# ITEM NO. 26

**File No. 24-1136**

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map appeals for the properties located at 1904 - 1906 South Preuss Road.

Recommendations for Council action:

1. RESOLVE TO GRANT THE APPEALS filed by: 1) Arielle Mandell (Representative: Kristina Kropp, Luna & Glushon); 2) Concerned Residents of Shenandoah Street (Representative: Kristina Kropp, Luna & Glushon); 3) Meyer Shwarzstein & Susan Kahn; and 4) Shelly Rothschild, based on CEQA and not on the map, and THEREBY OVERTURN the determination of the LACPC based on the CEQA and not the map; to permit the 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 of the small lot homes will each have a floor area of 2,365 square feet and a building height of 45 feet (four-stories). Two of the small lot homes will each have a floor area of 2,365 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,288 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. The Project will provide a total of 12 bicycle parking spaces; for the properties located at 1904 - 1906 South Preuss Road, subject to Modified Conditions of Approval.

2. REMAND the matter to the LACPC to prepare a new CEQA consistent with the statement read into the record by the PLUM Chair and by the letter submitted by Council District 10, dated November 4, 2024, attached to the Council file.

3. INSTRUCT the Department of City Planning (DCP) to prepare any necessary modified Conditions of Approval and Findings to deny the Vesting Tentative Tract Map No. VTT-84089-SL-HCA.

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-CE

Related Case: CPC-2023-6115-DB-HCA

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

Summary:
At a regular meeting held on November 5, 2024, the PLUM Committee considered reports from the LACPC and the DCP relative to Vesting Tentative Tract Map appeals for the properties located at 1904 - 1906 South Preuss Road. Department of City Planning staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Applicant and Appellant Representatives, the Committee recommended to grant the appeals and thereby overturn the LACPC's determination based on the CEQA and not the map; remand the matter to the LACPC to prepare a new CEQA consistent with evidence presented by the Appellants and by the letter submitted by Council District 10, dated November 4, 2024, attached to the Council file; and instruct the DCP to prepare any necessary modified Conditions of Approval and Findings. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| **MEMBER** | **VOTE** |
|---|---|
| LEE: | YES |
| HUTT: | ABSENT |
| YAROSLAVSKY: | YES |
| PADILLA: | YES |
| DE LEÓN:: | ABSENT |

CR
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**