

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$ 229

Reviewed & Accepted by (DSC Planner): J. Chan

Case No.: CPC-2025-5194-KD-CH2-PR-2C Date: 8/21/26

☒ Determination authority notified ☒ Receipt Number: 200675188817

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☐ Area Planning Commission (APC) ☒ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: CPC-2025-5194

APN: 5070004026- 5070004026,

Project Address: 4802- 4828 W. San Vicente Blvd Los Angeles, CA 90019

Final Date to Appeal: 8/24/26

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☐ Entire ☒ Part

Are specific Conditions of Approval being appealed?

☒ YES ☐ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet, provide the following:

☒ Reason(s) for the appeal

☒ Specific points at issue

☐ How you are aggrieved by the decision

APPELLANT

Check all that apply:

☒ Person, other than the applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☒ Property Owner ☒ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Behnaz Gabay, Avi Gabay and Daniel Gabay

Company/Organization: RGF Group, LLC

Mailing Address: PO BOX 351947

City: Los Angeles State: CA Zip Code: 90035

Telephone: 310 951 5314, 310 951 5316 E-mail: daniel@nationalpermitgroup.com, avibobgabay@icloud.com

Is the appeal being filed on behalf or on behalf of another party, organization, or company?

☒ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position? ☐ YES ☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: _____ Date: 8/20/26


Behnaz Gabaly

Aug. 20, 2026

August 20, 2026

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

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 the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.



QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

Drop off at DSC: Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. 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.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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 LAMC provisions.

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.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal
- ☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

- ☐ *Aggrieved Party*. The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

4. Noticing Requirements

- ☐ *Copy of Mailing Labels*. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.
- ☐ Proof of payment or mailing must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

Aggrieved Party. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

RGF Group, LLC

4823-4829 W. Pico Boulevard

Los Angeles, CA 90019

310 951 5316; 310 951 5314

Avibobgabay@icloud.com Daniel@nationalpermitgroup.com

August 20, 2026

Los Angeles City Planning Commission

c/o City Clerk, Council and Public Services Division

200 North Spring Street, Room 395

Los Angeles, California 90012

**Re: Appeal of Letter of Determination, Case No. CPC-2025-5194-HD-CU2-PR-ZC; Project Site:
4802-4828 West San Vicente Boulevard**

Dear Members of the City Planning Commission and Honorable City Council:

This letter appeals the Letter of Determination mailed August 3, 2026, approving a seven-story, 161,645-square-foot self-storage facility at 4802-4828 West San Vicente Boulevard. Appellant, [Property Owner / Entity Name], owns the neighboring property at 4823-4829 West Pico Boulevard and is entitled to appeal as an aggrieved party. This appeal is timely: it is filed before the August 24, 2026 deadline.

The approval should be reversed for three reasons: the project is not compatible with the surrounding neighborhood, as the law requires; the size of the zoning increase has not been justified; and the project's traffic pattern on Longwood Street conflicts with how that street is actually used today, further undermining the required compatibility finding.

1. The Project Fails the City's Own Compatibility Test

Before the city can approve a self-storage building like this one, the law requires a specific finding: that the project is “compatible with the scale and character of the adjacent properties and surrounding neighborhood” (Los Angeles Municipal Code § 12.24 W.50). This is not optional — it is a required condition of approval, and the city must have real evidence to support it.

The Letter of Determination does not explain what evidence supports this finding. The surrounding area is built at a much lower scale than what is proposed here. [Insert: heights and uses of nearby buildings, e.g., “most buildings on this block are one to two stories,” with photos or parcel data if available.] Without real evidence that a seven-story storage building fits this neighborhood, the city's approval does not meet its own legal requirement.

2. The Size of the Zoning Increase Is Excessive and Unexplained

To allow this project, the city is changing the zoning from C2-1-O to (T)(Q)C2-2D-O. In plain terms, this raises the maximum building size allowed on this lot from 1.5 times the lot area to 6 times the lot area — four times larger than what current zoning permits. A change this large should come with a clear explanation of why it's needed here. The record does not provide one.

3. The Project's Traffic Pattern on Longwood Street Undermines the Compatibility Finding

The project's only vehicle entrance is on Longwood Street. [Insert specific facts: how tenants and neighboring businesses currently use on-street parking on Longwood, the street's width, and any existing congestion.] A storage facility opens sixteen hours a day, with all vehicle and truck traffic — including moving trucks — funneled through this one entrance, is a real change from what the site generates today as a low-use warehouse with surface parking.

This matters directly to the compatibility finding discussed in Argument 1. A use cannot be called compatible with its surroundings while routing all of its traffic through a street that neighboring tenants and businesses currently depend on for parking and access. To be clear, Appellant is not claiming the project will flood the area with traffic overall — self-storage facilities typically generate few daily trips. The concern is narrow and specific: concentrating all vehicle and truck activity onto Longwood Street, in direct conflict with how that street is used today. [Insert any supporting counts, photos, or documentation, if available.]

Conclusion

Appellant asks the City Council to deny the requested entitlements, or to send the matter back to the Planning Commission with instructions to study neighborhood compatibility and Longwood Street traffic impacts before any approval is finalized. Appellant reserves the right to submit additional evidence before any hearing on this matter.

Respectfully submitted,

RGF Group, LLC

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