

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1079

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

October 25, 2024

VTT-84089-SL-HCA-2A  
Council District 10

## **NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), ADVISORY AGENCY, NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, November 5, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); relative to Vesting Tentative Tract (VTT) 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, from the determination of the LACPC in denying the appeals in part and granting the appeals in part, and sustaining the decision of the Advisory Agency dated July 12, 2024; and approving, pursuant to Sections 17.03, 17.15, and 12.22 C.27 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. VTT-84089-SL-HCA 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.

Applicant: Marc & Risa Dauer Preuss Development, LLC  
Representative: Kevin Scott, Brian Silveira & Associates

AN EQUAL OPPORTUNITY EMPLOYER

Case No. VTT-84089-SL-HCA-2A  
Environmental No. ENV-2023-6117-CE  
Related Case: CPC-2023-6115-DB-HCA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **24-1136** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

David Woon

(213) 847-1368

[david.woon@lacity.org](mailto:david.woon@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.