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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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June 4, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee Dear Honorable Members:

APPEAL SUMMARY AND STAFF RESPONSE. 1904 – 1906 South Preuss Road; CF 24-1136-S1

Project Background

The proposed Project involves the subdivision of two (2) lots into 12 small lots (Lots 1 – 12) and the construction, use, and maintenance of a 12-unit small lot development of which one (1) unit would be set aside for Very Low Income Households. One (1) small lot home would be constructed at each of the 12 small lot subdivisions. Two (2) single-family houses on the Project site will be demolished, resulting in a net increase of 10 units through the development of the proposed project. Lots 1 – 6 will be located on the northern portion of the Project site and Lots 7 – 12 will be located on the southern portion of the site. 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. The project will provide a total of 12 bicycle parking spaces.

On July 12, 2024, the Advisory Agency conditionally approved Vesting Tentative Tract Map No. 84089-SL-HCA, pursuant to LAMC Sections 17.03, 17.15, and 12.22 C.27 and adopted a Class 32 Categorical Exemption under Case No. ENV-2023-6117-CE as the environmental clearance for the Project. At the conclusion of the project's appeal period, five (5) appeals were filed by local residents. Subsequently, the appeals were scheduled to be heard by the Los Angeles City Planning Commission (CPC) on August 8, 2024.

At its meeting of August 8, 2024, the CPC voted 7-0 to deny the appeals in part and grant the appeals in part, and sustain the decision of the Advisory Agency. As part of its decision to deny and grant the appeals in part, an additional condition was adopted with the Modified Conditions of Approval to require the applicant to explore further design modifications with the Urban Design Studio to the satisfaction of the City Planning Department, Expedited Processing Section. The Determination Letter was issued on September 4, 2024 which included Conditions of Approval modified by the CPC.

In conjunction with the appeals heard by the Los Angeles CPC on August 8, 2024, a related case (Case No. CPC-2023-6115-DB-HCA) was also heard at the same meeting. The CPC voted 7-0 to approve Case No. CPC-2024-6115-DB-HCA for a Density Bonus with a Waiver or Modification of Development Standards. In both cases, the CPC determined that the project is exempt from CEQA pursuant to a Class 32 Categorical Exemption and there is no substantial evidence demonstrating that an exception to a categorical exemption applies.

Following the appeal period for the determination of the first level of appeals of Vesting Tentative Tract Map No. 84089-SL-HCA-1A, four (4) appeals were filed by local residents. A meeting was scheduled with the Planning and Land Use Management (PLUM) Committee on November 5, 2024 (Vesting Tentative Tract Map No. 84089-SL-HCA-2A, Council File No. 24-1136). At its meeting, the PLUM Committee voted to uphold the CEQA appeal, remand the appeal back to the CPC, and memorialize the letter submitted by Council District 10. The Council found substantial evidence does not support a Class 32 Categorical Exemption and an exception for cumulative impacts applies for the proposed project. Revised findings as modified by PLUM were submitted into the record and the City Council voted to adopt the item on November 6, 2024.

On April 24, 2025, Vesting Tentative Tract Map No. 84089-SL-HCA-1A was heard by the Los Angeles CPC. At its meeting, Planning Staff addressed the comments provided in Council District 10's letter that was memorialized by City Council, the filed appeals, and introduced the Housing Element Streamlining Checklist (Case No. ENV-2023-6117-HES) in conjunction with the Project's compliance with the 2021-2029 Housing Element Housing Element Environmental Impact Report (Program EIR) as the Project's environmental clearance. The CPC voted 7-1 to deny the appeals, determined that the proposed Project is within the scope of the Program EIR, and adopted the Mitigation Monitoring Program (MMP) for the proposed Project.

On May 21, 2025, two (2) appeals were filed by local residents. For the subject appeals, Staff have compiled the appeal points from the Appellants' Justification/Reason for Appeals. Staff has responded to the appeal points below.

Staff Recommendation

Planning Staff recommends that the PLUM Committee recommend for Council Action to deny the submitted appeals of Vesting Tentative Tract Map No. VTT-84089-SL-HCA-1A. The following statements have been compiled and summarized from the submitted appeals and responded to below.

