Gum Eucalyptus (*Eucalyptus globulus*)
- Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- Other Eucalyptus species

No

Have any trees or shrubs been removed in the last two years?

Yes  No

If Yes, were any protected species (as listed in Ordinance No. 186,873)?

Yes  No

If Yes, provide permit information: \_\_\_\_\_

### Tree Expert Credentials (if applicable)

Name of Tree Expert: \_\_\_\_\_

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: \_\_\_\_\_

### Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) JUSTIN BREVOORT

Owner Signature 

Date 6-24-24

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# **EXHIBIT C.4**

Owner's Declaration of Biological  
Resources



OWNER'S DECLARATION OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: 6-24-24

Project Address or APN(s)<sup>1</sup>: 237 MONTREAL ST. PLAY DEL REY CA 90293

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

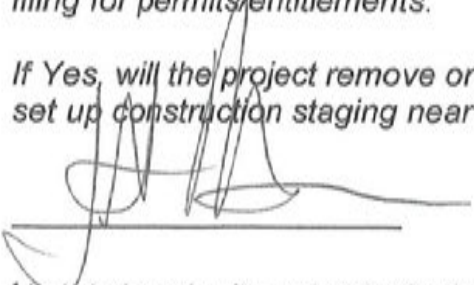
- Yes. The project site contains one or more of the following biological resources: (Check all that apply)
  - Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
  - Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
  - Other sensitive/special resources requiring additional review: (Describe below)

\_\_\_\_\_  
\_\_\_\_\_

No. The project site does not contain any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

If Yes, will the project remove or possibly affect any of the above marked biological resources (e.g., set up construction staging near tree trunks)?

  
\_\_\_\_\_

<sup>1</sup> Include the entire site, not just the development footprint.

**Yes.** The project will require biological resources analysis (Biological Resources Report) by a Qualified Biologist. (See Appendix A)

**No.** The project site will not remove or possibly affect any of the above biological resources.

*If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.*

**Owner's Declaration**

I own the property located at 237 MONTREAL ST PLAZA DGC RDY CA 90293  
have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) JUSTIN BREVOORT

Owner Signature [Signature]

Date 6-25-24

**Notary Acknowledgment**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California  
County of Los Angeles

On June 25, 2024 before me, Michael Ohannesian, Notary Public  
(insert name and title of the officer)

Personally appeared Justin Brevoort, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the — person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



## APPENDIX A - REFERENCES

**Qualified Biologist.** A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

### Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

### Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menziesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

## APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement

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# **EXHIBIT D**

Neighborhood Compatibility Study,  
submitted September 16, 2024

## **BACKGROUND – APCW-2022-3943-SPE-CDP-MEL-HCA**

### **Project Description**

The proposed project is the construction of a 3523 square foot; 49 feet 11 inches in height; four (4)-story single family dwelling with an attached Accessory Dwelling unit (ADU) on a vacant down-sloping lot located at 237 Montreal Street, Playa Del Rey. The property is located within Subarea 3 of the Coastal Bluffs Specific Plan.

The main house will contain 2,453 square feet of floor area and the ADU will contain 742 square feet of floor area.

According to the grading plan the foundation supporting the house will be using a combination of caissons, deepen footings for the retaining walls/house footings, and the excavation of the lowest level of the slope that is needed to accommodate the proposed ADU. The retaining walls are not freestanding as they will be constructed as part of the house foundation.

The project will require a cut of 388 cubic yards of earth and a fill of 40 cubic yards of earth. The remaining 348 cubic yards of earth will be exported offsite. A Haul Route permit is not required.

The project is required to comply with the Conditions of Approval that will be imposed by the Grading Division of the Department of Building and Safety (DBS), once the Geology and Soils Report (log no. 123442) has been completed and accepted by Grading.

It should be noted that the subject property is one of eight lots located within Subarea 3 that fronts Montreal Street. The remaining seven lots were developed between the years 1954 to 1975, well before the adoption of both the Coastal Bluff Specific Plan (1994) (Specific Plan) and the State Coastal Act (1976). The applicant of the proposed project has a legal right to build a single-family dwelling with an ADU at 237 Montreal Street in Playa Del Rey, as the property is zoned R-1-1 and designated for Low Residential Land Use within the Westchester-Playa del Rey Community Plan.

## **Site and Surrounding Neighborhood Characteristics**

The subject property is a steep down-sloping, irregularly shaped lot that fronts Montreal Street. The property is comprised of one parcel with a total area of 3,456.2 square feet. The subject property has a frontage of 40.9 feet along Montreal Street and a lot depth of 88.09 feet. The slope of the lot from the front property line to the rear property line is 45% with a 39-foot elevation drop as measured from the front property line to the rear property line. Compared to a standard R1 lot with a lot area of 5,000 square feet, a lot width of 50 feet, and a lot depth of 100 feet, the subject lot is substandard, which makes development of the proposed project challenging. The subject property is zoned R-1-1 and designated for Low Residential Land Use within the Westchester-Playa del Rey Community Plan.

A survey conducted by the applicant's surveyor indicates that the front property line of the subject lot is at least 16 feet 11 inches from the edge of the sidewalk. In addition, the subject property's front property line has a six-foot elevation drop downward from the sidewalk. The portion of the lot below the edge of the sidewalk to the front line of the applicant's property is a City right-of-way.

The subject property is in a Dual Permit Jurisdiction Area of the California Coastal Zone and is required to obtain a local Coastal Development Permit (CDP), as well as a State Coastal Permit. The subject property is also subject to the provisions of the Coastal Bluffs Specific Plan relative to Subarea 3 and the Los Angeles Coastal Transportation Corridor Specific Plan. The subject property is in the designated Bureau of Engineering Special Grading Area and within a Very High Fire Hazard Severity Zone. The subject property is located 7.7 kilometers from the Palos Verdes Fault Zone. The subject property is not located within a Landslide or Liquefaction Area.

The larger area of surrounding properties is zoned R1-1 and developed with similar single-family dwellings ranging from one to three stories in height. The surrounding properties are also characterized by sloping topography.

The existing 7 homes located along Montreal Street (Subarea 3) were built prior to the adoption of the Coastal Bluff Specific Plan Regulations (Specific Plan Regulations). So, the builders did not have to comply with these Regulations requiring a five-foot minimum front-yard setback and a maximum height of 9 feet for the first 38 feet of the dwelling, as measured from the front property line, as well as an overall 45-foot height maximum.

These seven lots have variable front-yard setbacks from one foot to three feet in depth; one of the houses located westerly of the subject site is two stories in height and exceeds the 9-foot height limitation within the first 38 feet of the dwelling, which is currently required by the Specific Plan Regulations.

### **Content and Character Analysis.**

Section 30251 of the Coastal Act states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. A recent Department of City Planning policy requirement that will assist the Planning Department in reaching its findings addressing section 30251 of the Coastal Act, requires the applicant to submit a Content and Character Analysis which will provide information about the massing and scale of the proposed project and whether these are consistent and compatible with the character and massing of the existing neighborhood homes.

In examples provided by staff this analysis is required to include in the study area both sides of a neighborhood block. However, the examples given by staff show that this sample study area within the Venice Coastal Community is flat on both sides of the block. The subject property, as well as the entire block face located northerly of Montreal Street, are located on steeply down-sloping lots. Homes located southerly of Montreal Street are located on steep up-sloping lots. The northerly lots are located in Subarea 3 of the Specific Plan and the southerly lots are located in Subarea 1. Each Subarea has different height restrictions, side-yard setbacks, and lot coverage standards. The results of a Content and Character Analysis studying both sides of Montreal Street which are in different Subareas, and have different development standards, as is the situation with this project, are comparing apples and oranges.

As shown in Exhibit D, the proposed project is consistent with the massing of the homes on the northerly side of Montreal Street (Subarea 3). The proposed house is required to provide a 5-foot front yard setback, whereas the remaining seven homes have front yard setbacks which vary from one foot to three feet in depth.

In addition, Exhibit D indicates that approving the Specific Plan Exception to allow the height of the project's first 38 feet to be measured from the midpoint at the top of the curb height (datum point 82'-0), instead of the midpoint of

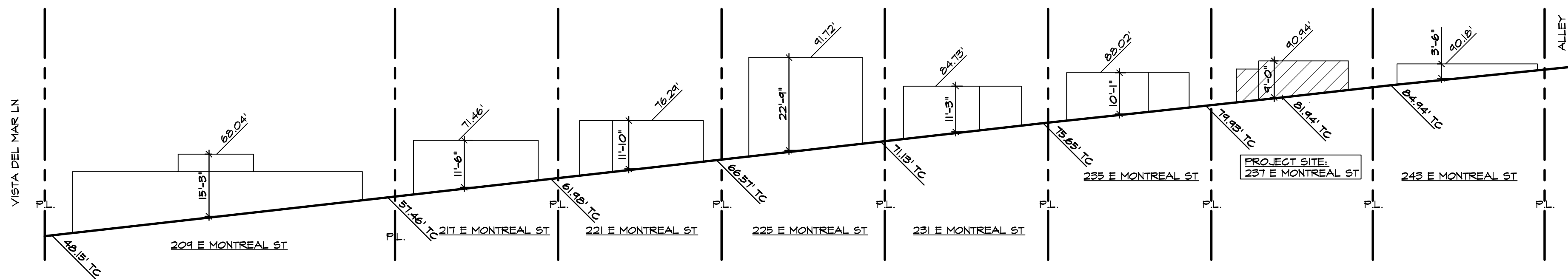
the front property line (datum point 76'-0), is compatible with the massing and height of the seven other properties.

The project's surveyor measured the height of the seven existing homes and the proposed home from the midpoint of the lot at the top of the curb. According to the surveyor's chart listed on Exhibit D, the height of the proposed house at nine feet for the first 38 feet as measured from the midpoint at the top of the curb is lower in height by one foot to 13 feet 9 inches than the seven existing homes included in the study. It is clear, when viewing the photograph of the proposed house superimposed on the photograph in Exhibit D, that the proposed house is compatible with the existing heights and massing of the north block face.

The view of the proposed home from Culver Drive as depicted in the photograph in Exhibit D shows that the proposed home will be consistent and compatible with the existing four-story homes along the Bluff. In addition, as depicted on Exhibit E, the overall 49-foot 11-inch height of the proposed home is no higher than the homes located on the east and west side of the proposed home.

The viewsheds from private property are not protected either by the State Coastal Act or the City of Los Angeles Municipal Code. Section 30251 of the State Coastal Act "states that 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 landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas." This section has been interpreted to **only** protect public viewsheds such as a viewshed from a scenic turnout.

As depicted in the attached Exhibit D (Content and Character Analysis), the requested two Specific Plan Exceptions will not impact the public viewshed because the proposed house will be following the downslope topography, and the front of the house will be lower than the existing homes along the northerly side of Montreal Street. Montreal Street is a 60-foot-wide local street that has street parking along both sides, and therefore, there is no public scenic turnout.



