

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 15, 2023 AFTER 4:30 P.M.
PALMS-RANCHO PARK BRANCH LIBRARY
2920 OVERLAND AVENUE, RAY BRADBURY MEETING ROOM, SECOND FLOOR
LOS ANGELES, CA 90064**

Meeting presentations will be made available here (<https://tinyurl.com/WestLAAPC11-15-23>) by Monday, November 13, 2023.
Compliant Day of Submissions will be added to this drive.

Lisa Waltz Morocco, President
April Sandifer, Vice President
Haley Feng, Commissioner
Esther Margulies, Commissioner
Marty Shelton, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Neverly Ann Hill, Commission Executive Assistant
apcwestla@lacity.org
(818) 374-3384

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

WEST LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/86757306410> AND USE MEETING ID: 867 5730 6410 AND PASSCODE 230645. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the West Los Angeles Area Planning Commission can either access the link located above or call (213) 338-8477 or (669) 900-9128 and use **Meeting ID No. 867 5730 6410** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 230645**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; applicants and appellants are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the West Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Secretary no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to apcwestla@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apcwestla@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to apcwestla@lacity.org and 12 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (818) 374-3384 or by email at

apcwestla@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 described in this notice, 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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "West Los Angeles Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcwestla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcwestla@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the West Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID 867 5730 6410** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 230645**.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [DIR-2019-6352-CDP-MEL-1A](#)

CEQA: ENV-2019-5520-MND

Plan Area: Brentwood-Pacific Palisades

Related Cases: DIR-2019-5571-CDP-MEL-1A; DIR-2019-5524-CDP-MEL-1A;
DIR-2019-5584-CDP-MEL-1A; ZA-2019-5585-ZAD-1A; ZA-2019-5574-ZAD-1A;
ZA-2019-5525-ZAD-1A

Council District: 11 - Park

Last Day to Act: 11-22-23

Continued From: 04-19-23,09-20-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 17538, 17544, 17550 Tramonto Drive (SHP House 1)

PROPOSED PROJECT:

Development to occur on 12 existing lots, comprising four separate sites. The Project consists of the construction of four single-family dwellings on each site, one detached Accessory Dwelling Unit (ADU), swimming pools, decks, retaining walls, grading necessary for the residential development, remedial grading, and a 200-foot extension of Revello Drive with required grading. Total grading for the Project consists of approximately 29,148 cubic yards of earthwork, of which 28,341 cubic yards will be remedial, and a Haul Route approval for the export of 33,794 cubic yards of dirt. The Project includes a 200-foot extension of Revello Drive.

The proposed development on the four sites are as follows:

Construction of a new two-story 9,051 square-foot single family residence with a 5,887 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls, each with a maximum height of 10 feet, landscaping and hardscaping improvements, trellises, and an Accessory Dwelling Unit (ADU), located at 17538 - 17550 Tramonto Drive (SHP House 1).

Construction of a new two-story 4,160 square-foot single-family residence with a 5,096 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls, each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises, located at 17532 - 17548 Revello Drive (SHP House 2).

Construction of a new two-story 2,619 square-foot single-family residence with a 2,428 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls, each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises, located at 17523 - 17529 Revello Drive (JDR House 1).

Construction of a new two-story 6,078 square-foot single-family residence with a 7,949 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls, each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises, located at 17533 - 17547 Revello Drive (JDR House 2).

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration, the Mitigation

Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;

2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the construction of a new two-story 9,051 square-foot single family residence with 5,887 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls each with a maximum height of 10 feet, landscaping and hardscaping improvements, trellises, and an Accessory Dwelling Unit (ADU), located at 17538-17550 Tramonto Drive (SHP House 1) and the associated grading included in the Project description, in the Dual Permit Jurisdiction Area of the Coastal Zone;
3. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for a Mello Act Compliance Review for the construction of two Residential Units for the subject site (a total of five Residential Units for the Development) in the Coastal Zone; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Springhouse Hamilton Park LLC; Demos Development
Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
(213) 978-1186

6. [DIR-2019-5524-CDP-MEL-1A](#) Council District: 11 - Park
CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
Plan Area: Brentwood-Pacific Palisades Continued From: 04-19-23,09-20-23
Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5571-CDP-MEL-1A;
DIR-2019-5584-CDP-MEL-1A; ZA-2019-5585-ZAD-1A; ZA-2019-5574-ZAD-1A;
ZA-2019-5525-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17532, 17540, 17548 Revello Drive (SHP House 2)

PROPOSED PROJECT:

As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;

2. Approved, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of a new two-story 4,160 square-foot single-family residence with 5,096 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises, located at 17532-17548 Revello Drive (SHP House 2) and the associated grading and roadway extension included in the project description, in the Dual Permit Jurisdiction Area of the Coastal Zone;
3. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for a Mello Act Compliance Review for the construction of one Residential Unit for the subject site (a total of five Residential Units for the Development) in the Coastal Zone; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Springhouse Hamilton Park LLC; Demos Development
 Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
 Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
 (213) 978-1186

7. [DIR-2019-5571-CDP-MEL-1A](#) Council District: 11 - Park
 CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
 Plan Area: Brentwood-Pacific Palisades Continued From: 04-19-23, 09-20-23
 Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5524-CDP-MEL-1A;
 DIR-2019-5584-CDP-MEL-1A; ZA-2019-5585-ZAD-1A; ZA-2019-5574-ZAD-1A;
 ZA-2019-5525-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17523, 17529 Revello Drive (JDR House 1)

PROPOSED PROJECT:
 As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of a new two-story 2,619 square-foot single family residence with 2,428 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises, located at 17523-17529 Revello Drive (JDR

- House 1) and the associated grading and roadway extension included in the Project description, in the Dual Permit Jurisdiction Area of the Coastal Zone;
- 3. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for a Mello Act Compliance Review for the construction of one Residential Unit for the subject site (a total of five Residential Units for the Development) in the Coastal Zone; and
- 4. Adopted the Conditions of Approval and Findings.