Appeal Summary

At the conclusion of the appeal period for Vesting Tentative Tract Map No. 84089-SL-HCA-1A on

May 21, 2025, two (2) appeals were filed by: Meyer Shwarzstein and Susan Kahn, and Arielle Mandell and Faye Mandell. The Appellants contend that 1) The Project raises significant concerns regarding traffic safety, inappropriate use of infrastructure, and environmental risk that would negatively affect the neighborhood, and 2) the Project will encroach on adjacent properties by blocking solar access for existing solar panel systems.

Appeal Point #1: The Project raises significant concerns regarding traffic safety, inappropriate use of infrastructure, and environmental risk that would negatively affect the neighborhood.

The Appellants, Arielle and Faye Mandell, argue that the proposed small lot subdivision will result in traffic safety concerns, the inappropriate use of infrastructure, and environmental risks to neighboring properties. In their Justification, they contend the following:

- a) Traffic Congestion, Pedestrian Safety, and Privacy Concerns – The Project will result in congestion, safety, and privacy concerns along South Preuss Road and the easterly adjacent alley.
- b) Environmental and Geotechnical Concerns – Excavation and grading of the proposed Project will result in flooding, erosion, and property damage.
- c) Neighborhood Compatibility and Planning Inconsistencies – The design and scale of the Project is not characteristic of the existing neighborhood and the Project is inconsistent with the West Adams – Baldwin Hills – Leimert Community Plan.
- d) Community Opposition was ignored – The planning process disregards the objections made by local residents.

Staff Response

Response to a)

Contrary to the Appellants' claim that the proposed small lot subdivision will exacerbate traffic congestion and adversely impact pedestrian safety and privacy along South Preuss Road and the easterly adjacent alley, this will not be the case as demonstrated in the traffic data prepared for this Project and in compliance with the Bureau of Engineering's required street dedications and improvements. The Los Angeles Department of Transportation (LADOT) utilizes a Vehicle Miles Traveled (VMT) Calculator as a project-screening criteria to determine if a project will require a VMT Analysis. With the demolition of the two existing single-family houses and the construction of 12 small lot homes, the Project will not exceed a daily trip threshold of 250 trips with 38 net daily trips and therefore the Project is not required to perform a VMT Analysis. In addition, Planning and LADOT staff completed a Transportation Study Assessment form on May 24, 2024 and found that the proposed project is not required to conduct an Access, Safety, and Circulation Evaluation or an Access Assessment. LADOT has reviewed the circulation plan and did not determine that any unusual circumstances exist with ingress and egress from both Preuss Road and the eastern adjacent alley. Access to the Project site will be provided off South Preuss Road and the adjacent eastern alley. The availability of two access points reduces traffic congestion at a single corridor. As determined by the City Planning Commission on at its meeting of April 24, 2025, the Project is within the scope of the 2021-2029 Housing Element Environmental Impact

(Program EIR). Traffic impacts were assessed under the Housing Element Streamlining Checklist prepared for this Project (Case No. ENV-2023-6117-HES) and it concluded that the Project will not result in significant transportation impacts and thereby would not require the implementation of any Traffic mitigation measures.

In addition, the Project will comply with the requirements set forth by the Bureau of Engineering. The Project will provide the required street dedications and improvements, as well as 2.5-foot dedication along the alley to complete a 10-foot-wide half alley as conditioned in Condition No. 2 of the Determination Letter. In order to complete the 20-foot-wide full alley, the property located at 1905 Shenandoah Street would need to provide a 2.5-foot at the rear portion of their lot that abuts the alley. Therefore, the Project will not increase hazards due to a geometric design feature or incompatible uses due to ingress/egress at the eastern adjacent alley.

To create a safe and comfortable space for pedestrians, the Project will install landscaping along the front and rear portions of the site including eight (8) trees. Three (3) of the eight (8) trees will be planted at the parkway along South Preuss Road which will provide shade coverage. In addition, the Project will feature a variety of windows and balconies facing the street to provide transparency.

To address the privacy concerns raised by the surrounding residents, the proposed 12-unit small lot development was carefully designed such that the placement and orientation of a majority of the project's windows, balconies, and roof decks would not look into the adjacent properties. The Project will orientate a majority of its windows and balconies towards the interior of the project site or towards the street. Roof decks will be stepped back and screened with architectural materials to protect neighbors' privacy. Mechanical equipment will be situated at the exterior edges of the roof decks, and similar to the project's balconies they will be orientated towards the interior of the site. The Project will install front fences, a rear wall, and two retaining walls along the perimeter of the site to serve as a buffer and screen between the proposed Project and abutting properties. Therefore, the Project's design respects the privacy of the surrounding residents.

