

CPC-2023-6115-DB-HCA

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1904-1906 Preuss Road

City
Council
PLUM
Committee

June 10,
2025



For-Sale Small Lot Subdivision Project

1904-1906 Preuss: Overview

- 12 For-Sale Small Lot Units in a TCAC Highest Opportunity Area
- VLI For-Sale Unit (\$120k) - Extremely Rare in Small Lot Developments
- Only DB request is for Building Line Setback (No Density or Height Increase)

Outreach Timeline

- SoRo NC Land Use Committee - Nov '23
- SoRo NC Full Board - Dec '23
- Urban Forestry - added Street Trees
- Hearing Officer Hearing - May 2024
- Ongoing Outreach with Several Neighbors
- Aug '24 - CPC Hearing
- Nov '24 - PLUM Appeal Hearing
- Repeated Outreach to CD10 Office
- Continued Discussions with Neighbors to mitigate impacts
- Apr '25 - CPC Remand Hearing

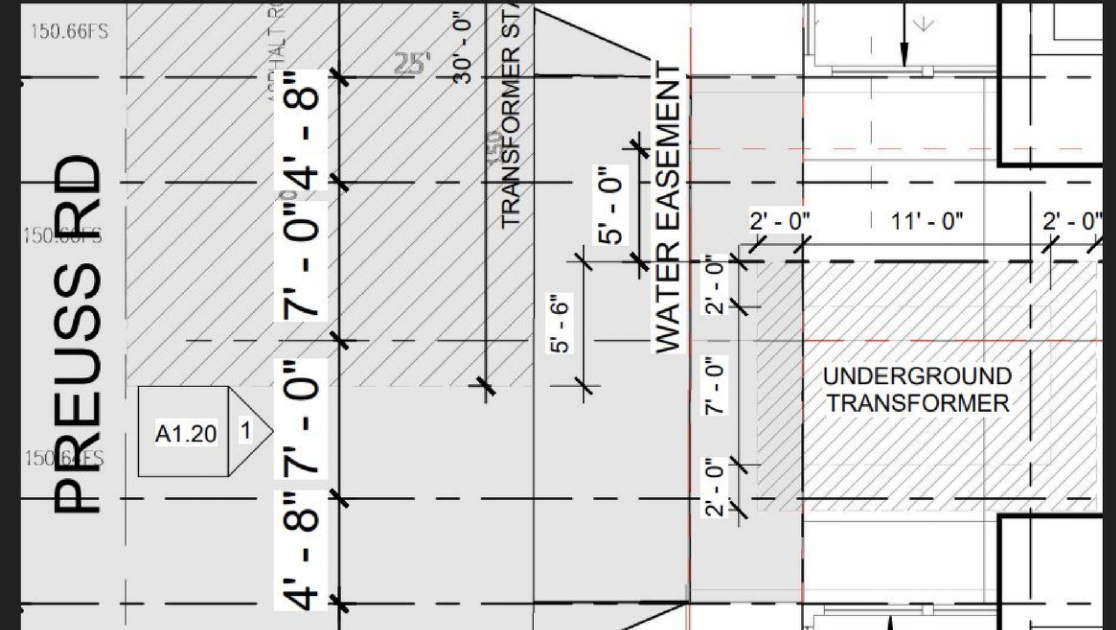
Higher CEQA Review - Housing Element Checklist

- CD10 Council Office requests higher level of CEQA review in November 2024 Letter
- Class 32 CEQA exemption vs Housing Element Checklist
 - Additional Mitigation Measures
 - Greater scrutiny from LA Planning

Additional Mitigation Measures

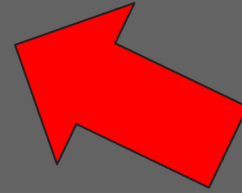
- **Additional Noise Mitigation Measures for Construction**
- **LADOT: No additional Traffic Impacts related to CEQA**
- **NAP Analysis and On-Site Monitoring**
- **Additional Consultation with BOE**

Roof Deck Setbacks



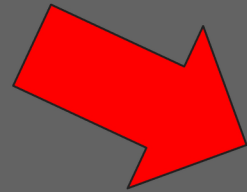


Facade Changes



Original Plans

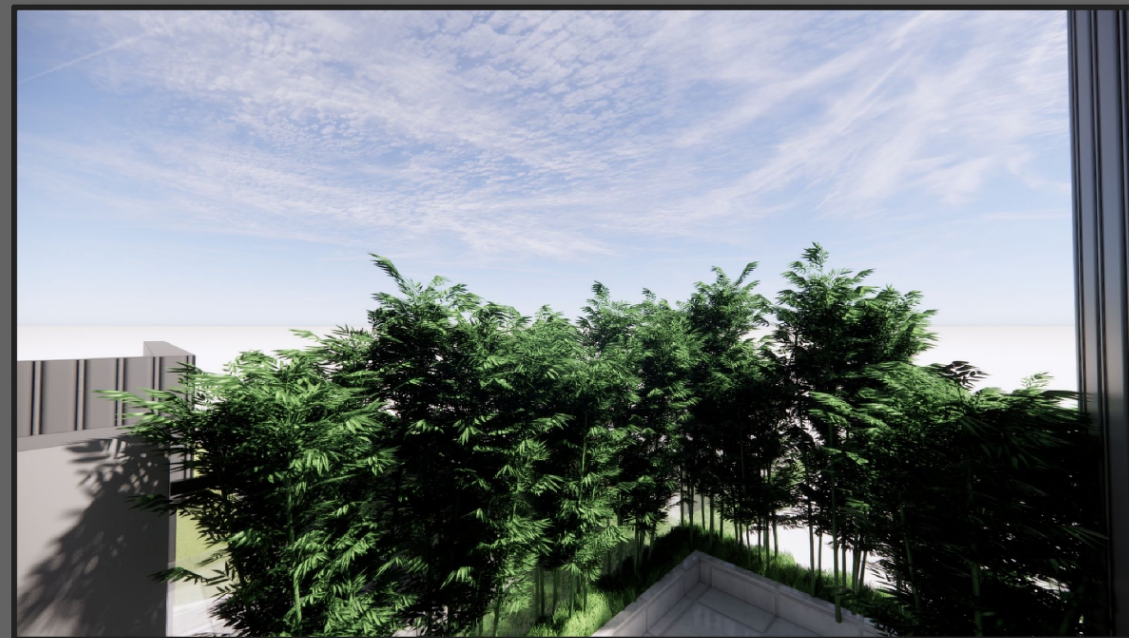
After Neighbor Feedback



Landscaping Changes for additional privacy



Original Plan





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REGIONAL HOUSING NEEDS- Units needed by 2029

Need Category	Number of Units
SCAG Region	1,341,827
LA City	456,643
Lower Income	184,721
West Adams/Baldwin Hills/Leimert	17,126

