COMMISSION MEETING AUDIO

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CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 8, 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/CentralAPC9-08-26) by Tuesday, September 8, 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. **APCC-2020-1011-ZAA-ZAD-DRB-SPP-SPE-SPPA** Council District: 4 – Raman
CEQA: ENV-2020-1012-CE Last Day to Act: 09-26-26
Plan Area: Hollywood

PUBLIC HEARING REQUIRED

PROJECT SITE: 6155 West Rodgerton Drive

PROPOSED PROJECT:
Construction of a five-story single-family dwelling consisting of four levels of residential use atop a partially subterranean basement. The structure will have a total floor area of 2,864 square-feet, a Residential Floor Area of 2,327 square-feet on a 9,625 square-foot lot (post dedication). The dwelling has an overall height of 54 feet. Four parking spaces will be provided. There are no protected trees or significant trees. Five retaining walls proposed, varying in height from 10 feet to 11 feet and eight inches, located within the front and side yard setbacks. Rodgerton Drive will be improved to a roadway width of 20 feet adjacent to the frontage of the site. The Project will require 2,978 cubic yards (CUYD) of cut, 3 CUYD of fill, and export 2,975 CUYD of soil.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, an Exemption from CEQA, 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 Chapter 1 Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to permit a structure with an overall height of 54 feet, in lieu of the 36 feet otherwise permitted per Section 7.G.1 of the Hollywoodland Specific Plan;
3. Pursuant to LAMC Chapter 1 Section 11.5.7 F., a Specific Plan Exception to permit the location of retaining walls within the right of way and within three feet of the front lot line as otherwise prohibited per Section 7.B.1 of the Hollywoodland Specific Plan;
4. Pursuant to LAMC Chapter 1 Section 11.5.7 E, a Specific Plan Project Permit Adjustment to permit a front yard setback of eight feet, in lieu of the 10 feet otherwise required for a Project which fronts on a Substandard Hillside Limited Street per Section 7.F.1 of the Hollywoodland Specific Plan;
5. Pursuant to LAMC Chapter 1 Section 12.28, a Zoning Administrator's Adjustment to permit five retaining walls with a maximum height of 11 feet and eight inches within the required front and side yards, in lieu of the three and one-half foot limitation in the front yard and the six foot limitation in the side yards per LAMC Chapter 1 Section 12.22 C.20.(f).;
6. Pursuant to LAMC Chapter 1 Section 12.24 X.26, a Zoning Administrator's Determination to permit five retaining walls with heights ranging 10 feet to 11 feet and eight inches, in lieu of the maximum of one retaining wall with a maximum height of 12 feet per LAMC Chapter 1 Section 12.21 C.8.(a);
7. Pursuant to LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing an adjacent minimum roadway of at least 20 feet as otherwise required by LAMC Chapter 1 Section 12.21C.10(i)(2);
8. Pursuant to LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing a 20-foot-wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required permitted by LAMC Chapter 1 Section 12.21 C.10.(i)(3); and
9. Pursuant to LAMC Chapter 1 Sections 11.5.7 C and 16.50, and Section 9 of the Hollywoodland Specific Plan (Ordinance No. 168,121), a Project Permit Compliance Review and Design Review for the construction of a new single-family dwelling in the RE9-1-HCR Zone.

Applicant: Michele Ghersi
Representative: William Beauter, MAKE Architecture

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(213) 978-1741

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, September 22, 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.**

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.