

HOUSING ELEMENT CHECKLIST, AND ALL APPENDICES, 2021-2029 HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR; STATE CLEARINGHOUSE (SCH) NO. 2021010130, ADDENDUMS, MITIGATION MONITORING PROGRAM (MMP), RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map appeal for the property located at 1904 - 1906 South Preuss Road.

Recommendations for Council action:

1. DETERMINE in the independent judgment of the decisionmaker pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this proposed housing project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element EIR No. ENV-2020-6762-EIR; SCH No. 2021010130, certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendums; and ADOPT the MMP for the Proposed Housing Project.
2. ADOPT the Findings of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY the APPEALS filed by: 1) Arielle Mandell & Faye Mandell; and 2) Meyer Shwarzstein & Susan Kahn, and THEREBY SUSTAIN the LACPC's denial of the appeal and sustain the decision of the Advisory Agency's 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

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 – JUNE 20, 2025

(LAST DAY FOR COUNCIL ACTION – JUNE 20, 2025)

Summary:

At a regular meeting held on June 10, 2025, the PLUM Committee considered a report from the LACPC and a Vesting Tentative Tract Map appeal for the properties located at 1904 - 1906 South Preuss Road. DCP staff provided an overview of the matter. Councilmember Hutt provided comments in support of denying the appeal. After an opportunity for public comment, and a presentation from the Applicant Representative, the Committee recommended to deny the appeal and sustain the LACPC's denial of the appeal and sustain the decision of the Advisory Agency to approve the Vesting Tentative Tract Map, adopt the MMP, the Findings, and the modified Conditions of Approval. The Appellants were called multiple times but did not come forward to speak on the matter. 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:	ABSENT
LEE:	YES
RAMAN:	ABSENT

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