Chart ES.1: Percentage of Rent Burdened Households, Major US Cities

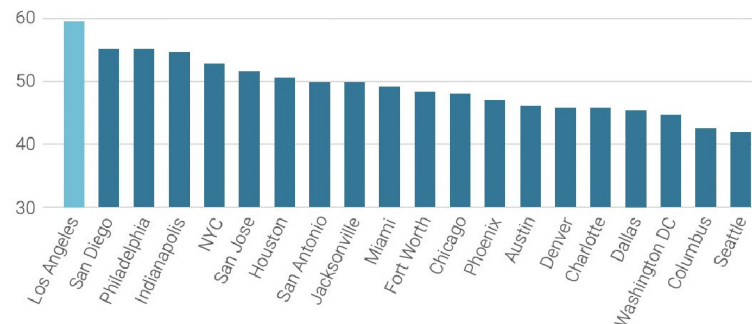
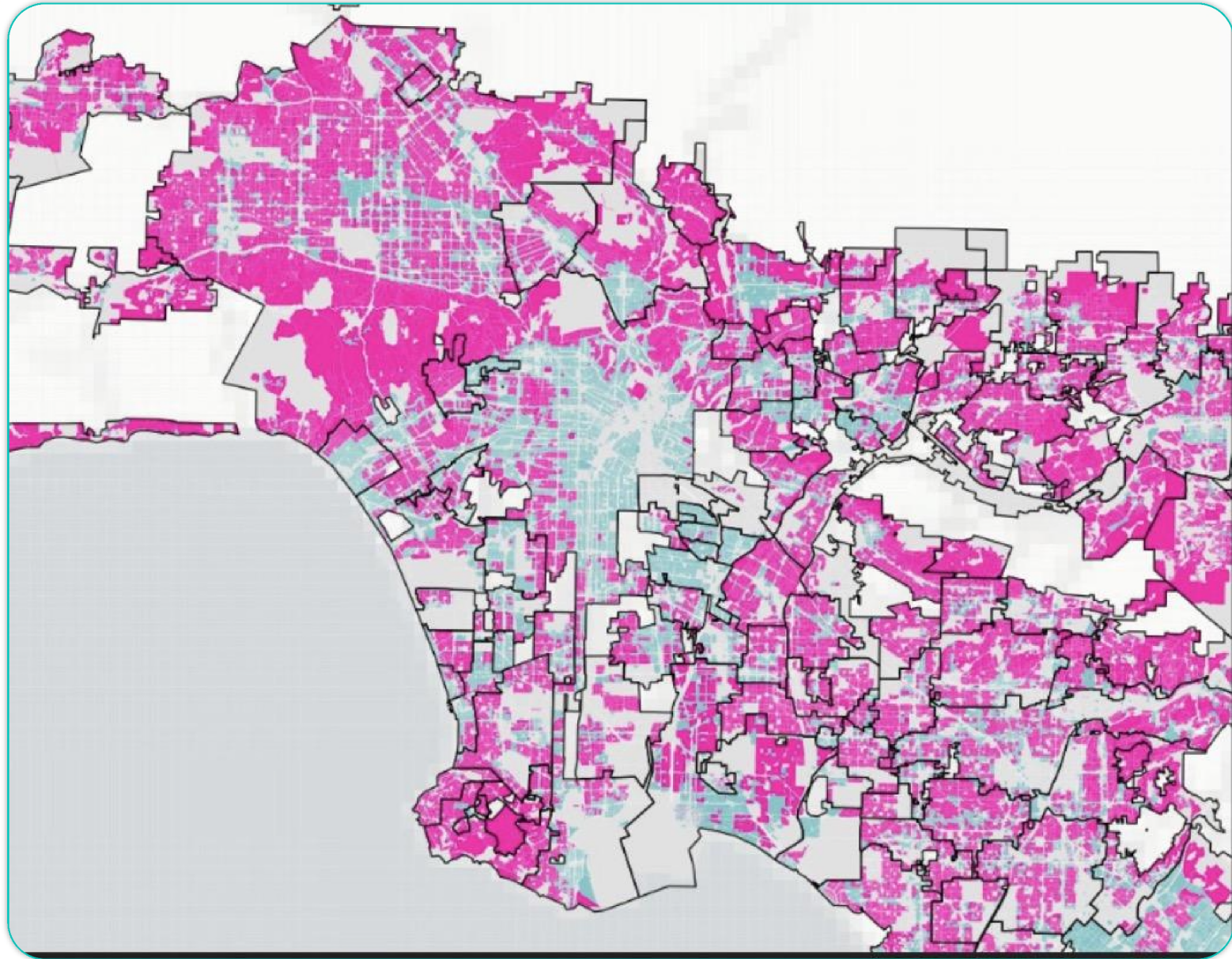


