

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, NOVEMBER 15, 2023 REGULAR MEETING
PALMS-RANCHO PARK BRANCH LIBRARY
2920 OVERLAND AVENUE, RAY BRADBURY MEETING ROOM, SECOND FLOOR
LOS ANGELES, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**,” “**COMMISSIONS, BOARDS & HEARINGS**,” filter by “**WEST LOS ANGELES AREA PLANNING COMMISSION**,” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The West Los Angeles Area Planning Commission’s November 15, 2023 meeting was conducted in person at the Palms-Rancho Park Branch Library and via telephone and Zoom Webinar in a hybrid meeting format.

Commission President Waltz Morocco called the meeting to order at 4:40 p.m. with Commissioners Esther Margulies, and Marty Shelton present.

Commission Vice President April Sandifer, and Commissioner Hailey Feng was not in attendance.

Also in attendance was Parissh Knox, Deputy City Attorney. Commission Office staff participation included Neverly Ann Hill, and Bryan Sanchez, Commission Executive Assistants, Diego Vazquez, and Marcos Godoy, Administrative Clerks.

At approximately 4:42 p.m. President Waltz Morocco recessed the meeting. At approximately 5:09 p.m. President Waltz Morocco re-convened the meeting with Commissioners Margulies, and Shelton in attendance.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, noted the following:
 - An overview of the Planning Department’s updated memorandum regarding AB 2097 during the next APC meeting. The Affordable Housing Streamlining Ordinance will be considered by the City Planning Commission (CPC) tomorrow (Thursday 11/16). A public hearing was held for last month. The draft ordinance will be considered by the CPC to provide a recommendation prior to consideration by PLUM and Council.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were several speakers who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 05 - 11

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: N/A

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

PUBLIC HEARING HELD

PROJECT SITE: 17538, 17544, 17550 Tramonto Drive (SHP House 1),
17532, 17540, 17548 Revello Drive (SHP House 2),
17523, 17529 Revello Drive (JDR House 1),
17533, 17537, 17541, and 17547 Revello Drive (JDR House 2)

IN ATTENDANCE:

Juliet Oh, Senior City Planner, Theodore Irving, Principal City Planner, representing the Planning Department; Eric Noreen, Engineering Geologist Associate III, representing the Bureau of Engineering Department, Casey Jenson, Engineering Geologist Associate III, Chiharu Suzuki, Building Civil Engineer, representing the Los Angeles Department of Building and Safety; Benjamin Moore, Geotech Engineer II, and Nikta Mousavi, Civil Engineer Associate III, representing Public Works Engineering, Gilbert Urrea, Fire Inspector II, representing the Los Angeles Fire Department. Tony Russo and Greg Demos, representing the Applicant; Ivo Venkov, Appellant #1; Kristina Kropp, representing Appellant #2; and Mir Saied Kashani, Appellant # 3.

Commission President Waltz Morocco announced that Item Nos. 05-11 would be heard concurrently as they are related to the same project, but separate motions would be taken.

At approximately 8:07 p.m. President Waltz Morocco recessed the meeting. At approximately 8:10 p.m. President Waltz Morocco re-convened the meeting with Commissioners Margulies, and Shelton in attendance.

MOTION:

Commissioner Margulies moved to put forth the actions below with the approval of the following Project, with Modified Conditions of Approval and Amended Findings, as stated on the record:

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 all 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 (Case No. DIR-2019-6352-CDP-MEL-1A, 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 (Case Nos. DIR-2019-5524-CDP-MEL-1A and ZA-2019-5525-ZAD-1A, 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 (Case Nos. DIR-2019-5571-CDP-MEL-1A and ZA-2019-5574-ZAD-1A, JDR House 1).

Construction of a new two-story 5,645 square-foot single-family residence with a 6,292 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 (Case Nos. DIR-2019-5584-CDP-MEL-1A and ZA-2019-5585-ZAD-1A, JDR House 2).

Coastal Development Permit/Mello Act Items**Agenda Item No. 5**

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **DIR-2019-6352-CDP-MEL-1A (17538, 17544, and 17550 Tramonto Drive – SHP House 1).**

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;
2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;

3. **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 7,695 square-foot single family residence with 5,868 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;
4. **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;
5. **Adopted** the Modified Conditions of Approval; and
6. **Adopted** the Amended Findings.

Agenda Item No. 6

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **DIR-2019-5524-CDP-MEL-1A (17532, 17540, 17548 Revello Drive – SHP House 2)**.

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;
2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, 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;
4. Approve, 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;
5. Adopt the Modified Conditions of Approval; and
6. Adopt the Amended Findings.

Agenda Item No.7

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **DIR-2019-5571-CDP-MEL-1A (17523, 17529 Revello Drive – JDR House 1)**.

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;

2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, 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;
4. Approve, 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;
5. Adopt the Modified Conditions of Approval; and
6. Adopt the Amended Findings.

Agenda Item No. 8

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **DIR-2019-5584-CDP-MEL-1A (17533, 17537, 17541, 17547 Revello Drive – JDR House 2).**

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;
2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of a new two-story 5,645 square-foot single family residence with 6,292 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;
4. Approve, 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;
5. Adopt the Modified Conditions of Approval; and
6. Adopt the Amended Findings.

Commissioner Shelton seconded the motions and the vote proceeded as follows for Agenda Items 5, 6, 7, and 8:

Moved: Margulies
Second: Shelton
Ayes: Waltz Morocco
Absent: Feng, Sandifer

Vote: 3 – 0

MOTION PASSED

Zoning Administrator Determination Items

President Waltz Morocco moved to put forth the actions below with the approval of the following Project described above, with Modified Conditions of Approval and Amended Findings, in conjunction with the approval of the following for: **ZA-2019-5525-ZAD-1A (17532, 17540, 17548 Revello Drive – SHP House 2)** as stated on the record:

Agenda Item No. 9

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;
2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, pursuant to LAMC Section 12.24 X.28, a 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);
4. Approve, 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);
5. Adopt the Modified Conditions of Approval; and
6. Adopt the Amended Findings.

Agenda Item No. 10

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **ZA-2019-5574-ZAD-1A (17523, 17529 Revello Drive – JDR House 1).**

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;

2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, 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);
4. Adopt the Modified Conditions of Approval; and
5. Adopt the Amended Findings.

Agenda Item No. 11

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **ZA-2019-5585-ZAD-1A (17533, 17537, 17541, 17547 Revello Drive – JDR House 2).**

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 November 3, 2023, 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 and November 3, 2023 prepared for the Mitigated Negative Declaration;
2. Deny the appeal in part and grant the appeal in part, and sustain the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. Approve, 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);
4. Adopt the Modified Conditions of Approval; and
5. Adopt the Amended Findings.

Commissioner Shelton second the motions and the vote proceeded as follows for Agenda Items 9, 10, and 11:

Moved: Waltz Morocco
Second: Shelton
Ayes: Margulies
Absent: Feng, Sandifer

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Sandifer adjourned the meeting at 10:20 p.m.



President Lisa Waltz Morocco
West Los Angeles Area Planning Commission



Nevery Ann Hill, Commission Executive Assistant
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 07 2023

CITY PLANNING DEPARTMENT
COMMISSION OFFICE