ADDRESS #	HEIGHT FROM MIDPOINT
245	9'-6"
237	9'-0"
235	10'-1"
231	11'-3"
225	22'-4"
221	11'-0"
217	11'-6"
209	15'-3"

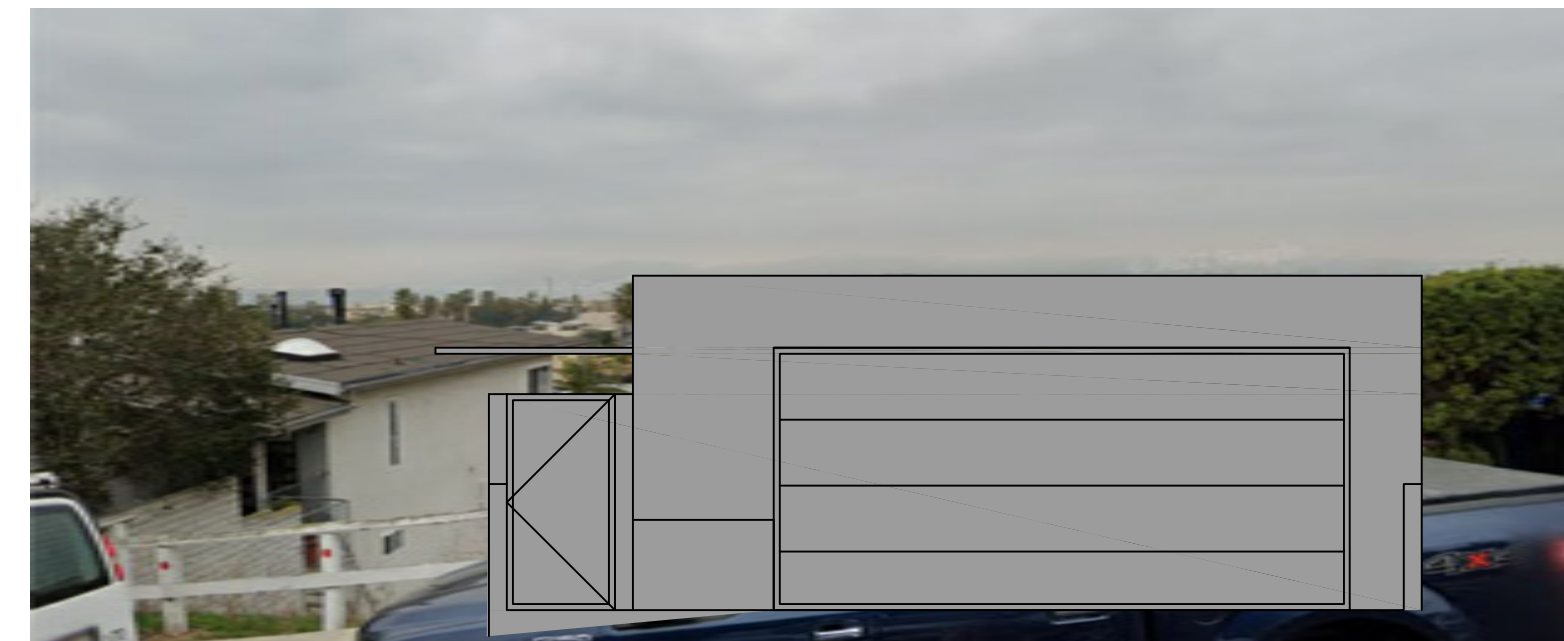
STREET VIEW HEIGHT DIAGRAM  
1"=20'



231 E MONTREAL ST



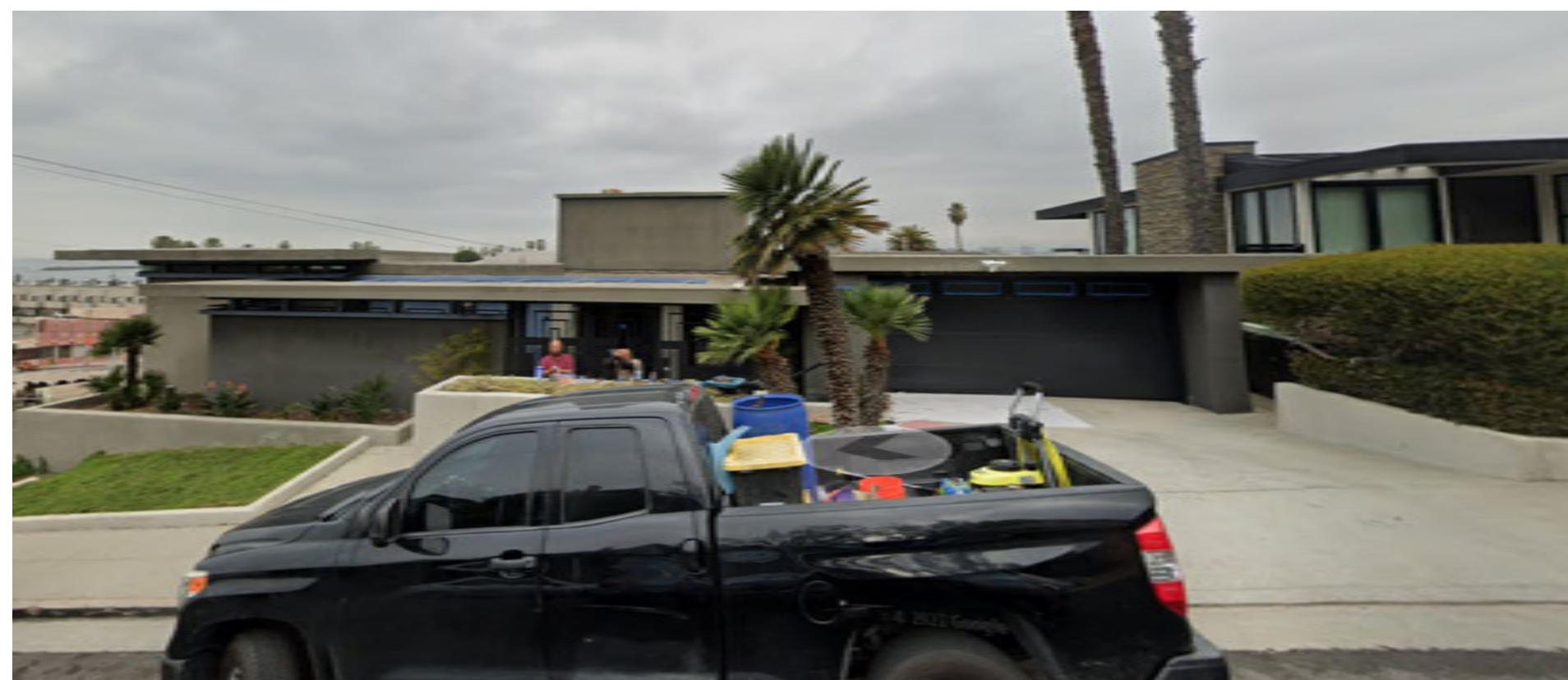
235 E MONTREAL ST



PROJECT SITE:  
237 E MONTREAL ST



243 E MONTREAL ST



209 E MONTREAL ST



217 E MONTREAL ST



221 E MONTREAL ST



225 E MONTREAL ST

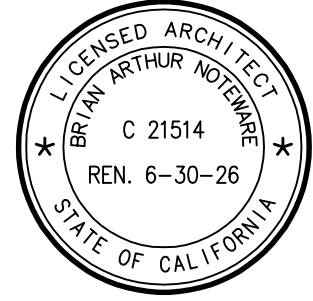


CULVER BLVD.

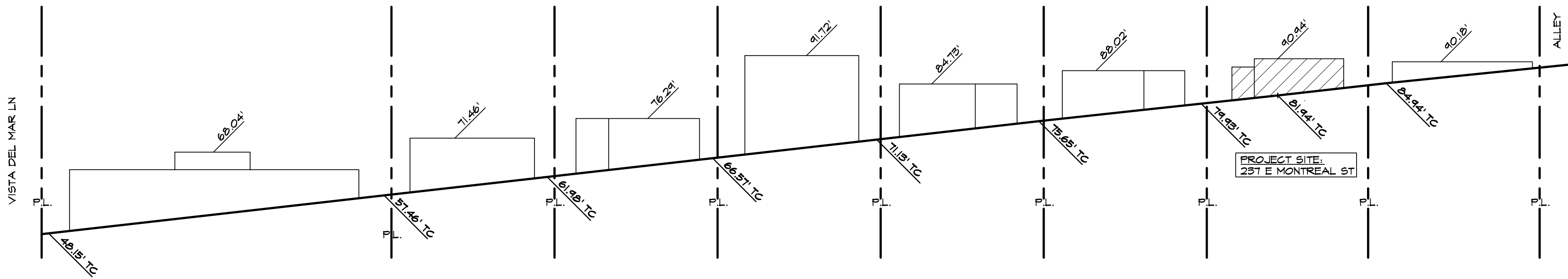
ARCHITECTURE • ENGINEERING  
PLANNING • DEVELOPMENT  
BRIAN NOTEWORE AIA  
ARCHITECT INC.  
2800 28TH ST. # 160 SANTA MONICA, CA 90405  
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470

SHEET TITLE: NOTES & INFORMATION	
REVISIONS:	
JOB NO:	
DATE:	
DRAWN BY:	

JUSTIN BREYOORT  
(000) 000 - 0000  
237 E MONTREAL ST.  
LOS ANGELES, CA 90293



A-1.4



○ STREET VIEW HEIGHT DIAGRAM  
1"=20'

