

CONDITIONS OF APPROVAL

(As Modified by the West Los Angeles Area Planning Commission on November 15, 2023)

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning and/or the Zoning Administrator. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. The applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission. Prior to the issuance of any permits, the Applicant shall submit proof of a valid ("dual") permit issued by the Coastal Commission.
4. **Coastal Development Permit.** Approved herein is:
 - a. **Case No. DIR-2019-6352-CDP-MEL - 17538, 17544, and 17550 Tramonto Drive (SHP House 1).** A new 7,695 square-foot single family residence (with an additional 5,868 square-foot basement) on three vacant lots with a lot area of approximately 24,656 square feet. SHP House 1 would include 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).
 - i. The residential development shall be restricted to an RFA of 7,695 square feet as shown in "Exhibit A".
 - ii. The development shall be limited to a maximum height of 28 feet, as shown in "Exhibit A".
 - iii. As shown in "Exhibit A", a minimum of two parking spaces shall be provided. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.
 - b. **Case No. DIR-2019-5571-CDP-MEL – 17523, 17529 Revello Drive (JDR House 1).** A 2,619 square-foot single family residence (with an additional 2,428 square-foot basement) on two vacant lots with a lot area of approximately 8,258 square feet. JDR House 1 would include 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.
 - i. The residential development shall be restricted to an RFA of 2,619 square feet as shown in "Exhibit A".
 - ii. The development shall be limited to a maximum height of 28 feet, as shown in "Exhibit A".

- iii. As shown in "Exhibit A", a minimum of two parking spaces shall be provided. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.
 - c. **Case No. DIR-2019-5584-CDP-MEL – 17533, 17537, 17541, 17547 Revello Drive (JDR House 2).** A 5,645 square-foot single family residence (with an additional 6,292 square-foot basement) located on four vacant lots with a lot area of approximately 16,329 square feet. JDR House 2 would include 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.
 - i. The residential development shall be restricted to an RFA of 6,078 square feet as shown in "Exhibit A".
 - ii. The development shall be limited to a maximum height of 28 feet, as shown in "Exhibit A".
 - iii. As shown in "Exhibit A", a minimum of two parking spaces shall be provided. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.
 - d. **Case No. DIR-2019-5524-CDP-MEL – 17532, 17540, 17548 Revello Drive (SHP House 2).** A 4,160 square-foot single family residence (with an additional 5,096 square-foot basement) located on three vacant lots with a lot area of approximately 11,503 square feet. SHP House 2 would include 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.
 - i. The residential development shall be restricted to an RFA of 4,160 square feet as shown in "Exhibit A".
 - ii. The development shall be limited to a maximum height of 33 feet, as shown in "Exhibit A".
 - iii. As shown in "Exhibit A", a minimum of two parking spaces shall be provided. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.
 - e. **Grading.** Total grading for the Project, including that required for offsite street improvements, is approximately 29,148 cubic yards (CY), of which 28,341 CY would be remedial grading and approximately 33,794 CY would be exported/transported from the Project site. The project shall comply with the Conditions of Approval required in the Geology and Soils Report Approval Letter issued by the Department of Building and Safety, Grading Division, dated September 14, 2020 (Log No. 109015-04) and any subsequent amendment thereto. All Conditions of Approval shall be incorporated and printed on the plans submitted for plan check.
5. **Zoning Administrator's Determination.** Approved herein is construction, use, and maintenance of the following:
- a. **Case No. ZA-2019-5525-ZAD – 17532, 17540, 17548 Revello Drive (SHP House 2).**

- i. The construction of a new single-family dwelling located on a lot 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.
 - ii. The construction of a new single-family dwelling located on a lot with a paved roadway width of less than 20 feet along the frontage of the lot.
 - b. **Case No. ZA-2019-5574-ZAD – 17523, 17529 Revello Drive (JDR House 1).**
 - i. The construction of a new single-family dwelling located on a lot 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.
 - c. **Case No. ZA-2019-5585-ZAD – 17533, 17537, 17541, 17547 Revello Drive (JDR House 2).**
 - i. The construction of a new single-family dwelling located on a lot 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.
6. **Improvements within the Public Right-of-Way (ROW).** All proposed and required improvement within the ROW shall be subject to review and final approval by the Bureau of Engineering (BOE) as part of the issuance of a B-Permit and shall be constructed to the satisfaction of the City Engineer:
- a. **Revello Drive.** Any improvements made to Revello Drive shall be to the satisfaction of the Bureau of Engineering as conditioned in a letter dated July 25, 2022.
 - b. **Tramonto Drive.** A minimum four-foot-wide sidewalk shall be constructed along the south side of Tramonto Drive, along 17538, 17544, and 17550 Tramonto Drive.
 - c. The Applicant shall design and install a cross gutter along the intersection of Tramonto Drive and Revello Drive.
 - d. The Applicant shall be responsible for the repair of damage to any portions of the ROW during construction activity. Any repair or improvements shall be constructed to the satisfaction of the City Engineer.
7. **Construction Activity.**
- a. A 24-hour “hotline” phone number for the receipt of construction-related complaints from the community shall be provided to the immediate neighbors. The construction supervisor shall be required to respond within 24 hours of any complaint received on this hotline.
 - b. All deliveries during construction shall be coordinated so that only one vendor delivery vehicle is at the subject property at one time and so that a construction supervisor is present at such time to prevent any potential traffic impacts. A flag person shall be provided to assist with the delivery of any construction materials to the subject property on trash pick-up days until the trash collection has been completed.
 - c. All debris, trash, and waste generated by the construction, including, but not limited to building material remnants, removed weeds, dirt, food or drinks consumed by workers,

etc., must be removed from the subject property or kept in a covered trash receptacle on the subject property. Any trash stored on the subject property must be removed at least once per week or whenever the storage receptacle is full, whichever is sooner.

