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CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

November 8, 2024

ENV-2019-5520-MND-1A
Council District 11

NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, December 3, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration, Mitigation Monitoring Program and Errata from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15074(b), and related CEQA findings; report from the West Los Angeles Area Planning Commission (WLAAPC); and an Appeal filed by Castellammare Mesa Home Owners Association (Representative: Kristina Kropp, Luna & Glushon), from the WLAAPC's determination in approving a Mitigated Negative Declaration, Mitigation Monitoring Program and Errata, as the environmental clearance for the 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; for the 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), for the properties 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, for the properties 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, for properties located at 17523 - 17529 Revello Drive (Case Nos. DIR-2019-5571-CDP-MEL-1A and ZA-2019-5574-ZAD-1A, JDR House 1); and 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, for properties located at 17533 - 17547 Revello Drive (Case Nos. DIR-2019-5584-CDP-MEL-1A and ZA-2019-5585-ZAD-1A, JDR House 2).

Applicant: Springhouse Hamilton Park LLC (SHP House 1 & 2); JDR Revello LLC (JDR House 1 & 2); Demos Development (all four houses)

Representative: Greg Demos, Demos Development and Tony Russo, Crest Real Estate

Case Nos. 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

Note that pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8, all appeal related documents filed by or on behalf of the appellant must be filed with the City Clerk no later than 5 business days prior to the date set for the hearing. Appeal-related documents filed by any party other than the appellant (or the appellant's representatives) must be filed with the City Clerk no later than 2 business days prior to the date of the hearing. Documents submitted after these deadlines will be marked late and shall not be considered by the City Council in its review and decision on the appeal.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **24-0339** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Juliet Oh (213) 978-1186

juliet.oh@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales (213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.



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Demos Development
661 North Harper Avenue
Los Angeles, CA 90048

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Current Owner
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