## SURVEY AND TOPOGRAPHY AND PREVAILING SETBACK

FOR  
JUSTIN BREVOORT  
336 THE STRAND, UNIT A  
HERMOSA BEACH, CA 90254  
PHONE 310-529-9944

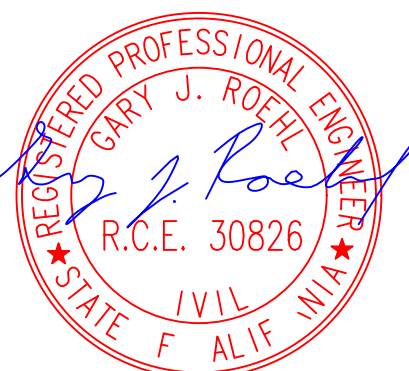
### JOB ADDRESS

237 MONTREAL STREET  
LOS ANGELES, CA 90293

### LEGAL DESCRIPTION

LOT 37, BLOCK 17  
TRACT NO. 8557  
M.B. 103-1-3  
APN 4116-012-004

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: KW CHECK BY: TS

DRAWN ON: JANUARY 31, 2022

REVISIONS  
UPDATED: AUGUST 21, 2024

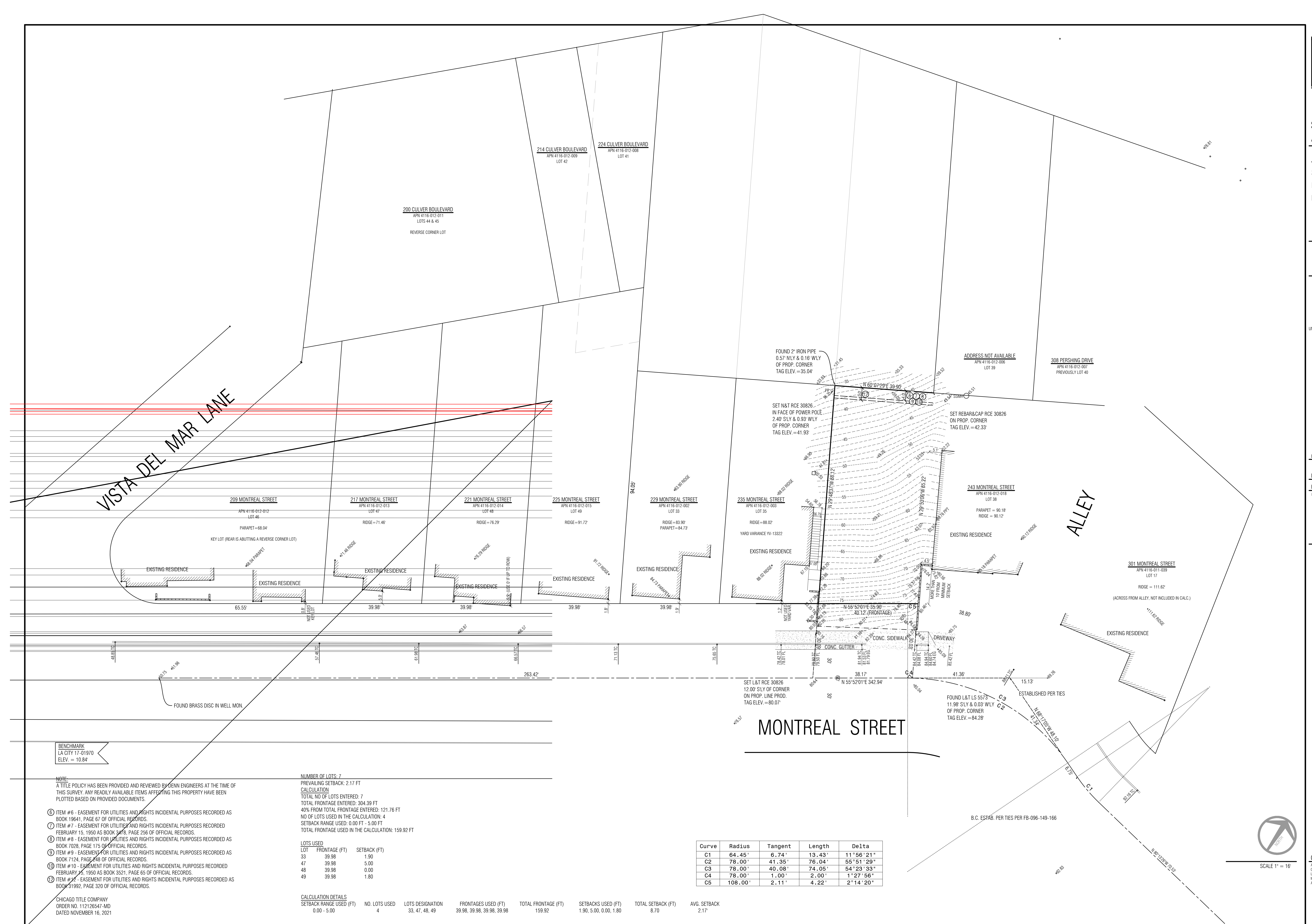
### LEGEND

- EXISTING BUILDING
- BRICK
- CONCRETE
- WOOD DECK
- +106.76 EXISTING ELEVATION
- 70 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CATV CABLE TV PULL BOX
- CONC. CONCRETE
- CHURNY CHURNY
- CEFB CITY ENGINEERS FIELD BOOK
- CL / W.L.F. CENTERLINE
- C.L.F. / W.I.F. CHAIN LINE FENCE / WROUGHT IRON FENCE
- ELY EASTERLY
- EG EDGE OF GUTTER
- EM ELECTRIC METER
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GUY / GW GUY WIRE
- I.P. IRON PIPE MONUMENT
- L&N LEAD AND NAIL TAG MONUMENT
- MH MANHOLE (SANITARY SEWER / STORM DRAIN)
- NLY NORTHERLY
- N&T NAIL AND TAG MONUMENT
- PB PULL BOX (EDISON / TRAFFIC / STREET LIGHT)
- PB (CONT) TELEPHONE / CABLE TV
- PC PROPERTY CORNER / PROP. CORNER
- PL PROPERTY LINE / PROP. LINE
- PP / UP POWER POLE / UTILITY POLE
- PPT PARAPET
- P.W.B. PUBLIC WORKS FIELD BOOK
- R.R. RAIL ROAD
- R.R.B. ROAD DEPARTMENT FIELD BOOK
- R.S. RECORD OF SURVEY
- S.P.K. / S&W SPIKE / SPIKE AND WASHER MONUMENT
- SLY SOUTHERLY
- S.S.C. SANITARY SEWER CLEANOUT
- STK / ST&T STAKE / STAKE AND TAG MONUMENT
- ST.L. / LT STREET LIGHT POLE / LIGHT POLE
- TC TOP OF CURB
- T.A. / B.A. TOP OF APRON / BOTTOM OF APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 9:00 AM TO 5:00 PM.

### COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELY ON ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



**BENCHMARK**  
LA CITY 17-01970  
ELEV. = 10.84

**NOTE**  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

- ⑥ ITEM #6 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 19841, PAGE 67 OF OFFICIAL RECORDS.
- ⑦ ITEM #7 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED FEBRUARY 15, 1950 AS BOOK 3478, PAGE 256 OF OFFICIAL RECORDS.
- ⑧ ITEM #8 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 7028, PAGE 175 OF OFFICIAL RECORDS.
- ⑨ ITEM #9 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 7124, PAGE 148 OF OFFICIAL RECORDS.
- ⑩ ITEM #10 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED FEBRUARY 15, 1950 AS BOOK 3521, PAGE 65 OF OFFICIAL RECORDS.
- ⑪ ITEM #11 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 31992, PAGE 320 OF OFFICIAL RECORDS.

CHICAGO TITLE COMPANY  
ORDER NO. 112126547-MD  
DATED NOVEMBER 16, 2021

**NUMBER OF LOTS: 7**  
PREVAILING SETBACK: 2.17 FT  
CALCULATION  
TOTAL NO OF LOTS ENTERED: 7  
TOTAL FRONTAGE ENTERED: 304.39 FT  
40% FROM TOTAL FRONTAGE ENTERED: 121.76 FT  
NO OF LOTS USED IN THE CALCULATION: 4  
SETBACK RANGE USED: 0.00 FT - 5.00 FT  
TOTAL FRONTAGE USED IN THE CALCULATION: 159.92 FT

LOTS USED		
LOT	FRONTAGE (FT)	SETBACK (FT)
33	39.98	1.90
47	39.98	5.00
48	39.98	0.00
49	39.98	1.80

CALCULATION DETAILS							
SETBACK RANGE USED (FT)	NO. LOTS USED	LOTS DESIGNATION	FRONTAGES USED (FT)	TOTAL FRONTAGE (FT)	SETBACKS USED (FT)	TOTAL SETBACK (FT)	AVG. SETBACK
0.00 - 5.00	4	33, 47, 48, 49	39.98, 39.98, 39.98, 39.98	159.92	1.90, 5.00, 0.00, 1.80	8.70	2.17

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT E**

Correspondence



Caelan Rafferty &lt;caelan.rafferty@lacity.org&gt;

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**Case No. APCW-2022-3943-SPE-CDP-MEL-HCA , Objections to Proposed Development at 237 Montreal Street**

3 messages

---

**Elise Slifkin-McClure** <eslifkinmcclure@gmail.com>  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Fri, Sep 12, 2025 at 4:29 AM

To: Caelan Rafferty, Planning Assistant  
200 North Spring St, Room 720  
LA, CA 90012

**Objections to Proposed Development at 237 Montreal Street**  
Case No. APCW-2022-3943-SPE-CDP-MEL-HCAAddress: [237 Montreal Street](#), Playa Del Rey, California 90293

Submitted to: Los Angeles City Planning Commission

Submitted by:

Elise Slifkin-McClure and Dennis McClure

[235 Montreal St. Playa Del Rey, CA 90293](#)

Dear Commissioners,

We are writing as adjacent neighbors to the proposed development at 237 Montreal Street in Playa del Rey. The property lies within Subarea 3 of the Coastal Bluffs Specific Plan. We strongly oppose the applicant's request for exceptions to the Plan's strict regulations.

**Grounds for Opposition**

There are 2 lines in the final section of the Coastal Bluffs Protection Plan labeled "URGENCY CLAUSE" that are the Context for the Coastal Bluffs Specific Plan, and they articulate why we are asking that no exceptions be granted for the 237 Montreal St. proposed project.

## **COASTAL BLUFFS SPECIFIC PLAN URGENCY CLAUSE**

**“The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety. This ordinance will prevent potentially irreversible development to occur which creates problems of soil erosion, slope instability, destruction of scenic resources and excessive building height and bulk in the Specific Plan area. The ordinance is necessary to protect environmentally sensitive coastal bluffs and wetlands and to prevent irreversible development pending its adoption. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.”**

We request that the requirements of the Coastal Bluffs Specific Plan be honored with respect to height, lot coverage and width, as written in Subarea 3 of the plan. Below are specifics as to what we are objecting to with the 237 Montreal St. project.

1. **\*\*Violation of Height Limit:\*\*** Subarea 3 imposes an absolute 45-foot maximum building height. The applicant proposes a building nearly 50 feet tall (49’11”), which exceeds the legal maximum. The Specific Plan states clearly that under no circumstances shall any project exceed 45 feet in height.
2. **\*\*Excessive Lot Coverage:\*\*** For Subarea 3, the Specific Plan limits buildings over 6 feet in height to covering no more than 40% of the lot (45% only for substandard lots). The proposed project significantly exceeds this limit, creating excessive bulk and mass out of proportion with neighboring homes.
3. **\*\*Setback Noncompliance:\*\*** Subarea 3 requires combined side yards equal to at least 25% of the lot width, and no individual side yard may be less than 10% of the lot width. The proposed design fails to meet these requirements, crowding the lot and diminishing separation between homes.
4. **\*\*Incompatibility with Neighborhood Character:\*\*** The Coastal Bluffs Specific Plan emphasizes protecting scenic views, preserving landforms, and ensuring that development is compatible with the character of the existing community. This project’s excessive height, bulk, and reduced

setbacks will overwhelm adjacent homes, block coastal views, and undermine the established neighborhood character.

