

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 2166 North Stanley Hills Drive and 2172 Stanley Hills Drive.

Recommendation for Council action:

RESOLVE TO GRANT THE APPEAL filed by Concerned Citizens of Stanley Hills Drive (Representative: Jamie T. Hall, Channel Law Group, LLP), pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.G.3, and THEREBY OVERTURN the CEQA clearance, and REMAND the matter to the Central Los Angeles Area Planning Commission (CLAAPC), and instruct the Department of City Planning to obtain a study to analyze compliance with state and local fire regulations, and for the CLAAPC to review and consider the CEQA clearance in light of that study; 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 No: ZA-2025-1386-CU1-HCA-1A; ZA-2024-6711-CU1-HCA-1A

Environmental No. ENV-2024-6712-CE-1A

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on September 22, 2026, the PLUM Committee considered a report from the CLAAPC and a CEQA appeal for the properties located at 2166 North Stanley Hills Drive and 2172 Stanley Hills Drive. Department of City Planning staff provided an overview of the matter, and Councilmember Raman provided comments on the matter. After an opportunity for public comment, and presentations from both the Appellant and Applicant Representatives, the Committee recommended to grant the appeal, overturn the CEQA clearance, remand the matter to the CLAAPC, and instruct the DCP to obtain a study to analyze compliance with state and local fire regulations, and for the CLAAPC to review and consider the CEQA clearance in light of that study. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
RAMAN:	YES
JURADO:	YES
LEE:	YES
NAZARIAN:	YES

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