



WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **FEB 27 2024**

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

Council District: 11 – Park

ZA-2019-5525-ZAD-1A
ZA-2019-5574-ZAD-1A
ZA-2019-5585-ZAD-1A

CEQA: ENV-2019-5520-MND

Plan Area: Brentwood - Pacific Palisades

Project Site: 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: 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

Appellant 1: Ivo Venkov et al.

Appellant 2: Castellammare Mesa Home Owners
Representative: Kristina Kropp, Luna and Glushon

Appellant 3: Mir Saied Kashani

At its meeting of **November 15, 2023**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following Project for 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, and ZA-2019-5585-ZAD-1A.**

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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** 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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **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 one Residential Unit 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.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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **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 one Residential Unit 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. 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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **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 one Residential Unit 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.

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

Zoning Administrator Determination Items

Agenda Item No. 9

The West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following for: **ZA-2019-5525-ZAD-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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **Approved**, 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. **Adopted** the Modified Conditions of Approval; and
6. **Adopted** 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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **Adopted** the Modified Conditions of Approval; and
5. **Adopted** 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. **Denied** the appeal in part and **granted** the appeal in part, and **sustained** the Planning Director's and Zoning Administrator's joint determination dated October 4, 2022;
3. **Approved**, 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. **Adopted** the Modified Conditions of Approval; and
5. **Adopted** the Amended Findings.

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



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

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the West Los Angeles Area Planning Commission related to the Mello Act Compliance Reviews and Zoning Administrator Determinations is not further appealable and shall become final upon the mailing date of this determination letter.

CEQA Appeals: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) is not further appealable and the decision is final.

California Coastal Commission/Appeals: Pursuant to Section 12.20.2 I of the Los Angeles Municipal Code, the West Los Angeles Area Planning Commission's action on the Coastal Development Permits shall be deemed final only after 20 working days have expired from the date this decision letter is deemed received by the Executive Officer of the California Coastal Commission and provided that a timely, valid appeal is not taken by the California Coastal Commission within said time frame. Furthermore, the Coastal Development Permits shall be subject to revocation as provided in Section 12.20.2 J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

The proposed development is in the dual permit jurisdiction area and will require an additional permit from the California Coastal Commission upon the expiration of the above 20 working day appeal period. For more information on filing a permit, applicants should visit <https://www.coastal.ca.gov/cdp/cdp-forms.html> or contact the Coastal Commission South Coast District Office: SouthCoast@coastal.ca.gov.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures (CEQA)

c: Theodore Irving, Principal City Planner
Juliet Oh, Senior City Planner

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.

FINDINGS

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

Coastal Development Permit

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provision are as follows:

Article 2 Public Access

Section 30211 *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212 *(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) Adequate access exists nearby, or, (3) Agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

The subject property is not located on or across the beach shoreline and does not provide public access to the shoreline. The proposed project involves the construction of four new residential structures in an existing residential neighborhood and includes the reconstruction of a 200-foot-long portion of Revello Drive. The portion of right-of-way was affected by a landslide and obstructs access through the neighborhood. The project would improve and restore access for vehicles and pedestrians through the neighborhood and down to the Pacific Coast Highway. There is no adjoining public access point or public recreation facility that will be affected by the Project. Therefore, the proposed project will not interfere with or obstruct the public's right to access coastal resources.

Article 5 Land Resources

Section 30240 *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

The proposed development requires remedial grading to address landslide and slope failure, grading for the proposed single-family homes, and regular brush clearing for development in a high fire severity zone. As analyzed in the Mitigated Negative Declaration (MND), Case No. ENV-2019-5520-MND:

Per the Biological Resources Letter Report (Appendix B1), five vegetation communities are present at the Project site and within the 500-foot buffer area. These include disturbed lemonade berry scrub, disturbed quailbush scrub, urban/developed land, ornamental vegetation, and disturbed habitat. The lemonade berry scrub vegetation community is considered sensitive by local, state, and/or federal agencies.

As provided in the Biological Resources Letter Report (Appendix B1), approximately 0.62-acre of disturbed lemonade berry scrub would be permanently impacted directly. Potential indirect impacts include fugitive dust, chemical pollutants, erosion, and increased human activity during the Project activities. However, the lemonade berry scrub to remain in place is already disturbed and construction Best Management Practices (BMPs) would minimize the effect of these impacts. Therefore, indirect impacts to lemonade berry scrub would be less than significant and no avoidance or mitigation measures are recommended. However, direct permanent impacts to special-status vegetation communities could be considered significant absent mitigation. Based upon the Project design and the need to maintain the property in accordance with the City of Los Angeles Fire Code (L.A.M.C. 57.322),² on-site mitigation is not feasible. Mitigation Measure (MM) BIO-1 will be required to adequately reduce potential impacts to sensitive natural communities to less than significant.

