



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 9, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Edward A. Rojas 
Land Division Section

**SUBJECT: Project No. R2015-03107-(3)
Vesting Tentative Parcel Map No. 073804
Minor Coastal Development Permit No. 201500112
Environmental Assessment No. 201500224
RPC Meeting: November 16, 2016
Agenda Item: 5**

The above-mentioned item is a request to develop three residential condominium units within the Santa Monica Mountains Coastal Zone. Please find enclosed an email for the above referenced item that was received subsequent to hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Edward Rojas at (213) 974-6433 or erojas@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:ER

Enclosure(s):
Ron Levy email (11/07/2016)

From: [Ron Levy](#)
To: [Edward Rojas](#)
Cc: ["Englund, Nicole"; "Zaiden, Rachel"](#)
Subject: FW: Coastline Drive
Date: Monday, November 07, 2016 10:15:49 AM
Attachments: [Coastline Levy.pdf](#)

Mr. Rojas,

I am in receipt of the email below and the attached from Luba Tomalevska. I would like to be on record stating that this most recent plan does not meet the conditions set by the Planning Commission, the CC&R's, or LU-35.

This new plan is a token gesture with no substantive change. Please see all of my previous correspondence with you for all of the items that I find objectionable for the proposed plan. All of my concerns remain at issue. These include but are not limited to severe ocean view blockage, shadowing of the rear yard due to height and setback, "dwarfing" and front setback issues.

Also, I want to mention that during this approval process, I believe it was mentioned by both the applicant and yourself that the applicant was not allowed to excavate the hill due to new codes. While there are rules that minimize the grading of "natural slopes", this property would not be considered a "natural slope". It was graded with retaining walls built and partial foundations. There is nothing natural about it.

Very sincerely
Ron Levy
For Melody, Inc.

From: Luba [mailto:luba@lvarch.com]
Sent: Wednesday, November 02, 2016 11:45 AM
To: ron90265@gmail.com
Cc: Edward Rojas
Subject: Coastline Drive

Good morning Ron,
We understand that you are waiting for the redesign of the building as per commissioner's request. Please find attached the proposed side elevations with the redline of the previous design. We have pushed back the front elevation on the West 18" further back and lowered the top guardrail with 18" by creating a planter. On the East we have stepped back large portion of the first floor with 1'-6" and top floor with 3'-6" from the face of the lower floor of the building.
Please call us if you have any questions.

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