

Vesting Tentative Tract Map: 84089-SL-HCA

Related Cases: ADM-2023-6116-SLD

Address: 1904-1906 South Preuss Road

Community Plan: West Adams – Baldwin Hill- Leimert

Zone: RD1.5-1

Council District: 10-Hutt

CEQA No: ENV-2023-6117-CE

RE: Appeal of Proposed Development at 1904–1906 S. Preuss Road – Case No. VTT-84089-SL-HCA-1A (CF 24-1136)

Dear Councilmembers,

I am writing as a neighbor and long-time resident of the community surrounding Preuss Road to voice my opposition to the proposed development at 1904–1906 S. Preuss Road. While I understand the need for new housing, this particular project raises significant concerns regarding traffic safety, inappropriate use of infrastructure, and environmental risk that would negatively affect those of us who already live here.

Traffic & Alley Impact

The plan includes 12 units with two-car garages, potentially adding over two dozen vehicles to a small, residential street already prone to congestion. More troubling is the proposed use of the alley for primary vehicle access. This alley is narrow, lacks proper sightlines, and is currently used in a limited and low-speed fashion by nearby residents. Turning it into a de facto street will severely disrupt the safety and privacy of adjacent homes. It's simply not built to handle that kind of daily volume.

Pedestrian & Community Safety

Preuss Road and its connecting alleyways are not equipped to support this increased activity. There are no sidewalks in the alley, meaning pedestrians—particularly children and seniors—would be at risk as more vehicles pass through what was once a quiet, limited-access space. This raises serious concerns about collisions, injuries, and overall pedestrian safety.

Environmental & Geotechnical Concerns

This area is not flat terrain—it sits on a slope that has shown signs of instability in the past. Excavation and grading for a development of this size could compromise soil integrity, increase runoff during heavy rains, and possibly affect nearby foundations. These aren't hypothetical risks—they're real possibilities in hillside communities like ours. Flooding, erosion, and property damage are all foreseeable outcomes if proper environmental assessments are overlooked or dismissed.

Neighborhood Compatibility & Planning Inconsistencies

The design and scale of the project feel disconnected from the existing neighborhood character. Surrounding homes are primarily one or two stories, yet this development proposes three stories with rooftop elements that amount to a fourth level. The architectural style and height stand in stark contrast to nearby properties. Additionally, there appear to be inconsistencies with how the project aligns with the West Adams-Baldwin Hills-Leimert Community Plan, especially regarding design guidelines and zoning expectations.

Community Opposition Ignored

This isn't just my concern. Many of my neighbors, as well as the local neighborhood council, have raised objections. Unfortunately, the planning process seems to have pushed forward without meaningfully addressing these voices. Residents deserve to be part of the decision-making in projects that reshape the environment we live in every day.

In summary, this development in its current form places undue strain on local infrastructure, raises significant safety risks, and ignores the broader context of the community it's entering. I respectfully ask that the appeal be granted and this project be reconsidered to ensure it truly fits within and respects the neighborhood.

Thank you for your time and attention.

Sincerely,

Arielle Mandell

Faye Mandell

Concerned Resident