



Department of City Planning

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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**Thursday, June 26, 2025**  
11:00 a.m.

For the construction of two new single-family dwellings pursuant to Senate Bill 9, two retaining walls, and a pool and spa on an undeveloped lot.

### Project Located at:

7027 South Vista Del Mar Lane  
7022 South Vista Del Mar

### Hearing Conducted by:

Hearing Officer

This public hearing will be conducted entirely virtually and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 865 0218 8423 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/86502188423>  
Enter Meeting ID: 865 0218 8423 and Passcode: 977420

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

7027 South Vista Del Mar Lane (7022 South Vista Del Mar), Playa Del Rey, CA 90293

### Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

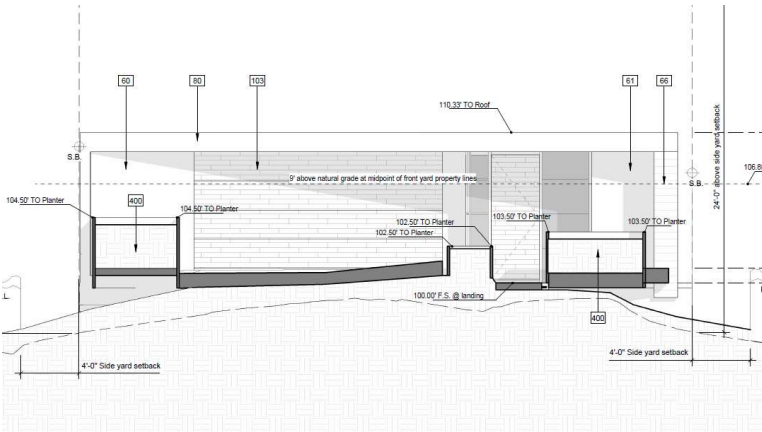
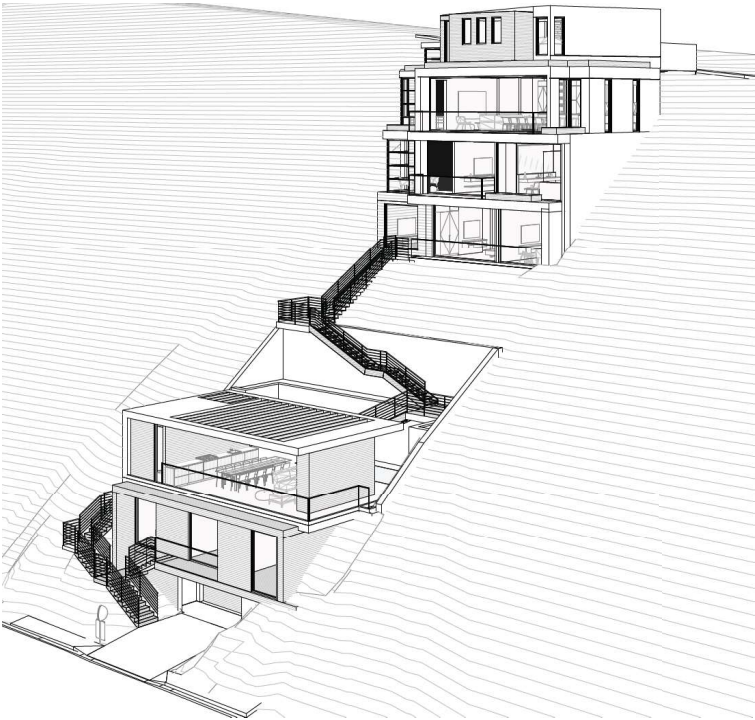
The construction of two new single-family dwellings on a vacant lot pursuant to Senate Bill (SB) 9, as follows: 7027 South Vista Del Mar Lane consists of a new four-story, 3,979 square-foot single-family dwelling with basement and attached two-car garage and 7022 South Vista Del Mar consists of a two-story, 796 square-foot single-family dwelling with a basement one-car garage and roof deck. The project includes the construction of one 10-foot-high retaining wall, one 10-foot-high retaining wall with additional 3-foot 6-inch stairway railing, and a pool and spa, on a steeply sloped undeveloped lot. The project requires grading consisting of 3,328 cubic yards of cut, 1 cubic yard of fill, and a haul route request for 4,158 cubic yards of export inclusive of a 25% bulking factor.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer, on behalf of the West Los Angeles Area Planning Commission, will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 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, Section 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 zero foot (0'-0") front yard setback in lieu of the five feet (5'-0") otherwise required by Section 5.B. of the Specific Plan, and
  - b. a height of 12.53 feet in lieu of the nine feet otherwise permitted by Section 5.A.3.a. of the Specific Plan.
- 3. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the proposed project on a lot located in a 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 construction of two new residential units in the Coastal Zone.
- 5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow:
  - a. an encroachment plane origin height of 24 feet in lieu of the 20 feet otherwise required by LAMC Section 12.08 C.5(a) in the R1 zone, and
  - b. an increase of 3 feet 6 inches to the maximum retaining wall height to include a stairway railing in lieu of a maximum retaining wall height of 10 feet permitted by LAMC Section 12.21 C.8.



EAST ELEVATION (VISTA DEL MAR LN)

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):  
APCW-2023-4039-SPE-CDP-MEL-ZAA-HCA

Environmental Case Number(s):  
ENV-2023-4040-CE

Related Case Number(s):  
None

Overlay(s):  
Coastal Bluffs Specific Plan

Zone:  
R1-1

Land Use Designation:  
Low Residential

Community Plan Area:  
Westchester - Playa Del Rey

Council District:  
11 - Park

Assigned Staff Contact Information:

Applicant:  
Balvinder Purewal

Caelan Rafferty, Planning Assistant  
caelan.rafferty@lacity.org  
(213) 978-1197  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

Representative:  
Isaac Lemus, Crest Real Estate

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.