The MND includes mitigation measures MM-BIO-1, MM-BIO-2, and MM-BIO-3 to require mitigation of the Lemonade Berry Scrub and reduce the spread of non-native invasive plant species. Furthermore, the applicant proposes the inclusion of Lemonade Berry Scrub in the new landscaping for all four properties. A Memorandum prepared by Dudek, dated May 31, 2022 states:

While the existing lemonade berry onsite and in the adjacent parcels is not pristine, planting lemonade berry in the northern portions of 17533 W Revello Drive and 17523 W Revello Drive would provide a continuous connection to lemonade berry scrub to the east and west of these locations. It would be expected that native and non-native plant species in the adjacent area would naturally spread into the landscape portions of the site. As the planted and volunteer shrubs mature, it is expected that common urban-adapted, terrestrial wildlife (such as Virginia opossum, Audubon's cottontail, California ground squirrel, deer mouse, and raccoon) could use the connected habitat for local movement and it would provide refugia from predators (e.g., raptors, owls, and coyote).

The subject site is located within a residentially zoned hillside neighborhood and is not adjacent to designated habitat areas, parks, or recreation areas. Furthermore, the project is located within a very high fire hazard severity zone where regular brush clearance is required. The proposed development is subject to mitigation measures that would reduce any impact to biological resources to a less than significant level and will also replace existing Lemonade Berry Scrub onsite, in a manner that complies with the brush clearing regulations enforced by the Los Angeles Fire Department (LAFD).

Section 30244 Archaeological and Paleontological Resources. *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

The project consists of the construction of four single-family homes, one accessory dwelling unit, accessory structures, excavation and grading for the new development,

remedial grading and improvements in the right of way. All excavation and grading on the residential lots are subject to review by the Department of Building and Safety and will comply with the requirements of the Grading Division. The Grading Division reviewed and approved a Geotechnical Report for the projects, required conditions are outlined in a letter dated September 14, 2020 (Log # 109105-04). The required grading within the right-of-way is subject to review by the Department of Public Works Bureau of Engineering Geotechnical Engineering Division (GED). The GED reviewed the reports and issued a memo dated July 25, 2022, which outlines requirements including a B-permit.

The subject site is not located in an area with known archaeological or paleontological resources. However, if such resources are discovered during any excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place. If previously unknown archaeological resources are found during excavation and grading, the Project would be required to follow procedures detailed in California Public Resources Code Section 21083.2. The required compliance would ensure any found deposits are treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. If archaeological or paleontological resources are discovered during excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place. As such, the project conforms to the applicable Land Resources policies of Chapter 3.

Article 6 Development

Section 30250 Location; existing developed area. *(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

The subject properties are located in a residential neighborhood developed with similar single-family dwellings. The project would construct a total of four single-family dwellings on 12 vacant lots. The proposed density complies with the zone and land use designation identified for the site. The properties are located on an 12 irregular shaped lots, all of which are interior lots fronting either Tramonto Drive or Revello Drive, both of which are streets featuring developed roadways and existing residential development. The parcels fronting Revello Drive face a portion of the street which was demolished by the landslide. The project will grade, stabilize, and reconstruct the right-of-way to restore access along Revello Drive. The residential neighborhood maintains connections to utility service providers, police and fire stations, schools, and other public services in the area. As such, the project will be located in an existing developed area contiguous with similar residential uses, in an area that is able to accommodate new development.

Section 30251 Scenic and Visual Qualities. *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation*

Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject sites are located on downsloping lots in a developed residential hillside neighborhood. The properties surrounding the lot are zoned R1-1 and developed with single-family dwellings ranging from one to two stories in height with basement levels. The project is generally located in a residential neighborhood, that is adjacent to Pacific Coast Highway and the Pacific Ocean to the south. The project consists of the construction of four new single-family dwellings on 12 vacant lots, and a 200-foot extension of Revello Drive on portions previously affected by a landslide. 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 proposed single-family dwellings will not exceed the maximum building height of 28 feet, measured from grade, observe the required yard setbacks, and do not exceed the maximum residential floor area permitted for single-family dwellings. The proposed structures will be two stories and will be constructed across 12 vacant lots. Their bulk and massing will be consistent with a number of similarly massed dwellings in the area which consists of both one- and two-story structures that extend across multiple lots. As provided in Section 4.I.c. of the Mitigated Negative Declaration for the project: *The Project would be consistent with the single-family residential character as viewed from the surrounding properties. Further, the Project would introduce high-quality architectural features (i.e., mass, scale, form, style, material, and color) would integrate the hillside and provide visual interest as well as building step downs that would ensure consistency with the existing slope of the site.* As shown in the Visual Concept Study, prepared by the Applicant, the proposed structures would not substantially obstruct existing views to the ocean from Tramonto Drive and Revello Drive. The new structure fronting Tramonto Drive (SHP 1) is two stories with a basement level, however the roofline sits below the elevation of the driveway on Tramonto Drive. The structure is constructed into the hillside and results in minimal visual impact on the character of the area. The new structures located on the north side of Revello Drive (JDR 1 and 2) are two stories with basement levels. The structures incorporate stepbacks on the second level as well as open patios and balconies to further articulate the facades and mimic the curvature of the hillside area. The new structure on the south side of Revello Drive is two stories with a basement level. Due to the downsloping nature of the lot, only the second level will be visible from Revello Drive. The structure incorporates sloping rooflines, and articulated facades at the street level to break up the massing of the structure.

As shown in the landscape plan, the project includes native landscaping and will replace Lemonade Berry Scrub onsite. The proposed replanting areas would connect to existing scrub to the east and west of the project, helping to preserve the existing visual character and landscape.

The project includes improvements to Revello Drive to reconstruct 200 feet of roadway that was demolished and removed by a landslide. The improvement would reconstruct the existing portions of the street, to the satisfaction of the City Engineer and consistent with the requirements of the Department of Public Works – Bureau of Engineering (BOE). A substantial amount of grading would be required to the stabilization of the entire site and roadway, due to the previous landslide. However, as determined by the Department of Building and Safety (LADBS) Grading Division and BOE, such grading is necessary for safe development of the site. As discussed above, the proposed development is visually compatible with the character of the area, will enhance the existing neighborhood, restore access, and will not impact the character of the surrounding area.

Section 30252 Maintenance and Enhancement of Public Access. *The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.*

The subject property is not located on or across the beach shoreline. The site is located in the residential hillside neighborhood located north of the Pacific Coast Highway and is located more than one mile from the beach (along existing roads). The project includes the reconstruction of the portions of Revello Drive demolished by a landslide, allowing vehicle and pedestrian access along Revello Drive to the project site. Adequate parking will be provided on-site consisting of two spaces within the attached garage. Furthermore, the project includes the construction of an expanded turnaround driveway onsite to allow vehicle access for emergency vehicles. There is no adjoining public access point or public recreation facility that will be affected by the Project. Therefore, the proposed development will not have any adverse impacts on public access to the coast.

Section 30253 Minimization of Adverse Impacts. *New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The subject site is comprised of 12 lots located in the Dual Permit Jurisdiction Area of the Coastal Zone. The property is located in a Hillside Area, Special Grading Area, fault zone (Santa Monica Fault), Landslide Area, and Very High Fire Hazard Severity Zone. As such, the project is subject to compliance with Zoning and Building Code requirements that will minimize risks to life and property in such hazard areas. The property is located outside the Flood Zone.

The subject lots are located within the original development of the Castellammare Area in the Pacific Palisades, dating back to the early 1920's. At that time a series of roads were cut into the hillside traversing in an essentially northwest-southeast orientation. Double-loaded lots were developed, and homes were built intermittently. In 1936, 3.2 acres failed as a moderately deep slump landslide, extending onto former Roosevelt Highway (current PCH) from upslope at Tramonto Drive. The Tramonto Landslide is reported to have periodically reactivated and enlarged to the west and east, ultimately truncating and closing a portion of Castellammare Drive, Posetano Road, Revello Drive, and Tramonto Drive by 1959. No development or street reconstruction has occurred within the limits of the failure, except for the bulkhead shoring wall at the failure headscarp restoring Tramonto Drive in 1969 (further reinforced in 1981) and the reconnection of an above grade storm drain system along the eastern slide margin which is briefly discussed above.

