

COMMISSION MEETING AUDIO

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**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 24, 2026 AFTER 4:30 P.M.
LOS ANGELES CITY HALL
200 NORTH SPRING STREET, 10TH FLOOR, ROOM 1010
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CentralAPC2-24-26>) by Monday, February 23, 2026.
Compliant Day of Submissions will be added to this drive.

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 apccentral@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. [DIR-2025-1000-BSA-1A](#)
 CEQA: N/A
 Plan Area: Hollywood

Council District: 4 – Raman
 Last Day to Act: 03-12-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 2669 North Bronholly Drive

PROPOSED PROJECT:

An appeal of the Department of Building and Safety action of issuing permits for a new three-story, single-family dwelling with two subterranean basement levels, a one-story detached accessory garage building, a one-story detached recreation room building, one site retaining wall and site grading for related work and soil export.

APPEAL:

An appeal of the December 11, 2025, Associate Zoning Administrator’s Determination, on behalf of the Director of Planning, which:

1. Found, pursuant to Section 138.10.2 of the Los Angeles Municipal Code (LAMC), that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse their discretion in its determination to issue the following permits:
 - a. Permit No. 15010-20000-03424 for a new irregular shaped 32'-0" x 40'-0", 1,531 square-foot, three-story, single-family dwelling;
 - b. Permit No. 15010-20003-03424, supplemental permit to 15010-20000- 03424, to revise plans to clarify building height, Residential Floor Area (RFA), and to capture clearances;
 - c. Permit No. 18010-20000-02533 for a new 13'-3" x 19'-8" subterranean garage per engineering (connected to the single-family dwelling with an underground 5-foot-wide tunnel);
 - d. Permit No. 18010-20001-02533, supplemental permit to 18010-20000- 02533, to correct work description to read, "propose one-story garage for two cars with car lift, recheck plans, capture clearance, and correct side setback to 5'-10 1/3";
 - e. Permit No. 21010-20000-05298 for a proposed 21'-1" x 13'-6", 200 square-foot, irregular shaped, one-story recreation room building on sloped lot;
 - f. Permit No. 21010-20001-05298, supplemental permit to 21010-20000- 05298 to obtain clearances for urban forestry department and "D" Condition and revise site plan to revise required side yard to 5'-10 1/3";
 - g. Permit No. 15020-20000-02578 for one retaining wall, maximum 10'-0" and 42.76' long per engineering;
 - h. Permit No. 15020-20001-02578, supplemental to 15020-20000-02578, to capture clearances and revise retaining wall length to 42.24 feet and at maximum eight feet in height (measured from finished grade to maximum top of wall);
 - i. Permit No. 15030-20000-06631 for grading, excavation, fill, and export for site preparation; and
 - j. Permit No. 15030-20001-06631, supplemental to 15030-20000-06631, to recheck plans, revise grading quantity, and capture clearance.

Property Owner: V and G Development, LLC, % Gaspar Obando

Appellant: Bronholly & Carolus Residents Coalition

Representative: Kristina Kropp, The Kropp Law Firm

Staff: Undine Petrusis, City Planner
undine.petrulis@lacity.org
(213) 978-1170

Tim Fargo, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held on **Tuesday, March 10, 2026 after 4:30 p.m.**

Los Angeles City Hall
200 North Spring Street, Room 1010
Los Angeles, CA 90012

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) 978-1389 or by email at apccentral@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

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>.

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