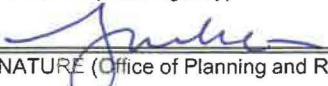


**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF  
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

<p>Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.</p>		
<p>LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012</p>		<p>COUNCIL DISTRICT 11- Traci Park</p>
<p>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Revello Drive and Tramonto Drive Residential Project</p>		<p>CASE NO. DIR-2019-6352-CDP-MEL-1A DIR-2019-5524-CDP-MEL-1A DIR-2019-5571-CDP-MEL-1A DIR-2019-5584-CDP-MEL-1A ZA-2019-5525-ZAD-1A ZA-2019-5574-ZAD-1A ZA-2019-5585-ZAD-1A ENV-2019-5520-MND</p>
<p>PROJECT APPLICANT Springhouse Hamilton Park LLC 4675 MacArthur Court Newport Beach, CA 92660  JDR Revello, LLC 2828 Charter Road Philadelphia, PA 19154  Demos Development 661 North Harper Avenue Los Angeles, CA 90048</p>		
<p>PROJECT DESCRIPTION AND LOCATION 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).</p>		
<p>NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY</p>		
<p>CONTACT PERSON Juliet Oh</p>	<p>STATE CLEARING HOUSE NUMBER 2021080308</p>	<p>TELEPHONE NUMBER (213) 978-1186</p>
<p>This is to advise that on February 27, 2024, the City of Los Angeles West Los Angeles Area Planning Commission denied the appeals of the above referenced cases and approved the above described project, adopted the Mitigated Negative Declaration, No. ENV-2019-5520-MND the Errata dated September 23, 2022 and November 3, 2023, and Mitigation Monitoring Program, which included the following determinations:</p>		

<b>SIGNIFICANT EFFECT</b>	<input type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input checked="" type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.	
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.	
<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.	
<b>OVERRIDING CONSIDERATION</b>	<input type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.	
<b>ENVIRONMENTAL IMPACT REPORT</b>	<input type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project.	
<b>NEGATIVE DECLARATION</b>	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.	
<b>SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT</b>	<input type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency)		DATE OF PREPARATION
		February 28, 2024
TITLE		DATE
Senior City Planner		
SIGNATURE (Office of Planning and Research if applicable)		DATE
DISTRIBUTION:		
Part 1 - County Clerk		
Part 2 - Administrative Record		
Part 4 - Responsible State Agency (if applicable)		
Part 5 - Office of Planning and Research (if applicable)		