Outside of the failure area to the north, west, and east, sporadic new development occurred and filled in throughout the community over the decades. The subject property is located primarily on the central/eastern portion of the landslide. Approximately 200 feet of the unimproved portion of Revello Drive that was affected by these slides would be improved. This improvement will provide access to the three residences that have frontage along Revello Drive.

The project site was issued a total of nine Orders to Comply (RD 30052, RD 30053, RD 30054, RD 30058, RD 30059, RD 30060, RD 30090, RD 30091, and RD 30092) by the Department of Building and Safety-Inspection Bureau (LADBS), dated August 10, 1999 due to Class 1 Slope Failure. LADBS stated the slope failure affected the stability of the property and had created a hazard condition in violation of LAMC Section 91.7005.7-8. Those orders were superseded by new Order to Comply (KL09272019-573) dated September 27, 2019.

The project includes required remedial grading to stabilize the landslide area as well as grading necessary for the proposed development. Stabilization of the slope and safe construction of the new structures in a hillside and landslide area requires the use of piles. The applicant proposes to stabilize the landslide debris with up to nine rows of stabilization shear pin piles, lateral caissons, and to support the structures on drilled-pile foundations bearing on competent bedrock. The proposed grading and slope stabilization is shown in the table below.

	Lot Area (SF)	No. of Piles	Grading (CY)
SHP 1	24,656	100	11,128
SHP 2	8,258	80	3,472
JDR 1	16,329	40	4,103
JDR 2	11,503	86	9,940
Revello Drive		9	505
TOTAL	60,746	315	29,148

A Geology and Geotechnical Report was prepared by Stoney-Miller Consultants, Inc., dated October 24, 2019. The LADBS Grading Division reviewed the report and previous reports prepared for the project and issued a Geology and Soils Approval Letter (Log No. 109015-04) on September 14, 2020. The Letter stated that the reports are acceptable provided the project complies with the required Conditions of Approval outlined in the letter. A report titled "Project Summary/Overview: Interim and Supplement Report" was prepared by Stoney-Miller Consultants Inc., dated July 1, 2022. The BOE Geotechnical Engineering Division (GED) reviewed the report and previous reports prepared for the project and issued an Interdepartmental Memo dated July 25, 2022. The Interdepartmental Correspondence stated that the proposed improvement to reconstruct portions of Revello Drive is acceptable from a geotechnical standpoint provided the Conditions of Approval are complied with and subject to the requirements of a B-Permit.

Compliance with the requirements of the various City departments will minimize risks to life and property in areas of high geologic, flood, and hazard. It will ensure stability and structural integrity and that the project will not create or contribute significantly to erosion, geological instability, or destruction of the project site or surrounding area. The project site is not a popular visitor destination point for recreational use.

The project will not produce any adverse impacts as it relates to public access, recreation, marine environment, land resources, or existing development. The project site is located approximately 0.45 miles north of the coast. The project will neither interfere nor reduce

access to the shoreline or along the coast. The project will not adversely impact any recreational uses and activities, the marine environment and other environmentally sensitive habitat areas. The project site is not located in an area with known archaeological resources and will be required to comply with existing regulations, if discovered. The project site has been identified to be located in an area of high paleontological sensitivity and will be required to comply with not only the existing regulations, but with the Mitigation Measures that have been made enforceable Conditions of Approval as part of the subject grant. The project will not involve the diking, filling, or dredging of the open coastal waters. The project will be served by existing public facilities and will not degrade the scenic and visual qualities of nor interfere with public access to the coastal area. As conditioned, the project will be in conformity with Chapter 3 of the Coastal Act.

2. *The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.*

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act.

Currently, the City does not have an approved Local Coastal Program (LCP) for the Brentwood-Pacific Palisades area. In the interim, the Brentwood-Pacific Palisades Community Plan, a portion of the Land Use Element of the City's General Plan, serves as the functional equivalent which contains the applicable land use policies and goals for that portion of the Coastal Zone. The Brentwood-Pacific Palisades Community Plan designates the property for Low Residential land use with a corresponding zone of R1-1. The proposed single-family dwelling is consistent with the underlying zone. Furthermore, as discussed in Finding No. 1, the Project is consistent with the Chapter 3 policies of the Coastal Act. As conditioned, the proposed development will not prejudice the ability of the City to prepare a Local Coastal Program.

3. *The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.*

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources."