5. **\*\*Slope and Stability Concerns:\*\*** The subject property lies on a steep hillside above Culver Boulevard. Oversized construction on this sensitive site raises serious concerns about slope stability, erosion, and safety for neighboring properties.

## Conclusion

The Coastal Bluffs Specific Plan exists to preserve the distinctive character of Playa del Rey's bluffs and protect the safety and quality of life of its residents. Granting exceptions for this project would defeat the Plan's intent and set a dangerous precedent. We respectfully urge the Commission to deny the requested exceptions and require the applicant to redesign the project to comply fully with the Coastal Bluffs Specific Plan's regulations.

Respectfully submitted,

Elise Slifkin-McClure

Dennis McClure

235 Montreal St.

Playa Del Rey, CA. 90293

310-863-0794

---

**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: Elise Slifkin-McClure <eslifkinmccclure@gmail.com>

Fri, Sep 12, 2025 at 2:30 PM

Hello Elise and Dennis,

Thank you for providing your comments for this case. Your comments will be added to the case file and the staff report to the Area Planning Commission.

The public hearing on Monday, September 15th is a preliminary hearing for the purpose of information and public comments, and no decision will be made until the case is scheduled for a commission meeting.

Thank you,



Caelan Rafferty &lt;caelan.rafferty@lacity.org&gt;

---

**Fwd: Additional Info for Case No. APCW-2022-3943-SPE-CDP-MEL-HCA , Objections to Proposed Development at 237 Montreal Street**

2 messages

---

**Elise Slifkin-McClure** <eslifkinmcclure@gmail.com>  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Fri, Sep 12, 2025 at 10:13 AM

To Caelan Rafferty:

I neglected to say in my submission to you early this morning regarding our objections to the 237 Montreal project moving forward as currently proposed (Initial submission is below) that we (my husband and I) are the owners of [235 Montreal St., Playa Del Rey](#).

I also neglected to add a photo of our home next to the empty lot at 237 Montreal, where the owner is attempting to gain approval for a project that does not meet the minimum established requirements of the Coastal Bluff Specific Plan. Our home is 39 ft. high and it has 2 stories, not 3, as stated by the owner of 237 Montreal, and the discrepancy in height and length will be extreme if the 237 Montreal project is allowed to proceed.

In addition we attach a word file of the prior submission we sent you this morning, in case you would prefer it in that format.

Respectfully,

Elise Slifkin-McClure and Dennis McClure  
Owners of [235 Montreal St. Playa Del Rey, CA 90293](#)Elise Slifkin-McClure and Dennis McClure  
Owners of [235 Montreal St., Playa Del Rey, CA](#).

Begin forwarded message:

**From:** Elise Slifkin-McClure <eslifkinmcclure@gmail.com>  
**Subject:** Case No. APCW-2022-3943-SPE-CDP-MEL-HCA , Objections to Proposed Development at 237 Montreal Street  
**Date:** September 12, 2025 at 4:29:57 AM PDT  
**To:** Caelan Rafferty <caelan.rafferty@lacity.org>

To: Caelan Rafferty, Planning Assistant  
200 North Spring St, Room 720  
LA, CA 90012

**Objections to Proposed Development at 237 Montreal Street**  
Case No. APCW-2022-3943-SPE-CDP-MEL-HCA

Address: [237 Montreal Street, Playa Del Rey, California 90293](#)

Submitted to: Los Angeles City Planning Commission

Submitted by:

Elise Slifkin-McClure and Dennis McClure

235 Montreal St. Playa Del Rey, CA 90293

Dear Commissioners,

We are writing as adjacent neighbors to the proposed development at [237 Montreal Street](#) in Playa del Rey. The property lies within Subarea 3 of the Coastal Bluffs Specific Plan. We strongly oppose the applicant's request for exceptions to the Plan's strict regulations.

### Grounds for Opposition

There are 2 lines in the final section of the Coastal Bluffs Protection Plan labeled "URGENCY CLAUSE" that are the Context for the Coastal Bluffs Specific Plan, and they articulate why we are asking that no exceptions be granted for the 237 Montreal St. proposed project.

#### **COASTAL BLUFFS SPECIFIC PLAN URGENCY CLAUSE**

**"The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety. This ordinance will prevent potentially irreversible development to occur which creates problems of soil erosion, slope instability, destruction of scenic resources and excessive building height and bulk in the Specific Plan area. The ordinance is necessary to protect environmentally sensitive coastal bluffs and wetlands and to prevent irreversible development pending its adoption. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter."**

We request that the requirements of the Coastal Bluffs Specific Plan be honored with respect to height, lot coverage and width,

as written in Subarea 3 of the plan. Below are specifics as to what we are objecting to with the 237 Montreal St. project.

1. **\*\*Violation of Height Limit:\*\*** Subarea 3 imposes an absolute 45-foot maximum building height. The applicant proposes a building nearly 50 feet tall (49'11"), which exceeds the legal maximum. The Specific Plan states clearly that under no circumstances shall any project exceed 45 feet in height.
2. **\*\*Excessive Lot Coverage:\*\*** For Subarea 3, the Specific Plan limits buildings over 6 feet in height to covering no more than 40% of the lot (45% only for substandard lots). The proposed project significantly exceeds this limit, creating excessive bulk and mass out of proportion with neighboring homes.
3. **\*\*Setback Noncompliance:\*\*** Subarea 3 requires combined side yards equal to at least 25% of the lot width, and no individual side yard may be less than 10% of the lot width. The proposed design fails to meet these requirements, crowding the lot and diminishing separation between homes.
4. **\*\*Incompatibility with Neighborhood Character:\*\*** The Coastal Bluffs Specific Plan emphasizes protecting scenic views, preserving landforms, and ensuring that development is compatible with the character of the existing community. This project's excessive height, bulk, and reduced setbacks will overwhelm adjacent homes, block coastal views, and undermine the established neighborhood character.
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## Conclusion

The Coastal Bluffs Specific Plan exists to preserve the distinctive character of Playa del Rey's bluffs and protect the safety and quality of life of its residents. Granting exceptions for this project would defeat the Plan's intent and set a dangerous precedent. We respectfully urge the Commission to deny the requested

exceptions and require the applicant to redesign the project to comply fully with the Coastal Bluffs Specific Plan’s regulations.

Respectfully submitted,

Elise Slifkin-McClure

Dennis McClure

235 Montreal St.

Playa Del Rey, CA. 90293

310-863-0794

---

2 attachments



237 and 235 Photo.jpeg  
46K



237\_Montreal\_Street from adjacent neighbors 235 Montreal St..docx  
29K

---

**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: Elise Slifkin-McClure <eslifkinmccclure@gmail.com>

Fri, Sep 12, 2025 at 2:33 PM

Hi Elise,

Thank you for the update. This additional information will be kept with your original comments.

Best,



**Caelan Rafferty**  
Pronouns: He/Him/His  
Planning Assistant  
**Los Angeles City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

T: (213) 978-1197 | [Planning4LA.org](http://Planning4LA.org)

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Owners of 235 Montreal St., Playa Del Rey, CA.

Begin forwarded message:

**From:** Elise Slifkin-McClure <[eslifkinmcclure@gmail.com](mailto:eslifkinmcclure@gmail.com)>**Subject:** Case No. APCW-2022-3943-SPE-CDP-MEL-HCA , Objections to Proposed Development at 237 Montreal Street**Date:** September 12, 2025 at 4:29:57 AM PDT**To:** Caelan Rafferty <[caelan.rafferty@lacity.org](mailto:caelan.rafferty@lacity.org)>**To:** Caelan Rafferty, Planning Assistant

200 North Spring St, Room 720

LA, CA 90012

## Objections to Proposed Development at 237 Montreal Street

Case No. APCW-2022-3943-SPE-CDP-MEL-HCA

Address: 237 Montreal Street, Playa Del Rey, California 90293

Submitted to: Los Angeles City Planning Commission

Submitted by:

**Elise Slifkin-McClure and Dennis McClure**

235 Montreal St. Playa Del Rey, CA 90293

Dear Commissioners,

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We request that the requirements of the Coastal Bluffs Specific Plan be honored with respect to height, lot coverage and width, as written in Subarea 3 of the plan. Below are specifics as to what we are objecting to with the 237 Montreal St. project.

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2. **\*\*Excessive Lot Coverage:\*\*** For Subarea 3, the Specific Plan limits buildings over 6 feet in height to covering no more than 40% of the lot (45% only for substandard lots). The proposed project significantly exceeds this limit, creating excessive bulk and mass out of proportion with neighboring homes.

3. **\*\*Setback Noncompliance:\*\*** Subarea 3 requires combined side yards equal to at least 25% of the lot width, and no individual side yard may be less than 10% of the lot width. The proposed design fails to meet these requirements, crowding the lot and diminishing separation between homes.

4. **\*\*Incompatibility with Neighborhood Character:\*\*** The Coastal Bluffs Specific Plan emphasizes protecting scenic views, preserving landforms, and ensuring that development is compatible with the character of the existing community. This project's excessive height, bulk, and reduced setbacks will overwhelm adjacent homes, block coastal views, and undermine the established neighborhood character.

5. **\*\*Slope and Stability Concerns:\*\*** The subject property lies on a steep hillside above Culver Boulevard. Oversized construction on this sensitive site raises serious concerns about slope stability, erosion, and safety for neighboring properties.

### **Conclusion**

The Coastal Bluffs Specific Plan exists to preserve the distinctive character of Playa del Rey's bluffs and protect the safety and quality of life of its residents. Granting exceptions for this project would defeat the Plan's intent and set a dangerous precedent. We respectfully urge the Commission to deny the requested exceptions and require the applicant to redesign the project to comply fully with the Coastal Bluffs Specific Plan's regulations.

Respectfully submitted,

Elise Slifkin-McClure

Dennis McClure

235 Montreal St.

Playa Del Rey, CA. 90293

310-863-0794

## **Comments Regarding Proposed Development at 237 Montreal Street**

Case No. APCW-2022-3943-SPE-CDP-MEL-HCA

Address: 237 Montreal Street, Playa Del Rey, California 90293

Submitted to: Los Angeles City Planning Commission

Submitted by:

Elise Slifkin-McClure and Dennis McClure, 235 Montreal St. Playa Del Rey, CA 90293

Dear Commissioners,

We are writing as adjacent neighbors to the proposed development at 237 Montreal Street in Playa del Rey. The property lies within Subarea 3 of the Coastal Bluffs Specific Plan. We strongly oppose the applicant's request for exceptions to the Plan's strict regulations.

### **Grounds for Opposition**

There are 2 lines in the final section of the Coastal Bluffs Protection Plan labeled "URGENCY CLAUSE" that are the Context for the Coastal Bluffs Specific Plan, and they articulate why we are asking that no exceptions be granted for the 237 Montreal St. proposed project.

