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Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

clerk.lacity.org

August 28, 2026

ENV-2024-6712-CE-1A
Council District 4

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

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, September 22, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303, Class 3 and Section 15332, Class 32, and related CEQA findings; report from the Central Los Angeles Area Planning Commission (CLAAPC); and, an appeal filed by Concerned Citizens of Stanley Hills Drive (Representative: Jamie T. Hall, Channel Law Group, LLP), from the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a new two-story single-family dwelling with attached two-car garage, swimming pool, and spa, the proposed residence will contain approximately 2,338 square feet in floor area, consisting of 1,030 square feet on the first floor, 1,149 square feet on the second floor, and a 359 square-foot garage (200 square feet is exempt from floor area calculations), the proposed structure will be a maximum of 28 feet in height with a rooftop deck, site grading includes 437 cubic yards of cut and 322 cubic yards of fill, the Project includes the construction of two retaining walls up to 10 feet in height; for the properties located at 2166 North Stanley Hills Drive and 2172 Stanley Hills Drive.

Applicant: Rouzbeh Zarrinbakhsh, Stanley Family Residence, LLC
Representative: Sami Kohanim, Entitle and Permits
Case Nos. ZA-2025-1386-CU1-HCA-1A; ZA-2024-6711-CU1-HCA-1A
Related Cases: ZA-2025-1386-CU1-HCA; ZA-2024-6711-CU1-HCA

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

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

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

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

In addition, you may view the contents of Council file No. **26-1033** by visiting: www.lacouncilfile.com.

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

For inquiries about the project, contact City Planning staff:

Jordann Turner

(213) 978-1318

jordann.turner@lacity.org

Alan Como

(213) 978-1318

alan.como@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

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