The Regional Interpretive Guidelines – Pacific Palisades residential guidelines address parking, density, special provisions for development on bluffs and hillside areas, and coastal access. The applicable provisions of the California Coastal Commission's Regional Interpretive Guidelines have been reviewed and considered in preparation of these findings. The project consists of the development of four single-family residential structures on vacant residential hillside lots. The project includes onsite and offsite grading for the new development and necessary remedial grading, as well as the reconstruction of a 200-foot-long right-of-way along Revello Drive. The proposed grading would conform

to the required conditions outlined in the Department of Building and Safety Grading Division Approval Letter and is also subject review and approval by the Bureau of Engineering. Furthermore, the proposed development is subject to compliance with the City's Building and Zoning Code.

The bluff top development standards unique to the Pacific Palisades area require a 25-foot setback from the edge of any coastal bluff and a 10-foot setback from the edge of any canyon bluff. The subject site is comprised of 12 residential hillside lots that slope down from Tramonto Drive and Revello Drive. As shown on the topographic survey maps for each site, the lots maintain steep slopes with no canyon or coastal bluffs. The proposed development conforms with the height, setback, and floor area requirements for the R1-1 zone and as discussed in Finding No. 1, the development is consistent with the applicable policies of Chapter 3 of the Coastal Act.

The Interpretive Guidelines have been reviewed, analyzed, and considered in light of the individual project in making this determination, and the project as conditioned is consistent with such Guidelines.

4. ***The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.***

The project consists of the construction of four single-family residential structures, accessory structures, retaining walls, grading and excavation for the new development, remedial grading, and the reconstruction of a portion of the right-of-way. The project is located within the dual permit jurisdiction of the Coastal Zone, where both the local jurisdiction (City of Los Angeles) and the California Coastal Commission issues Coastal Development Permits. The Coastal Commission will render decisions on appeals of the City's Coastal Development Permits or Coastal Exemptions. The Coastal Commission took action on the following residential projects in the Venice Coastal Zone:

Application No. 5-18-1225 - On February 12, 2020, California Coastal Commission approved a Coastal Development Permit for approximately 3,529 c. y. of grading (3,279 c. y. cut and 250 c. y. fill) for site preparation for a future single-family residence and a swimming pool, construction of two retaining walls on pile foundations, one 6-ft. high, 362 ft. long along the north portion of the lot and the other 10-ft. high, 243 ft. long along the east and south portion of the lot all on a vacant 53,267 sq. ft. residentially zoned lot located at 1448 Cuesta Linda Drive.

Application No. A-5-18-0835 – On February 12, 2020, California Coastal Commission approved a Coastal Development Permit for the construction of a 36-ft. high, two-story, 3,706 sq. ft., single-family home with a basement, attached garage, retaining walls, and swimming pool on a caisson grade beam foundation, on a 3,844 square foot vacant lot, including approximately 646 cubic yards of grading located at 17605 West Castellammare Drive.

Application No. 5-18-0885 – On November 13, 2019, California Coastal Commission approved a Coastal Development Permit for the demolition of a one-story, 1,585 sq. ft. single-family residence and construction of a 28-ft. high, two-story, 10,114 sq. ft., single-family home with a basement, attached garage, retaining walls, and swimming pool on a caisson grade beam foundation, on an 11,897 sq. ft. lot, including approximately 3,000 cu. yds. of grading located at 230 Arno Way.

Application No. 5-18-0393 & A-5-PPL-18-0057 - On February 7, 2019, California Coastal Commission approved a Coastal Development Permit for the construction of a three-level, 50.6 ft.-high (from existing grade), 8,823 sq. ft. single-family residence on a caisson grade beam foundation, including an attached 651 sq. ft. 3-car garage and approximately 4,000 c. y. of grading on a vacant 17,036 sq. ft. hillside lot located at 17642 Tramonto Drive.

Application No. 5-18-0255 – On November 7, 2018, California Coastal Commission approved a Coastal Development Permit for the construction of a 7,115 sq. ft., 30-ft. high, two-story single-family home over a 4,826 sq. ft. basement on a caisson grade beam foundation with an attached 722 sq. ft. four-car garage (with two car lifts), swimming pool, and pool pavilion on a vacant 27,646 sq. ft. blufftop lot, including approximately 3,300 cu. yds. of grading located at 14948 Corona del Mar (AKA 14944 Corona del Mar, 14937 Pacific Coast Highway).