Chart ES.3: Affordable Housing Production by Source of Affordability | 2010-2020

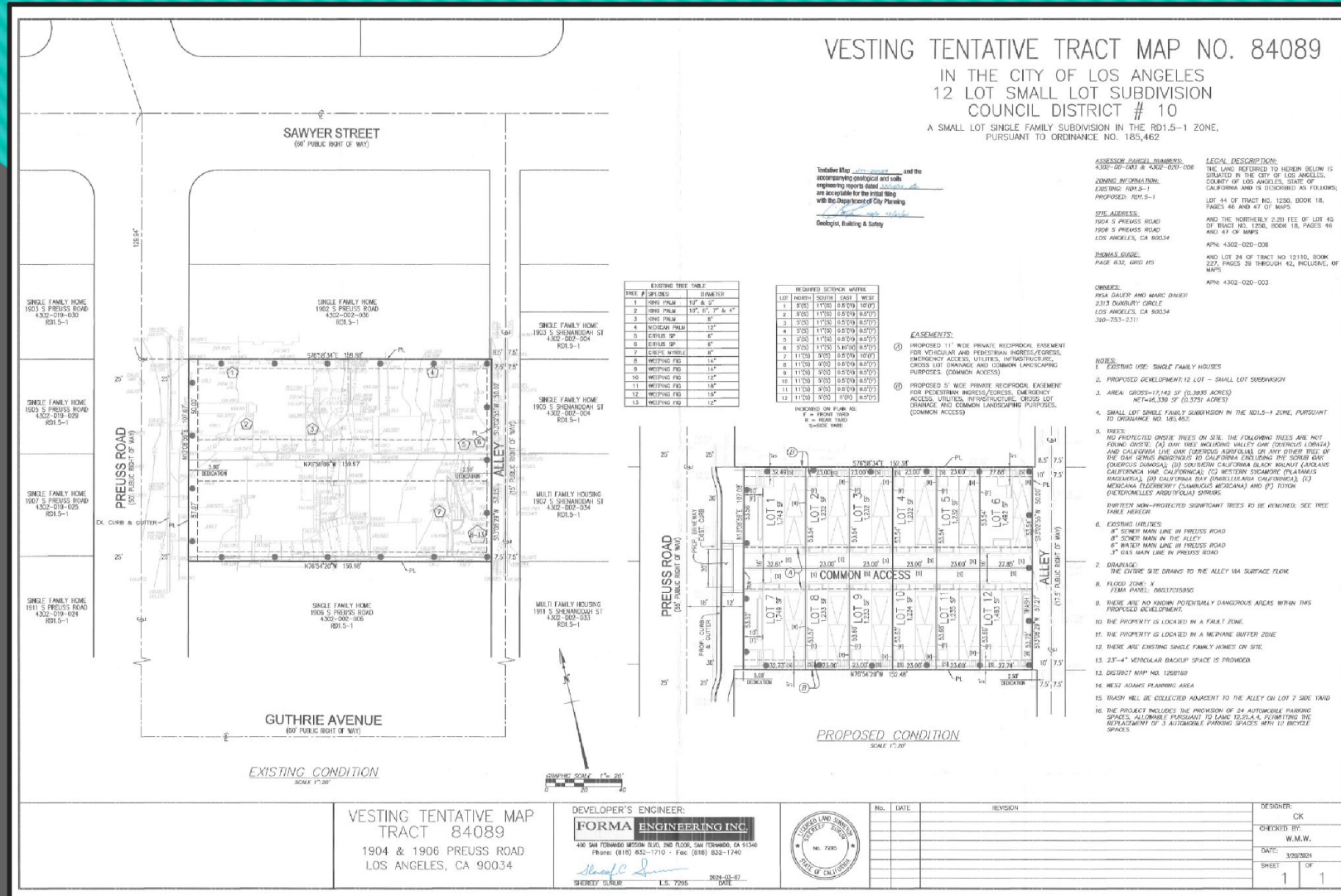


LA County Zoning

70+% is Single
Family



Tract Map



New Construction Comps in the Area

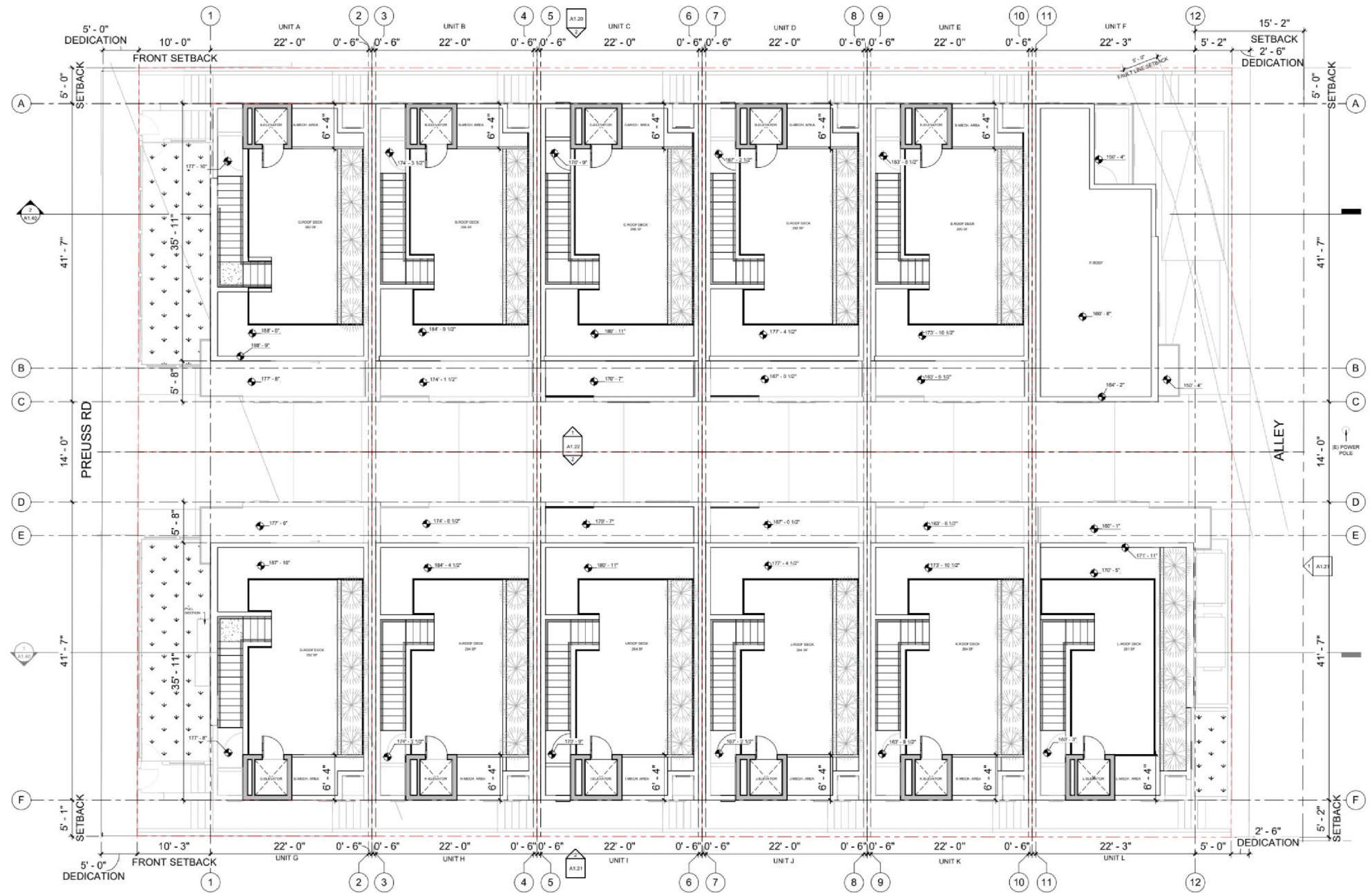
CMA Report

Status: Sold **StatusDate:** Sold **PropertyTypes:** Single Family

Residential Single Family - Sold

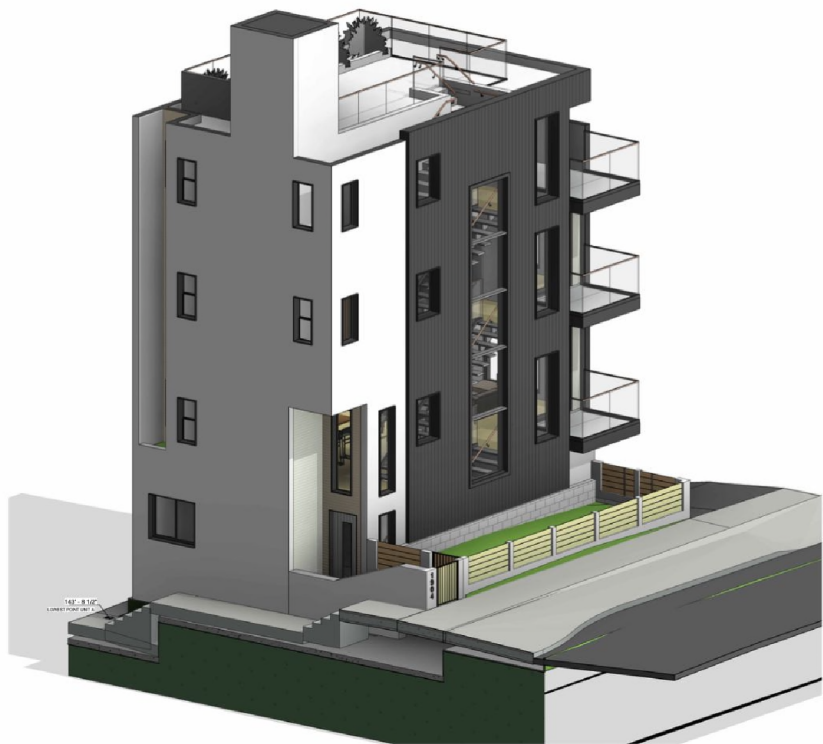
Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price	Sale Price	Sp%Lp		
22-218171	1917 S Bedford St	6	7	5,880	7,198	2022	03/16/23	578.23	98	3,395,000	3,195,000	3,400,000	106.42		
23-249767	2811 Bagley Ave	5	6	3,499	6,225	2023	05/17/23	993.14	34	3,495,000	3,495,000	3,475,000	99.43		
23-232291	1634 S Crest Dr	6	8	5,000	6,404	2022	02/22/23	760.00	4	3,995,000	3,995,000	3,800,000	95.12		
22-217593	2739 Oakhurst Ave	5	7	5,000	6,247	2022	04/27/23	900.00	142	4,695,000	4,495,000	4,500,000	100.11		
22-221525	2315 Beverwil	5	7	5,222	7,460	2022	03/08/23	934.80	74	5,249,000	4,995,000	4,881,500	97.73		
23-263255	9607 Cresta Dr	6	8	5,800	6,546	2023	03/31/23	1043.10	11	6,050,000	6,050,000	6,050,000	100.00		
23-332617	2765 Anchor Ave	6	8	7,500	10,791	2023	11/17/23	1026.67	0	7,700,000	7,700,000	7,700,000	100.00		
Listing Count 7					Avg		5,414			890.85	52	4,939,857	4,846,429	4,829,500	99.83
High 7,700,000						Low 3,400,000				Median 4,500,000					

