

Case No.: VTT-84089-SL-HCA-1A Council District: 10 – Hutt
CEQA: ENV-2023-6117-CE
Plan Area: West Adams – Baldwin Hills – Leimert
Related Cases: CPC-2023-6115-DB-HCA; ADM-2023-6116-SLD

Justification for our Appeal, May 16, 2025

We live at 1902 Preuss Road, neighboring 1904 Preuss Road, the site of the intended construction.

We have filed appeals several times and all of them have been rejected. We understand that we need more housing, and we have never objected to the development for its own sake.

In the past, we raised concerns shared by our neighbors: traffic, safety, etc. but, given the political demand for new development, we are aware that you are not given the power to address them.

We have also wondered why our neighborhood is being so heavily developed while so much of Los Angeles is going untouched. The zoning of our house was changed by the city while we lived here. Our question, is why can't all of LA be developed like our neighborhood? If the State of California and City of Los Angeles are throwing out the rules when it comes to development, why is it only limited to certain areas? Shouldn't all neighborhoods be treated equally? A rejection of our appeal will enshrine this inequity.

Those issues are general to our neighborhood, but we have concerns particular to our situation:

1. The new development will encroach on our area, blocking solar panels we installed with the city and state's blessing and support.
 - a. It's unclear to us why you are de facto encouraging developers to block our ability to generate power from alternative energy sources. Is that not a priority for the city? The state?
 - b. And what about the financial impact? It will cost us more money than it does now to have the required amount of electricity. And, if we choose to replace our system, the cost is likely to be more than \$30,000.

If you reject this appeal, the statement your agency will be making is that development is more important than all those things. Common citizens like us will not be provided any mitigation of damages from the developer and we will be forced to pollute our environment more than we do now.

2. Our daughter is terminally ill, and she plans to be in hospice in our house. That will likely overlap with the development. The developers have told us that they will not take her needs into consideration. This is one more example of how the city and state have given developers the ability to override the needs of any individuals. A rejection of our appeal will clearly articulate your agency's lack of compassion and concern for the individual citizens of this city.

It's in your hands. Thanks for hearing us through.

Sincerely,


Meyer Shwarzstein & Susan Kahn
1902 Preuss Road, Los Angeles, CA 90034