Response to b)

The proposed Project will not result in significant impacts related to flooding and soil erosion based on the Geology and Soils Reports prepared for the project site in 2021 and 2023, respectively. On May 5, 2024, the Los Angeles Department of Building and Safety (LADBS) issued a Geology and Soils Report Approval Letter and found that the referenced reports are acceptable provided that a set of conditions be complied with during site development. These conditions were included in the Determination Letter for the subject Vesting Tentative Tract Map under Condition Nos. 11 – 57. The Project is required to comply with these conditions to obtain permits and proceed with development. In addition, the Project will also need to comply with the City's stormwater management ordinances. Hydrology and Water Quality impacts were assessed under the Housing Element Streamlining Checklist prepared for this Project (Case No. ENV-2023-6117-HES) and it concluded that the Project will not result in significant impacts related to drainage pattern alterations and flood control and thereby would not require the implementation of any Hydrology and Water Quality mitigation measures. Therefore, the Project will not result in significant impacts related to flooding and soil erosion

Response to c)

The Project site is located in a predominately single-family neighborhood developed with one- and two-story houses. However, within the past 15 years, several properties along South Preuss Road (between West Sawyer Street and West Guthrie Avenue) have been or are in the process of being redeveloped into larger-scale homes. A few of these housing developments include the following:

Address	Description	Height
1901 S. Preuss Rd	Five-unit condominium	Three-stories
1953 S. Preuss Rd	Six-unit small lot development	44 feet, four-stories
1959 S. Preuss Rd	Six-unit small lot development	45 feet, four-stories
1967 S. Preuss Rd	Two-unit duplex	Four-stories
1973 S. Preuss Rd	Five-unit small lot development	45 feet, four-stories

Several of these developments include small lot developments that would be similar in scale to the proposed 12 small lot homes. Similar to the approved small lot developments, the Project site is located in the RD1.5-1 Zone and contains a General Plan land use designation of Low Medium II Residential under the Multi-Family Neighborhoods land use category. The Project will be consistent with the density, height, and yard requirements of the RD1.5-1 Zone including a maximum building height of 45 feet.

Contrary to the Appellants' claim that the proposed small lot subdivision is inconsistent with the West Adams – Baldwin Hills – Leimert Community Plan, the Project will be consistent with the following Goals and Land Use policies outlined in the Community Plan.

Goal LU7 A community that promotes an environment of safe, inviting, secure and high-quality multi-family neighborhoods for all segments of the community.

LU7-1 Address Diverse Resident Needs. Strive for the conservation/ preservation of existing assisted affordable and non-assisted housing stock and in particular rent-stabilized units, and for the development of new housing, including restricted affordable housing, to address the diverse economic and physical needs of the existing residents and projected population of the Community Plan Area to the year 2030.

LU7-2 Context Sensitive Housing. Encourage development parameters that ensure multi-family designated lands provide for adequate housing that is contextually sensitive to desirable prevailing neighborhood character.

LU7-3 Compliance with Design Guidelines. Recommend that new multi-family residential development be designed in accordance with the adopted Citywide Residential Design Guidelines.

LU7-4 CPTED. Pursue urban design strategies that reduce street crime and violence such as Crime Prevention Through Environmental Design (CPTED) (e.g., "defensible space," "eyes on the street," and pedestrian-friendly lighting) without creating barriers that disconnect neighborhoods.

- LU7-5 Graffiti Abatement. Pursue urban design strategies that effectively address graffiti abatement.
- LU7-6 Community Engagement. Sponsors of new development projects should initiate early and frequent communication with community residents.

The Project will increase homeownership opportunities and affordable housing in the neighborhood with the development of 11 market-rate and 1 affordable unit. The Project is consistent with the Citywide Design Guidelines and the Small Lot Design Guidelines. The Project features windows and balconies that overlook the adjacent streets and center driveway which creates a sense of transparency and connectiveness between the site and the surrounding neighborhood. The Applicant maintained communication with the community and redesigned the Project upon hearing their feedback following the Deputy Advisory Agency hearing on May 22, 2024. With the Project's redesign additional articulation was added to the street-facing façade, step backs from the roof decks were increased to address privacy and noise concerns, and the proposed building heights were reduced to 45 feet consistent with the permitted height in the RD1.5-1 Zone. These revisions help create a more attractive design that would be more characteristic and in scale with the neighborhood.