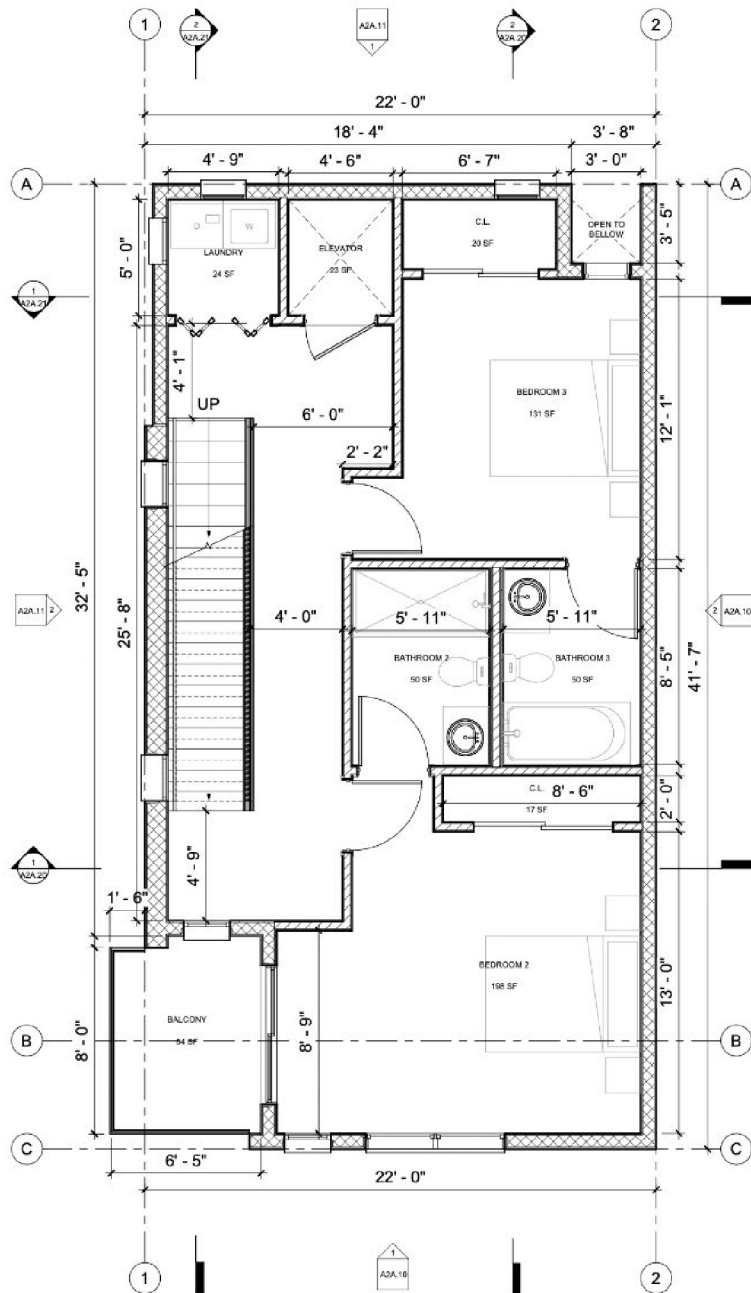




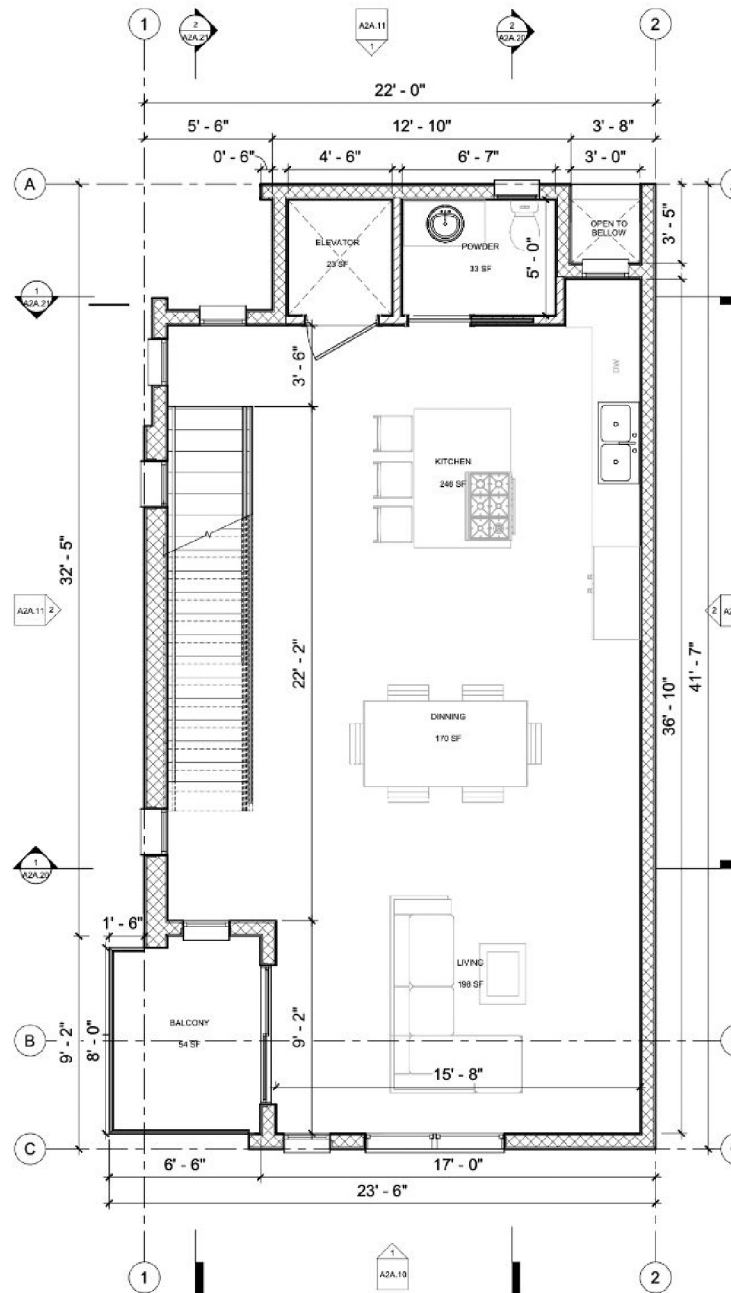
LOT 1 | UNIT A

LOT 1 AREA:	2,011 SF
BUILDING FOOT PRINT:	745 SF
LOT COVERAGE:	37%
TOTAL LIVABLE AREA: (SEE PAGE A1.10)	2,054 SF
BALCONY:	255 SF
ROOF DECK:	382 SF
GARAGE:	356 SF
TOTAL UNIT AREA:	3,047 SF
SQUARE FOOTAGE BY CODE: (SEE PAGE A2A.40)	
ZONING:	2,288 SF
BUILDING:	2,944 SF
SCHOOL FEE:	2,698 SF
BUILDABLE AREA:	913 SF
F.A.R (3-1)REQUIRED:	2,739 SF
F.A.R PROVIDED:	2,288 SF
BEDROOM:	4
BATHROOM:	4.5
GARAGE:	2 CARS

