



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Site:** 17440-17444 West Castellammare Drive

**Case No.:** DIR-2019-1115-CDP-MEL-1A  
**CEQA No.:** ENV-2019-1116-CE  
**Hearing Held By:** West Los Angeles Area Planning Commission

**Date:** Wednesday, December 1, 2021  
**Time:** After 4:30 p.m.

**Place:** Due to concerns over COVID-19, the APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [apcwestla@lacity.org](mailto:apcwestla@lacity.org)

**Council No:** 11- Mike Bonin  
**Related Cases:** None  
**Plan Area** Brentwood – Pacific Palisades

**Zone:** R1-1

**Plan Overlay:** None

**Applicant:** CJ Development, LLC

**Representatives:** Ron Mandalian, Urban Design Specialists  
Jai Pal Khalsa, TKG West

**Appellant:** Judi Watson

**Staff Contact:** Nick Vasuthasawat, Planning Assistant 200 North Spring Street, Room 720 Los Angeles, CA 90012  
[nick.vasuthasawat@lacity.org](mailto:nick.vasuthasawat@lacity.org)  
(213) 978-1250

[apcwestla@lacity.org](mailto:apcwestla@lacity.org)

**PROPOSED PROJECT:**

The construction of a new two-story, 2,701 square-foot single-family dwelling over one level of habitable basement with attached two-car garage (and one uncovered parking space), and pool over two vacant lots. The project includes excavation and remedial grading comprised of 667 cubic yards of cut and fill and the export of 138 cubic yards of soil; located in the Dual Permit Jurisdiction of the Coastal Zone.

**APPEAL:**

Appeal of the Director of Planning's determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Mello Act Compliance Review pursuant to Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Mello Act Administrative Procedures for the construction of a new Residential Unit; and an appeal of the Categorical Exemption ENV-2019-1116-CE.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

[planning4la.org](http://planning4la.org)

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## GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

## NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 100-foot Radius	Within a 100-foot Radius	<input checked="" type="checkbox"/>

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***[planning4la.org](http://planning4la.org)***