

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
 ZA-2023-2926-ZAA-HCA; AA-2023-2925-PMLA-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-2927-CE
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PROJECT TITLE 23139 & 23141 West Collins Street	COUNCIL DISTRICT 3 - Blumenfield
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
23139 & 23141 West Collins Street

PROJECT DESCRIPTION: Additional page(s) attached.
 The project involves a request for a Zoning Administrator's Adjustment to allow a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet. This request is being submitted concurrently with Preliminary Parcel Map No. AA-2023-2925-PMLA-HCA to subdivide an existing 35,913 square foot (gross) lot into two single family lots in the RA-1 Zone. The subject site is currently developed with an existing single family dwelling proposed for removal. The project will include the construction, use and maintenance of a new 5,013 square foot, two-story, single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior ADU, and pool. Parcel B will remain vacant. The site also contains three protected trees all proposed to be retained. One significant, mature tree is proposed for removal. No grading is proposed.

NAME OF APPLICANT / OWNER:
Yaron Levy

CONTACT PERSON (If different from Applicant/Owner above) Aaron Belliston	(AREA CODE) TELEPHONE NUMBER EXT. (323) 839-4623
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
 Public Resources Code Section(s) _____

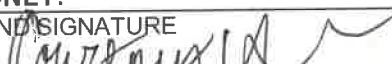
CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) Section 15332, Class 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
 On July 24, 2025 The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 as an infill development.
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
 If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE Courtney Yellen 	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Zoning Administrator's Adjustment & Parcel Map