- Goal LU8 A community that preserves, conserves and enhances the varied and distinct residential character, scale and integrity of existing multi-family neighborhoods.
- LU8-1 Architectural Compatibility. Seek a high degree of architectural compatibility and landscaping for new and infill development to protect the character and scale of existing multi-family residential neighborhoods.
- LU8-3 Analyze Impacts. Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in multi-family residential densities are proposed.
- LU8-4 Preserve View Corridors. Encourage the preservation of existing signature view corridors throughout the Community Plan and especially from hillside areas.

The Project has been conditioned to incorporate a variety of building materials and architectural components to create visually interesting building façades and minimize impacts on surrounding properties. The Project will utilize metal standing seam panels, cedar panels, aluminum framing, stucco, and glass for the massing of the small lot homes to create a clear and coherent design. The Project will also provide street trees along Preuss Road to protect residents and pedestrians from rain and excessive sunlight. After listening to the community's concerns regarding the scale and character of the Project, the Applicant redesigned the Project as discussed above to create a more attractive design that is suitable with the character of the neighborhood. The Project's impact on services, public facilities, and traffic have been analyzed with the preparation of numerous technical reports. The reports conclude that the Project will not have a significant impact on services, public facilities, and traffic.

- Goal LU9 A community of neighborhoods where social capital is promoted by ensuring the provision of adequate housing for all persons regardless of income, age,

racial or ethnic background.

- LU9-1 Affordability. Prioritize housing that is affordable to a broad cross-section of income levels and that provides the ability to live near work and achieve homeownership.
- LU9-2 Mixed-income Neighborhoods. Strive to eliminate residential segregation and concentrations of poverty by promoting affordable housing that is integrated into mixed-income neighborhoods.

The Project will provide mixed-income housing with the construction, use, and maintenance of 12 small lot homes for sale. Eleven (11) of the units proposed will be sold at market-rate and one (1) unit will be set aside for a Very Low Income (VLI) Household. The small lot homes would be capable of accommodating a range of household sizes with at least three bedrooms. In addition, each unit will feature an elevator for individuals with mobility and accessibility needs. Therefore, the Project will contribute to the development of mixed-income housing for all household types.

Goal LU10 A community that supports cohesive neighborhoods and lifecycle housing to promote health, well-being and safety.

- LU10-1 Neighborhood Continuity. Promote neighborhood continuity by targeting new affordable, market-rate and workforce housing for existing residents and tailoring development standards to established neighborhood character.
- LU10-2 Complete Streets. Support healthy aging in place and childhood development by promoting safe, “complete” streets with multiple housing types within neighborhoods.
- LU10-3 Universal Design. Promote housing practices that nurture aging in place through universal design within the various housing types available within neighborhoods.
- LU10-4 Individual Choice. Promote greater individual choice in type, quality, price and location of housing.
- LU10-5 Minimize Displacement. Encourage that new housing opportunities minimize displacement of existing residents, in particular extremely-low, very-low and low-income households.
- LU10-6 Increase Homeownership. Provide for development of townhouses and other similar condominium type housing units to increase homeownership options.
- LU10-9 Cluster Housing. Encourage clustering of housing units to help decrease the effective cost of land per dwelling unit and utilize the natural terrain to its best advantage.

The Project will increase housing density and opportunity at the existing site with the subdivision

of two (2) lots into 12 small lots for the construction of a 12-unit small lot development. With the replacement of the existing two (2) single-family houses developed at the site, the Project will result in a net increase of 10 dwelling units. As such, the Project will increase homeownership with 11 small lot homes sold at market-rate and one (1) unit reserved for a Very Low Income (VLI) Household. These units would provide a minimum of three bedrooms and an elevator to accommodate households of various sizes and accessibility needs. The small lot homes will be accessible through a central driveway from Preuss Road and the eastern adjacent alley. Access to the Project site from both corridors will improve connectivity to and from the site and distribute traffic more evenly through the neighborhood. In addition, the Project will enhance the pedestrian experience with the addition of three (3) street trees along the parkway of South Preuss Road.

Goal LU11: A community where new housing is located in a manner which reduces vehicular trips and makes it accessible to services and facilities.