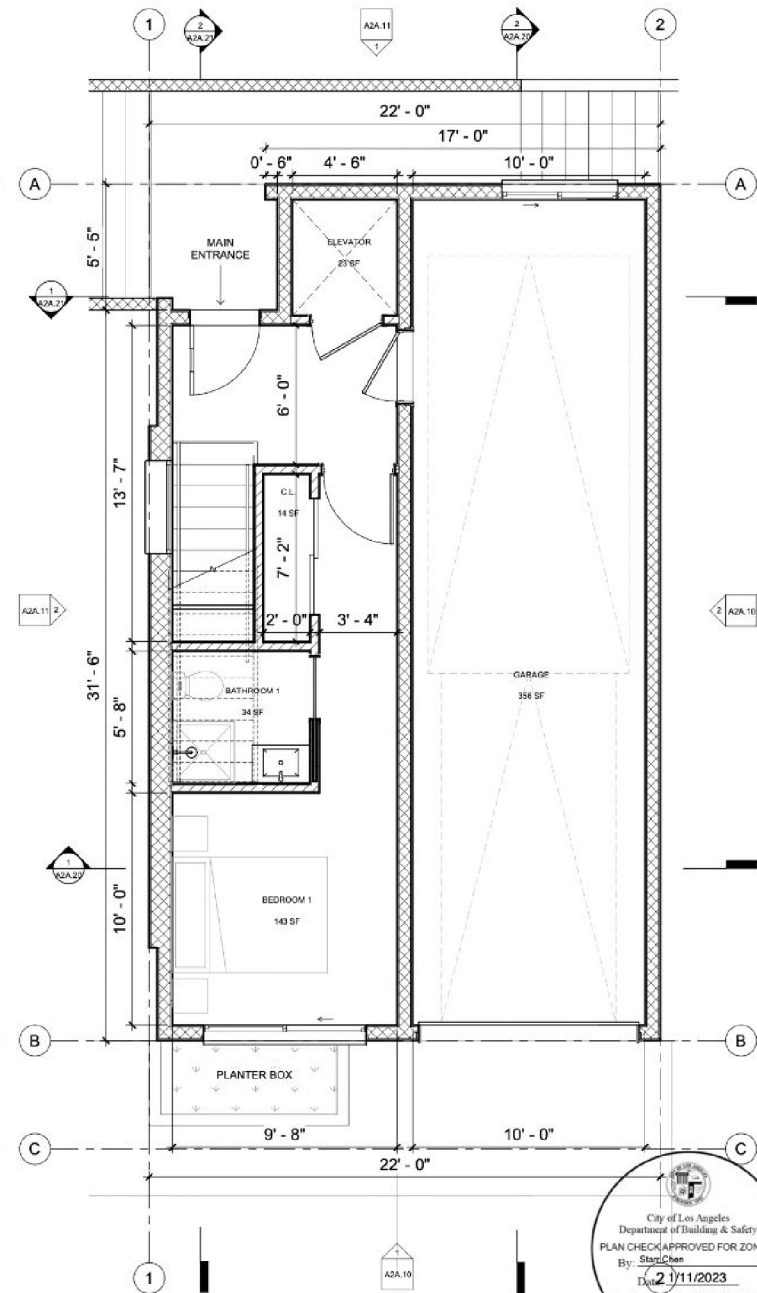




UNIT A FLOOR PLAN - LEVEL 3
3/8" = 1'-0"

