

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2019-6352-CDP-MEL-1A DIR-2019-5524-CDP-MEL-1A DIR-2019-5571-CDP-MEL-1A DIR-2019-5584-CDP-MEL-1A ZA-2019-5525-ZAD-1A ZA-2019-5574-ZAD-1A ZA-2019-5585-ZAD-1A	ENV-2019-5520-MND-1A	11 – Park
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
17538, 17544, and 17550 Tramonto Drive (SHP House 1); 17532, 17540, and 17548 Revello Drive (SHP House 2); 17523, 17529 Revello Drive (JDR House 1); 17533, 17537, 17541, and 17547 Revello Drive (JDR House 2)		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Springhouse Hamilton Park LLC (SHP House 1 & 2); JDR Revello LLC (JDR House 1 & 2); Demos Development (all four houses) <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed		gregdemos@demosdevelopment.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Greg Demos, Demos Development and Tony Russo, Crest Real Estate <input type="checkbox"/> N/A	(408) 655-0998	tony@crestrealestate.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Castellammare Mesa Home Owners Association <input type="checkbox"/> N/A		cmho.pali@gmail.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kristina Kropp, Luna & Glushon <input type="checkbox"/> N/A	(818) 907-8755	kkropp@lunaglushon.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Juliet Oh	(213) 978-1186	juliet.oh@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		

N/A

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

DIR-2019-6352-CDP-MEL-1A, DIR-2019-5524-CDP-MEL-1A, DIR-2019-5571-CDP-MEL-1A, DIR-2019-5584-CDP-MEL-1A, ZA-2019-5525-ZAD-1A, ZA-2019-5574-ZAD-1A, ZA-2019-5585-ZAD-1A.
Coastal Development Permits, Mello Act Compliance Reviews, and Zoning Administrator Determinations.

ITEMS APPEALED:

CEQA APPEAL – Mitigation Negative Declaration, ENV-2019-5520-MND-1A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input type="checkbox"/> Mailing List	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other: Errata 9/23/2022 and 11/3/2023	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

CEQA Appeal requires a 24-day notification, interested parties list is included.

☐ N/A

FISCAL IMPACT STATEMENT:

☐ Yes ☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- | | |
|---|--|
| <input type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |

<input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission <input checked="" type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
November 15, 2023	3 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
March 13, 2024	March 12, 2024
TRANSMITTED BY:	TRANSMITTAL DATE:
Deborah Kahen	3/19/24