LU11-1 Higher Density Residential Near Transit. Encourage higher residential densities near commercial centers, light rail transit stations and major bus routes where public service facilities, utilities and topography will accommodate this development.

The Project site is located one block east of Robertson Boulevard which functions as a mixed-use corridor developed with residential, housing, and community land uses and is utilized for public transit use for the Metro Local Bus Line 617 which connects riders between Pico/Robertson and Culver City.

Community Plan Multi-Family Residential Design Guidelines

Site Planning:

G55 Main pedestrian entrances should be provided where they can be seen immediately from the primary street(s) of approach. In this regard, main pedestrian entrances should be prominent to the front of the building, providing views into an interior courtyard or focal within a landscaped front open space area. The entrance approach should further be emphasized by employing the use of specialized paving treatments such as brick, tile or other high quality materials preferably set in sand or other pervious bedding.

The proposed 12-unit small lot development will feature six units (Units A – F) developed along the northern portion of the Project site and six units (Units G – L) along the southern portion of the Project site. Pedestrian pathways along the northern and southern edges of the Project site will be accessible from Preuss Road and will provide access to the front door entrances to each of the proposed 12 small lot homes. Consistent with the Small Lot Design Standards, each small lot home will integrate design elements that will enhance the project design, circulation, and user experience with a recession from the building façade, entryway landing areas featuring unique paving materials and textures, and a side lite window panel. In addition, each unit will feature balconies that are oriented towards the street frontage and central driveway, away from the adjacent residential properties.

Building Design:

- G56 The design of all buildings should strive to be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of all buildings should be composed of a vocabulary of form and shapes that employ attractive and complementary building materials and architectural features.
- G57 All exterior building walls should try to provide a break in the plane, or a change in material at least every 20 feet in length and every 15 feet in vertical height. This may be achieved through simple articulation or the introduction of an architectural detail.
- G58 In general, plaster or stucco finishes should not occupy more than 60% of the surface area of any exterior elevation.
- G59 All buildings should feature at least three types of complimentary building materials to exterior building facades. Aluminum framed windows or doors, that are flush with the plane of the building should not be included as an additional material. Accents such as, wood frames around windows or doors, decorative glass block, brick, tile and the like are materials that are encouraged as accents.

The Project will be consistent with the above Design Guidelines and the Small Lot Design Standards which provide guidance for building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas for the proposed 12-unit small lot development. On April 22, 2024, the Project received Administrative Clearance under Case No. ADM-2023-6116-SLD. As determined in the Small Lot Design Checklist, the Project will incorporate at least two high quality building materials to create variations in building massing, balconies, window treatments, breaks in the façade plane, and other architectural features to create a cohesive and well-articulated project. Consistency with these guidelines and standards will help create a clear and coherent design that respects the surrounding residential properties.

Storage and Trash Areas:

- G60 Stand alone trash enclosures that are not located within the parking garage of the building should be designed to be compatible with the architectural vocabulary of the building and enclosed by a minimum five foot high, decorative masonry wall.
- G62 Each trash area should have a separate area for the containment of trash receptacles.

The Project will feature an outdoor trash enclosure at the rear of the site that will serve all 12 small lot homes.

Although the Project is not characteristic of the dominant single-family housing typology that had been developed along South Preuss Road decades earlier, it follows many redeveloped properties in the community that have increased their density and proposed larger-scale housing options. This is consistent with the goals of the General Plan that support the equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

As discussed above, the Project received Administrative Clearance for the proposed small lot subdivision under Case No. ADM-2023-6116-SLD. The Project complied with applicable sections of the Small Lot Design Standards Checklist including Building Design, Pedestrian Connectivity and Access, and Landscaping. Following the Deputy Advisory Agency hearing held on May 22, 2024, and listening to community's concerns regarding the scale of the Project, the Applicant addressed these concerns by providing additional articulation to the street-facing façade, increasing the step back of the proposed roof decks, and decreasing the height of the proposed small lot homes to 45 feet consistent with the RD1.5-1 Zone. Planning Staff reviewed the revisions to the project's design in conjunction with the Small Lot Design Standards Checklist and found that the subdivision remains consistent with the Small Lot Design Standards. Therefore, the project is consistent with the Community Plan and the Small Lot Design Standards.

