

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 12, 2026, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC2-12-26>) by Tuesday, February 10, 2026.
Compliant Day of Hearing Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
Caroline Choe, Vice President
Priscilla Chavez, Commissioner
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Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
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Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and Operating Procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/81164883639> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 811 6488 3639 AND PASSCODE 559507. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org/commissioners>. **Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no

later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call **(213) 978-1300** or email cpc@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al **(213) 978-1300**. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items 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 on these matters delivered to this agency at or prior to the public hearing.

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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

- a. **MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a, 5b, 5c)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. **CPC-2025-4306-DB-PR-ZV**
CEQA: ENV-2024-8218-HES
Plan Area: Downtown

Council District: 14 – Jurado
Last Day to Act: 02-12-26

PUBLIC HEARING – Completed November 19, 2025

PROJECT SITE: 757 – 787 South Alameda Street; 1318 – 1396 East 7th Street;
136 – 196 South Central Avenue; 1301 – 1327 East 8th Street;
700 – 760 South Market Court; 720 – 746 South Terminal Street;
760 South Warehouse Street

PROPOSED PROJECT:

Demolition of existing surface parking lots and the construction of three eight-story buildings containing a total of 1,000 residential dwelling units, of which 114 units would be restricted to Very Low Income households. The Project would have a total of 844,278 square feet of floor area (including 6,547 square feet of commercial floor area) and 1092 vehicular parking spaces within two subterranean levels. The maximum height of each of the three buildings would range from 100 feet to 102 feet in height.

REQUESTED ACTIONS:

1. The Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of CEQA;
2. Pursuant to Chapter 1A, Section 9.2.1 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a residential development project consisting of 1,000 dwelling units of which 114 units will be set aside for Very Low Income Households, and with the following requested On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit averaging of Floor Area Ratio (FAR), density, parking, open space, or vehicular access;
 - b. An Off-Menu Incentive to permit the continued use of an existing eight-foot fence in the front yard in lieu of the 3.5-foot fence height otherwise required in the [SH1] District (129 percent increase);
 - c. A Waiver of Development Standard to permit a building width of 377-feet and 10-inches for Building C in lieu of the 280-feet otherwise required in the [MB2] District (35 percent increase);
 - d. A Waiver of Development Standard to permit a maximum Build-to-Depth of eight-feet in lieu of the 5-feet otherwise required in the [SH1] District (60 percent increase);
 - e. A Waiver of Development Standard to permit a minimum primary street ground story transparency of 49 percent in lieu of the 70 percent otherwise required in the [SH1] District (30 percent reduction);
 - f. A Waiver of Development Standard to permit a ground story height of 13-feet and six-inches in lieu of the 16-feet otherwise required in the [SH1] District (16 percent reduction);
 - g. A Waiver of Development Standard to allow through access in the North Lot provided at 391-feet and six-inches in lieu of the 350-feet otherwise required in the [D5] District (12 percent increase);
 - h. A Waiver of Development Standard to permit relief from the Pedestrian Access requirements per LAMC Section 4C.1.1.C.2. (Package 1) to allow pedestrian access to the units that are not directly from the street;
 - i. A Waiver of Development Standard to allow floors two-five primary street transparency of 24 percent in lieu of the 30 percent as required by LAMC Section 3B.4.1 for the [SH1] District (20 percent reduction); and

- j. A Waiver of Development Standard to permit a maximum Build-to-Width of 65 percent minimum in lieu of the 90 percent minimum required per LAMC Section 3B.4.1 for the [SH1] District (28 percent reduction);
3. Pursuant to LAMC Section 13B.2.4, a Project Review for a development creating over 50 market rate dwelling units on the project site; and
4. Pursuant to LAMC Section 13B.5.3, a Variance to allow three projecting signs at the Project site to have 300 square feet per sign face (combined projecting sign face area of 1,800 square feet) in lieu of the 48 square feet per sign face otherwise required per LAMC Section 4C.11.6-C.9.D.

Applicant: Jeffrey Goldberger, Alameda Square Owner, LLC
Representative: Kyndra Casper, DLA Piper LLP

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

5b. [CPC-2025-215-DB-HCA](#)
CEQA: ENV-2025-216-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 02-12-26

PUBLIC HEARING – Completed December 15, 2025

PROJECT SITE: 1433 – 1439 West Jefferson Boulevard

PROPOSED PROJECT:

Construction of a new six-story, approximately 69-foot and eight and 1/4 inch, mixed-use apartment building, totaling 15 units (including two Very Low Income Units) and one Accessory Dwelling Unit (ADU). The Project will be approximately 13,956 square feet in Floor Area, including 423 square-feet of commercial, with a Floor Area Ratio (FAR) of 3.54:1. No vehicular parking spaces will be provided. No protected trees will be removed from the subject site. One street tree exists along the public right-of-way which will be retained. The existing commercial building will be demolished.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 15 units, reserving two units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a Ground Floor Height of 11 feet in lieu of 14 feet, as otherwise required by the South Los Angeles CPIO Section II-2 A.1(a);
 - b. An Off-Menu Incentive to allow zero square feet of open space in lieu of 2,000 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - c. An Off-Menu Incentive to allow a zero-foot building line setback, in lieu of a five-foot and three-inch building line setback, as otherwise required by Ordinance No. 76187;
 - d. An Off-Menu Incentive to allow a four-foot easterly side yard in lieu of the required eight-foot side yard, as otherwise required in the C2-1VL-O-CPIO Zone;
 - e. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to allow a 3.54:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed in the C2-1VL-O-CPIO Zone;
 - f. A Waiver of Development Standards to allow a building height of 69-feet and eight and 1/4-inches and six stories in lieu of 45-feet and three-stories, as otherwise allowed in the C2-1VL-O-CPIO Zone;

- g. A Waiver of Development Standards to allow a three-foot westerly side yard in lieu of the required 8-foot side yard, as otherwise required in the C2-1VL-O-CPIO Zone;
- h. A Waiver of Development Standards to allow an elimination of the loading space requirements, as otherwise required by LAMC Section 12.21 C.6(A); and
- i. A Waiver of Development Standards to allow an eight-foot and nine-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-1VL-O-CPIO Zone.