## **COASTAL BLUFFS SPECIFIC PLAN URGENCY CLAUSE**

**“The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety. This ordinance will prevent potentially irreversible development to occur which creates problems of soil erosion, slope instability, destruction of scenic resources and excessive building height and bulk in the Specific Plan area. The ordinance is necessary to protect environmentally sensitive coastal bluffs and wetlands and to prevent irreversible development pending its adoption. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.”**

We request that the requirements of the Coastal Bluffs Specific Plan be honored with respect to height, lot coverage and width, as written in Subarea 3 of the plan. Below are specifics as to what we are objecting to with the 237 Montreal St. project.

1. **\*\*Violation of Height Limit:\*\*** Subarea 3 imposes an absolute 45-foot maximum building height. The applicant proposes a building nearly 50 feet tall (49'11"), which exceeds the legal maximum. The Specific Plan states clearly that under no circumstances shall any project exceed 45 feet in height.
2. **\*\*Excessive Lot Coverage:\*\*** For Subarea 3, the Specific Plan limits buildings over 6 feet in height to covering no more than 40% of the lot (45% only for substandard lots). The proposed project significantly exceeds this limit, creating

excessive bulk and mass out of proportion with neighboring homes.

3. **\*\*Setback Noncompliance:\*\*** Subarea 3 requires combined side yards equal to at least 25% of the lot width, and no individual side yard may be less than 10% of the lot width. The proposed design fails to meet these requirements, crowding the lot and diminishing separation between homes.

4. **\*\*Incompatibility with Neighborhood Character:\*\*** The Coastal Bluffs Specific Plan emphasizes protecting scenic views, preserving landforms, and ensuring that development is compatible with the character of the existing community. This project's excessive height, bulk, and reduced setbacks will overwhelm adjacent homes, block coastal views, and undermine the established neighborhood character.

5. **\*\*Slope and Stability Concerns:\*\*** The subject property lies on a steep hillside above Culver Boulevard. Oversized construction on this sensitive site raises serious concerns about slope stability, erosion, and safety for neighboring properties.

## **Conclusion**

The Coastal Bluffs Specific Plan exists to preserve the distinctive character of Playa del Rey's bluffs and protect the safety and quality of life of its residents. Granting exceptions for this project would defeat the Plan's intent and set a dangerous precedent. We respectfully urge the Commission to deny the requested exceptions and require the applicant

to redesign the project to comply fully with the Coastal Bluffs Specific Plan's regulations.

Respectfully submitted,

Elise Slifkin-McClure

Dennis McClure

235 Montreal St.

Playa Del Rey, CA. 90293

310-863-0794



237  
Montreal

235  
Montreal



Caelan Rafferty &lt;caelan.rafferty@lacity.org&gt;

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**APCW-2022-3943 - Bluff Analysis**

2 messages

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**Jared Johnson** <jared@howardrobinson.net>  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Fri, Sep 19, 2025 at 1:40 PM

Hi Caelan,

Our firm represents that owner of the property at 229 Montreal in PDR. He has asked us to review the above referenced project. Can you provide me with a copy of the bluff analysis? Or would I need to set up an appointment to review the case file?

Thanks,  
Jared

--

**Jared L. Johnson**  
Howard Robinson & Associates  
[660 South Figueroa St., Suite 1780](#)  
[Los Angeles, CA 90017](#)  
(310) 838-0180, Ext. 102  
Email: [Jared@HowardRobinson.net](mailto:Jared@HowardRobinson.net)  
Website: [HowardRobinson.net](http://HowardRobinson.net)

Please Note: This communication was prepared and delivered by Jared Johnson, a lobbyist employed by Howard Robinson & Associates.

---

**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: Jared Johnson <jared@howardrobinson.net>

Tue, Sep 23, 2025 at 10:37 AM

Hi Jared,

Planning generally doesn't require a bluff analysis for projects in the Coastal Bluffs Specific Plan, so none was required for this project. This is because the Coastal Bluffs Specific Plan is already split into three main subareas based on the type of lot and type of bluff condition on those lots. Subarea 1 is made up of mostly upslope (sloping upward from the street), gently sloped, or lots where a portion of the area is level; Subarea 2 is made up of mostly gently sloped or level lots further from the coast; and Subarea 3 is made up of mostly downslope (sloping downward from the primary street) lots. Each subarea has its own development standards, and the property at 237 Montreal Street is located within Subarea 3.

Additionally, 237 Montreal is a lot with a consistent downward slope and no level areas and is generally understood to be a "bluff face lot" by City Planning. In other parts of the city where bluff analysis is required, it is typically to delineate the bluff face, bluff edge, and bluff top areas in order to determine the required setbacks relevant to Coastal Commission blufftop development policies and case precedent, as those areas do not have specific plans with those development standards in place.

That said, the applicant has had their geology and soils engineering report and addendum approved by LADBS Grading Division prior to the project going to public hearing, the files for which are attached for your reference.

Please let me know if you have any further questions.

Best,



LOS ANGELES  
CITY PLANNING

**Caelan Rafferty**

Pronouns: He/Him/His

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1197 | [Planning4LA.org](http://Planning4LA.org)



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**3 attachments**

 **Soils Approval Letter.pdf**  
358K

 **Soils Report Addendum.pdf**  
4723K

 **Soils and Geology Report.pdf**  
15621K



Caelan Rafferty &lt;caelan.rafferty@lacity.org&gt;

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**Case APCW-2022-3943-SPE-CDP-MEL-HCA at 237 Montreal St, Playa Del Rey, CA 90293**

2 messages

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**Kane Dossett** <kane@partnersnational.com>  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Thu, Sep 18, 2025 at 3:46 PM

Mr. Rafferty:

I've attached a letter to express my concern about the proposed building at 237 Montreal St in Playa Del Rey. I and most of the neighbors are very concerned about the fact that this proposed structure has been designed with limited regard to the rules that the rest of us have had to comply with. Approval of this design would be a precedent that would compel future designs to also disregard the reasonable limitations that are imposed on new builds and improvements, and we encourage you to consider these factors as this matter comes to a vote.

Please contact me if you have any questions or need any other information regarding my comments in the attached letter. We appreciate the time you're taking to evaluate our concerns.

Patrick Kane Dossett  
**Partners National Real Estate Group**

[10000 N. Central Expressway](#)

Suite 770

[Dallas, TX 75231](#)

(214) 365-2002 (direct)

(214) 505-1735 (mobile)

**Caelan Rafferty - Letter regarding 237 Montreal St Play Del Rey CA.docx**  
36K

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**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: Kane Dossett <kane@partnersnational.com>

Thu, Sep 18, 2025 at 3:54 PM

Mr. Kane Dossett,

Your comment letter has been received with thanks. It will be added to the case file and the staff report to the area planning commission.

Thank you,



LOS ANGELES  
CITY PLANNING

**Caelan Rafferty**

Pronouns: He/Him/His

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1197 | [Planning4LA.org](http://Planning4LA.org)



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PATRICK K. DOSSETT  
243 MONTREAL ST  
PLAYA DEL REY, CA 90293

September 18, 2025

VIA: Email

Mr. Caelan Rafferty  
Planning Assistant  
**Department of City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

RE: CASE NUMBER APCW-2022-3943-SPE-CDP-MEL-HCA (237 MONTREAL ST., PLAYA DEL REY, CA 90293)

Dear Mr. Rafferty:

Thank you for conducting the recent hearing regarding 237 Montreal and allowing several concerned neighbors to comment. I, along with most other neighbors, remain concerned about the latitude that Mr. Brevoort has assumed with his design and the egregious compliance failures with respect to the height, setback, and lot coverage restrictions that are established by Coastal Bluff Specific Plan. The restrictions and limitations imposed by the Coastal Bluff Specific Plan were enacted to prevent the exact scenario proposed by Mr. Brevoort – the construction of a structure that exceeds a reasonable size and disregards the character of the neighborhood and the surrounding community.

During the hearing, Mr. Brevoort stated that he feels the neighbors are attempting to prevent him from building on the site; however, this isn't accurate, as most neighbors welcome the construction of a new home that is consistent with the neighborhood and compliant with the design requirements that apply to all of us. For comparison, our house at 243 Montreal has two levels, and Mr. Brevoort wants to build a structure with *four* levels of living area at 237 Montreal. Although I would prefer to build another level on top of the current structure, this addition would not adhere to the Coastal Bluff Specific Plan and would not be compatible with the community.

Mr. Brevoort should ask his architect to design a structure that conforms to the rules and restrictions that the rest of the community is required to observe. The resulting home will offer an equal level of enjoyment as that of the oversized structure he has proposed.

Sincerely,



Patrick Kane Dossett  
(214) 505-1735 (mobile)

cc: Gordon Stuart, Esq. ([gstuart@buchalter.com](mailto:gstuart@buchalter.com))



Caelan Rafferty <caelan.rafferty@lacity.org>

## Comments on the proposed project at 237 Montreal Street

3 messages

mmlms@ca.rr.com <mmlms@ca.rr.com>  
To: caelan.rafferty@lacity.org

Sat, Aug 30, 2025 at 7:38 PM

Hi Caelan. You and I spoke a couple of days ago regarding this proposed project and the Public Hearing scheduled for Monday September 15, 2025.

Thanks for taking your time to discuss this project. Please consider the attached PDF document.

Please feel free to contact me if you have any questions.


Regards,

Martin Morris – [301 Montreal Street, Playa del Rey](#)

Land Line: (310) 821-8726

Cell: (310) 968-7898

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 **Comment Letter - 237 Montreal Street.pdf**  
599K

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Caelan Rafferty <caelan.rafferty@lacity.org>  
To: mmlms@ca.rr.com

Tue, Sep 2, 2025 at 1:14 PM

Hi Martin,

Thank you for providing your comment letter and for your previous comments over the phone. I've added both to the case file, and they will be added in the staff report as well.

Regards,



**Caelan Rafferty**

Pronouns: He/Him/His

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1197 | [Planning4LA.org](http://Planning4LA.org)



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**mmlms@ca.rr.com** <mmlms@ca.rr.com>  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Tue, Sep 9, 2025 at 2:45 PM

Thanks Caelan. Please also consider the attached comments and pictures regarding the Public View from the proposed project.

Regards,

Martin Morris

301 Montreal Street

Playa del Rey

Land Line: (310) 821-8726

Cell: (310) 96807898

[Quoted text hidden]

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**6 attachments**



**Viewshed from 237 Montreal Sidewalk - 1.JPG**  
646K



**Viewshed from 237 Montreal Sidewalk - 3.JPG**  
749K



**Viewshed from 237 Montreal Sidewalk - 2.JPG**  
853K



**Viewshed from 243 Montreal Sidewalk - 1.JPG**  
599K



**Viewshed from 243 Montreal Sidewalk - 2.JPG**  
644K



**Comments re Protecting Public Viewsheds - 237 Montreal Street.pdf**  
555K



Caelan Rafferty <caelan.rafferty@lacity.org>

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## Comments on the proposed project at 237 Montreal Street

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mmlms@ca.rr.com <mmlms@ca.rr.com>  
To: caelan.rafferty@lacity.org

Sat, Aug 30, 2025 at 7:38 PM

Hi Caelan. You and I spoke a couple of days ago regarding this proposed project and the Public Hearing scheduled for Monday September 15, 2025.

