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May 30, 2025

VTT-84089-SL-HCA-2A
ENV-2023-6117-HES
Council District 10

NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), ADVISORY AGENCY, NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 10, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Housing Element Checklist, and all its appendices, 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130, Addendums, Mitigation Monitoring Program, and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC); and Appeals filled by: 1) Arielle Mandell & Faye Mandell; and 2) Meyer Shwarzstein & Susan Kahn, from the determination of the LACPC in denying the appeals and sustaining the decision of the Advisory Agency dated July 12, 2024; and approving, pursuant to Sections 17.03, 17.15, and 12.22 C.27 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for subdivision of two lots into 12 small lots in the West Adams - Baldwin Hills - Leimert Community Plan with one dwelling unit reserved for Very Low Income Households. One small lot home will be constructed at each of the 12 small lots. Six small lot homes will encompass a floor area of 2,365 square feet and a building height of 45 feet (four-stories). Two small lot homes will encompass a floor area of 2,365 square feet and a building height of 44 feet and 11 inches. One small lot home will encompass a floor area of 2,288 square feet and a building height of 45 feet (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,281 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 1,341 square feet and a building height of 37 feet (three-stories). Each small lot home will provide two automobile parking spaces located on the ground-floor level, for a total of 24 automobile parking spaces. Vehicular access to the Project will be located along a central driveway off of South Preuss Road and the eastern adjacent alley; for the properties located at 1904 - 1906 South Preuss Road, subject to Modified Conditions of Approval.

Applicant: Marc & Risa Dauer, Preuss Development, LLC
Representative: Kevin Scott, Brian Silveira & Associates
Case No. VTT-84089-SL-HCA-2A
Environmental No. ENV-2023-6117-HES

Related Case Nos. CPC-2023-6115-DB-HCA; ADM-2023-6116-SLD

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **24-1136-S1** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

David Woon

(213) 978-1368

david.woon@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.