



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Monday, December 4, 2023
11:00 a.m.

The construction, use, and maintenance of three single-family dwellings and three ADUs.

Project Located at:

17502 and 17508 W. Revello Drive; 17488 and 17496 W. Revello Drive; and 17501 and 17509 W. Posetano Road

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: 875 5392 0842 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/87553920842>
Enter Meeting ID: 87553920842 and Passcode: 596610

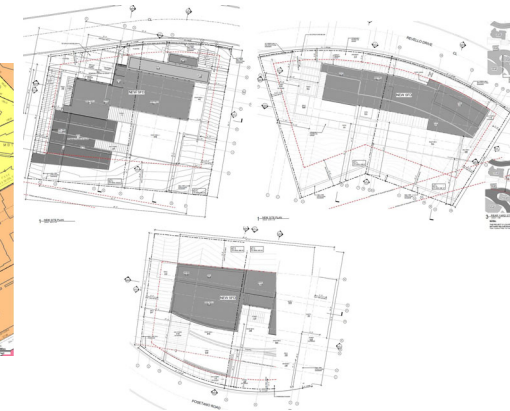
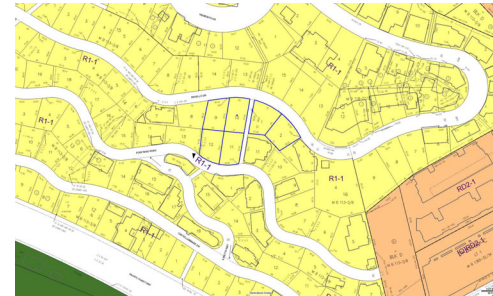
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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Project Address

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

17502 and 17508 W. Revello Drive (Site 1);
17488 and 17496 W. Revello Drive (Site 2); and
17501 and 17509 W. Posetano Road (Site 3), 90272

Proposed Project

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

The construction, use, and maintenance of a three new single-family dwellings and three Accessory Dwelling Units (ADU) on a 22,882 square-foot project site consisting of six contiguous parcels. The total grading for the proposed project is approximately 6,809 cubic yards, of which 549 cubic yards will be remedial and 5,526 cubic yards will be exported off site. 1) The project proposed at 17502 and 17508 W. Revello Street (Site 1) involves a lot tie between two parcels and the construction, use, and maintenance of a 2,831 square-foot three-story single-family dwelling with an attached two-car garage, 800 square-foot attached ADU, 1555 square-foot basement, swimming pool and spa, decks, and retaining walls and improvements to landscape and hardscape. 2) The project proposed at 17488 and 17496 W. Revello Street (Site 2) involves a lot tie between two parcels and the construction, use, and maintenance of a 2,703 square-foot two-story single-family dwelling with an attached two-car garage, 755 square-foot attached ADU, 1,333 square-foot basement, swimming pool and spa, decks, and retaining walls and improvements to landscape and hardscape. 3) The proposed project at 17501 and 1509 W. Posetano Road (Site 3) involves a lot tie between two parcels and the construction, use, and maintenance of a 2,847 square-foot two-story single-family dwelling with an attached two-car garage, 794 square-foot attached ADU, 1308 square-foot basement, swimming pool and spa, decks, and retaining walls and improvements to landscape and hardscape.

Actions Requested

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

The Hearing Officer will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Case No. ZA-2022-1956-CDP-ZAD-MEL-HCA | 17502 and 17508 W. Revello Street (Site 1)

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit to allow the proposed project on lots located in the Dual Permit Jurisdiction Area of the California Coastal Zone.

2. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction of a single-family dwelling (Site 1) with a continuous paved roadway that is less than 20 feet in paved roadway width from the driveway apron to the boundary of the Hillside area as required by LAMC Section 12.21-C,10(i)(3).

3. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review for the construction of a single-family dwelling and ADU in the Coastal Zone.

ZA-2022-1955-CDP-ZAD-MEL-HCA | 17488 and 17496 W. Revello Street (Site 2)

1. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit to allow the proposed project on lots located in the Dual Permit Jurisdiction Area of the California Coastal Zone.

2. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction of a single-family dwelling (Site 2) with a continuous paved roadway that is less than 20 feet in paved roadway width from the driveway apron to the boundary of the Hillside area as required by LAMC Section 12.21-C,10(i)(3).

3. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review for the construction of a single-family dwelling and ADU in the Coastal Zone.

DIR-2022-1957-CDP-MEL-HCA | 17501 and 1509 W. Posetano Road (Site 3)

1. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit to allow the proposed project on lots located in the Dual Permit Jurisdiction Area of the California Coastal Zone.

2. Pursuant to Government Code Sections 65590 and 65590.1, a Mello Act Compliance Review for the construction of a single-family dwelling and ADU in the Coastal Zone.

Case Information

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

Case Number(s):

ZA-2022-1955-CDP-ZAD-MEL-HCA, ZA-2022-1956-CDP-ZAD-MEL-HCA,
DIR-2022-1957-CDP-MEL-HCA

Environmental Case Number(s):

ENV-2022-1960-CE

Related Case Number(s):

N/A

Zone:

R1-1

Land Use Designation:

Low Residential

Overlays(s):

N/A

Community Plan Area:

Brentwood-Pacific Palisades

Council District:

11 - Traci Park

Applicant:

Revello 18 LLC

Representative:

Greg Demos, Demos Development

Assigned Staff Contact Information:

Kenton Trinh, City Planner
kenton.trinh@lacity.org
(213) 482-7092
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

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 100 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. 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 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 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.