Thanks for taking your time to discuss this project. Please consider the attached PDF document.

Please feel free to contact me if you have any questions.


Regards,

Martin Morris – [301 Montreal Street, Playa del Rey](#)

Land Line: (310) 821-8726

Cell: (310) 968-7898

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 **Comment Letter - 237 Montreal Street.pdf**  
599K

8/30/2025

Regarding Case Number APCW-2022-3943-SPE-CDP-MEL-HCA (237 Montreal Street, Playa del Rey, CA 90293), please see the following comments:

I am the owner of the property at 301 Montreal Street which is 2 lots East of the subject property.

I object to the request for exceptions to Coastal Bluffs Specific Plan sections 5-A-3-a and 5-A-3-d. Granting these exceptions would allow the subject property to be built to a height, (even if the proposed Solar Panels are not included), considerably above the properties adjacent to the subject property on the West (235 Montreal) and East (243 Montreal).

In addition, assuming the lot is "substandard", the proposed property as currently designed is in violation of Coastal Bluffs Specific Plan section 5-D-2 which states "—a Project shall cover no more than 45 percent of the area of a lot". If the lot is not "substandard" the Project is limited to 40 percent.

The current "footprint" of just the Main Structure of the proposed property is 1,693.61 Sq Feet (65.34' N/S by 25.92' E/W). The lot size is 3,456.2 Sq Feet.  $1,693.61 / 3,456.2 = 49$  percent. Which is in violation of Section 5-D-1/2. In addition, the Steps and Walkways on the West side of the Main Structure, because they require a Structural Foundation, should also be included in the lot coverage calculation. This increases the lot coverage by approximately 193 Sq Feet to a total lot coverage of 1,886.61 which = 55 percent. ( $1,886.61 / 3,456.2$ )

The fact that this project has an ADU in the design does not change the 45 percent maximum lot coverage requirement. The designed ADU, by itself, does not increase the lot coverage and is simply the lowest of 4 living levels within the Main Structure lot coverage footprint. It could be a storage area, an additional bedroom etc. Calling it an ADU does not change the footprint for lot coverage calculations.

Regarding the applicant's concern over having a garage/project "built several feet below the street curb", please consider the following:

The document provided by the applicant titled "Background – Justification For Approval Of The Requested Entitlements" makes several statements on page 15. "– the applicant would have to build a steeply sloping driveway down the slope, and the project would have to be built several feet below the street curb." This statement is partially correct in that the project would have to be built several feet below the street curb. But the "driveway slope" need not be excessively steep.

The final paragraph on page 15 states "Currently there are no homes along Montreal Street Drive with such a driveway configuration". This statement is completely incorrect. In fact, the property immediately to the East (243 Montreal) has a driveway that is "sloped" at approximately 20%. It drops 5'-6" from curb/sidewalk to garage floor in a distance of 27' (N/S).

This property was built in 1975 and for 50 years this "sloped driveway" has been usable and acceptable.

I also request the proposed project not be allowed to extend any farther to the North than the Northern most wall of the property to the East (243 Montreal). It should be required to maintain at least a 15' setback from the Northern Property line.

I strongly believe the proposed project can be designed to conform to the applicable Building Codes, and should be designed to conform to the applicable Building Codes. No exceptions should be granted.

Martin Morris  
Owner of 301 Montreal Street, Playa del Rey.



9/9/2025

Regarding Case Number APCW-2022-3943-SPE-CDP-MEL-HCA (237 Montreal Street, Playa del Rey, CA 90293), please see the following comments regarding protection of Public Viewsheds:

I am the owner of the property at 301 Montreal Street which is 2 lots East of the subject property.

Section 30251 of the State Coastal Act is designed to "Protect Public Viewsheds."

The document provided by the applicant titled "Background – Justification For Approval Of The Requested Entitlements" makes several statements relevant to "Protecting Public Viewsheds."

The final paragraph on Page 4 states "there is no public scenic turnout." I agree there is no public scenic turnout at the location. However, that does not negate the fact that the sidewalk/curb in front of the subject property (237 Montreal) and the property immediately to the East (243 Montreal) has become a de facto Public Scenic View location and has been so for many years.

Every day of the year tourists and locals alike stop at this unique location to view the iconic panoramic view which includes the Pacific Ocean, the beaches and shoreline of Marina del Rey, the Malibu Coastline, the Santa Monica Mountains, the Pacific Palisades, the Santa Monica Pier, the Marina del Rey harbor (with boats), the Mormon Temple on Santa Monica Blvd. (yes, you can really see it), the Building Skylines of Westwood and Century City, and Summer Sunsets. They park their cars on Montreal Street and/or walk to the site. This is a Public Scenic View location.

Many "brides to be" have pictures taken in their wedding dresses with this Viewshed in the background.

The final paragraph on Page 4 also states "—and the front of the house will be lower than the existing homes along the northerly side of Montreal Street." This is blatantly false. The applicants own document, page 33 Exhibit E of the Background document, clearly shows the planned project roof to be at an elevation of 91 feet, which is several feet above the properties to the East and West. And this appears to not include the projections (i.e. Solar Panels). With the projections included, the height of the proposed property would very likely be 4 to 6 feet above the relevant properties.

Of course, the buildings to the immediate East (243 Montreal) and West (235 Montreal) "block" the Public Scenic View to the West and East of this iconic Southern California Viewshed. That is the whole point of this argument. That is why it is imperative to preserve the only remaining Public Scenic View, on the Playa del Rey Bluffs, from the sidewalk/curb at the subject property which is an unobstructed clear view, a "window" if you prefer, to this iconic Southern California Viewshed.

If the maximum height of the proposed project, including vertical projections (i.e. Solar Panels), is allowed to be more than 2 to 3 feet above the sidewalk/curb elevation of 82 feet the Public Scenic View of this unique Viewshed will be lost to the Public forever and would violate the spirit and intent of Section 30251 of the State Coastal Act.

Martin Morris

Owner of 301 Montreal Street, Playa del Rey.





Caelan Rafferty <caelan.rafferty@lacity.org>

## Proposed Project at 237 Montreal Street

2 messages

**Paloma Morales** <paloma.morales@icloud.com>  
To: caelan.rafferty@lacity.org

Fri, Sep 12, 2025 at 12:54 PM

Mr. Rafferty,

Please see the attached document in reference to the Proposed Project at 237 Montreal Street.

Regards,

Paloma Morales  
240 Montreal St LLC

 **Proposed Project at 237 Montreal Street.pdf**  
86K

**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: Paloma Morales <paloma.morales@icloud.com>

Fri, Sep 12, 2025 at 2:51 PM

Hello Paloma,

Your comment letter has been received with thanks, and will be added to the case file and staff report to the Area Planning Commission.

Best,



**Caelan Rafferty**

Pronouns: He/Him/His

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1197 | Planning4LA.org



[Quoted text hidden]

**Date: September 12, 2025**

**Re: Case No. APCW-2022-3943-SPE-CDP-MEL-HCA (237 Montreal Street, Playa del Rey, CA 90293)**

To Whom It May Concern,

I am the owner of the property located at 240 Montreal Street, which is located directly across the street from the above-referenced property.

I am writing to oppose the requested exceptions to the Coastal Bluffs Specific Plan, particularly Sections 5-A-3-a and 5-A-3-d. Granting these exceptions would permit the subject property to be constructed to a height (solar panels excluded) that far exceeds that of neighboring properties to the west (235 Montreal) and east (243 Montreal).

Additionally, the current design conflicts with Coastal Bluffs Specific Plan Section 5-D-2, which limits maximum lot coverage to 45% when a parcel is classified as “substandard.” Even if the parcel were not deemed substandard, the project would still be restricted to 40%. Based on the plans, the proposed main structure covers 1,693.61 square feet, or 49% of the 3,456.2 square-foot lot, already above the limit. When including the steps, walkways, and foundation requirements on the west side, coverage rises by another 193 square feet, resulting in a total of 1,886.61 square feet—or roughly 55% of the lot. This significantly exceeds the allowed coverage.

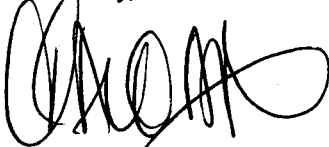
The presence of an ADU within the design does not change the lot coverage requirement. An ADU is merely an additional living space within the primary footprint and could easily be repurposed as storage or an extra bedroom. Therefore, it should not be used as a justification to sidestep the 45% coverage cap.

The applicant has also argued that a steep driveway slope would necessitate building the project several feet below the street curb. While there is some truth that grading affects elevation, the assertion is overstated. For example, the property at 243 Montreal has a driveway sloped at approximately 20% (dropping 5'-6" from curb to garage over 27 feet) and has functioned without issue since being built in 1975. This demonstrates that a “sloped driveway” is both feasible and acceptable in this area without requiring a building pad set well below street level.

Furthermore, the proposed structure should not be allowed to extend any farther north than the neighboring home at 243 Montreal. At a minimum, a 15-foot setback from the northern property line should be observed to maintain consistency and prevent encroachment.

For all of these reasons, I strongly urge that no exceptions be granted. The proposed development should be redesigned to comply fully with both the Coastal Bluffs Specific Plan and all relevant building codes. The property can and should be developed in a manner consistent with the regulations already in place.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paloma Morales', with a large, stylized flourish at the end.

**Paloma Morales**

As Authorized Representative of 240 Montreal St LLC, a California LLC, the owner of 240 Montreal Street, Playa del Rey, CA



Caelan Rafferty <caelan.rafferty@lacity.org>

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**case Number APCW-2022-3943-SPE-CDP-MEL-HCA**

1 message

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**valerie zaffran** <valeriez@att.net>

Thu, Sep 11, 2025 at 7:14 PM

To: "caelan.rafferty@lacity.org" <caelan.rafferty@lacity.org>

Thank you once again Caelan for taking our phone call today. Attached to this email is a letter we would like to go on the record for the above stated project.

Feel free to contact us for any clarification regarding this issue.