Applicant: Kevin Tsai, KTSAI Investments, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Maneri Roman, Planning Assistant
maneri.roman@lacity.org
(213) 682-6366

5c. [CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA](#)
CEQA: ENV-2023-6706-SE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 02-12-26

PUBLIC HEARING – Completed December 3, 2025

PROJECT SITE: 6800 – 6814 West Sunset Boulevard;
1429 – 1459 North Highland Avenue, 6807 – 6827 West Leland Way

PROPOSED PROJECT:

Demolition of existing structures for the construction, use, and maintenance of a new 42-story, mixed-use development with a total of 384 dwelling units including, 80 units set aside as senior affordable housing, 115 hotel guest rooms, and 23,000 square feet of commercial space with 500 parking spaces within five levels of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A.26 and Assembly Bill (AB) 1287, a Density Bonus Project Compliance Review for a Housing Development Project consisting of a total of 384 dwelling units of which 80 units will be set aside for senior affordable housing and with the following requested On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), parking and open space, and permitting vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to allow commercial parking and access to parking stalls located in the RD1.5-1XL Zone;
 - c. An Off-Menu Incentive to permit an increase in height from 30 feet to 92 feet in the RD1.5-1XL Zone;
 - d. An Off-Menu Incentive to permit an increase in FAR from 1.5:1 (C2-1-SN), 2:1 (C2-2D), and 3:1 (RD1.5-1) to 10.2:1 across the Project site; and
 - e. A Waiver of Development Standards to allow a reduction in the westerly side yard setback in the C4 and RD1.5 zones to permit 12 feet in lieu of the 16 feet required;
2. Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving the issuance of a building permit;
3. Pursuant to LAMC Sections 12.24 T and 12.24 W.24, a Vesting Conditional Use to permit a Mixed-Use Development, and for a hotel use within 500 feet of a residential zone;
4. Pursuant to LAMC Section 12.24 U.26, a Conditional Use for the C-zoned properties to permit a 42.5 percent Density Bonus above the maximum permitted in Section 12.22 A.25 and AB 1287, with an additional 17 percent of units set aside for Very Low Income senior households; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates 50 or more dwelling units.

Applicant: Raffi Cohen Galaxy Commercial Holding, LLC
Representative: Luciralia Ibarra, Sitio Land Use

Staff: Michelle Carter, City Planner
michelle.carter@lacity.org
(213) 978-1262

6. CPC-2025-63-DB-CU3-HCA

CEQA: ENV-2025-64-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 02-27-26

PUBLIC HEARING – Completed December 3, 2025

PROJECT SITE: 5048 – 5056 West Jefferson Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a six-story, 66-foot tall, 33-unit residential development (including seven units set aside for Very Low Income Households), with 3,593 square-feet of ground floor commercial space, and six commercial parking spaces. The Project will be approximately 38,786 square feet in floor area with a Floor Area Ratio (FAR) of 4.25:1. The site is currently improved with two vacant, one-story commercial and industrial buildings and surface parking lot which will be demolished.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a Housing Development Project totaling 33 dwelling units, reserving seven units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3;
 - b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section IV-2.A.1.b;
 - c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow a FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1;
 - d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b;
 - e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11 C;
 - f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section 12.21 C.6; and
 - g. A Waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required 9 feet by LAMC Section 12.11 C.2; and
3. Pursuant to LAMC Section 12.24 U.26, a Class 3 Conditional Use Permit for 130 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25.

Applicant: Mark Judaken, Kalnel Gardens, LLC
Representative: Kevin Scott, Brian Silveira & Associates

Staff: Isaiah Ross, City Planning Associate
isaiah.ross@lacity.org
(213) 238-7731

7. [CPC-2025-4636-CU3-WDI](#)

CEQA: ENV-2025-4637-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park
Last Day to Act: 04-28-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 3655 – 3681 South Centinela Avenue; 12412 West Windward Avenue

PROPOSED PROJECT:

Change of use of an existing church to a Kindergarten through 12th grade private school in the [Q]RD1.5-1 Zone, with a maximum enrollment of 80 students. Approximately 3,935 square feet of the existing surface parking lot will be converted to an outdoor playground for students. The Project proposes to utilize AB 2097 and will provide 23 vehicular parking spaces on site. The existing 15,376-square-foot building will remain and there will be no new building structures or expansion of the existing building. The Project proposes interior tenant improvements to meet current technical codes and other requirements for an independent private school. Pick-up and drop-off of students will be located along Windward Avenue. The Project is requesting a Waiver of Dedication and Improvements to waive the otherwise required dedication and improvements along the abutting alley.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 and 15304, Class 1 (Existing Facility) and Class 4 (Minor Alterations to Land), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 U.24(b) of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to permit the change of use of an existing church to a Kindergarten through 12th grade private school in the [Q]RD1.5-1 Zone, consisting of a maximum enrollment of 80 students; and
3. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedication and improvements along the abutting alley to the west.

Applicant: Jennifer Tucker Mottes, The Marianne Frostig Center for Educational Therapy
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

Staff: Iris Wan, City Planner
iris.wan@lacity.org
(213) 978-1397

The next regular meeting of the City Planning Commission
will be held on **Thursday, February 26, 2026 after 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at

ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.

Telecommunication Relay Services

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Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.