

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 1400 North Vista Moraga.

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, Sections 15303 (Class 3) and 15332 (Class 32), 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Michael Talla (Representative: Robert Glushon, Luna & Glushon), and THEREBY SUSTAIN the LACPC's determination in approving a Categorical Exemption as the environmental clearance for a Preliminary Parcel Map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, to maintain one existing single-family dwelling on Parcel A and accommodate up to one new single-family dwelling on Parcel B, in the RE20-1-H-HCR Zone; for the property located at 1400 North Vista Moraga.

Applicant: Tony Natsis

Representative: Benjamin Eshaghian, Crest Real Estate

Case No: AA-2023-8121-PMLA-1A

Environmental No. ENV-2023-8122-CE-1A

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

Community Impact Statement: None submitted

TIME LIMIT FILE – AUGUST 28, 2026

(LAST DAY FOR COUNCIL ACTION – AUGUST 28, 2026)

Summary:

At a regular meeting held on August 11, 2026, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the property located at 1400 North Vista Moraga. Department of City Planning staff provided an overview of the matter. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and sustain the LACPC'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:	ABSENT

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