Thank you,

Harvey Byalick

310 350 5470

Valerie Zaffran Byalick

310 350 5472

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 **237 Montreal Street Project.pages**  
331K



Caelan Rafferty <caelan.rafferty@lacity.org>

**case APCW-2022-3943-SPE-CDP-MEL-HCA**

4 messages

**valerie zaffran** <valeriez@att.net> Thu, Sep 11, 2025 at 7:44 PM  
To: "caelan.rafferty@lacity.org" <caelan.rafferty@lacity.org>

Caelan,  
It seems the attachment sent earlier could not be opened. Attached to this email is a letter from my husband, Harvey and myself regarding the above mentioned project.  
Thanking you in advance for your attention in this matter,  
Sincerely,  
Valerie Zaffran Byalick

 **237 Montreal Street Project.pdf**  
408K

**Caelan Rafferty** <caelan.rafferty@lacity.org> Fri, Sep 12, 2025 at 2:24 PM  
To: valerie zaffran <valeriez@att.net>

Valerie,  
  
Thank you for providing your comments over the phone yesterday and providing the comment letter. Both will be added to the case file and staff report. I've also received your two previous emails and thank you for updating the file type of the attached letter to a PDF  
  
Best,



**Caelan Rafferty**  
Pronouns: He/Him/His  
Planning Assistant  
**Los Angeles City Planning**  
200 N. Spring St., Room 720  
Los Angeles, CA 90012  
T: (213) 978-1197 | Planning4LA.org

[Quoted text hidden]

**valerie zaffran** <valeriez@att.net> Mon, Sep 15, 2025 at 1:58 PM  
To: Caelan Rafferty <caelan.rafferty@lacity.org>

Good afternoon Caelan,  
Thank you for holding the zoom hearing earlier today. Attached to this email are additional comments regarding this project as I did not want to waste any time repeating the same issues as others. I would like this attached letter to be made part of this hearing and be included with any and all comments on the subject.  
Thank you,  
Valerie Zaffran Byalick  
[307 Fowling St.](#)  
[Playa Del Rey CA 90293](#)  
310 350 5472

[Quoted text hidden]

 **237 Montreal Street Project 9:15:25.pdf**  
386K

**Caelan Rafferty** <caelan.rafferty@lacity.org>  
To: valerie zaffran <valeriez@att.net>

Mon, Sep 15, 2025 at 5:16 PM

Received, thank you Valerie.

These additional comments will be added to the case file and staff report and attached to your previous comments.

Thank you,



LOS ANGELES  
CITY PLANNING

**Caelan Rafferty**

Pronouns: He/Him/His

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 720

Los Angeles, CA 90012

T: (213) 978-1197 | [Planning4LA.org](http://Planning4LA.org)



[Quoted text hidden]

Harvey Byalick  
Valerie Zaffran Byalick  
307 Fowling Street  
Playa Del Rey, CA 90293  
310 350 5470

Caelan Rafferty, Planning Assistant  
Dept. of City Planning  
200 North Spring St. Room 720  
Los Angeles, CA 90012

September 11, 2025

RE: Case Number APCW-2022-3943-SPE-CDP-MEL-HCA ( 237 Montreal Street, Playa Del Rey, CA 90293)

We are the owners of the property of 307 Fowling Street which is 3 lots East of the subject property. I, Valerie Zaffran Byalick would like to retract my previous approval of the height variance during the community meeting which took place during this past summer, as the property owner led me to believe this Project would not only be compatible with the neighboring homes it would not obstruct any views of any of the neighbors. After closer review of the Exemptions the property owner is requesting from the Area Planning Commission, I cannot support this Project as designed herein.

We respectfully object to the request for any Exemptions to Coastal Bluffs Specific Plan sections 5-A-3-a and 5-A-3-d, said exemptions would allow subject property to be built considerably above and beyond the adjacent properties.

The current design of subject property, (if substandard) seems to be in violation of Coastal Bluffs Specific Plan section 5-D-2 which states " a Project shall cover no more than 45% of the area of a lot", otherwise the Project is limited to 40%. The lot size 3,456.2 Sq. Ft. and the proposed main structure of the Project 1,693.61 Sq. Ft. this Project covers 49% of the lot size, which is in violation of Section 5-D-1/2.

The property owner has stated that this Project will contain an ADU, however that should not be a factor with the lot coverage as this ADU is within the main structure footprint and can be considered as part of the overall home such as a recreation room, additional bedroom or a storage area given that it is located on the lower level.

Regarding the driveway configuration issue, the home located at 243 Montreal which is the adjacent property to the East has a driveway that is substantially sloped. This property was built in 1975 with the driveway that has existed since inception without any mishaps and is functional. Therefore it would not be necessary to grant an exemption for this driveway.

This Project with the Exemptions as proposed, would be detrimental to the value of adjacent properties due to this Project blocking the views of those neighbors. Regarding the views, Section 30251 of the State Coastal Act, designed to "Protect Public View Sheds". This Project as proposed by such Exemptions will block more than just the adjacent properties. This Project should conform with all current Building Codes and Restrictions, as required by the City of Los Angeles with no Exemptions or Exceptions granted for this Project.

Harvey Byalick  
Valerie Zaffran Byalick  
Owners 307 Fowling Street, Playa Del Rey

Harvey Byalick  
Valerie Zaffran Byalick  
307 Fowling Street  
Playa Del Rey, CA 90293  
310 350 5470  
310 350 5472

Caelan Rafferty, Planning Assistant  
Dept. of City Planning  
200 North Spring St. Room 720  
Los Angeles, CA 90012

September 15, 2025

RE: Case Number APCW-2022-3943-SPE-CDP-MEL-HCA (237 Montreal Street, Playa Del Rey, CA 90293)

In response to the zoom hearing of today at noon regarding the project listed above, I would like to comment on the statement by Mr. Brevoort in which he stated that we were against his right to build a home on his property. "We" do not object to his right to build and occupy a home, which is a right of everyone.

I would reiterate, our objections are to the exceptions Mr. Brevoort is requesting to build his home. Mr. Brevoort is seeking special privilege in his application with the exceptions that are so clearly outlined the his proposals.

The statements Mr. Brevoort made that the community treats his empty lot as that of a City Park, is simply untrue and unfounded. Weddings and events as he has stated has never been observed by me personally and I have lived here since 2022. As was shown and brought to everyone's attention this lot is very steep and therefore would never afford the type of events that Mr. Brevoort has suggested to have taken place. Yes, people gather not only on the sidewalk but also in the street to take pictures of the beautiful scenic views but, they also gather on various other streets in this community for the same purpose. His property is not a general overall gathering spot for the public as his comments suggest, people are often seen throughout this neighborhood taking pictures.

In closing, our objections of this project is to the special consideration for exemptions and exceptions to City and Coastal Codes and Restrictions that are in place to protect delicate areas from overbuilding on these lots which will encroach on surrounding neighbors. No one is against Mr. Brevoort's right to the view but at what cost should others surrender their rights? Mr. Brevoort's project should adhere to the conformity of the neighboring houses. We would hope the City does not approve Mr. Brevoort's exceptions and exemptions for the purpose of satisfying the demands of someone who is seeking special privileges and considerations for glamor and convenience when there are alternatives to building his project?

We would also request to be on the list of notification as interested party for the West Los Angeles Area Planning Commission for this project. Thanking you in advance for your consideration in this matter.



Valerie Zaffran Byalick



Harvey Byalick

APCW-2022-3943-SPE-CDP-MEL-HCA

# **EXHIBIT F**

Coastal Bluffs Specific Plan

# COASTAL BLUFFS

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# Specific Plan

Ordinance No. 170,046  
Effective October 6, 1994

**Specific Plan Procedures**  
**Amended pursuant to L.A.M.C. Section 11.5.7**

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# Coastal Bluffs Specific Plan



Subareas



# COASTAL BLUFFS SPECIFIC PLAN

An ordinance establishing the Coastal Bluffs Specific Plan.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

## Section 1.

### ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes the Coastal Bluffs Specific Plan. The provisions of this ordinance shall apply to any lot located in whole or in part within the area shown within the heavy dashed lines on the following map identified as Exhibit I. The residential portion of the Specific Plan is divided into numbered subareas as shown on Maps 1 - 7 of Exhibit II.

## Section 2.

### PURPOSES

The purposes of this Specific Plan are as follows:

- A. To implement the policies and objectives of the Scenic Highways Plan, the Seismic Safety Plan, the Open Space Plan, the Conservation Element and the Westchester Playa del Rey Community Plan, which are portions of the General Plan of the City of Los Angeles.
- B. To protect, maintain, enhance and where feasible, restore the overall quality of the coastal environment and its natural and cultural resources.
- C. To assure that maximum public access to the coast and public recreation area is provided.
- D. To prepare specific development and environmental regulations tailored to the particular conditions and circumstances of the Playa del Rey Bluffs consistent with the general policies of the adopted Los Angeles General Plan and the Westchester-Playa del Rey Community Plan.
- E. To regulate all development, including use, height, density, bulk and other factors in order to provide for the protection and enhancement of views of scenic features visible from scenic corridors and scenic highways, and to assure that development is compatible and in character with the existing community.
- F. To control erosion by increasing ground water recharge, and reducing water run-off.
- G. To preserve and protect the unique and distinctive landforms within the Specific Plan area by requiring sensitive site design.
- H. To assure that development in areas adjacent to environmentally sensitive habitat areas are sited and designed to prevent impacts

which would significantly degrade such areas, and to be compatible with the continuation of such habitat areas.

- I. To reduce potential adverse effects of grading in hillside areas and to prevent or reduce significant erosion, geologic instability or destruction of the surrounding area.
- J. To minimize the impact of commercial and industrial development adjacent to residential neighborhoods.
- K. To preserve neighborhood commercially planned areas consistent with the Westchester-Playa del Rey Community Plan.
- L. To reflect current city planning goals, urban design standards.

### Section 3.

#### RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code, as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions which require greater setbacks, restricted yards, lower densities, lower heights, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in Los Angeles Municipal Code, Chapter I, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of project permit adjustments or specific plan exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 of the Los Angeles Municipal Code.

### Section 4.

#### DEFINITIONS

Whenever the following terms are used in the Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the LAMC if defined therein.

- A. **Director of Planning.** The Director of Planning or his or her authorized designee.
- B. **Downslope Lot.** Any lot where the average elevation of the rear lot line, measured at one foot intervals, is lower than the average elevation of the top of the curb of the frontage street, measured at one foot intervals.

- C. **Grade.** The lowest elevation of the ground, within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building. For purposes of measuring height, the lower of the natural or finished grade shall be used. However, for subdivisions of more than 35 dwelling units approved after November 25, 1987, if a grading plan was approved as part of the subdivision approval, then the grade shall be the finished grade established by the approved plan.
- D. **Height.** The vertical distance above Grade measured to the highest point of the roof, structure or the parapet wall, whichever is highest. Retaining walls shall not be used to elevate the Grade for the purposes of measuring the height of a building or structure.
- E. **Project.** Any construction of or addition to a building or structure constructed in whole or in part on a lot within the Specific Plan area.
- F. **Slope.** The difference in ground elevation between the highest point on the lot and the lowest point divided by the horizontal distance between these two points.
- G. **Upslope Lot.** Any lot which has greater than a 7:1 (14.37%) Slope where the average elevation of the rear lot line, measured at one foot intervals, is higher than the average elevation of the top of the curb of the frontage street, measured at one foot intervals.

**Section 5.**

**RESIDENTIAL REGULATIONS**

No person shall erect, construct, add to or increase the floor area of any Project pursuant to a building permit issued on or after June 27, 1994, for which a vested right has not accrued, on any lot located in whole or in part within the area identified in Section 1 of this Specific Plan.

Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that any Project located within a residential zone within the boundaries of this Specific Plan complies with the following regulations:

- A. **Height.**
  - 1. Subarea 1: The maximum Height of a building or structure within Subarea 1 shall be as follows:
    - a. No building or structure shall exceed 36 feet in Height. Notwithstanding the above, on an Upslope Lot, no building or structure shall exceed 45 feet in Height.
    - b. No Project shall exceed 25 feet in Height within 10 feet from the front lot line, as measured from the midpoint between the side property lines, to the highest point of the roof structure or parapet wall. For purposes of this Specific Plan, the front lot line of a through lot is the front lot line fronting the street at the highest elevation of the lot.

- c. The provisions of LAMC Section 12.21.1 B 3 (Height of Building or Structures, Exceptions) which otherwise permit additional height for housing elevators, stairways, and other specified roof structures shall not apply to any one-family dwelling within Subarea 1.
  - 2. Subarea 2: The maximum Height of a Project within Subarea 2 shall be as provided by the LAMC.
  - 3. Subarea 3: The maximum Height of a Project within Subarea 3 shall be as follows:
    - a. Within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line therefrom, no Project shall exceed nine feet in Height. Height shall be measured from the midpoint between the side property lines to the highest point of the roof structure or parapet wall. For purposes of this Specific Plan, the front lot line of a through lot is the front lot line fronting the street at the highest elevation of the lot.
    - b. Within any other portion of a Downslope Lot not described in (a) above, Height of any Project or portion thereof shall not exceed the elevation of the midpoint between the side property lines.
    - c. Notwithstanding (a) and (b) above, safety railings enclosing decks may exceed the curb level by three feet, or higher if necessary to comply with applicable building codes, provided they are constructed of open materials which allow at least 75% visibility.
    - d. Under no circumstances shall any Project exceed 45 feet in Height.
    - e. The provisions of LAMC Section 12.21.1 B2 and B3 (Height of Building or Structures, Exceptions) which otherwise permit additional height shall not apply to any one-family dwelling within Subarea 3.
- B. **Front Yards.** Subarea 3: Notwithstanding any other provisions of the LAMC, the front yard shall be a minimum of five feet. For purposes of this Specific Plan, the front yard of a through lot is the yard fronting the street at the highest elevation of the lot.
- C. **Side Yards.**
  - 1. Subarea 1: Side yards shall be as provided in the LAMC. Provided, however, that on reverse corner lots where the width of the lot is 60 feet or greater, there shall be a side yard of not less than 10 feet in width facing the public street.
  - 2. Subarea 2: Side yards shall be as provided in the LAMC.

3. Subarea 3: For any Project the side yards shall be as follows:

- a. There shall be a side yard on each side of any building, the width of which side yards together is not less than 25% of the width of the lot, or not less than 15 feet, whichever is greater.
- b. If the width of the lot is less than 50 feet, then the width of both side yards may be reduced to a total of 12 feet.
- c. Under no circumstances shall an individual side yard be less than 10% of the width of the lot.

D. **Lot Coverage.** Subareas 1 and 3:

1. A Project extending more than six feet above Grade shall cover no more than 40 percent of the area of a lot.
2. Notwithstanding (1) above, for a lot which is substandard as to width and as to area, a Project shall cover no more than 45 percent of the area of a lot.

## Section 6.

### COMMERCIAL REGULATIONS

Prior to the issuance of a grading or building permit for any Project located within a commercial zone within the boundaries of this Specific Plan, the Department of Building and Safety shall determine that the Project complies with the following regulations:

- A. **Use.** No residential uses except for hotels and motels shall be allowed on the ground floor, street level, or first floor or a building or structure.
- B. **Height.** Notwithstanding LAMC Section 12.21.1 B 2 (Height of Building or Structures, Exceptions) to the contrary, no portion of any building or structure shall exceed 36 feet in Height.
- C. **Equipment.**
  1. Notwithstanding LAMC Section 12.21.1 B 2 (Height of Building or Structures, Exceptions) to the contrary, any roof-mounted structure shall be considered a part of the structure and shall conform to the Height limitations provided in Section 6B.
  2. Mechanical equipment, including plumbing, heating, ventilating and air conditioning equipment or conduits, or television satellite dish antennas, shall be screened from view from adjacent streets or architecturally integrated into the design of the building.
- D. **Noise Reduction.** Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that the Director has certified in writing that the Project conforms with the

following regulations:

1. No rooftop parking shall be permitted.
  2. No outdoor eating areas for dining or drinking shall be permitted within 75 feet of a residentially zoned lot.
  3. No outdoor entertainment shall be permitted.
  4. No outdoor loudspeaker or public address system shall be installed or operated on any open portion of the premises. Further, no paging system shall be installed which is audible outside the building in which it is located.
  5. All windows on an exterior wall within 75 feet of adjacent residentially-zoned lots shall be constructed with double-pane glass.
- E. **Lighting.** Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that the Director has certified in writing that the Project conforms with the following regulations:
1. All exterior lighting shall be shielded to reduce glare and directed onto the site so as not to be seen directly from the adjacent residential areas.
  2. All floodlighting shall be prohibited.
  3. This provision shall not preclude the installation of low-level lighting for the purposes of safety and security.

## Section 7.

### ALL PROJECTS

Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that the Project complies with the following regulations:

- A. **Drainage.** Subareas 1 and 3: Both temporary and permanent drainage from each lot, particularly from roofs, pools and spas, shall flow to an improved and dedicated street by gravity. An appropriate drainage system may include an enclosed pipe in a private drainage easement to a non-contiguous improved street. If adequate drainage by gravity cannot be provided, as determined by the Department of Building and Safety, then another method shall be approved by the Department of Building and Safety. The means of discharging onto the improved street shall be approved by the City Engineer.
- B. **Pools and Spas.** No permit shall be issued for any pool or spa located in whole or part over an area with a Slope equal to or steeper than 7:1 (14.3%). **EXCEPTION:** A pool or spa with a permanent non-chlorine using water purification system shall be permitted. Chlorine shall not be added to any such pool or spa. Any drainage or emptying of such a pool or spa shall be required to be pumped to the street as

required in Section 7A above, rather than allowing the water to run down the hillside.

- C. **Soils and Geology Report.** Subareas 1 and 3: If a Project requires the import or export of more than 10 cubic yards of dirt, earth or other fill material, then a soils and geology report shall be submitted. This report shall include a run-off and drainage control plan, a slope protection plan, and an erosion restoration plan. The report shall include proposals for protection, control and restorative work as necessary, and shall be prepared by a soils engineer (as defined in LAMC Section 91.0420) and an engineering geologist certified by the State of California. The slope protection plan and erosion restoration plan shall be prepared in collaboration with a landscape architect. The report shall also address potential earthquake hazards including but not limited to earthquakes along the Charnock and Newport-Inglewood fault lines and how these potential hazards will be mitigated. Prior to the issuance of any grading or building permit, all building plans shall be signed by the preparer of the soils and geology report certifying that all necessary recommendations for grading, slope protection, foundations, erosion restoration, retaining walls and drainage made in the report have been incorporated into the development.

## **Section 8.**

### **UTILITIES**

To the extent physically feasible, all new distribution lines shall be installed underground. The Rules for Electric Service of the Department of Water and Power shall be used to determine the appropriate installation of new distribution lines.

## **Section 9.**

### **PUBLIC IMPROVEMENTS**

Prior to the issuance of a grading or building permit for a Project, all of the following public improvements shall be completed or suitably guaranteed to the satisfaction of the City Engineer:

- A. Dedication and improvement to standard street dimensions of at least one-half of all adjacent public rights-of-way for the full width of the frontage of the subject lot.
- B. Construction of sewers and drainage facilities.

## **Section 10.**

### **DIVISION OF LAND**

- A. **Open Space Management.** Any subdivision or parcel map approved by the Director shall require the establishment of an entity such as a homeowner's association or benefit assessment district or other entity, the form of which is approved by the Director, to manage any open space or public areas of the tract. Unless other arrangements are made satisfactory to the Director, each owner and future owner shall automatically become a member of the association or other entity and shall automatically be subject to a proportionate share of the cost of

managing the open space.

- B. **Subarea Boundary Adjustments.** Adjustments in the location of boundaries between subareas may be approved by the Advisory Agency as part of the approval of a subdivision within the Specific Plan area when:
1. The unsubdivided parcel or tract contains more than one subarea; and
  2. The adjustment is made to move the subarea boundary to coincide with lot lines of the subdivision.
  3. Adjustments permitted pursuant to this subsection shall be limited to a distance of less than 50 feet.

## Section 11.

### EXEMPTIONS

The provisions of this ordinance shall not apply to:

- A. Projects for which project permits or hardships exemptions were granted pursuant to Ordinance Number(s) 162,444, 163,687, 163,938, 165,508, 166,260 or 167,812 (Westchester Bluffs Interim Control Ordinances) provided:
1. Architectural and structural plans incorporating any and all conditions of the permit or exemption were accepted for plan check by the Department of Building and Safety and a fee paid not more than 365 days after the effective date of this ordinance; and
  2. No subsequent change occurs on the plans which would cause the Project to exceed any provision of the permit or exemption.
- B. **Nonconforming Buildings and Structures:** A building or structure, nonconforming as to Height or lot coverage, shall not be added to or enlarged if such addition exceeds the original perimeter of the building at the exterior wall. Notwithstanding the above, a building or structure may be added to or enlarged if the addition meets the requirements of Height in this Specific Plan and the Height of the resulting building or structure does not exceed the maximum Height for the subarea in which the building or structure is located; provided, further, that the resulting building or structure complies with the lot coverage requirements of this Specific Plan.
- C. **Temporary Structures:** Temporary structures of 6 months duration or less as determined by the Director shall be exempt from the requirements of Sections 5 and 6 of this Specific Plan.

**Section 12.**

**SEVERABILITY**

If any provision of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court or competent jurisdiction, such invalidity shall not affect other provisions, clauses, or applications of this ordinance and the provisions and clauses of this ordinance are declared to be severable.

**Section 13.**

**URGENCY CLAUSE**

The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety. This ordinance will prevent potentially irreversible development to occur which creates problems of soil erosion, slope instability, destruction of scenic resources and excessive building height and bulk in the Specific Plan area. The ordinance is necessary to protect environmentally sensitive coastal bluffs and wetlands and to prevent irreversible development pending its adoption. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.


# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

## ENABLE BOOKMARKS ONLINE:

\*\*If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



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## Time Extension Request to move Meeting to 1/21/26

1 message

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**Gregory Shoop** <gregjshoop@gmail.com>  
To: Planning APC West LA <apcwestla@lacity.org>

Wed, Jan 7, 2026 at 11:52 AM

Good Morning Alma.

I ran into an issue with proper notice required for tonight's APC meeting. I am requesting that the APC move the meeting to 01.21.26. I will be at tonight's meeting to request the time extension in person.

Thanks you  
Gregory J. Shoop

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 **Time Extension Request 010726.pdf**  
1343K