RE: Vesting Tentative Tract Map No.: 84089-SLHCA
Related Cases: ADM-2023-6116-SLD
Address: 1904 - 1906 South Preuss Road
Community Plan: West Adams - Baldwin Hills
- Leimert
Zone: RD1 .5-1
Council District: 10 - Hutt
CEQA No.: ENV-2023-6117-CE

Dear City Council Members:

We live at 1902 Preuss Road, neighboring 1904 Preuss Road, the site of the intended construction.

Here are the facts:

1. We have solar panels on our roof which will be substantially blocked during several months of the year. The cause of this is twofold -first, the height of the intended structure and, second, the fact that the structure being built closest to our house will be built approximately 8 feet closer to the street than it is now. Our panels face west, and the house next door is to our south. The southern exposure is critical for solar access.
2. The owner acknowledges the fact that we will lose the ability to generate as much electricity as we do now.
3. We appealed to the CPC who, while sympathetic to our situation, are not empowered to decide in our favor. They asked the developer to consider our situation, but the developer has no obligation to comply with their wishes.
4. Given the age of our system, it cannot be added on to – it would need to be replaced. We have a quote of $28,000 which is available today – in the future, it will likely cost more.

We are not appealing because we want to block the development. We understand that the city has a goal to meet – and this will help it create more housing.

But the City of Los Angeles has other goals too:

1. Carbon neutrality by 2050
2. 100% renewable energy by 2045
3. Increasing the share of zero-emission vehicles on the road
4. Improving air quality
5. Enhancing urban biodiversity by increasing green spaces and planting more trees.

Are our two goals – to house our citizens and to provide a sustainable environment - mutually exclusive?

Indeed, some compromises may need to be made but there ought to be one overriding principle that governs the decision-making process:

Do no harm.

Why should citizens like my wife and I who have

- invested in renewable energy
- share one car
- drive an electric car
- have planted nearly 30 trees on our property

be forced to shell out $30,000 just to keep producing the same amount of electricity as we did 15 years ago?

Is this the message that the City of Los Angeles wants to promote?

We've already accepted various compromises:

- over a dozen trees will be destroyed by the development,
- our trees will receive less sunlight,
- the developer has not given us any written guarantees regarding the walls between our properties, the likely damage to our driveway gate, access to the construction crew who will likely have a daily impact on our lives

But asking us to pay for a new solar system to replace the one we already bought – that's going too far. We are asking for them to either:

- cover the cost of a new solar system be installed on our house by a reputable solar installation company at the beginning of construction
- pay us $30,000 in damages
- revise the plans for the new build so it has no impact on our ability to produce the amount of energy our solar panels produce now

Furthermore, we suggest that the city's building code require developers to foot the bill to cover damage to investments like ours.

If we do this, the City of Los Angeles will put developers on notice that the city's sustainability priorities are as important as creating new housing.

Thank you for your time and attention.

Sincerely,

Meyer Shwarzstein & Susan Kahn
1902 Preuss Road, Los Angeles, CA 90034