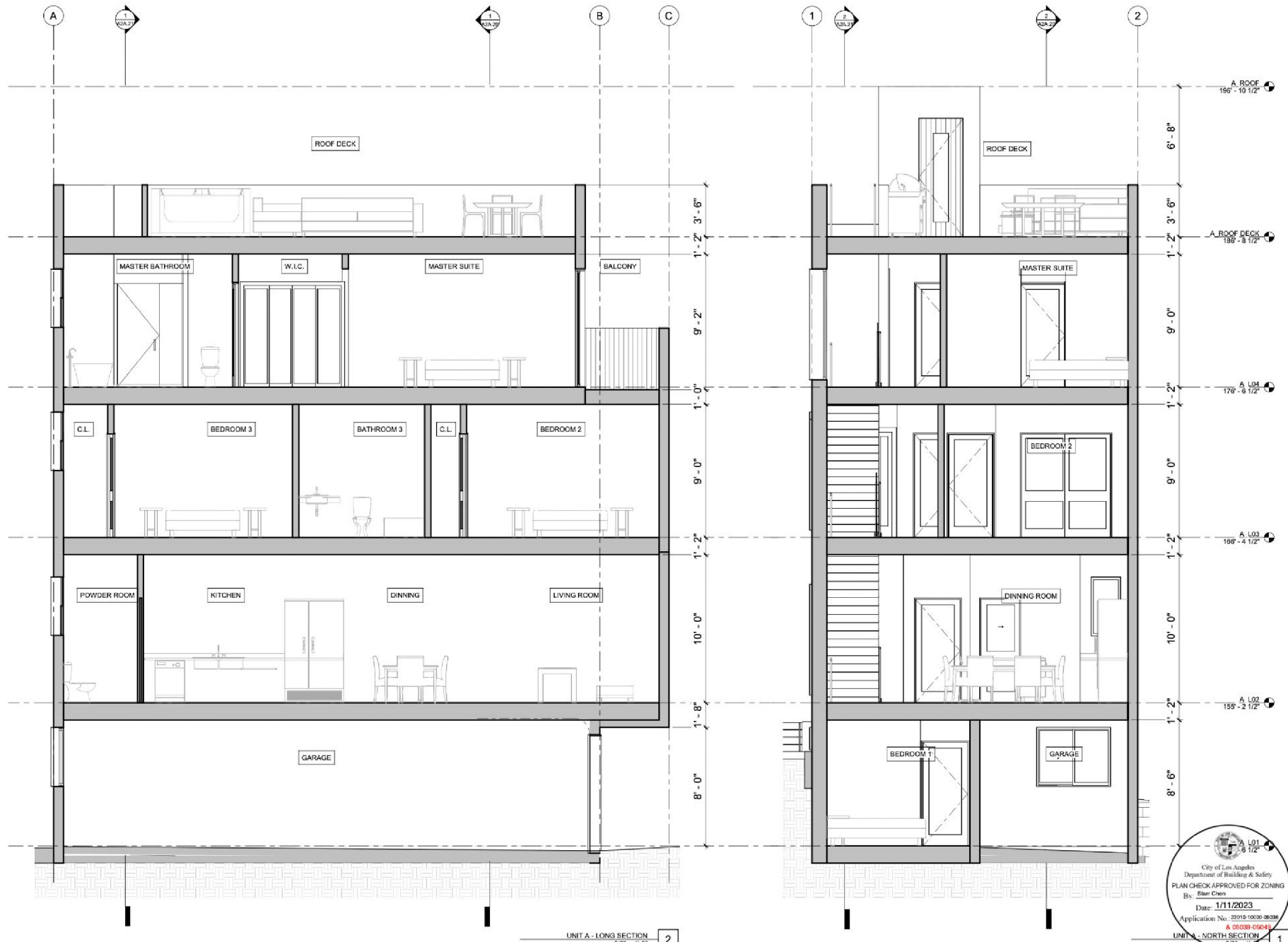


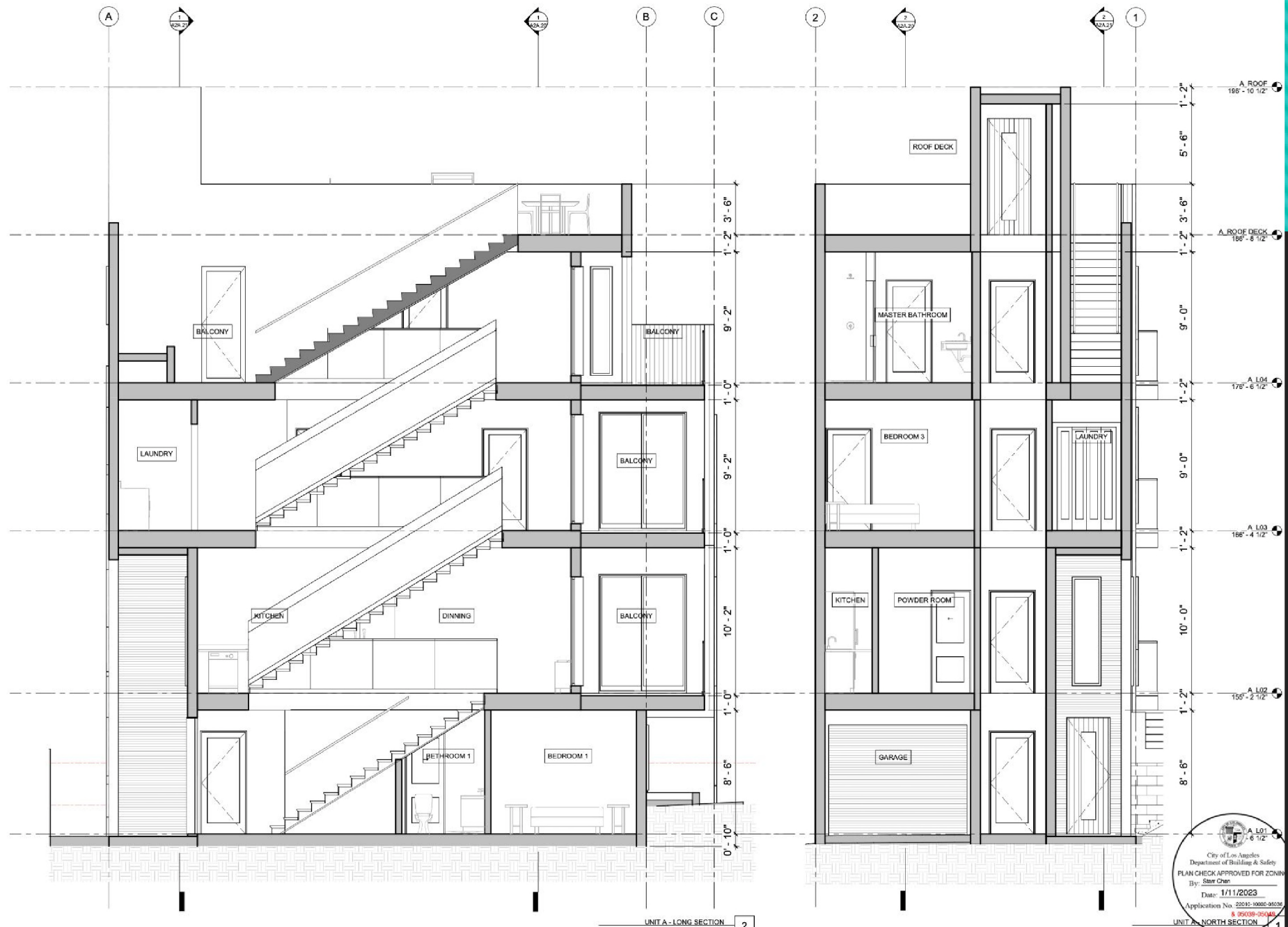
UNIT A FLOOR PLAN - LEVEL 2
3/8" = 1'-0"