Response to d)

The Applicant's team met with the South Robertson Neighborhood Council and community stakeholders on multiple occasions to discuss the proposed project and address any concerns. The Applicant has made various design changes that provide additional articulation to the street-facing façade, increased step back of the proposed roof decks, and a decreased the height of the proposed small lot homes. Although concerns of the project still remain, the project is consistent with the RD1.5-1 zoning of the project site, the goals and policies of the West Adams – Baldwin Hills – Leimert Community Plan, the State's Subdivision Map Act, and the Small Lot Design Standards as discussed in the Determination Letter and Staff's Responses to Appeal Points addressed in this report. Therefore, the community's opposition to the Project does not preclude the proposed small lot subdivision.

Appeal Point #2: The Project will encroach onto an adjacent property by blocking solar access to an existing solar panel system.

Mr. Shwarzstein and Ms. Kahn both reside at the property north of the project site at 1902 South Preuss Road. They claim that the Project will impede solar access to their existing solar panel system and block their ability to generate power from alternative energy sources. As a result, this will result in an adverse financial impact to their household as it will cost more money to pay for the additional electricity not generated by their solar panel system or replace their existing solar panel system to provide the same capacity.

Staff's Response

While the proposed 12-unit small lot subdivision will impact the solar capacity of Mr. Shwarzstein's and Ms. Kahn's solar panel system, this does not preclude the construction of new residential dwelling units within the project site which are consistent with the RD1.5-1 zoning of the property and comply with Small Lot Map Standards ("Map Standards") and Design Guidelines. The project will be consistent with the 45-foot maximum building height permitted in the RD1.5-1 Zone. In addition, the project will be consistent with the yard requirements set forth by the underlying zone and the Map Standards. The Map Standards require that the subject subdivision provide a front yard setback of 15 feet for Lot FR 24 (1904 Preuss Road) and 20 feet for Lot 44 (1906 Preuss Road) in accordance with Ordinance No. 140,034. The Small Lot Map Standards also require a minimum side yard setback of 5 feet and a minimum rear yard setback of 5 feet as the project site does not share a property line with a R1 or more restrictive single-family zone. As shown in the Vesting Tentative Tract No. 84089-SL-HCA, the proposed subdivision will provide a side and rear

yard setback of 5 feet, and therefore is consistent with the Map Standards. Regarding the front yard setback, the subject subdivision proposes a 10-foot front yard setback in lieu of the previously stated 15 feet and 20 feet through a Density Bonus Waiver of Development Standards request under LAMC Section 12.22 A.25 through a related case, Case No. CPC-2023-6115-DB-HCA. The Waiver request was approved by the City Planning Commission at its meeting on August 8, 2024. Therefore, the potential reduction in solar capacity for Mr. Shwarzstein's and Ms. Kahn's solar panel system does not preclude the proposed small lot subdivision.

In addition, there are no state or local regulations that protect solar access for solar panel systems when the erection of a new building is proposed. The Solar Shade Control Act, enacted in California in 1978, restricts property owners from allowing new trees or shrubs to grow and cast a shadow greater than 10 percent of a collector absorption area. This policy limits the impacts associated with landscaping however it does not apply to the proposed Project which involves the construction of small lot homes. To our knowledge, Mr. Shwarzstein and Ms. Kahn do not have a solar easement that would protect access to sunlight for their existing solar panel system. Therefore, the City can not require the developer accommodate or compensate for the future loss in solar energy collected by their solar panel system.

Conclusion

Based on the information in the record and after consideration of the appellant's arguments for appeal, Staff recommends that the appeal of Vesting Tentative Tract Map No. 84089-SL-HCA-1A be denied. For the reasons stated in Staff's Responses to the Appeal Points raised by the Appellants, the Advisory Agency did not err or abuse its discretion in approving Vesting Tentative Tract Map No. 84089-SL-HCA nor did the City Planning Commission err or abuse its discretion in sustaining the decision of the Advisory Agency. The proposed Project is within the scope of the 2021-2029 Housing Element Environmental Impact Report (Program EIR) No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021 with the adopted Mitigation Monitoring Program (MMP); and the proposed map is consistent with the State's Subdivision Map Act, the City of Los Angeles General Plan, the West Adams – Baldwin Park – Leimert Community Plan and the Los Angeles Municipal Code. Therefore, it is recommended that the PLUM Committee deny the appeals and sustain the decision of the City Planning Commission and Advisory Agency.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "David Woon", written in a cursive style.

DAVID WOON
Planning Assistant

HB:EA:DW