HEATHER HUTT

LOS ANGELES COUNCILWOMAN
10TH DISTRICT

The Honorable John Lee
Chair
Planning and Land Use Management Committee
200 N. Spring Street, Room 340
Los Angeles, CA 90012

RE: SUPPORT APPEAL - CF. 24-1136 - 1904-1906 SOUTH PREUSS ROAD – VTT-84089-SL-HCA-2A

Dear Councilmember Lee,

I am writing to express my strong opposition to the proposed project at 1904-06 South Preuss Road. The project, as proposed, is inconsistent with the West Adams-Baldwin Hills-Leimert Community Plan, including the Design Guidelines, and is not physically suitable in context with the surrounding area.

The project fails to provide architectural compatibility that is contextually sensitive to the prevailing neighborhood character and is designed with little regard for the existing community. Single-family homes and modest two-story multi-family residential housing largely surround the project, yet its design completely fails to follow the residential design guidelines of the community plan by providing for three story dwellings with habitable rooftops and mechanical structures that extend into the fourth story.

The project also includes an introduction of an inappropriate number of new vehicles, many of which are proposed to access the development through an alley by creating a new through street from Pruess Road through the alley to the detriment of adjacent properties owners. This vehicular circulation would create a hazard to the existing property owners. Adding 12 housing units, each with a two-car garage, will significantly increase traffic on Preuss Road. This narrow street already experiences congestion, and the additional traffic will further exacerbate this issue, impacting the quality of life for existing residents and potentially hindering emergency vehicle access.

Under the California Environmental Quality Act ("CEQA"), Class 32 exemptions apply only if the project is consistent with the applicable general plan designation, all applicable general plan policies, as well as with applicable zoning designation and regulations. However, this project does not apply strict conformance to the general plan, the community plan, or the zoning designation. The City's analysis does not include a VMT calculation that includes the construction and haul route phases of the project. Under CEQA, the whole of the project must be assessed. Instead, this project sought concurrent concessions to exceed the development standards, design guidelines, and the zoning limits, in as much a CE 32 is not fitting for the project.

The project will also increase hazards due to geotechnical design features being that the site is a hillside which will exacerbate the urban runoff to adjacent properties. The proposed development is on a hillside with known stability issues. The increased weight and disturbance from construction and habitation could exacerbate these issues, potentially leading to landslides or erosion, endangering both the new residents and existing homes. The sloping nature of the site raises serious concerns about water runoff and drainage. Increased impervious surfaces from the development could overwhelm existing drainage systems, lead to soil infiltration and instability, leading to flooding, erosion, and potential damage to neighboring properties.

In addition, the project will contain only one affordable townhome-style condominium, which is unlikely to be feasible without a high degree of subsidy from the government. This is unacceptable in a city where affordable housing is already in short supply.

The South Robertson Neighborhoods Council (SORO NC), the Neighborhood Council that covers the Project Site, rejected this development and opposed any further approvals. The Department of City Planning disregarded the voice of the stakeholders in the community.

I urge the committee to carefully consider these concerns and prioritize the well-being and quality of life of existing residents. The potential negative impacts of this project far outweigh any perceived benefits. For all of these reasons, I urge you to deny the proposed project.

Thank you for your consideration on this important matter.

Sincerely,

Heather Hutt

HEATHER HUTT
Los Angeles City Council
Councilmember, Tenth District

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