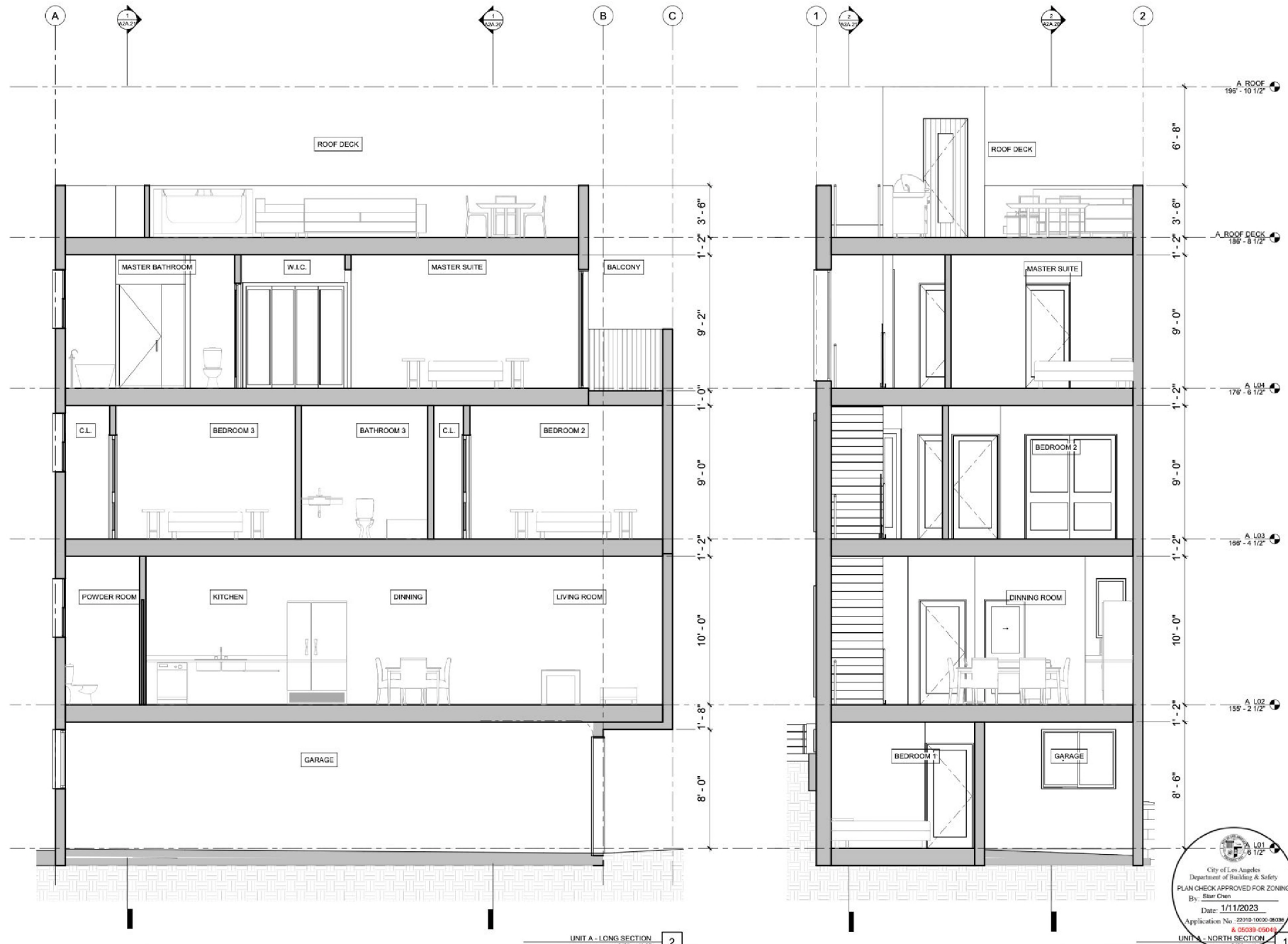


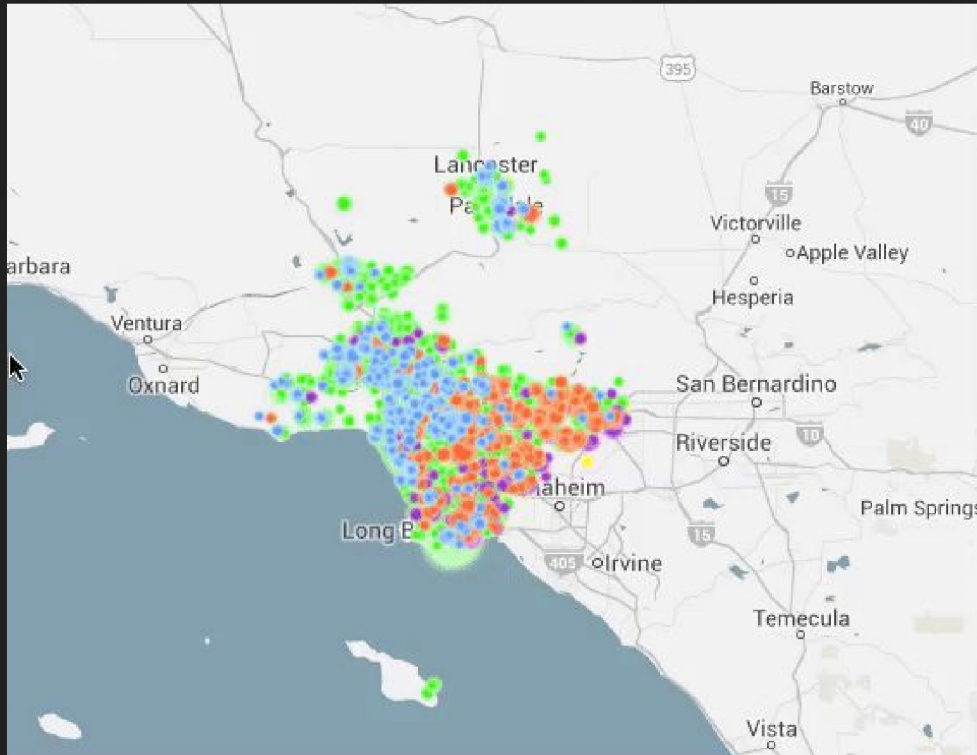
UNIT A FLOOR PLAN - LEVEL 1
3/8" = 1'-0"