- d. During all phases of construction, all materials related to the proposed project shall be stored on the subject property.
 - e. **Construction Day, Hour, Noise, and Other Limitations.** All construction activities shall comply with the limitations established in the Los Angeles Municipal Code. Construction workers shall be prohibited from (i) playing amplified music on or about the Project Site, and (ii) smoking on the Project Site.
 - f. **Construction Worker Parking.** Construction workers performing work on the Project Site shall be prohibited from parking their personal and construction vehicles on Revello Drive or Tramonto Drive or any other street in this immediate neighborhood. However, construction workers will be permitted to park their personal and construction vehicles within the Project Site.
 - g. **Construction Worker Shuttling.** Construction workers shall be shuttled to and from the Project Site each day as necessary during certain phases of construction.
 - h. **Construction Fencing.** The Applicant shall provide and maintain, in good condition, a six-foot tall temporary construction fence with a privacy screen along the northern boundary of the Tramonto Sites during construction of the Project.
 - i. **Construction Staging.** Staging will be done onsite to the extent feasible. The Parties acknowledge that there will be times when staging will need to be adjacent to the Project Site but at no times can driveways of adjacent properties be blocked nor can one lane of the street be blocked without the presence of a flagger. Any prolonged staging proposed in the public right-of-way must be accompanied by a street use permit.
 - j. **Convoy Effect.** Only one truck hauling soil from the Project Site shall be allowed on Tramonto Drive and only one truck shall be allowed on Revello Drive at any given time to avoid a convoying effect.
 - k. **Quarterly Reports.** The Applicant shall submit via mail, electronic mail, or other means to any interested party a Quarterly Construction Report ("QCR") that will detail the likely construction schedule for a period of three months and include contact information for the construction project management team. Each QCR shall be sent no later than (2) weeks before the commencement of the next quarter. All parties acknowledge that the QCR will include best available information at the time the report is prepared and that last minute changes occur routinely during construction. The Applicant will notify the interested parties of any substantial changes in good faith as soon as they are able.
8. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent spaces.
 9. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

10. Outdoor noise generated from the underground electric transformer, underground mechanical equipment, indoor bowling alley, and outdoor open space areas shall not exceed the allowable noise limitations prescribed in the Los Angeles Municipal Code Chapter XI (Noise Regulation).
11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
12. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.
13. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the Conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

Environmental Conditions

14. Prior to the issuance of grading and building permits, the project applicant shall purchase restoration or creation credits of at least 2:1 (1.12 acres for 0.56 acres impacted) to mitigate the project's impact on the sensitive-status Lemonade Berry Scrub vegetation community to a less-than-significant level. The mitigation lands shall be comprised of similar or higher quality vegetation as found in the lemonade berry scrub on the project site. Credits may be purchased from the following conservation and mitigation banks established by the California Department of Fish and Wildlife: Petersen Ranch Mitigation Bank, Santa Paula Creek Mitigation Bank, or Soquel Canyon Mitigation Bank.
15. Prior to the issuance of grading and building permits, the project applicant shall purchase restoration or creation credits of at least 2:1 (1.12 acres for 0.56 acres impacted) to mitigate the project's impact on the sensitive-status Lemonade Berry Scrub vegetation community to a less-than-significant level. The mitigation lands shall be comprised of similar or higher quality vegetation as found in the lemonade berry scrub on the project site. Credits may be purchased from the following conservation and mitigation banks established by the California Department of Fish and Wildlife: Petersen Ranch Mitigation Bank, Santa Paula Creek Mitigation Bank, or Soquel Canyon Mitigation Bank.
16. Prior to issuance of the building permits and during plan check, the City shall verify that the landscaping plant palette shall not include any plant species listed as "Moderate" or "High" by the California Invasive Plant Council (Cal-IPC 2021).
17. If archaeological and/or tribal cultural resources (i.e., sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within

100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, and/or a tribal cultural resources specialist can evaluate the significance of the find and determine whether additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA) (14 California Code of Regulations Section 15064.5(f); California Public Resources Code (PRC) Section 21082), the archaeologist and/or tribal cultural resources specialist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan and data recovery may be warranted.

18. In the event that paleontological resources (i.e., fossil remains) are exposed during construction activities for the proposed Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology's 2010 guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the qualified paleontologist may record the find and allow work to continue or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 2010 guidelines and shall be subject to review and approval by the City of Los Angeles. Work in the area of the find may only resume upon approval of a qualified paleontologist.

Administrative Conditions

19. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
20. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
21. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
22. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
23. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to

the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

24. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the

entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.