Previous decisions by the Coastal Commission have approved Permits for new residential development that complies with the development standards of the LUP and the applicable provisions of Chapter 3 of the Coastal Act. As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. ***The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.***

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is not located on or across the beach shoreline and does not provide public access to the shoreline. The proposed project involves the construction of four new residential structures in an existing residential neighborhood and includes the reconstruction of a 200-foot-long portion of Revello Drive. The portion of right-of-way was affected by a landslide and obstructs access through the neighborhood. The project would improve and restore access for vehicles and pedestrians through the neighborhood and down to the Pacific Coast Highway. There is no adjoining public access point or public recreation facility that will be affected by the Project. Therefore, the proposed project will not interfere with or obstruct the public's right to access coastal resources.

6. **An appropriate environmental clearance under the California Environmental Quality**

Act has been granted.

A Mitigated Negative Declaration (MND), Errata dated September 23, 2022 and November 3, 2023, and Mitigation Monitoring Program (Case No. ENV-2019-5520-MND) was prepared for project in compliance with CEQA. As previously mentioned, the project involves the construction of four single-family dwellings with accessory structures, landscaping, retaining walls, swimming pools, and necessary grading for each dwelling. The project will reconstruct and improve the Revello Drive right-of-way (approximately 200 feet in length) and includes onsite and offsite remedial grading comprised of 29,148 cubic yards of earthwork, of which 28,341 cubic yards would be remedial grading; the project requires a Haul Route for the export of approximately 33,794 cubic yards of earth.

The project was found to have potential impacts that could be mitigated to a less-than-significant level in the following categories: biological resources, cultural resources, geology and soils, and tribal cultural resources. Comments were submitted by the public during the publication period of the MND (from August 19, 2021 through September 20, 2021).

A complete Response to Comments, supporting documentation, including all the technical studies (appendices), and Errata dated September 23, 2022 and November 3, 2023 were included as part of Case No. ENV-2019-5520-MND. The issues identified and comments provided have been sufficiently addressed by the MND, Response to Comments, and supporting documentation. The project is subject to the standards, requirements, and mitigation measures outlined in each category of the MND as well as the applicable Regulatory Compliance Measures. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the project will have a significant effect on the environment. The attached MND reflects the lead agency's independent judgment and analysis. Therefore, an appropriate environmental clearance under CEQA has been granted.

Mello Act Compliance Review

Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

7. Categorical Exemptions (Part 2.4) Small New Housing Developments

The project proposes the construction of five Residential Units (four single-family dwellings and one ADU). Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of five new Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

ZONING ADMINISTRATOR'S DETERMINATION

In order for a Zoning Administrator's Determination to be granted, all of the legally mandated findings delineated in Section 12.24 X,28 of the Los Angeles Municipal Code must be made in the affirmative. The following section states such findings in bold type with the applicable justification set forth immediately thereafter.

8. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

The project site is comprised of twelve (12) sloped, irregular shaped lots totaling approximately 1.35 acres of lot area. The project site is characterized by down-sloping topography and is vacant. Nine (9) parcels front Revello Drive, while the remaining three (3) parcels front Tramonto Drive. The project site is zoned R1-1 and designated for Low Residential land uses in the Brentwood-Pacific Palisades Community Plan Area. The project site is located in a Dual Permit Jurisdiction Area of the Coastal Zone, a Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault.

The portion of Revello Drive boarding the project site is designated as a Substandard Hillside Limited Street and is dedicated to a variable right-of-way of approximately 26 feet and is not improved. Revello Drive does not maintain a 20-foot wide roadway from the driveway apron of the three proposed homes to the terminus of the Hillside Area, and does not provide a 20'-foot width fronting 17523-17529 Revello Drive and 17533-17547 Revello Drive per the Bureau of Engineering Referral Form dated August 21, 2017. The project proposes an approximately 225-foot extension of Revello Drive to the west from the easterly terminus of the existing roadway to provide vehicular access to the three proposed residences fronting Revello Drive. The roadway extension is proposed to be 20-foot wide, with the exception of the western most 24-foot end section of the roadway that cannot be widened to 20-feet due to geotechnical reasons.

Adjacent Minimum Roadway/Continuous Paved Roadway

The project triggers requirements to improve any Substandard Hillside Limited Street fronting the subject property with a minimum roadway width of 20 feet and with a minimum 20-foot wide continuous paved roadway from the driveway apron to the subject property to the boundary of the Hillside Area as required by Sections 12.21-C,10(i)(2) and (3) and (ii) of the LAMC, respectively. The intent of street access requirements is to provide safe vehicular access for residents, visitors, and emergency vehicles in case of emergencies. Any impairment to emergency access would expose residents of the property and others located in the area to an increased risk of danger during such events.

