

# COMMISSION MEETING AUDIO

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.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING.

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(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](mailto: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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.