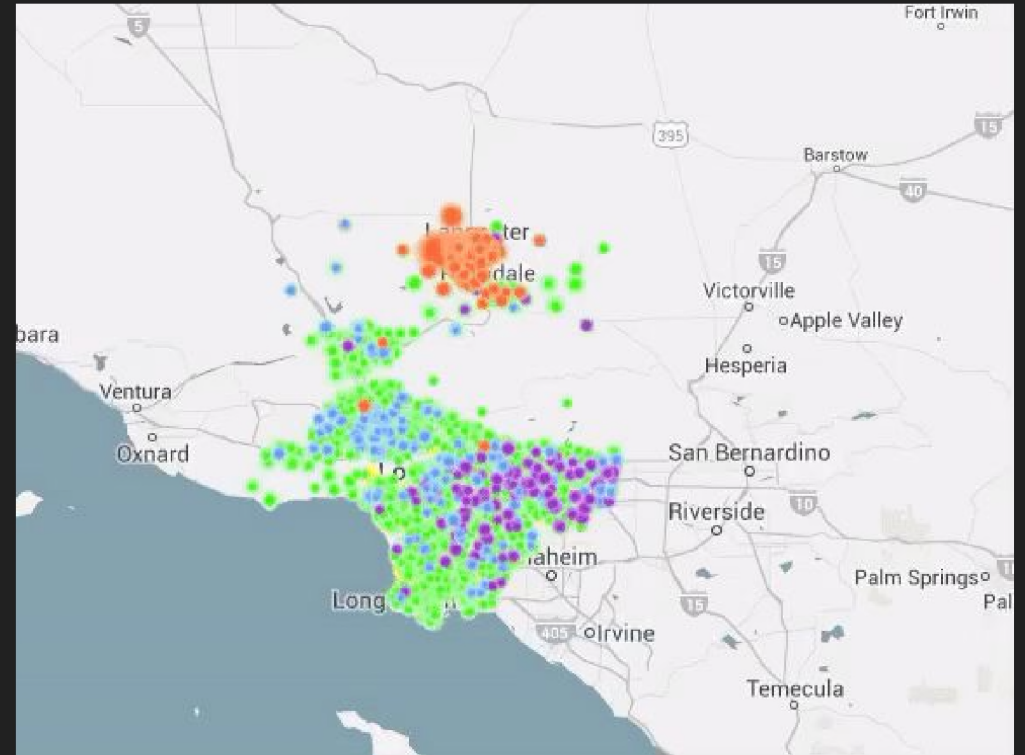






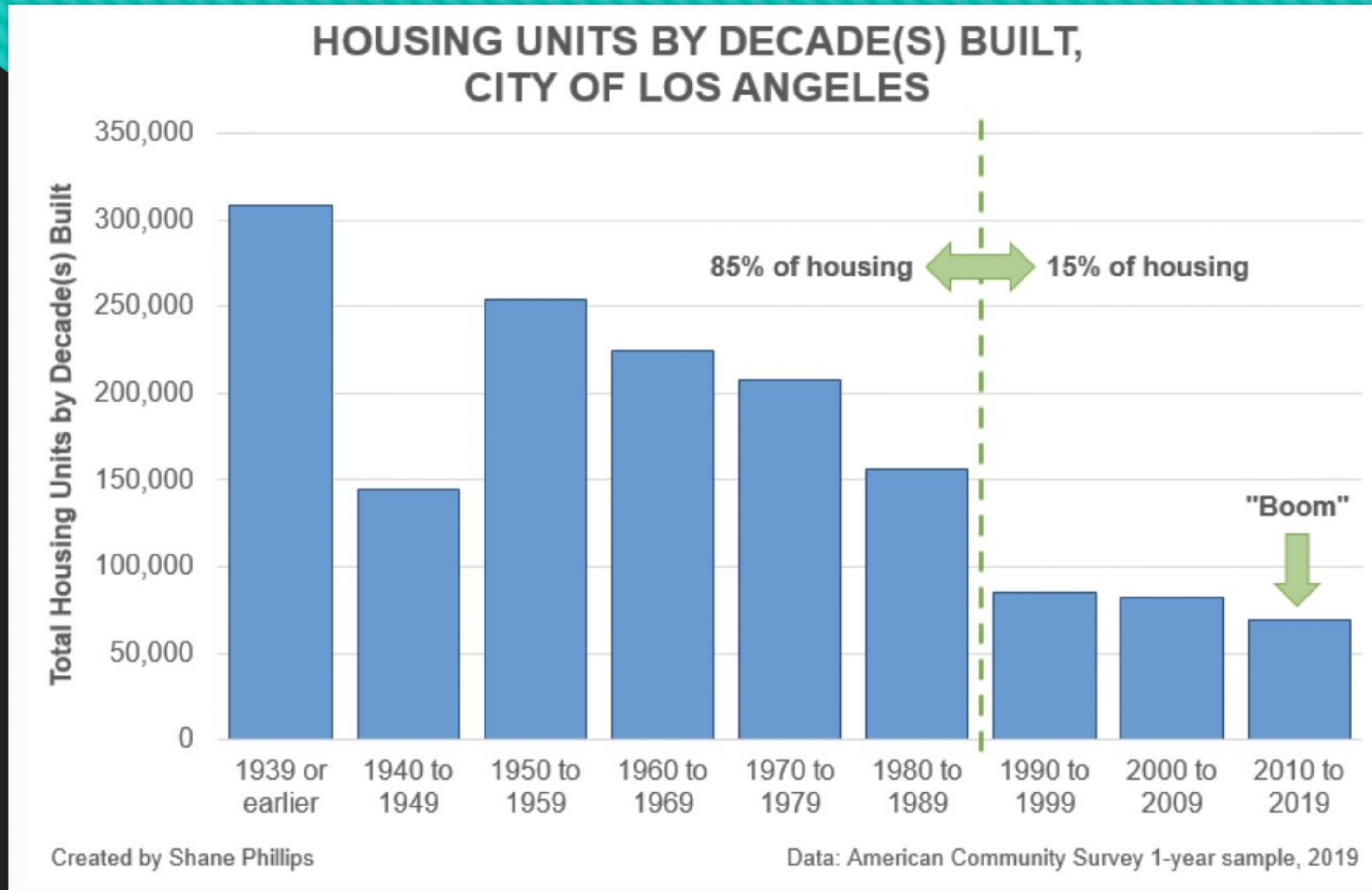


AM Commute Period

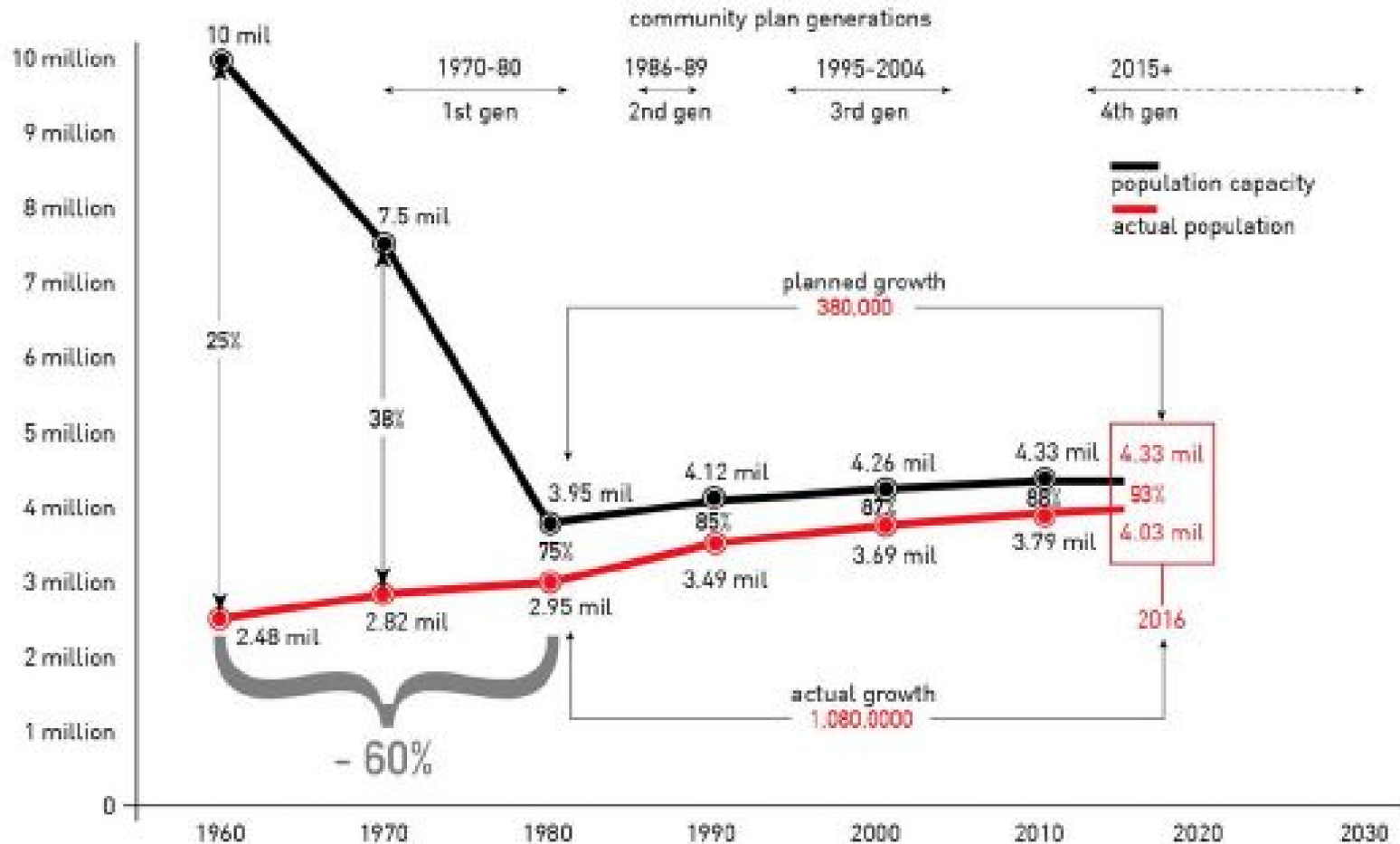


PM Commute Period

Historical Perspective



LA zoning capacity vs population. 1960-2030



sources: 35 community plans, census, historical reports

Homeownership in the Census Tract

Homeownership: 6.9 percentile

Value: 15.8%

Less → More healthy conditions



This Tract

City / Town Avg: 7.9

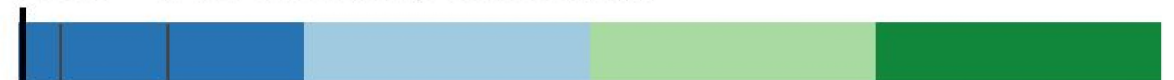
County Avg: 3.4

This Tract has healthier community conditions than just 6.9% of other California Tracts.

Low-Income Homeowner Severe Housing Cost Burden: 0.4 percentile

Value: 50.0%

Less → More healthy conditions



This Tract

City / Town Avg: 12.9

County Avg: 3.6

This Tract has healthier community conditions than just 0.4% of other California Tracts.

Percent of low-income homeowners who pay more than 50% of their income on housing costs.