The project will perform a function that is beneficial to the City by expanding the housing supply with the development of four single-family dwelling and one accessory dwelling unit. The Applicant will be providing the 20-foot wide roadway adjacent to majority of the project site. However, due to the circumstance of not being able to widen the street along other properties, the Applicant is requesting to waive the 20-foot wide access from the driveway apron to the boundary of the Hillside Area as required by Los Angeles Municipal Code 12.21 C.1 0(i)(3). As discussed above, the roadway extension is proposed to be 20-foot wide, with the exception of the western most 24-foot end section of the roadway that cannot be widened to 20-feet as the upslope portion of the property will not be able to be stabilized geotechnically.

Additionally, the City seeks to incrementally secure the required roadway widening directly adjacent to a hillside property as each one is being developed. Completion of the roadway widening adjacent to the property would enhance the built environment of the surrounding neighborhood, and incrementally improve public safety by providing for an enlarged passing area for vehicles traveling along Revello Drive.

Further, the applicant is not requesting any additional deviations for the construction of the project is in accordance with the provisions of the Hillside Area and the Residential Floor Area Limits. The proposed construction, use, and three single-family residences along Revello Drive conforms to the character of the surrounding neighborhood and will enhance the built environment of the Brentwood – Pacific Palisades neighborhood, and are similar to other dwellings found in the vicinity within this hillside area. As conditioned, the proposed single-family residences on the existing property zoned for such uses will enhance the built environment of the Brentwood – Pacific Palisades neighborhood.

9. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The project site is comprised of twelve (12) sloped, irregular shaped lots totaling approximately 1.35 acres of lot area. The project site is characterized by down-sloping topography and is vacant. Nine (9) parcels front Revello Drive, while the remaining three (3) parcels front Tramonto Drive. The project site is zoned R1-1 and designated for Low Residential land uses in the Brentwood-Pacific Palisades Community Plan Area. The project site is located in a Dual Permit Jurisdiction Area of the Coastal Zone, a Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault. The project site experienced a landslide and has been subject to an Order to Comply, requiring the rehabilitation and stabilization of the land, dating to 1997.

The site is zoned for such development and is surrounded by other properties that are similarly zoned and improved. The project will not degrade adjacent properties, as the scale and type of development is appropriate for the location and will join with other improved lots in the same neighborhood. Additionally, the project has been designed to conform to all other provisions of the LAMC, including, but not limited to those regulating height, residential floor area, lot coverage, grading, fire protection, and yard requirements. No deviation from the Los Angeles Municipal Code (LAMC) has been granted other than the ones requested and approved herein. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Implementation of the proposed traffic management conditions will ensure that the project does not further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

10. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Los Angeles Municipal Code (LAMC) requirements. Except for the entitlement described herein, the project does not propose to deviate from any other LAMC requirements.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan

areas. The Brentwood – Pacific Palisades Community Plan Community Plan designates the properties for Low Residential land uses and are zoned R1-1. There is no applicable specific plan for the Project site. The Brentwood – Pacific Palisades Community Plan sets objectives for the planning and development of the area, and seeks to guide development to be in character with the community. The proposed project has been conditioned to conform with the purpose, intent, and provisions of the General Plan and the Brentwood – Pacific Palisades Community Plan.

Approval of the project is in substantial conformance with the following **Framework Element** land use objectives and policies:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.

Policy 3.5.3: Promote the maintenance of existing single-family neighborhoods and support programs for the renovation and rehabilitation of deteriorated and aging housing units.

Approval of the project is consistent with the following **Housing Element** objectives and policies:

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.

Policy 2.4.2: Develop and implement design standards that promote quality residential development.

Approval of the project is in substantial conformance with the following **Brentwood – Pacific Palisades Community Plan** objectives:

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods

Objective 1-6: To limit the intensity and density in hillside areas to that which can reasonably be accommodated by infrastructure and natural topography.

The proposed project is for the construction, use, and maintenance of four new single-family residences over twelve (12) total lots. Three (3) of the single-family residences, fronting Revello Drive, are subject to the Zoning Administrator's Determination entitlement. The three single-family residences are proposed on property zoned and designated for such use and will maintain the low-density residential character of the area. Requiring the minimum 20-foot wide adjacent roadway width and 20-foot wide continuous paved

roadway will create a procedural barrier and keep the applicant from achieving housing objectives such as the production of housing. As conditioned, the project will substantially conform to the purpose, intent and objectives of the General Plan.

