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CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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clerk.lacity.org

April 17, 2026

ENV-2023-2927-CE-1A
Council District 3

NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, May 12, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 (In-Fill Development Projects) and related CEQA findings; report from the South Valley Area Planning Commission (SVAPC); and, an appeal filed by David Lowery and Susan Prestine (Representative: Amy Minter, Carstens, Black & Minter, LLP), from the determination of the SVAPC in approving a Categorical Exemption as the environmental clearance 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; in conjunction with 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, including covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square-foot Junior Accessory Dwelling Unit, and pool; one significant, mature tree is proposed for removal; all on Parcel A, Parcel B will remain vacant, no grading is proposed; for the properties located at 23139 and 23141 West Collins Street.

Applicant: Yaron Levy, High Point Venture
Representative: Aaron Belliston
Case No. ZA-2023-2926-ZAA-HCA-1A
Related Case: AA-2023-2925-PMLA-HCA

Note that pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8, all California Environmental Quality Act (CEQA) appeal related documents filed by or on behalf of the appellant must be filed with the City Clerk no later than 5 business days prior to the date set for the hearing. CEQA appeal-related documents filed by any party other than the appellant (or the appellant's representatives) must be filed with the City Clerk no later than 2 business days prior to the date of the hearing. Documents submitted after these deadlines will be marked late and shall not be considered by the City Council in its review and decision on the CEQA appeal.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **26-0411** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Courtney Yellen

(818) 374-5059

courtney.yellen@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Note: If you challenge this proposed action 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.