

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 23139 and 23141 West Collins Street.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-Fill Development Projects) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. RESOLVE TO DENY the APPEAL filed by David Lowery and Susan Prestine (Representative: Amy Minter, Carstens, Black & Minter, LLP), and THEREBY SUSTAIN the SVAPC's determination in approving a Categorical Exemption as the environmental clearance for 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

Environmental No. ENV-2023-2927-CE-1A

Related Case: AA-2023-2925-PMLA-HCA

Fiscal Impact Statement: The SVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

**TIME LIMIT FILE – MAY 31, 2026**

**(LAST DAY FOR COUNCIL ACTION – MAY 29, 2026)**

Summary:

At a regular meeting held on May 12, 2026, the PLUM Committee considered a report from the SVAPC and a CEQA appeal for the properties located at 23139 and 23141 West Collins Street. Department of City Planning staff provided an overview of the matter. Councilmember Blumenfield provided comments in support of denying the appeal. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representative, the Committee recommended to deny the appeal and sustain the SVAPC's determination in approving a Categorical Exemption as the environmental clearance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**