- 11. The subject use is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.**

The subject property is zoned R1-1 and has a Low Residential land use designation in the Brentwood-Pacific Palisades Community Plan. The proposed project consists of the construction of four single-family dwellings and one accessory dwelling unit (ADU) on a lots zoned and designated for such use. The proposed project will be used for residential purposes and will conform to the existing mode and character of surrounding areas. As such, the proposed project is in conformity with public necessity, convenience, general welfare and good zoning practice. While the proposed project will preserve the character of single-family hillside neighborhoods, the grant to develop the property will not adversely affect any element of the General Plan, as the basic use of the property is consistent with and in conformity with the objectives of the plan.

STREET ACCESS FINDINGS

- 12. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The project proposes an approximately 200-foot extension of Revello Drive to the west from the easterly terminus of the existing roadway to provide vehicular access to the three proposed residences fronting Revello Drive. The roadway extension is proposed to be 20-feet wide, with the exception of the western most 24-foot end section of the roadway that cannot be widened to 20-feet as the upslope portion of the property will not be able to be stabilized geotechnically.

The traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation except for typical vehicular traffic associated with the construction of houses, which is consistent with the Community Plan, will not significantly alter the existing character and permitted density in the area. Access to the subject property will be from Revello Drive. To deviate from Section 12.21 C.1 0(i)(2) and (i)(3) of the Baseline Hillside Ordinance would not hamper the implementation of Hillside policies and programs.

To minimize the impacts this may create, conditions have been incorporated into this grant that requires the applicant to notify surrounding affected property owners of when construction activities would take place, ensure that flagmen are above and below the project when the street is obstructed to coordinate traffic, and ensure that an identified individual is always available to address problems that may arise. Further, additional construction activity related conditions have been adopted to ensure that the general impact of such activities are minimized.

- 13. The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.**

The construction, use, and maintenance of three new single-family dwelling on a hillside lot zoned for such use and waiving the roadway widening requirements will not be materially detrimental or injurious to adjacent properties or improvements. Except for the

request to waive the roadway widening improvement requirements, the project is otherwise fully compliant with the development regulations for this area. The project is required to comply with the conditions contained within the Department of Building and Safety Grading Division's Geology and Soils Report Approval Letter, Log # 109015-04, dated September 14, 2020, and the Bureau of Engineer-Geotechnical Engineering Division letter dated July 25, 2022 to ensure that construction of the home on the hillside lot is properly engineered with consideration for the underlying geology and soil conditions of the lot. Further, the project is required to comply with all applicable Building and Safety construction regulations, and plans are required to be reviewed by the Fire Department. Therefore, as designed and conditioned, the project will seamlessly integrate into the existing fabric of the hillside area and the immediate neighborhood. Therefore, the project will not have a materially adverse safety impact detrimental to the surrounding neighborhood.

14. The site and/or existing improvements make strict adherence to Section 12.21.C-10(i) impractical or infeasible.

The project proposes an approximately 225-foot extension of Revello Drive to the west from the easterly terminus of the existing roadway to provide vehicular access to the three proposed residences fronting Revello Drive. The roadway extension is proposed to be 20-feet wide, with the exception of the western most 24-foot section of the roadway (along the project site's frontage) that cannot be widened to 20-feet as the upslope portion of the property will not be able to be stabilized geotechnically. The Revello Drive roadway, east of the project site is improved to a width of less than 20-feet. Strict compliance with Section 12.21 C.1 0(i)(2) and 12.21 C.1 0(i)(3) of the Code would require the applicant to acquire private lands from several property owners along Revello Drive. The applicant does not have access to property rights at these locations, making such improvements infeasible and without rational nexus; improvements necessary to meet the strict application of the Code would not be proportionate to potential impacts generated by the project

ADDITIONAL MANDATORY FINDINGS

- 15.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flooding.
- 16.** On August 19, 2021, a Mitigated Negative Declaration (ENV-2019-5520-MND) was prepared for the proposed project. An Errata dated September 23, 2022 and November 3, 2023 was prepared to provide additional clarification and supplemental analysis. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV-2019-5520-MND), including the Errata dated September 23, 2022 and November 3, 2023, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration and the Errata dated September 23, 2022 and November 3, 2023 reflects the independent judgment and analysis of the City. The mitigation measures have been made enforceable conditions on the project. The records upon which this decision is based are with the Department of City Planning in Room 721, 200 North Spring Street.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

Drop off at DSC: Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing