

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
VTT-84089-SL-HCA-2A	ENV-2023-6117-HES	10 - Hutt
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<b>CPC-2023-6115-DB-HCA</b> <b>ADM-2023-6116-SLD</b>  <input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
1904 – 1906 South Preuss Road		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Marc & Risa Dauer Preuss Development, LLC 2313 Duxbury Circle  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(310)753-2311	docdauer@me.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kevin Scott Brian Silveira & Associates PO Box 291 Venice, CA 92904  <input type="checkbox"/> N/A	(323)362-6872	kevin@bsilveira.associates
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
1) Arielle Mandell & Faye Mandell 2) Meyer Shwarzstein & Susan Kahn  <input type="checkbox"/> N/A	1) (310)704-3178 2) (310)717-1829	1) ariellemandell@gmail.com 2) meyer@brainmedia.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
David Woon	(213)978-1368	David.Woon@lacity.org

**ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):**

☐ *The preparation of a draft ordinance by the City Attorney will be required.*

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

☒ N/A

**ITEMS APPEALED:**

Vesting Tentative Tract Map

☐ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> T Conditions <input type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Zone Change Map and Ordinance <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input type="checkbox"/> Mailing List (both Word and PDF) <input checked="" type="checkbox"/> Interested Parties List <input checked="" type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) <input type="checkbox"/> Negative Declaration (ND) <input type="checkbox"/> Mitigated Negative Declaration (MND) <input type="checkbox"/> Environmental Impact Report (EIR) <input type="checkbox"/> Mitigation Monitoring Program (MMP) <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input checked="" type="checkbox"/> Other: Vesting Tentative Tract Map No. 84089-SL-HCA, Housing Element Checklist (ENV-2023-6117-HES)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**NOTES / INSTRUCTIONS:**

☐ N/A

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input checked="" type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days

<input type="checkbox"/> N/A / None <input type="checkbox"/> Other:	<input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: Subdivider, Appellant, Advisory Agency, Appeal Board	<input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
<b>FISCAL IMPACT STATEMENT:</b>		
<input type="checkbox"/> Yes <span style="margin-left: 200px;"><input checked="" type="checkbox"/> No</span> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>		
<b>PLANNING COMMISSION:</b>		
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission	
<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>	
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>	
May 22, 2025	May 21, 2025	
<b>COUNCIL TIME TO ACT:</b>	<b>TIME TO ACT START:</b>	
<input checked="" type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: 14 days	<input checked="" type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: Day of Hearing	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>	
Jamie Hwang	5/23/25	