Applicant: JDR Revello LLC; Demos Development
 Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
 Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
 (213) 978-1186

- 8. **DIR-2019-5584-CDP-MEL-1A** Council District: 11 - Park
 CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
 Plan Area: Brentwood-Pacific Palisades Continued From: 04-19-23,09-20-23
 Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5571-CDP-MEL-1A;
 DIR-2019-5524-CDP-MEL-1A; ZA-2019-5585-ZAD-1A; ZA-2019-5574-ZAD-1A;
 ZA-2019-5525-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17533, 17537, 17541, 17547 Revello Drive (JDR House 2)

PROPOSED PROJECT:
 As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

- Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:
- 1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;
 - 2. Approved, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of a new two-story 6,078 square-foot single family residence with 7,949 square-foot basement, a new pool/spa with attached garage, decks, two new retaining walls each with a maximum height of 10 feet, landscaping and hardscaping improvements and trellises located at 17533-17547 Revello Drive (JDR House 2) and the associated grading and roadway extension included in the project description, in the Dual Permit Jurisdiction Area of the Coastal Zone;
 - 3. Approved, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for a Mello Act Compliance Review for the

construction of one Residential Unit for the subject site (a total of five Residential Units for the Development) in the Coastal Zone; and

4. Adopted the Conditions of Approval and Findings.

Applicant: JDR Revello LLC; Demos Development
Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
(213) 978-1186

9. [ZA-2019-5525-ZAD-1A](#) Council District: 11 - Park
CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
Plan Area: Brentwood-Pacific Palisades Continued From: 04-19-23,09-20-23
Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5571-CDP-MEL-1A;
DIR-2019-5524-CDP-MEL-1A; DIR-2019-5584-CDP-MEL-1A; ZA-2019-5574-ZAD-1A
ZA-2019-5585-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17532, 17540, 17548 Revello Drive (SHP House 2)

PROPOSED PROJECT:

As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to LAMC Section 12.24 X.28, Zoning Administrator Determination to permit the construction, use and maintenance of a new a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Revello Drive) with a Minimum Adjacent Roadway that is less than the 20 feet as otherwise required by Los Angeles Municipal Code Section 12.21 C.1 0(i)(2) located at 17532-17548 Revello Drive (SHP House 2);
3. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the new construction of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Revello Drive) that does not provide a minimum 20 foot wide continuous paved roadway from the driveway to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3), and the construction of a 200-foot extension of Revello Drive from its current eastern terminus to the west for vehicular access to the proposed three single-family dwellings located at 17532-17548 Revello Drive (SHP House 2); and

4. Adopted the Conditions of Approval and Findings.

Applicant: Springhouse Hamilton Park LLC; Demos Development
Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
(213) 978-1186

Theodore Irving, AICP, Principal City Planner

10. [ZA-2019-5574-ZAD-1A](#) Council District: 11 - Park
CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
Plan Area: Brentwood-Pacific Palisade Continued From: 04-19-23, 09-20-23
Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5571-CDP-MEL-1A;
DIR-2019-5524-CDP-MEL-1A; DIR-2019-5584-CDP-MEL-1A; ZA-2019-5585-ZAD-1A
ZA-2019-5525-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17523-17529 Revello Drive (JDR House 1)

PROPOSED PROJECT:

As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the new construction of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Revello Drive) that does not provide a minimum 20 foot wide continuous paved roadway from the driveway to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3), and the construction of a 200-foot extension of Revello Drive from its current eastern terminus to the west for vehicular access to the proposed single-family dwelling located at 17523-17529 Revello Drive (JDR House 1); and
3. Adopted the Conditions of Approval and Findings.

Applicant: JDR Revello LLC; Demos Development
Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
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(213) 978-1186

Theodore Irving, AICP, Principal City Planner

11. **ZA-2019-5585-ZAD-1A** Council District: 11 - Park
CEQA: ENV-2019-5520-MND Last Day to Act: 11-22-23
Plan Area: Brentwood-Pacific Palisades Continued From: 04-19-23,09-20-23
Related Cases: DIR-2019-6352-CDP-MEL-1A; DIR-2019-5571-CDP-MEL-1A;
DIR-2019-5524-CDP-MEL-1A; DIR-2019-5584-CDP-MEL-1A;
ZA-2019-5574-ZAD-1A; ZA-2019-5525-ZAD-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 17533, 17537, 17541, 17547 Revello Drive (JDR House 2)

PROPOSED PROJECT:
As stated in Item No. 05 for Case No. DIR-2019-6352-CDP-MEL-1A

APPEAL:

Appeals of the October 4, 2022, Director of Planning and Zoning Administrator's Joint Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5520-MND ("Mitigated Negative Declaration"), the Errata dated September 23, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Errata dated September 23, 2022 prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the new construction of a single-family dwelling a lot fronting a Substandard Hillside Limited Street (Revello Drive) that does not provide a minimum 20 foot wide continuous paved roadway from the driveway to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3), and the construction of a 200-foot extension of Revello Drive from its current eastern terminus to the west for vehicular access to the proposed single-family dwelling located at 17533-17547 Revello Drive (JDR House 2); and
3. Adopted the Conditions of Approval and Findings.

Applicant: JDR Revello LLC; Demos Development
Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
(213) 978-1186

Theodore Irving, AICP, Principal City Planner

The next regular meeting of the West Los Angeles Area Planning Commission will be held on **Wednesday, December 6, 2023 at 4:30 p.m.**

Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

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 and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (818) 374-3384 or by email at apcwestla@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.