

Communication from Public

Name:

Date Submitted: 05/07/2026 09:09 PM

Council File No: 26-0411

Comments for Public Posting: Dear Commissioners, I am writing to formally express my support for the appeal submitted by David Lowery regarding the proposed Zoning Administrator's Adjustment at 23139 and 23141 West Collins Street (Case No. ZA-2023-2926-ZAA-HCA-1A). After reviewing the appeal and supporting documentation, I agree with the concerns raised regarding the proposed subdivision and requested zoning adjustment. In particular, the proposed Parcel B does not comply with the minimum lot width requirements established under the RA-1 zoning regulations, requiring a substantial deviation from the Los Angeles Municipal Code that exceeds what is permitted through a Zoning Administrator's Adjustment. I also share the concerns that the proposed project appears inconsistent with applicable zoning regulations, General Plan policies, and horsekeeping protections established for the surrounding community. Additionally, I understand there are significant questions regarding the applicability of the claimed Class 32 CEQA exemption, including potential environmental impacts and precedent-setting consequences for the Walnut Acres neighborhood. For these reasons, I respectfully urge the Commission to grant the appeal and deny the requested Zoning Administrator's Adjustment for this project. Thank you for your consideration. Sincerely, Guillermo Morales Vitola

Communication from Public

Name: Guillermo Morales Vitola

Date Submitted: 05/07/2026 09:12 PM

Council File No: 26-0411

Comments for Public Posting: Dear Commissioners, I am writing to formally express my support for the appeal submitted by David Lowery regarding the proposed Zoning Administrator's Adjustment at 23139 and 23141 West Collins Street (Case No. ZA-2023-2926-ZAA-HCA-1A). After reviewing the appeal and supporting documentation, I agree with the concerns raised regarding the proposed subdivision and requested zoning adjustment. In particular, the proposed Parcel B does not comply with the minimum lot width requirements established under the RA-1 zoning regulations, requiring a substantial deviation from the Los Angeles Municipal Code that exceeds what is permitted through a Zoning Administrator's Adjustment. I also share the concerns that the proposed project appears inconsistent with applicable zoning regulations, General Plan policies, and horsekeeping protections established for the surrounding community. Additionally, I understand there are significant questions regarding the applicability of the claimed Class 32 CEQA exemption, including potential environmental impacts and precedent-setting consequences for the Walnut Acres neighborhood. For these reasons, I respectfully urge the Commission to grant the appeal and deny the requested Zoning Administrator's Adjustment for this project. Thank you for your consideration. Sincerely, Guillermo Morales Vitola

Communication from Public

Name: Henry Rice

Date Submitted: 05/07/2026 10:55 AM

Council File No: 26-0411

Comments for Public Posting: CEQA Appeal I am a resident of the Walnut Acres community living near this project. I fully support this appeal of the CEQA exemption. This project is not eligible for a CEQA exemption for the following reasons: 1. The midpoint lot width of parcel B is not in compliance with the applicable zoning regulation of 70 ft. minimum. 2. The project is in conflict with the General Plan which designates the land use for the property as very low density residential. 3. The project is not consistent with the applicable Community Plan which stresses the preservation of single-family housing stock in older residential neighborhoods. 4. The project can impinge on the surrounding resident's animal keeping privileges. If this project is allowed to proceed in its proposed configuration it will establish a dangerous precedent for more such developments which will cumulatively destroy the semi-rural character and desirability of the Walnut Acres community. For the above reasons I urge the City PLUM Committee to support the CEQA exemption appeal.

Communication from Public

Name: Henry Rice

Date Submitted: 05/07/2026 10:56 AM

Council File No: 26-0411

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